

# City Council Staff Report

February 3, 2016

**Applicant:** DR Horton

**Location:** 800 S Slant Rd

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** No

**Zone:** N/A

**Attachments:**

1. Application  
Materials/Concept  
Plan.

## REQUEST

A discussion item regarding a potential concept plan and annexation application for 99 acres located at approximately 800 South Slant Road.

## BACKGROUND AND PROJECT DESCRIPTION

The subject property is located at approximately 800 South Slant Road, just west of Maple Ridge Elementary School. DR Horton is under contract to purchase approximately 93 acres and would like to annex it into the City. There is also a six acre triangular shaped parcel owned by Anna Holm that would be included in the annexation, but would not be included in the concept plan.

DR Horton has provided a preliminary concept plan and is requesting feedback from the Council prior to proceeding with the annexation process. The concept includes the following:

- Approximately 210 lots on 93 acres for an density of approximately 2.25 units per acre;
- Lots sizes would likely range from 10,000 square feet (1/4 acre) to 36,000 square feet (3/4+ acre);
- Development and dedication of a five acre park;
- Dedication of a small portion of the right-of-way for the City's future Maple Street to I-15 extension; and
- Two access points and improvements along Slant Road.

## EVALUATION

**Development Review Committee:** Since this is a preliminary concept proposal, the DRC has not done a formal review. The DRC will likely have recommendations for alterations to some of the details of the concept plan if/when a formal application is submitted.

**General Plan:** The General Plan designation for this property is High Density Residential. This designation typically allows densities of 3-4 units per acre, with the potential for higher densities with the use of TDRs. The density of the proposed concept plan is approximately 2.25 units per acre.

**Transportation Plan:** The Transportation Master Plan envisions a future extension of Maple Street from Slant Road west to I-15. A small section of the proposed alignment runs through the northwest corner of the proposed project. The concept plan would include the dedication of the right-of-way for this future road.

**Utilities:** Staff's primary concern with the sewer is that it be designed to allow for the properties north of the project site to connect without requiring a lift station. Staff will work with the applicant on this issue if the project moves forward. The applicant will also be required to submit their plans to the City's consulting engineering firm, RB&G, to evaluate the project with our water model. This will help determine if any system upgrades will be required.

