

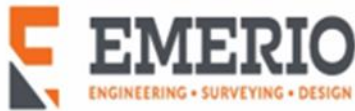
Moser Pass At Denali Final Development Plan

Prepared for:
JT Roth Construction

Prepared by:



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APPLICANT: Kehoe Northwest Properties
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SITE

LOCATION: The 12.36-acre subject property is located at 22900 SW Murdock Road

TAX LOTS: 2S133BC0; Tax Lot 1700

SITE SIZE: The subject site totals 12.36 acres in size.

ZONING: VLDR

REQUEST: The applicant is seeking approval of final development plan by demonstrating compliance with all conditions of approval that are specifically required prior to development plan approval.

I. INTRODUCTION

On March 7, 2023, JT Roth Construction received approval for a 30-lot subdivision/planned unit development that included an open space area with pedestrian path connections and a public park. As conditioned, the applicant is required to go back to the Planning Commission to seek final development plan approval and demonstrate compliance with specific conditions listed below.

B. PRIOR TO FINAL SUBDIVISION PLAT / FINAL DEVELOPMENT PLAN APPROVAL

1. Prior to Final Plat and Final Development Plan approval, provide a revised plat that demonstrates how the minimum lot depth and minimum lot width at front property line standards are met.

4. Prior to Final Development Plan approval, the existing access easement shall be extinguished on the subject property, or the plans shall be revised to maintain existing access within the easement.



5. Prior to Final Development Plan approval, provide a final Landscape Plan (including open space improvements) and Forest Restoration Plan.

13. Prior to Final Development Plan Approval, a new park identified as Tract F shall be provided in the location of Lots 30 – 32. The design of the park and amenities described below shall be owned and maintained by the HOA unless indicated otherwise. The park and amenity design shall receive approval by the Planning Commission as part of the Final Development Plan

a. Park shall include trees and landscaping

b. Park shall include lighting

c. Park shall include a minimum flat area of 20,000 SF that is ADA accessible from the public street. Required amenities can be located in flat area.

d. Park shall include a sports court / facility based on an identified need or community desire in the 2021 Parks Master Plan.

e. Park shall include a gazebo or other covered structure with tables and seating (minimum 600 SF)

f. Park shall include minimum of two benches outside the covered structure

g. Park shall include a new restroom to match the existing restroom at Cannery Square, or a similar design approved by the Planning Commission. The developer shall be responsible for the installation of underground electrical and plumbing and construction of a concrete pad in the final location of the restroom. The City shall be responsible for purchasing, installing, and long-term maintenance of the restroom. The City shall be responsible for setting the hours of operation, cleaning, and maintenance schedule of the restroom.

h. Parallel on-street parking shall be provided along the south side of Upper Roy street adjacent to the park

i. Park area can be reduced on a per square foot basis for any off-street parking and drive aisles provided that meet the dimensional requirements of SZCDC 16.94.020(B)

(...)

The applicant is required to submit materials demonstrating compliance with conditions of approval 2, 3, 6-12 and 14 to receive final plat approval. Condition of approval 2 requires the applicant to obtain final development plan approval from the Planning Commission prior to submitting for final plat approval. All other conditions of approval are required to be satisfied generally throughout the project, prior to approval of public improvement plans, prior to issuance of building permits, or prior to issuance of public improvements.

Tract Changes: As proposed at the Planning Commission level, the site plan had Tract A (the Murdock landscape tract), Tract B (Water Quality Facility), Tract C (trail/reforested open space), Tract D (open space joining development to the south), and Tract E (pedestrian path from the cul-de-sac to Murdock). When this application was at the City Council level, the applicant was required to remove lots in favor of Tract F (new park) with required park elements. The applicant went back to City Council to present a park tract but also made the Tract E pedestrian path an easement which renamed the tracts throughout the



site. This made the newly required park Tract E and there is no Tract F. Although these changes were discussed with staff and the City Council, the conditions of approval were never updated with the proper Tract references. Tract E has all the required elements as conditioned for Tract F, but the project no longer has a Tract F.

II. RESPONSES TO CONDITIONS OF APPROVAL SPECIFIC TO FINAL DEVELOPMENT PLAN APPROVAL

Response to Condition of approval B1: Minimum lot width at front property line for this zone is 25 feet according to 16.12.030.C. As shown on the submitted plat (Exhibit A), minimum lot widths at the front property line are met. Lot depth is shown on the submitted plat (Exhibit A) and the standard is demonstrated to be met.

Response to Condition of approval B4: The existing access easement along the northern property line to access to an adjacent property is proposed to remain. The HOA is responsible for maintaining this access easement and the homeowners of lots 7-10 are prohibited from interfering with the easement as stated in the submitted CC&R supplemental declaration (Exhibit B).

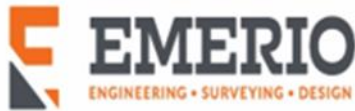
Response to Condition of approval B5: The submitted landscape plan includes the open space improvements on Tract E (previously Tract F) for the new park. The submitted reforestation plan calls out the proposed plant units, maintenance, and reforestation limits. The landscape and reforestation plans can be found in Exhibit C.

Response to Condition of approval B13: A Park exhibit (Exhibit D) was submitted to demonstrate compliance with all aspects of condition of approval 13. Included on the park exhibit are trees and landscaping (details are also included in Exhibit C), lighting, an ADA compliant area of 29,000 square feet is provided (exceeding the minimum required area per conditions of approval), two sport court/facilities are shown (Bocce Ball Court & Horseshoe Pits), A gazebo with seating area, a bathroom area (the developer will stub all utilities to the concrete pad), parallel on-street parking is provided, but no off-street parking is provided.

Parks Master Plan Chapter 3 include recommended resources, size and access, and additional potential resources for new community parks. The applicant has proposed (see Exhibit D) park amenities aligned with the Chapter 3 Parks Master Plan guidelines. As shown on Exhibit D, the new community park on Tract E includes a natural playground play area, picnic table and benches, open lawn area for sitting and informal play, pathways connecting park amenities, additional play features (bocci ball and horseshoe pits), a permanent restroom will be provided, drinking fountains, and the park is located on a local street with frontage for visibility.

Tract C is an open space tract that completes a trail system from adjacent development, includes reforestation of the hillside and has multiple access points from the local street. A Pathway system connecting internal park facilities is listed in the Chapter 3 Parks Master Plan guidelines for recommended facilities and the sidewalk system within this subdivision connects pedestrians from Tract E to the trail within Tract C.

Additionally, Chapter 3 of the Parks Master Plan includes recommended resources, size and access, and additional potential resources for new neighborhood parks. Access to Tract E (new park) is from a local



public street and adjacent to the front facades of adjacent development meeting access guidelines. Several of the recommended resources and additional resources included in this section are also shown on Exhibit D. These resources include small scale active recreation (horseshoe pits), drinking fountains, restrooms, pedestrian lighting, internal pathway system, perimeter sidewalks, open lawn area, trees, picnic table and benches. Lastly, the same chapter of the Parks Master Plan includes guidelines for pocket parks. Tract E is larger than the typical size for pocket parks (typically less than ½ acre) but offers many of the recommended resources duplicated in the community and neighborhood park guidelines.

This subdivision offers 2.42 acres of active recreation open space between Tract C and Tract E.

III. CONCLUSION

The applicant has submitted required materials to demonstrate compliance with applicable conditions of approval and respectfully requests Planning Commission approval for the final development plan.