

PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission Public Hearing
From: Trevor Cahoon, Community Services Director; Brandon Jones, Jones & Associates
Re: Public Hearing & Action on Rezone Request (approx. 2.91 Acres from C-H, R-L & A to R-P) Located at approx. 7800 S 2700 E. Applicant: Phil Holland

Rezone Information	
Site Location	Approximately 7800 S 2700 E
Tax ID Number	130390081
Applicant	Phil Holland
Owner	JF Land Co LLC
Proposed Actions	Recommend Rezone to City Council (Applicant Requests R-P)
Current Zoning	C-H, A, R-L
General Plan Land Use Classification	C-H with Consideration for R-P
Gross Site	0.628 Acres

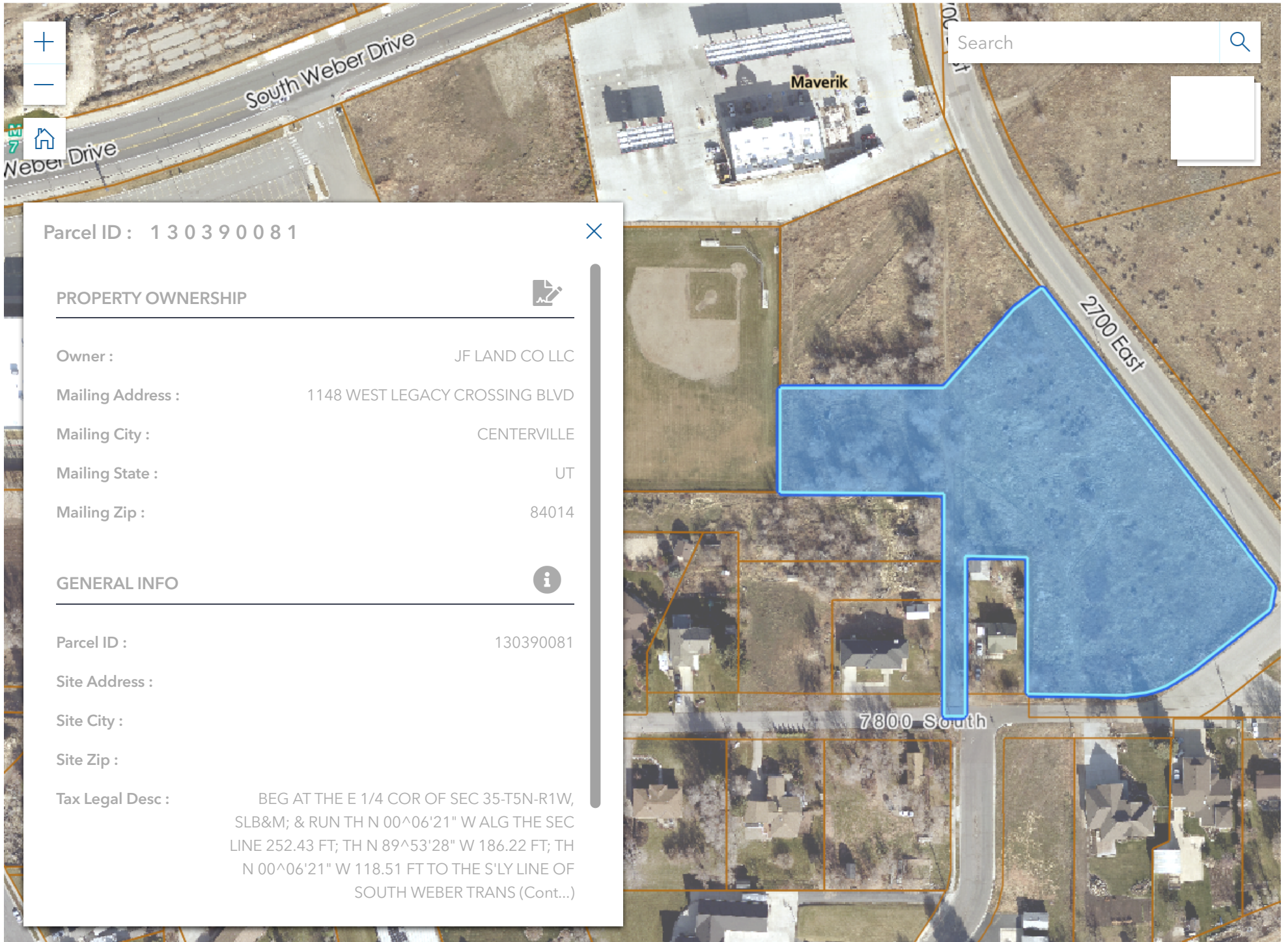
ACTION

Administrative Recommendation: Public Hearing & Action on Rezone Request

ITEMS FOR PLANNING COMMISSION REVIEW

- **Rezone Request.** This is an area in the General Plan that is at the discretion of the City Council to grant a rezone to Residential Patio (R-P). The request can act as a transitional buffer to the commercial to the north and the lower density residential to the south. The applicant wishes to use the property as a multi-lot patio home subdivision and has submitted a sketch plan to the City for review. The developer intends to continue through the development process but wants to proceed with the rezone request prior to engineering more of the project.

A potential site plan is provided in the request but is not under consideration and the Planning Commission should make a recommendation about the rezone request on its own merits and not based upon a project that hasn't been submitted in full.