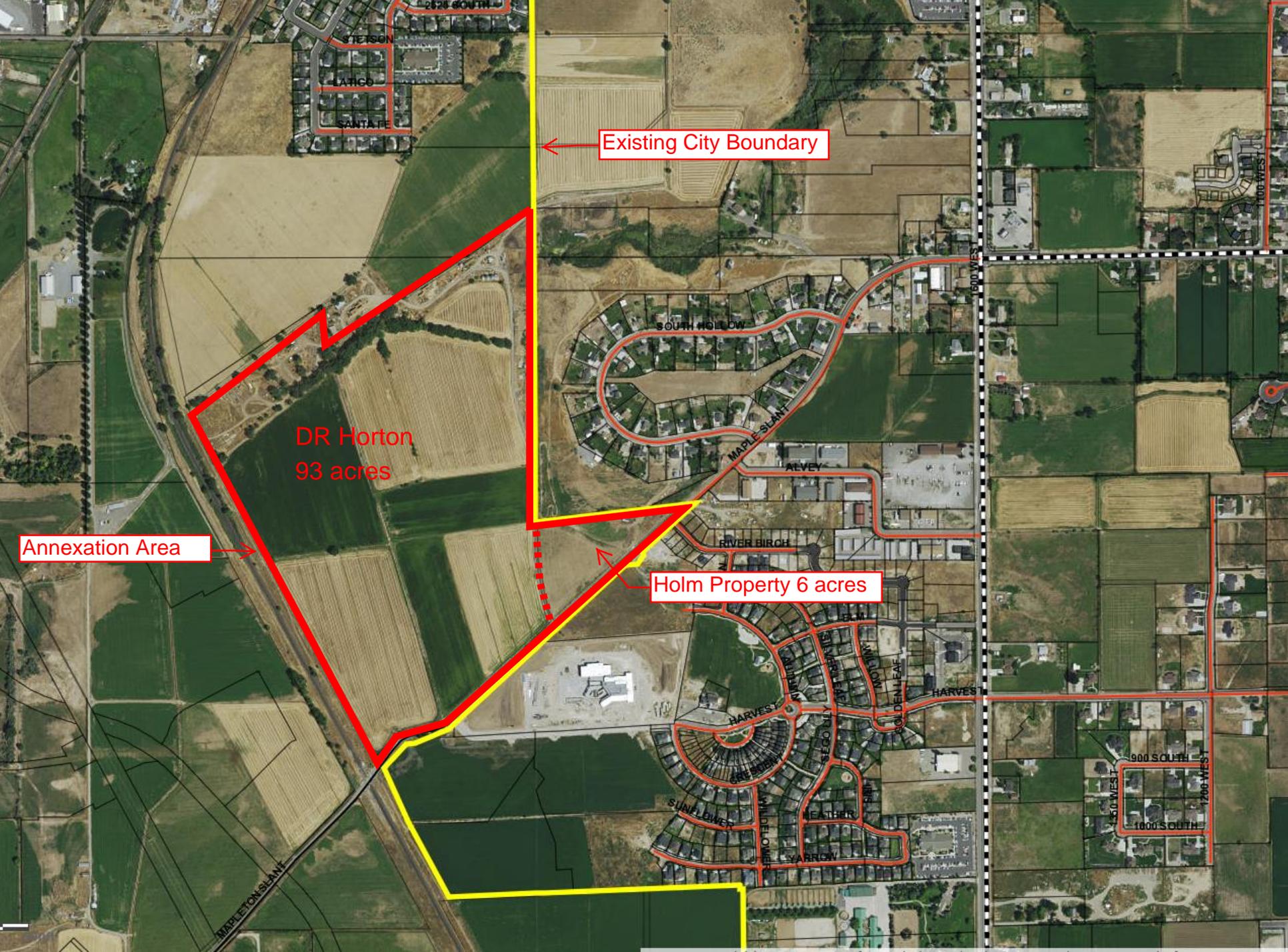
**Park:** As the City continues to grow, it will be important to have additional field space for recreation programming. The construction and dedication of a park will be an important aspect of the project. If the project moves forward, the City will work with the applicant on the design and desired amenities of the park.

**Process:** If the Council is supportive of the project moving forward, the following steps will be required:

- 1) Applicant submits an annexation application/petition;
- 2) City Council adopts a resolution to accept or deny the petition (this allows the application to move forward, but doesn't guarantee final approval);
- 3) City reviews application to determine whether it complies with state law and then certifies the petition;
- 4) A protest period occurs;
- 5) Application is reviewed by the Planning Commission;
- 6) City Council adopts an ordinance to approve or deny the annexation;
- 7) Upon final approval, annexation is forwarded to the Lieutenant Governor's Office; and
- 8) Annexation plat gets recorded with the County Recorder.

### **STAFF RECOMMENDATION**

Provide direction to the applicant and staff.



