



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

March 6, 2014



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **March 6, 2014**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION/PUD/REZONE APPLICATION

3. Scott Balling – Applicant is requesting a recommendation for Final (PUD) Master Plan (51 Lots), and Final Plat Phase 1 (30 of 51 lots), for the Kestrel Bay Estates Planned Unit Development on 8.68 acres located at 500 South 200 West, and a recommendation to rezone the property from AE and R-8 to R (PUD). (S-5-13 and Z-2-13)

CONDITIONAL USE/SITE PLAN APPLICATIONS

4. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval to expand the Public Works building, upgrade the parking lot, and provide a storage building, on 4.29 acres located at 720 West 100 North in a TMU Zone. (C-1-14)
5. Ben Leaver (Public Hearing) – Applicant is requesting a conditional use and site plan approval to build a dental office on .55 acres for property located at approximately 1495 North 1075 West in an R-4 Zone. (C-2-14)

ZONE TEXT CHANGE APPLICATION

6. Farmington City (Public Hearing) – Applicant is requesting a recommendation to change the side setbacks for conservation subdivisions in the R and LR zones. (ZT-2-14)

OTHER BUSINESS

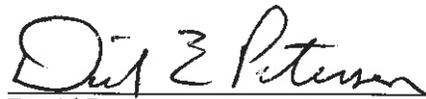
7. Miscellaneous, correspondence, etc.

a. Other

8. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted February 28, 2014

A handwritten signature in black ink, appearing to read "David E. Petersen". The signature is written in a cursive style with a horizontal line underneath the name.

David Petersen
Community Development Director

**FARMINGTON CITY
PLANNING COMMISSION MEETING
February 20, 2014**

STUDY SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

Item #3. Chris Ensign – Preliminary Plat Approval for The Farmington Bungalows Subdivision

Eric Anderson provided a background on this subdivision's application process. After the Planning Commission decided against having an access road from State Street into the cul-de-sac, the applicant worked with surrounding property owners to find a solution. The access road will now be from 300 West. The only other issue has been with the storm water. Eric Anderson said the developer has been working with UDOT to approve storm water drainage to the Frontage Road; the applicant may have the approval letter at the meeting.

Item #4. Farmington City – Expansion of the Public Works Building and Parking Lot

Eric Anderson said the City has not yet determined the exact location of the ROW on 100 No. He asked that the item be tabled.

Item #5. Indulgent Foods, David Cowley – Increase Building Heights and Modify Building Setbacks

David Petersen explained the developer owns the business village just south of the junior high, but would like to expand and build an office building. Prior to 1994, the ordinance allowed for office buildings 60' in height within the area now zoned BP (Business Park). It has since been changed to a maximum of 40'. The developer needs an additional 5' (for a total of 45') in order to add a third story to the office building. He suggested amending the ordinance to read "up to 3 stories or 45 feet" in order to protect surrounding areas of other BP zones within the City.

REGULAR SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the February 6, 2014 Planning Commission meeting. **Kent Hinckley** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on February 18, 2014. Brentwood Estates Schematic Plan was approved with a road connection to 1400 N. The Council also discussed the ordinances regulating flag lots and sign postings; the Council was in agreement with the discussion the Planning Commission had on February 6, 2014. Staff will now write amendments to the ordinances and will present them to the Planning Commission and City Council for approval.

SUBDIVISION APPLICATION

#3. Chris Ensign – Applicant is requesting Preliminary Plat approval for The Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)

Eric Anderson said the applicant is returning for Preliminary Plat approval. He explained the developer originally proposed an access road into the cul-de-sac from State Street during the Schematic Plan, but the Planning Commission asked him to look at other options. The developer worked with surrounding neighbors to purchase additional property allowing him to increase the subdivision to 10 lots with access from 300 West. In the event the developer would choose to demolish the current home on Lot 10, he would obtain a Certificate of Historic Appropriateness as the home is found in a historic district. The only remaining issue is the storm water; the developer is working with UDOT to get approval to drain all storm water to the Frontage Road.

Chris Ensign, 4468 Zarahemla Dr., explained he hoped to have the approval letter from UDOT in hand for the meeting, but it has been stamped and mailed. He had a survey completed of the property; the property is slightly sloped toward the Frontage Road so the storm water naturally flows there. He feels UDOT will approve the request.

