



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: May 23, 2023
Project No: SUB2023-0018
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

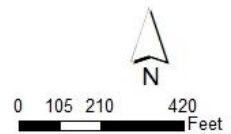
Project Name: Cannon Ranch Phase 2 Final Plat
Property Location: Founders Park Road at Rob Shelton
Legal Description: 19.57 acres, out of the Philip A. Smith and C.H. Malott Surveys
Applicant: Jake Helmburg, Doucet & Associates
Property Owner: Ashton Woods
Staff recommendation: Denial of the Final Plat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



Location Map

SUB2023-0018

Roads



Sources: Esri, Maxar, GeoEye, Earthstar Geographic, IGN, Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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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

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
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