

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: February 18, 2022

RE: **Orchard Hills Storage 2-Lot Subdivision**

Zone: RC
Size: 6.83 Acres
Lots: 2

The Orchard Hills Storage subdivision is located on the southwest corner of Highland Drive and 120 East. The proposed subdivision is in the Residential Commercial (RC) zone and consists of 2 lots on 6.83 acres. Lot 1 will have a detached single-family home and it is proposed that Lot 2 will have storage units. Both uses are a permitted use in the RC zone. The proposed storage units need to be reviewed in a separate commercial site plan process. Lots in the RC zone that have detached single-family homes (Lot 1) are required to be 8,000 sq. ft. and corner lots are required to have 95' of frontage. There is no lot or frontage requirement for commercial parcels (Lot 2) in the RC Zone. The proposed lots within this subdivision meet the lot requirements in the RC zone. The RC Zone requirements can be found in [SCC 10.20.150](#).

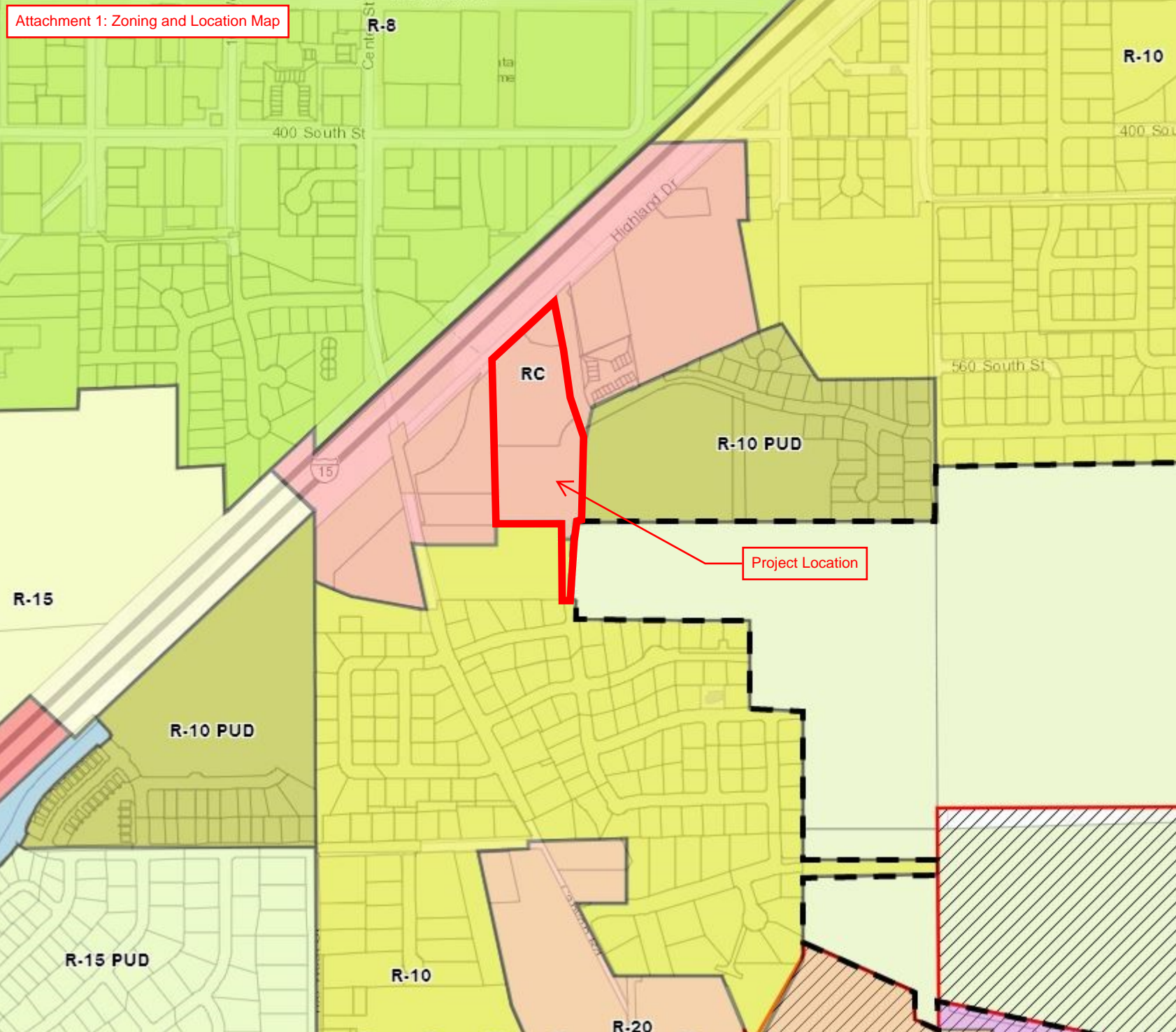
The proposed development will include installing part of 100 east that will be located on the east end of the property bordering Orchard Hills Elementary.

This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. This is not a review of any proposed use on the property. The review of the proposed storage units will happen later. They will be required to go through the site plan process and meet all Santaquin City Codes, Standards and Specifications, etc. The review of the subdivision concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision. The subdivision has vested rights once it receives final approval from the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan



SURVEYOR	DATE
BOUNDARY DESCRIPTION	

OWNER'S DEDICATION

CORPORATE ACKNOWLEDGMENT

<p>ACCEPTANCE BY LEGISLATIVE BODY</p>
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APPROVED	ATTEST
ENGINEER (SEE SEAL)	CLERK-RECORDER

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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