Kent Hinckley asked if we need to specifically record that the Fire Department is comfortable with the access to the subdivision from 300 West. **Eric Anderson** said before an application comes before the Planning Commission, it must go through a screening process with the DRC, which includes the Fire Department. It was approved by all departments without any concerns.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary plat, including but not limited to conforming with required lot widths of the underlying OTR zone and storm drainage;
2. Street width cross-section must be 56’;
3. If the applicant replaces the existing home on State Street, then the proposed dwelling on State Street shall receive a recommendation for approval from an ad hoc architectural review

committee as established by the City Council or the Farmington City Historic Preservation Committee;

4. The proposed dwellings on Lots 1-9 must be consistent with the surrounding OTR Zone as determined through staff review of proposed building elevations prior to Final Plat, in cooperation with the Historic Preservation Committee;
5. The applicant must resolve the outstanding storm drain issues and receive UDOT permission, in writing, to utilize the Frontage Road ROW;
6. The applicant must resolve the ownership and long-term management of Parcels A and B prior to Final Plat submission.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of the pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
4. Staff will ensure that the homes will fit in with the historic character of the underlying Clark Lane District.

CONDITIONAL USE/SITE PLAN APPLICATION

Item #4. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval to expand the Public Works building and parking lot on 4.29 acres located at 720 West 100 North in a TMU zone. (C-1-14)

David Petersen asked that the item be tabled, but suggested opening the public hearing as it was posted.

Brett Anderson opened the public hearing at 7:15 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:15 p.m.

Motion:

Kent Hinckley made a motion that the Planning Commission table this item. Heather Barnum seconded the motion which was unanimously approved.

ZONE TEXT CHANGE APPLICATION

Item #5. Indulgent Foods, David Cowley (Public Hearing) – Applicant is requesting a recommendation to increase the building height in the BP (Business Park) zone from 40 feet to 60 feet and to modify building setback standards accordingly. (ZT-1-14)

David Petersen explained Indulgent Foods is looking to expand operations. He showed where the expansion would take place in relation to their current property. They have proposed a 2 story building, but would like to possibly add a 3rd story. Adding a 3rd story would bring the building height to 45', but the current maximum allowed under the ordinance is 40'. Prior to 1994, the area was zoned as C-2 which allowed buildings up to 60' in height. Amending the BP zone to 60' would apply to all other areas zoned BP within the City. **David Petersen** walked through the location of all other BP areas on the City's zoning map. He suggested giving the applicant what he needs to accomplish his purpose by approving the zone for a 3 story building, 45' maximum or both. **David Petersen** also discussed the proposed cap on setbacks, as addressed in Indulgent Foods' letter. He added amending the setbacks is more align with the City's desire to bring buildings more to the street to better distribute the use of the property.

David Cowley, 2107 Newark Cir., explained that currently ThomasARTS is rapidly growing and is in need of additional room for their business. Dave Thomas, the owner of ThomasARTS, asked to be a tenant in the proposed Indulgent Foods' building, but would need 2 floors to accommodate their growth. **David Cowley** said this is the reason why they are now looking at building a 3 story building.

Kent Hinckley asked the height of the current Indulgent Foods' warehouse. **David Cowley** said it is approximately 40'. **Heather Barnum** asked if ThomasARTS would vacate their current building if they occupy 2 floors of the new building. **David Cowley** said no, ThomasARTS would need both buildings.

Brett Anderson opened the public hearing at 7:30 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:30 p.m.

The Commission and staff discussed the proposed motions. The Commissioners want to ensure a 4 story building will not happen. They asked if any other information was found as to why the building height was decreased from 60' to 40'. **David Petersen** explained that building requirements have changed so older buildings within the City that were 3 stories are now about as tall as some of the new 2 story buildings. He added that they do not know why it was changed.

Kris Kaufman stated he would like to see a motion that would include a building height restriction to 3 stories and 45'. **David Petersen** explained Findings 1-8 under proposed motion A would also carry to proposed motions B and C.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend approval of the request as presented in the letter from Indulgent Foods dated February 4, 2014 except amend the building height to read "3 stories and 45 feet" and not 40 feet. **Kent Hinckley** seconded the motion which was unanimously approved.

