



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO031224P3. Request for final subdivision approval of Orchards at JDC Ranch Phase 3, consisting of 36 townhomes, 9 cluster cottage lots, and 3 open space parcels totaling 1.447 acres, in the R-3 zone.

Agenda Date: Wednesday, May 22, 2024

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO031224P3

Property Information

Approximate Address: 2700 W 2750 N

Project Area: 6.981 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0018 and 19-018-0019

Adjacent Land Use

North: Vacant-Ag	South: The Orchards at JDC Ranch Phase 1
East: The Orchards at JDC Ranch Phase 3	West: The Orchards at JDC Ranch Phase 1

Staff Information

Report Presenter: Tammy Aydelotte
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Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

Background and Summary

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission.

2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development.

The Orchards at JDC Phase 3 includes 9 cluster single family cottage lots and 36 townhome units with 1.447 acres of open space, which will be dedicated to, and maintained by the HOA.

The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R-3 zone. The following is the purpose and intent of the R-3 zone:

The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 3 is located in the R-3 zone. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. For clustered single family cottage lots, there is no minimum lot size or frontage. The proposed single family cottage lots range in size from 3,300 square feet to 7,500 square feet with frontages ranging from 45 feet to 115 feet.

The R-3 zone also allows for townhomes. The development agreement states that there is no minimum lot size or unit size for townhomes and no minimum frontage requirement. The developer is proposing eight buildings, including two 6-plex buildings and six 4-plex buildings.

Master Plan and Development Agreement: The Orchards Phase 3 is located in the Southeast Village of the JDC Ranch Master Plan, as shown in the development agreement. Townhomes and single family cottage lots are allowed in each of these villages.

Common and Open Space: The Phase 3 plan includes 1.447 acres of open space included as part of the townhome project. The proposed open space with this project will be maintained by the HOA. The final plats for each phase will be required to indicate how the open space will be owned, and it is anticipated that this open space will be common area.

Culinary water and sanitary sewage disposal: A will-serve letter has been provided by Bona Vista Water Improvement District for culinary water. Proof of secured secondary water is a requirement from Bona Vista prior to their granting final approval. Central Weber Sewer will be providing wastewater treatment services for this development. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes 60 ft. wide streets connecting to the public street infrastructure to the orchards phases 1 and 2.

Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase. There are no public trails planned through this project, other than sidewalks or within the public streets.

Review Agencies: This final plan has been reviewed by the Planning Division and the Weber County Engineering. The final subdivision plat and improvement drawings will need to be reviewed and approved by the County Surveyor, and Weber Fire District, prior to recording the final plat.

Planning Commission Preliminary Approval

The Western Weber Planning Commission has granted preliminary approval of The Orchards at JDC Ranch Phase 3, located at 2850 W 2600 N, Plain City. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Open spaces will need to be properly labeled as common area on each final plat.
3. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