Search



Parcel ID : 130390081

PROPERTY OWNERSHIP

Owner : JF LAND CO LLC

Mailing Address : 1148 WEST LEGACY CROSSING BLVD

Mailing City : CENTERVILLE

Mailing State : UT

Mailing Zip : 84014

GENERAL INFO

Parcel ID : 130390081

Site Address :

Site City :

Site Zip :

Tax Legal Desc : BEG AT THE E 1/4 COR OF SEC 35-T5N-R1W, SLB&M; & RUN TH N 00^06'21" W ALG THE SEC LINE 252.43 FT; TH N 89^53'28" W 186.22 FT; TH N 00^06'21" W 118.51 FT TO THE S'LY LINE OF SOUTH WEBER TRANS (Cont...)

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year: 2021 ▾

Parcel

Serial Number: 130390081

Tax District: 0046

Legal Description: BEG AT THE E 1/4 COR OF SEC 35-T5N-R1W, SLB&M; & RUN TH N 00^06'21" W ALG THE SEC LINE 252.43 FT; TH N 89^53'28" W 186.22 FT; TH N 00^06'21" W 118.51 FT TO THE S'LY LINE OF SOUTH WEBER TRANSITION SUBD

SITUS Address:

Building/Land Values

Acres: 2.90

Residence Year Built: 0

Residence Square Feet: 0

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date): *No delinquencies were found for this serial number at this time.*

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

2021 Tax Statement Recipient: JF LAND CO LLC
1148 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014



VICINITY MAP

SCALE: NONE

DESIGN DATA

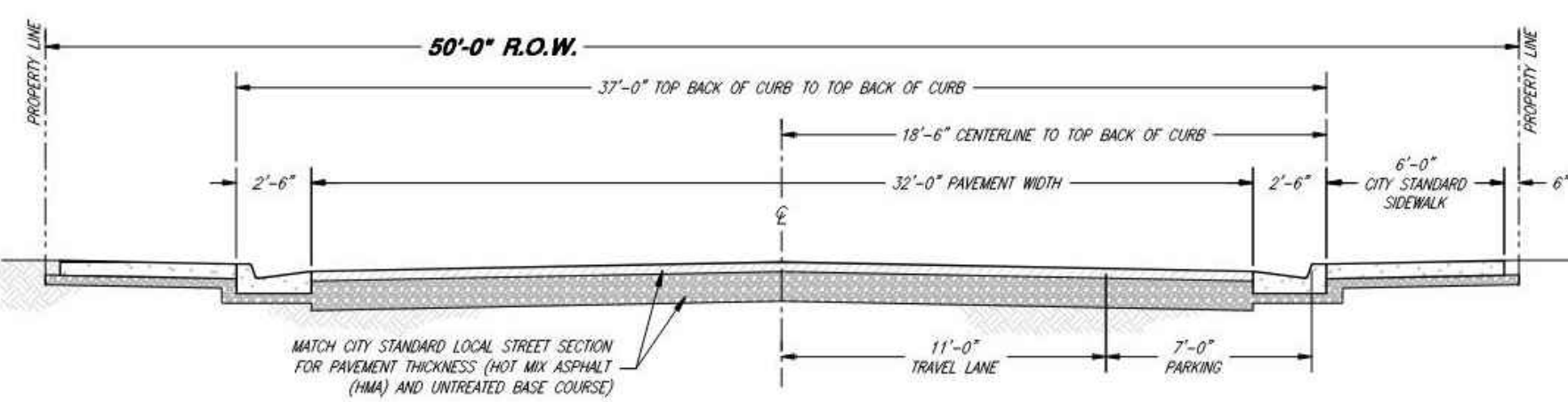
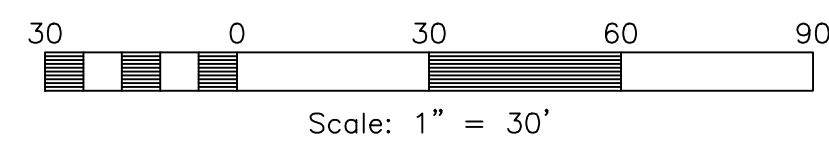
TOTAL AREA.....2.90 ACRES
 LOT AREA.....1.66 ACRES
 ROAD DEDICATION.....0.73 ACRES
 REQUIRED UNITS PER ACRE.....4.0 UNITS/ACRES
 PROPOSED UNITS PER ACRE.....3.8 UNITS/ACRES
 OPEN SPACE REQUIRED.....0.44 ACRES (15%)
 OPEN SPACE PROPOSED.....0.51 ACRES (17.5%)