Findings:

1. It is likely that the intent of reducing the building height in this area from 60' to 40' in 1994 was not to prohibit the creation of 3 story Class-A office buildings as requested by the current applicant.
2. Present office building types call for higher ceilings.
3. The construction of a 3 story Class-A office building will allow the applicant to expand and keep his business in Farmington. This is good for the City's tax base and meets the City's economic development goals set forth in the General Plan and elsewhere.
4. Expansion of building activity on the project site will create more jobs for the community.
5. More jobs in Farmington/Davis County will result in less vehicle commuter miles on the transportation network. This will also result in better air quality.
6. High quality 3 story buildings in BP locations will enhance the City's business friendly image.
7. The increase in height coupled with the medication of setback requirements will not impact residential uses.
8. The modification of building setbacks is more in-line with the "build-to" lines the City has established elsewhere.
9. The 3 story limit is more reflective of what could happen on the project site and other areas in BP zone districts.
10. By denying a request for 60 feet, it does not preclude a future applicant from requesting that height, but the City will be better able to judge the merits of such a request and decide if the 50 foot height is the most appropriate for the BP zone.
11. The 45 foot height limit is more reflective of what could happen on the project site and other areas in the BP zone districts.

ADJOURNMENT

Motion:

At 7:38 p.m., **Kris Kaufman** made a motion to adjourn the meeting which was unanimously approved.

Brett Anderson, Chairman
Farmington City Planning Commission

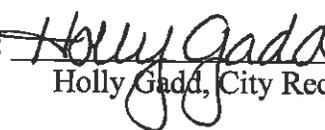
**SPECIAL
FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a City Council Retreat on **Saturday, March 1, 2014 at 9:00 a.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah. The agenda for the meeting shall be as follows:

- 9:00 – 9:30 a.m. Map Tour of West Side Projects
- 9:30 – 10:30 a.m. Open Space/Density Discussion
- 10:30 – 11:30 a.m. Financial Plan for Regional Park
- 11:30 – 12:00 p.m. General Discussion
- 12:00 – 1:00 p.m. Lunch

DATED this 27th day of February, 2014.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, March 4, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Introduction of new Youth City Council members/Administration of Oath of Office

7:20 Recognition of Bob Murri for Service on the Planning Commission

PUBLIC HEARINGS:

7:25 Miscellaneous Zone/Subdivision Text Changes

7:35 Meadow View Plat Amendment, Minor Plat Approval and Development Agreement

SUMMARY ACTION:

7:45 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 18, 2014
2. Interlocal Automatic Aid Fire Agreement
3. Ratification of Park Property Purchase Agreements

GOVERNING BODY REPORTS:

7:50 City Manager Report

1. Schedule Tours of Public Safety, Public Works and City Projects
2. Proposed Planning Commission/City Council meeting rescheduled for the 19th due to Caucuses

8:00 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 27th day of February, 2014.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



Planning Commission Staff Report March 6, 2014

Item 3: Final (PUD) Master Plan and Final Plat Phase 1 for the Kestrel Bay Estates Planned Unit Development, and Zone Change from R-8 and AE to R (PUD)

Public Hearing:	Yes
Application No.:	S-5-13 and Z-2-13
Property Address:	Approximately 500 South 200 West
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	AE (Agricultural Estates) & R-8 (Multi-Family Residential)
Area:	8.68 Acres
Number of Lots:	See below
Property Owner:	Leavitt Properties LLC
Agent:	Scott Balling

Request: *Applicant is requesting a recommendation for Final (PUD) Master Plan (51 lots) and Final Plat Phase 1 (30 of the 51 lots) for the Kestrel Bay Estates PUD, and a recommendation to rezone the property from R-8 and AE to R (PUD).*

Background Information

The applicant received preliminary plat approval from the Planning Commission on January 9, 2014 and Preliminary (PUD) Master Plan approval from the City Council on February 4, 2014. As per Section 11-27-090(b) of the Zoning Ordinance, the Final (PUD) Master Plan “shall not vary from the previously approved Preliminary (PUD) Master Plan. The Final (PUD) Master Plan shall be deemed in substantial compliance with the Preliminary (PUD) Master Plan provided that:

- (1) The lot areas do not vary by more than 10 percent;
- (2) A reduction of the area designated for common open space is no more than 5 percent;
- (3) An increase in the floor area proposed for non-residential uses is no more than 5 percent;
- (4) An increase in the ground coverage ratio by all buildings is no more than 5 percent.”

The applicant's final submittal meets these standards (see also attached Planning Commission and City Council minutes).