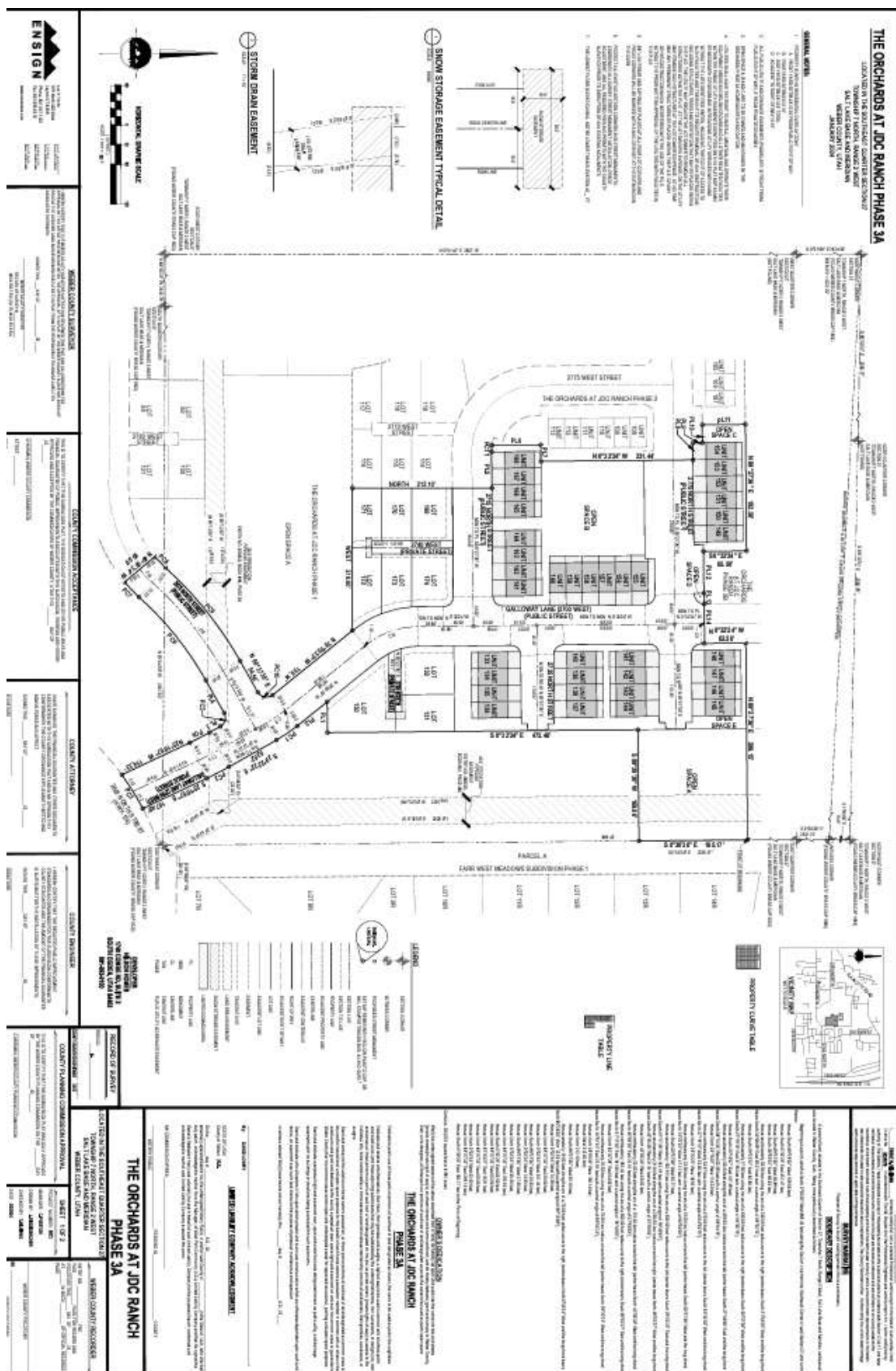
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and recorded development agreement.

Exhibits

- A. The Orchards at JDC Ranch Phase 3 Proposed Final Plat

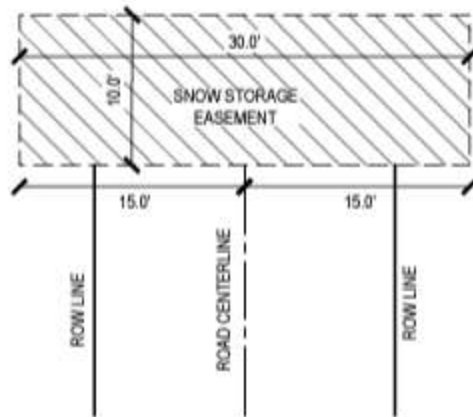
Location map





GENERAL NOTES:

1. PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - A. FRONT YARD SETBACK IS 20' FROM PUBLIC RIGHT OF WAY
 - B. REAR YARD SETBACK IS 10'
 - C. SIDE YARD SETBACK IS 5' TOTAL
 - D. ADJACENT TO RIGHT OF WAY IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
3. OPEN SPACE A, B AND C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 3A HOMEOWNER'S ASSOCIATION.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
7. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42__ FT.



1 **SNOW STORAGE EASEMENT TYPICAL DETAIL**
SCALE: NONE



2 **STORM DRAIN EASEMENT**
SCALE: 1" = 10'