Existing City Boundary

DR Horton  
93 acres

Annexation Area

Holm Property 6 acres

STEINSON  
LATICO  
SANTARE

SOUTH HOLLOW

MAPLE SLANT

REVEY

RIVER BIRCH

HARVEST

SUNFLOWER

FEATHER

WARRIOR

900 SOUTH

1000 SOUTH

MAPLETON SLANT

1600 WEST

150 WEST

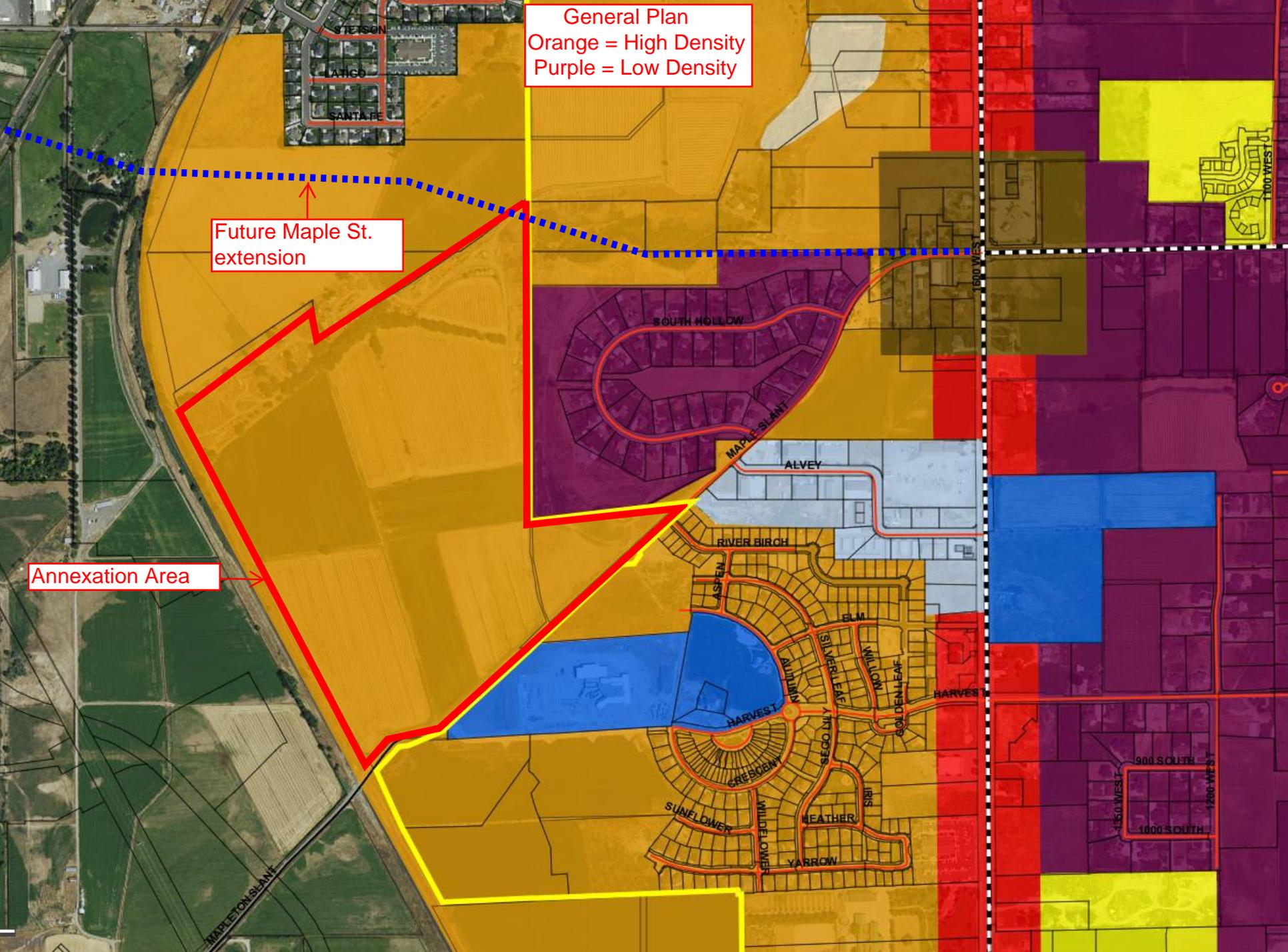
1700 WEST

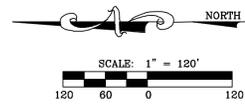
1700 WEST

General Plan  
Orange = High Density  
Purple = Low Density

Future Maple St.  
extension

Annexation Area





TABULATIONS	
TOTAL ACRES	±96 ACRES
BUILDABLE LOTS	210

- NOTES**
- BOUNDARY USED FOR CONCEPT IS FROM COUNTY GIS DATA AND IS NOT BASED ON A BOUNDARY SURVEY.
  - THIS CONCEPT ASSUMES THE POWER LINES IN THE SOUTHEAST CORNER WILL BE RELOCATED.

**LEI**  
 A Utah Corporation  
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**DR HORTON**  
 MAPLETON, UTAH  
**CONCEPT 2**

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:	2016-0003
DRAWN BY:	RWH
CHECKED BY:	GDM
SCALE:	1" = 120'
DATE:	01/26/2016
SHEET	1

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