As mentioned in previous staff reports, the applicant wishes to build these homes and market them to the "empty-nester" community that is looking to downsize and have their yards be maintenance free. The underlying zone for this property is an R-8 zone and an AE zone and would allow approximately 32 multifamily units on the R-8 property and 1 acre single family lots (or provide ½ lot yield plan as a conservation subdivision) on the AE property. The applicant does not wish to build multifamily housing which is allowed in the R-8 but instead wishes to rezone the AE property to R and "blend" the densities derived from the existing R-8 zone and the proposed R zone to create an upscale, smaller lot, single-family home subdivision. The applicant's proposal will result in lower densities as compared to a project developed with the maximum number of units allowed in the R-8 and R zones.

Moreover as referenced in previous reports: by virtue of being a PUD, the developer has proposed a site plan that does not conform to many of the City's zoning codes (for instance setbacks are different and there are no sidewalks on the interior of the project). Additionally, the City's Master Transportation Plan calls for a connection between 450 South and the Frontage Road. The applicant went through several iterations as to where this alignment would be, and ultimately resolved that the connection would daylight at a more central point of the property, creating a bend in the road, thus appeasing many of the surrounding neighbors to the north of the property, but not completely conforming to the City's Master Transportation Plan.

The Planning Commission received a request to rezone the property as referenced above but tabled consideration of the request on July 11, 2013 "until staff determines the appropriate course of action in moving this project forward and until the City Council approves the Schematic Plan". It is suggested that the Commission now recommend approval of this application to the City Council. The City Council must approve a rezone to the property in order for this subdivision to develop as proposed. Some residents may like to see the project developed at AE densities but may be unaware that the R-8 portion of the property could see 32 multifamily units built.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Kestrel Bay Final (PUD) Master Plan (51 Lots), and Final Plat Phase 1 (30 of the 51 Lots), and rezone the property from AE and R-8 to R (PUD), subject to all applicable Farmington City ordinances and development standards and the following:

1. The final plat and final improvements drawings for the project, including a final drainage plan and landscape plan (on and off-site), shall be approved by the City Engineer, Public Works Department, Storm Water Official, Benchland Irrigation, CDCD, the Fire Department, and the Community Development Department.
2. Buildings for the project shall follow the elevations set forth herein which shall be part of the approved Final (PUD) Master Plan.
3. This approval is subject to all conditions of the preliminary plat and Preliminary (PUD) Master Plan approval.
4. The applicant shall follow all requirements and provision of agreements previously entered into with the City and County regarding the flood plain and storm water.

Findings for Approval:

1. The final plat/Final (PUD) Master Plan are largely consistent with the City's Master Transportation Plan which is a part of the General Plan, through its creation of a 450 South connection to the Frontage Road, although this connection is less than desirable in its staggered alignment.
2. Under its current zoning, this proposed subdivision couldn't have as many single family residences, however, it could have 32 multi-family units. The proposed alternative, with approval of the requested zone change would create a preferable development than low density single family residential mixed with a high density multi-family residential component.
3. There is a growing need for "active senior communities" in Farmington, a need that is currently underserved. As the population grows older there is projected to be growing demand for this type of housing option.
4. The proposed Final (PUD) Master Plan is in substantial compliance with the Preliminary (PUD) Master Plan.
5. The applicant has been working with the City, County and UDOT to resolve the storm-water issues, and entered into an agreement regarding the same.

Supplemental Information (Large Plans will be made available at the meeting)

1. Vicinity/zoning Map.
2. Final (PUD) Master Plan, including the Landscaping Plan.
3. Final Plat Phase 1
4. Building Elevations/Floor Plans.
5. Planning Commission minutes, January 9, 2014.
6. City Council minutes, February 4, 2014.

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 13 – Multi-Family Residential Zones
5. Title 11, Chapter 10 - Agricultural Zones
6. Title 11, Chapter 11 – Single Family Residential Zones
7. Title 11, Chapter 13 – Multi Family Residential Zones
8. Title 11, Chapter 27 – Planned Unit Development



S-13
AND
X-2-13

125 East()

R-2

R

LR

LR(PUD)

R-8

BP

I-15 NB 200 West/Lagoon Dr ER()

200 West(SR-221)

I-15 NB 200 West ER()

AE

I-15 NB Lagoon Dr ER()

I-15 SB 200 West/Lagoon Dr DR()

I-15 SB Lagoon Dr OR()

I-15 SB 200 West OR()

I-15 Northbound()

I-15 Southbound()

Legacy Hwy (Northbound)()

Legacy Hwy()

450 South()

300 South()

Gwynn Crk E

Continental Dr(S20 S)

