



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item: LVO112223. Consideration and action on a request for preliminary subdivision approval of Orchards at JDC Ranch Phases 2 and 3 consisting of 115 units.

Agenda Date: Tuesday, February 6, 2024

Application Type: Subdivision, administrative

Applicant: Steve Anderson

File Number: LVO112223

Property Information

Approximate Address: 2850 W 2600 N

Project Area: 13 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0007, -0011

Adjacent Land Use

North: Plain City	South: Plain City
East: Farr West	West: Plain City

Staff Information

Report Presenter: Tammy Aydelotte
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801-399-8794

Report Reviewer: BC

Applicable Ordinances

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

Background and Summary

The Orchards at JDC Phases 2 and 3 includes 15 cluster single family cottage lots and 100 townhome units with 3 acres of open space.

Earlier this year, the Master Developer received a preliminary approval for 148 out of the 725 units allowed under the development agreement. With the addition of these 115 units, the developer will have approvals for 263 out of the 725 units, leaving 462 residential units left to plat in other phases of development.

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 2 and 3 are 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 20 buildings, including ten 6-plex buildings and ten 4-plex buildings.

Master Plan and Development Agreement: The Orchards Phases 2 and 3 are located in the Southeast Village and the East Central 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.

If preliminary approval is granted for this proposal, the Southeast Village will have subdivision approvals for 55 single family lots and 78 townhomes for a total of 133 units. The development agreement states that no more than 140 units can be in the Southeast Village. The development agreement states that no more than 100 townhomes can be platted within the entire development. While 78 townhomes are proposed within the Southeast Village area, the remaining 22 townhomes will be just over the northern boundary of the Southeast Village area, within the East Central Village area. No more townhomes will be permitted in other areas of the master planned project.

Common and Open Space: The preliminary plan includes three acres of open space included as part of the townhome project. The proposed open space with this project is not part of the public open space that is required to be dedicated to the public. 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: Preliminary will-serve letters have been provided by Bona Vista Water Improvement District for culinary water, Weber-Box Elder Conservation district for secondary water, and Central Weber Sewer for sanitary sewer service. 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 50 and 60 ft. wide streets connecting to the public street infrastructure to the orchards phase 1, and out to JDC Ranch Boulevard. The proposed streets will need to be labeled as public on the final plat, as a condition of approval.

The County subdivision code 106-2-2.040 states that before more than 30 lots are allowed, an egress needs to be provided to an existing public street that is not temporarily terminal. A condition of preliminary approval is that the applicant show an egress to a public street, not including JDC Ranch Boulevard. An ideal location for an egress is on to 2700 N.

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 preliminary plan has been reviewed by the Planning Division and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the County Surveyor and Engineering Division.

Planning Commission Preliminary Approval

The Planning Division recommends preliminary approval of The Orchards at JDC Ranch Phases 2 and 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.

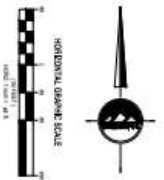
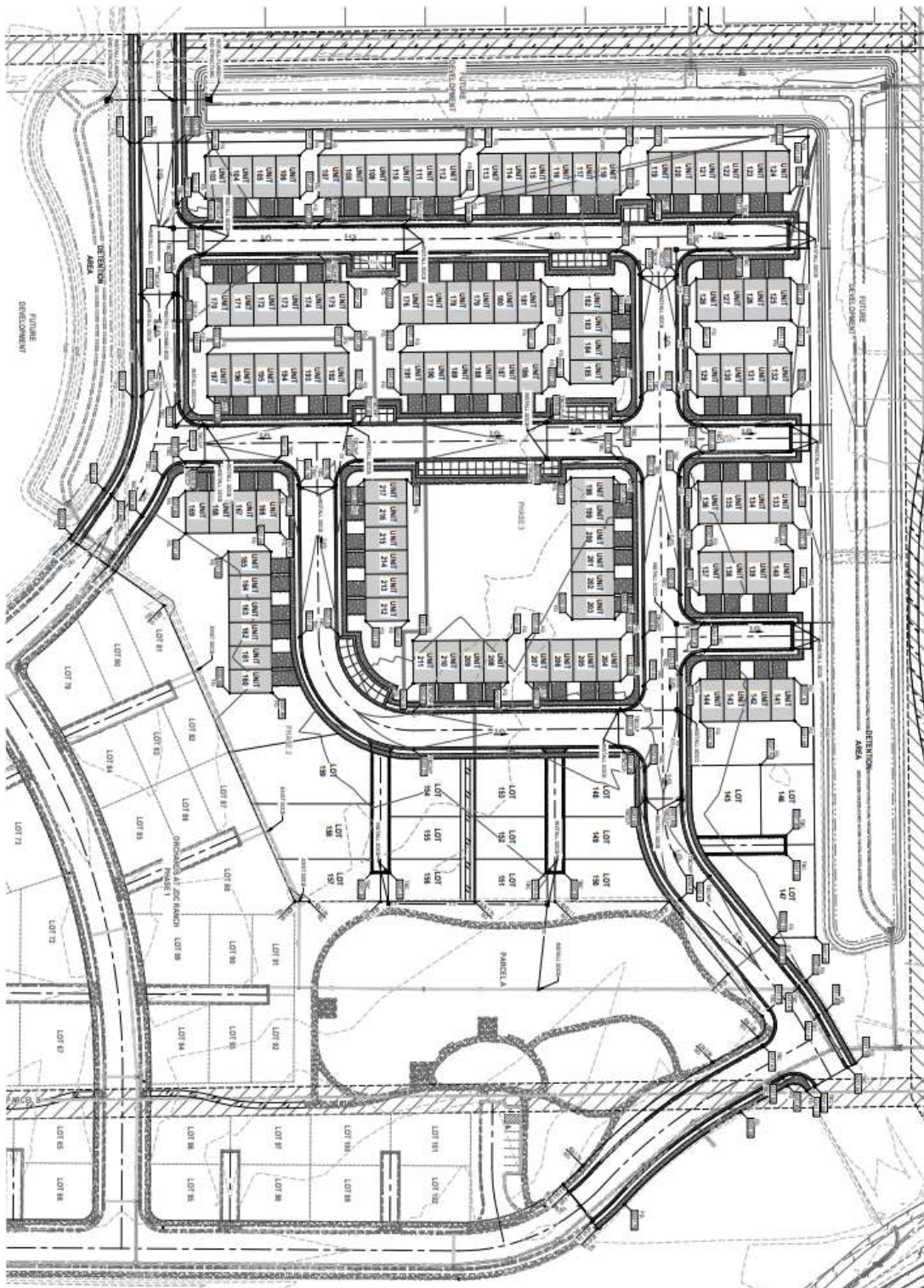
Exhibits

A. Preliminary plan

Location map



Exhibit A – Preliminary Plan



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