

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: August 9, 2024

Re: **Sunset Trails Subdivision Plat Amendment**

Zone: PC (R-10)
Size: 0.93 Acres
Lots: 2

Lynsey & Seth Johnson are requesting a plat amendment to the Sunset Trails at Summit Ridge Plat A Subdivision, which is located at 834 Sunset Drive. The proposed plat amendment will move the property line between lots 63 and 64 approximately 6 to 7 feet to the south. The proposed amendment will need to meet the requirements of the R-10 Zone. The table below lists the frontage and area requirements for the R-10 Zone and the frontage and area of each lot of the proposed plat amendment. Both lots meet the R-10 Zoning requirements.

Lot #	Frontage Requirement	Frontage Provided	Area Requirement	Area Provided
63	Corner Lot – 95'	116' along Twilight Drive and 142.21' along Sunset Drive	10,000 Square Feet	17,870 Square Feet
64	Interior Lot – 80'	96.81'	10,000 Square Feet	22,382 Square Feet

The Planning Commission reviews the plat amendment and ensures it meets the City Code. The Planning Commission is the land use authority for plat amendments.

Findings:

1. The plat amendment meets all requirements in SCC 10.20.080 (R-10 Zone).
2. The plat amendment has followed all requirements in State Code 10-9a-608.

Staff Recommendation: It is recommended that the proposed amendment be approved with the condition that redlines be addressed.

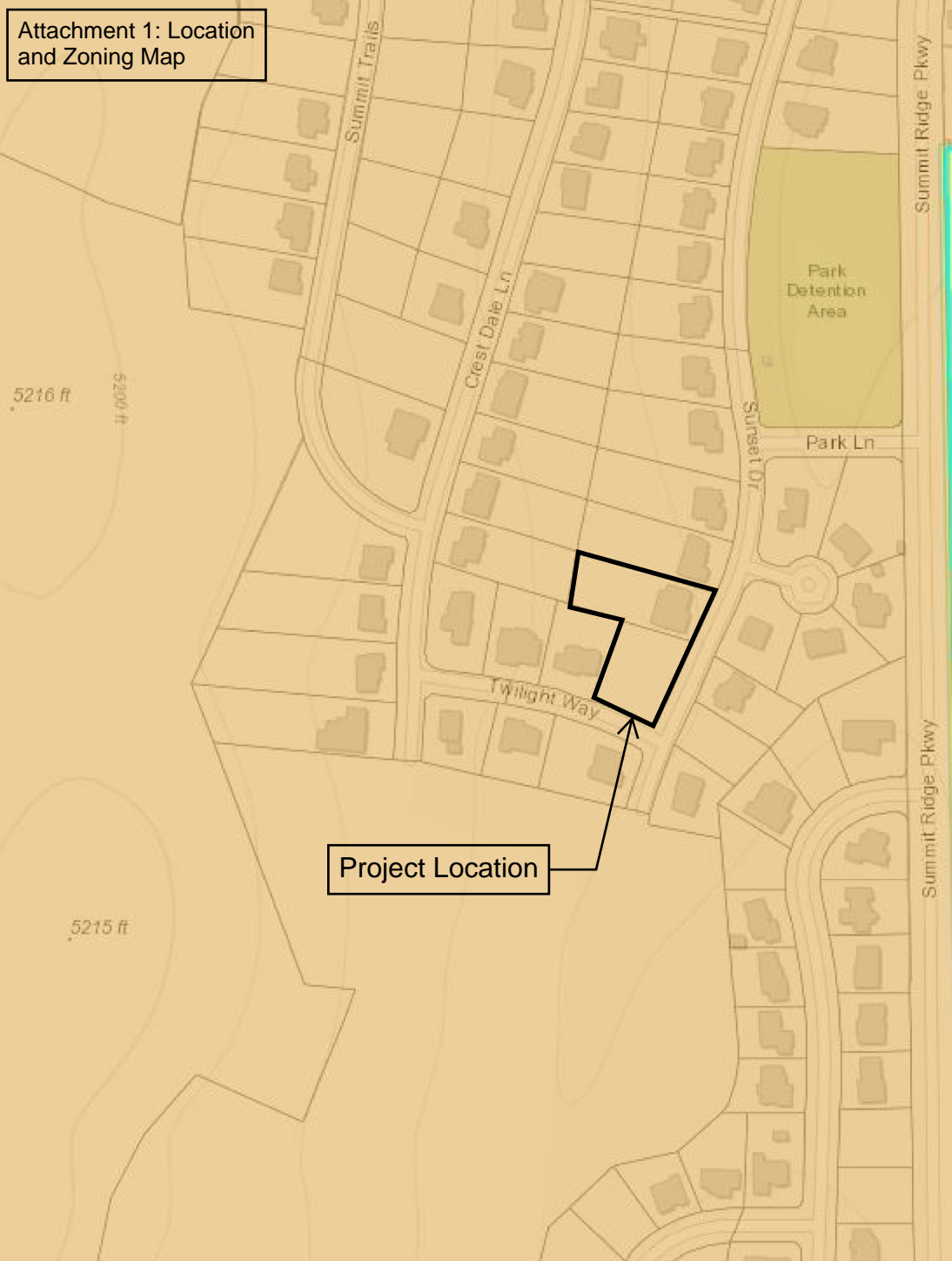
Recommended motion: “Motion to approve the Sunset Trails at Summit Ridge First Amendment with the following condition:

- All redlines be addressed.

Attachments:

1. Location and Zoning Map
2. Plat Amendment

Attachment 1: Location and Zoning Map



Project Location

5216 ft
5200 ft

5215 ft

Summit Trails

Crest Dale Ln

Twilight Way

Sunset Dr

Park Ln

Park Detention Area

Summit Ridge Pkwy

Summit Ridge Pkwy