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	139.04'	92.45'	90.76'	S70°59'05"W	38°05'52"			
C2	139.04'	92.37'	90.68'	N70°58'09"E	38°03'56"			
C3	139.04'	69.35'	68.64'	N75°42'43"E	28°34'48"			
C4	139.04'	23.02'	22.99'	N56°40'45"E	9°29'08"			
C5	25.00'	35.85'	32.86'	N79°08'44"W	82°09'45"			
C6	63.00'	52.90'	51.36'	S83°49'41"W	48°06'36"			
C7	63.00'	48.94'	47.72'	N49°51'44"W	44°30'34"			
C8	63.00'	81.60'	76.02'	N09°30'01"E	74°12'55"			
C9	63.00'	96.56'	87.35'	S89°29'E	87°49'03"			
C10	63.00'	8.26'	8.25'	S41°49'10"E	7°30'38"			

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT
- = ROAD DEDICATION
- = EXISTING STRUCTURE
- = BUILDABLE AREA



50' RIGHT-OF-WAY PRIVATE ROADWAY STREET SECTION A



BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2700 EAST STREET, SAID POINT BEING N00°06'21"W 484.59 FEET AND N89°53'39"E 110.52 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE S38°03'51"E ALONG SAID WESTERLY LINE, 425.80 FEET; THENCE S07°17'59"W 25.59 FEET; THENCE S51°56'09"W 113.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 139.04 FEET, AN ARC LENGTH OF 92.45 FEET, A DELTA ANGLE OF 38°05'52", A CHORD BEARING OF S70°59'05"W, AND A CHORD LENGTH OF 90.76 FEET; THENCE N89°57'59"W 100.12 FEET; THENCE N00°06'19"W 155.60 FEET; THENCE N89°57'59"W 70.00 FEET; THENCE S00°06'19"E 180.60 FEET; THENCE N89°57'59"W 24.00 FEET; THENCE N00°06'21"W 252.43 FEET; THENCE N89°53'28"W 186.22 FEET; THENCE N00°06'21"W 118.51 FEET; THENCE S89°53'07"E 186.48 FEET; THENCE N41°31'16"E 120.61 FEET; THENCE N51°56'09"E 38.22 FEET TO THE POINT OF BEGINNING.
 CONTAINING 126,335 SQUARE FEET OR 2.900 ACRES MORE OR LESS.

LINE TABLE

#	BEARING	DISTANCE
L1	S07°17'59"W	17.00'
L2	N51°56'09"E	7.12'
L3	N07°17'59"E	14.03'
L4	N83°03'51"W	14.14'
L5	S10°38'54"W	13.20'

NOTES

- PROJECT IS IN FEMA ZONE X PER PANEL #49011C0093E EFFECTIVE 6-18-2007
- THERE ARE NOT WETLANDS ON THE PROPERTY
- PROPOSED ZONE: R-P

Manor Villas Subdivision

South Weber, Davis County, Utah

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Manor Villas Subdivision
 PART OF THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.1B. & M., U.S. SURVEY
 SOUTH WEBER, DAVIS COUNTY, UTAH

Sketch Plan

Project Info.
 Engineers: N. Reeve
 Planner: C. Cave
 Designer: E. Roche
 Date: 3-23-22
 Name: MANOR VILLAS SUBDIVISION
 Number: 7605-01

Developer:
 Phil Holland
 1148 W. Legacy Crossing
 Suite 400
 Centerville, UT. 84014
 801-668-1565