650 South()

700 South()

750 South()

10 West()

300 South()

50 West()

HOMES AVE(SU W)

13 West()

620 South()

KESTREL BAY ESTATES PLANNED UNIT DEVELOPMENT

511 South 111 West, Farmington, Utah

Developed by

Fieldstone Homes

12896 S Pony Express Road, Ste 400
Draper, Utah 84020
Phone: (801) 568-2321
Fax: (801) 233-9210
www.fieldstone-homes.com

- List of Drawings**
- | Sheet | Description |
|-------|-------------------------------|
| C001 | Cover Sheet and Road Sections |
| C002 | Preparatory Site Map |
| C003 | Site Utility Map |
| C004 | Site Grading Map |
| C005 | Final Grading Map |
| C006 | Final Grading Map |
| C007 | Final Grading Map |
| C008 | Final Grading Map |
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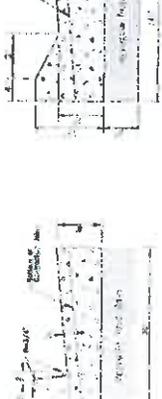
Keatrel' Bay Drive
55' Wide Right-of-Way



32.5' Wide Right-of-Way

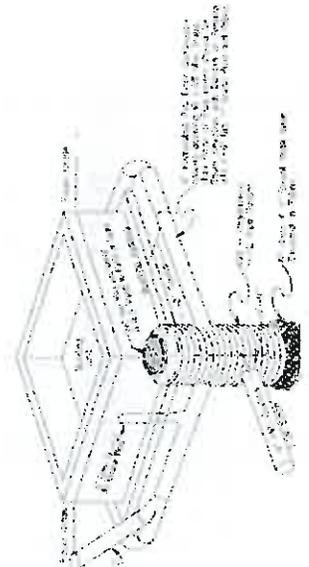


Frontage Road



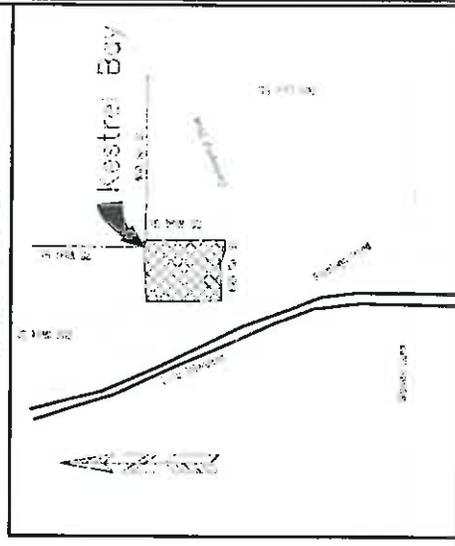
APWA Type A Curb

APWA Type F Curb



Final Draft Notes
1. The final draft shall be prepared by the applicant and shall be submitted to the Planning Commission for review and approval. The final draft shall be prepared in accordance with the provisions of the Subdivision Control Act, Utah Code, Title 17, Chapter 1, and the rules and regulations of the Utah State Office of Public Safety, Division of Motor Vehicles, and the rules and regulations of the Utah State Office of Public Safety, Division of Transportation. The final draft shall be prepared in accordance with the provisions of the Subdivision Control Act, Utah Code, Title 17, Chapter 1, and the rules and regulations of the Utah State Office of Public Safety, Division of Motor Vehicles, and the rules and regulations of the Utah State Office of Public Safety, Division of Transportation. The final draft shall be prepared in accordance with the provisions of the Subdivision Control Act, Utah Code, Title 17, Chapter 1, and the rules and regulations of the Utah State Office of Public Safety, Division of Motor Vehicles, and the rules and regulations of the Utah State Office of Public Safety, Division of Transportation.

