



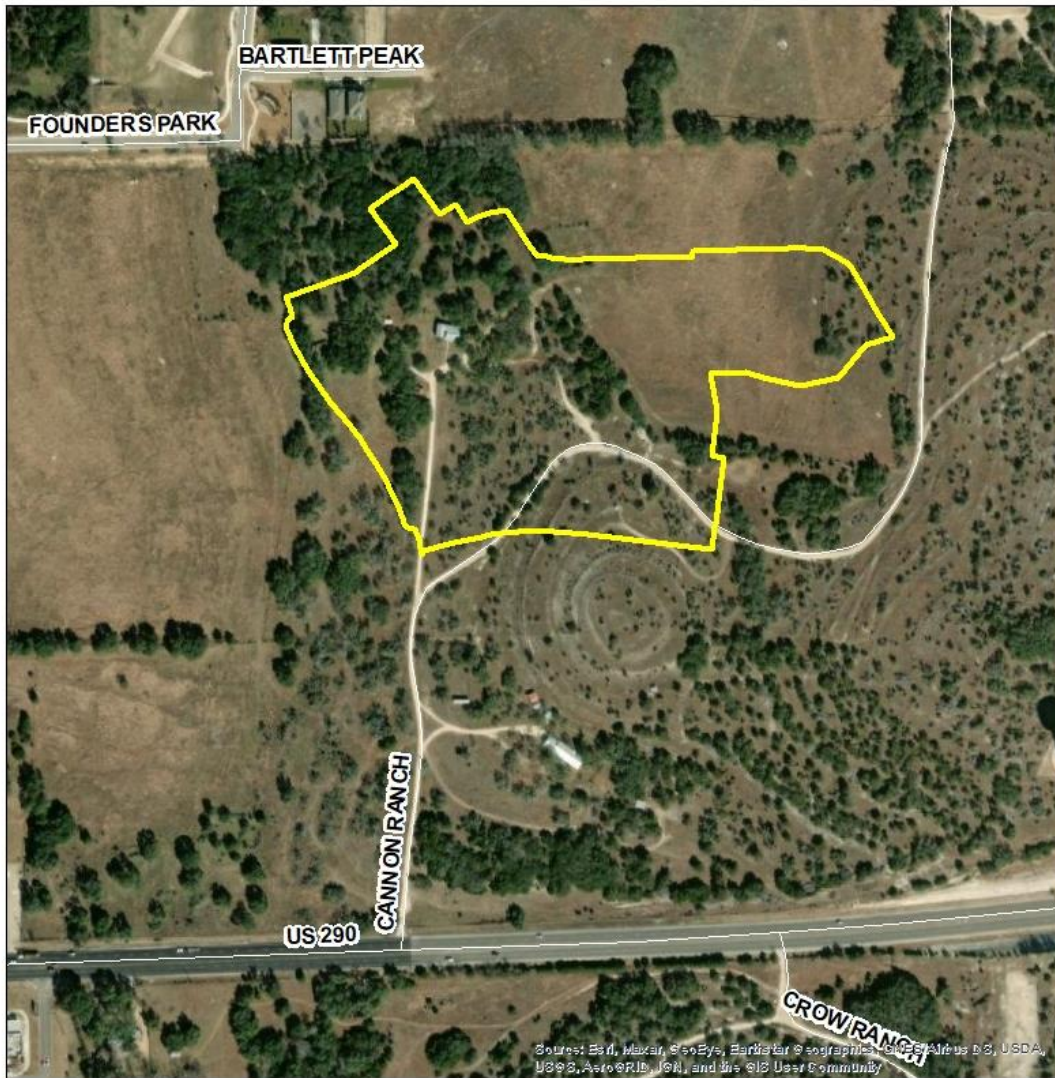
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: July 25, 2023
Project No: SUB2023-0018
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

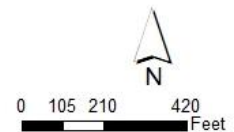
Project Name: Cannon Ranch Phase 2 Final Plat
Property Location: Founders Park Road at Rob Shelton
Legal Description: 19.57 acres, out of the Philip A. Smith and C.H. Malott Surveys
Applicant: Jake Helmburg, Doucet & Associates
Property Owner: Ashton Woods
Staff recommendation: Conditional approval of the plat.



Location Map

SUB2023-0018

— Roads



Planning Department Staff Report

Overview

This final plat consists of 97 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Lone Peak Way.

Site Information

Location: Founders Park Road at Rob Shelton

Zoning Designation: Cannon Ranch PDD

Property History

Preliminary plat was approved November 24, 2021.

Recommendation

Conditional approval of the plat with the following conditions:

1. Label Lot 1, Blk 7 as an “Open Space/Drainage” Lot.
2. Revise sidewalk note 28 per the PDD typical sections. Local streets shall have a minimum 5 ft sidewalk along both sides of street.
3. Add additional info to the LUE summary chart. Show LUEs required for the entire Land, the LUEs associated with prior platted areas and the LUEs associated with the area subject to such plat. Summarize the capacity triggers from the water and wastewater agreements in or below the chart.
4. The language above the City Engineer signature block refers to Hays Street Subdivision. Please clean up signature block language.
5. Fill in all of the Document Numbers for the separate instrument easements
6. In the street summary table include sidewalk location and width required.
7. The Final Plat cannot be approved until either;
 - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Recommended Action	Approval with the conditions listed above.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A