

## Staff Report

**To:** Francis City Planning Commission

**From:** Ryan Robinson

**Report Date:** September 11th, 2018

**Meeting Date:** September 19<sup>th</sup>, 2018

**Title:** Summit Haven Phase 2

**Type of Item:** Preliminary & Final Plan Minor Subdivision

### **Executive Summary:**

Francis City has received a preliminary/final site plan for a minor subdivision located on the south corner of South Hallam Road and West Summit Haven Drive Parcel Number FT-2047-B. According to the county the total property size is 3.01 acres and is zoned residential half (RH). The plan is to create a minor subdivision totaling 4 lots, adjacent to the existing 12 lots known as Summit Haven and will have the same structural design.

The proposed 4 lots will be facing West Summit Drive, each lot ranging in size from .57, .81, .83, and .91 acres. A wetland study was done in 1997 and 2006 for the Summit Haven Subdivision which included this property, the study did not find any wetlands. A 6' ft. wide public trail easement has been added to the plans in the front of the lots per City Code. (see attached plans).

### **City Code:**

This subdivision is zoned residential half, according to City Code the following must be and according to plans submitted to the city have been met. See 18.35 in City Code for further details for R-H

**18.35.030 Lot area.:** *The minimum lot size in the R-H zone shall be one-half acre*

**18.35.040 Lot frontage.:** *Each lot or parcel of land located in the R-H zone shall abut along the right-of-way line of a public street for a minimum distance of 100 feet.*

**18.35.50 Yard requirements – Dwellings and main buildings.**

**18.20.030 Setback and frontage requirement table.** The following yard setback requirements shall apply on all lots in residential zones: Front: 30 ft. Sides 12 ft. Rear 25 ft. Frontage min. 100 ft.

**17.25.310 Sidewalks, curbs, trails, and paths.: 2. Trails and Paths.**

*Trails, pedestrian paths, and bike paths shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer in accordance with any state, county or local trail plan, and where otherwise necessary as determined by the Planning Commission and City Council. Trails should connect traffic generators such as schools, recreation facilities, commercial areas, parks, and other significant natural features. Trails shall be built to City specifications and easements shall be dedicated for trails. The trails shall be constructed at the time of road construction, unless the Planning Commission and City Council determine otherwise, in which case cash deposits shall be required pursuant to this title and FCC Title 18 for improvements. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 6.19.2, 1999; Ord. 66 § 6.18, 1993.)*

**General Plan:**

Starting on Pg. 14 under the title Land Use, the conditions and future goals for development can be found. Some examples related to this development are:

Guideline #2 The Relationship of planned land uses should reflect consideration of existing development, historic preservation, environmental conditions, service and transportation needs, and fiscal impacts.

Guideline #7 Growth should be guided to locations contiguous to existing development or on in-fill properties to provide City services and transportation in a cost-effective and efficient manner.

**Community Review:** A Public Hearing is required at this time.

**Staff Recommendation:** Review the updated development plans as well as City Codes and General plan. Recommend for approval, approval with conditions, or denial of final plat to move forward to City Council.

