

MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Planner

Date: November 12, 2024

RE: Apple Grove Condos Subdivision Preliminary

Zone: R-10 PUD

Size: 4.18 Acres

Lots: 60

The Stratton Meadows Subdivision is located at 800 N 200 E. The proposed subdivision is in the R-10 Residential zone, with thirty-seven lots on 11.84 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. Corner lots have a minimum frontage of 95 feet. The proposed lots range from 0.231 acres (10,044 square feet) to 0.292 acres (12,740 square feet), and the lot frontages range from 80.00 feet to 109.62 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

On October 22, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Stratton Meadows Subdivision and forwarded a favorable recommendation to the Planning Commission, on the condition that redlines be addressed. The applicant has submitted updated plans (attachment 2), with a few minor redlines on the plat that can be fixed with the final plat review. Minor issues include closure edits on a few lots that will not affect the design or layout of the lots, and the mailbox easement needs to be removed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
4. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.

Recommended Motion: “Motion to approve the preliminary plans for the The Orchards at Apple Grove Condominiums A-E.”

Attachments:

1. Zoning and Location Map
2. Preliminary Plans

Zoning and Location Map