Neighborhood
Scale: 1" = 500' at

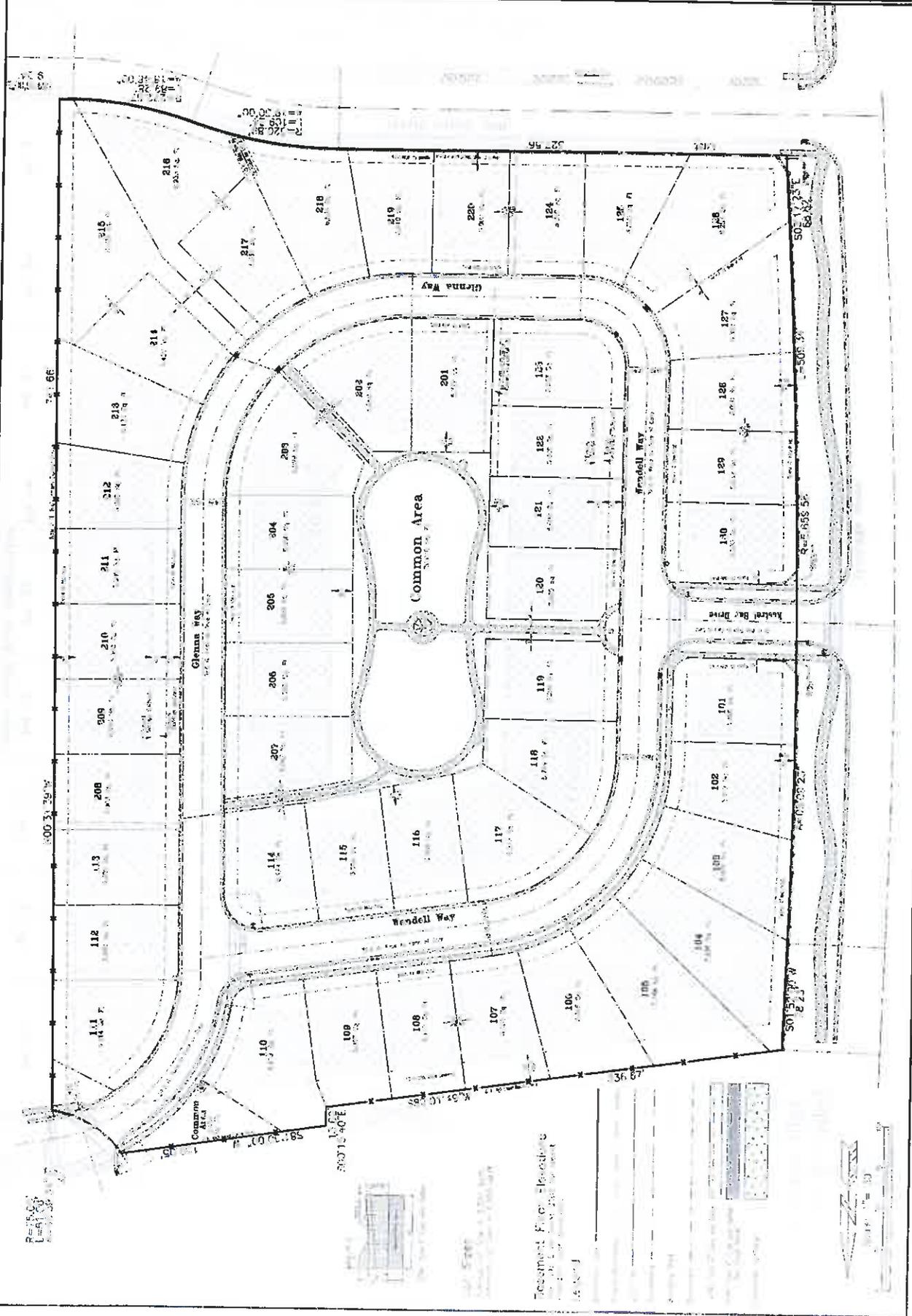


<p>Keatrel Bay Estates P.U.D. Cover Sheet and Road Sections For Scott Balling Homes and Fieldstone Homes</p>	<p>Revisions</p> <table border="1"> <tr> <th>Date</th> <th>By</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Date	By	Description													<p>C001 Sheet 1 of 27</p>
Date	By	Description															
<p>Balling Engineering Civil Engineering * Surveying * Planning 323 East Pagosa Lane PO Box 806 Cannonville, Utah 84714 Phone: (801) 298-7237 Fax: (801) 298-0418 Email: mco@ballingeng.com</p>	<p>Surveyor Date Surveyed Drawing Checked By Submittal Date Title Number</p>	<p> </p>															

Balling Engineering * Planning
 Civil Engineering * Surveying * Planning
 223 East Pagosa Lane
 P.O. Box 808
 Centerville, Utah 84014
 Phone: (801) 265-2237
 Fax: (801) 268-0419
 Email: balling@balling-engineering.com

Kestrel Bay Estates
 Site Plan

Revisions	Date	Description	By



Proposed
 1/25/09



Treatment Plant - Proposed
 1/25/09



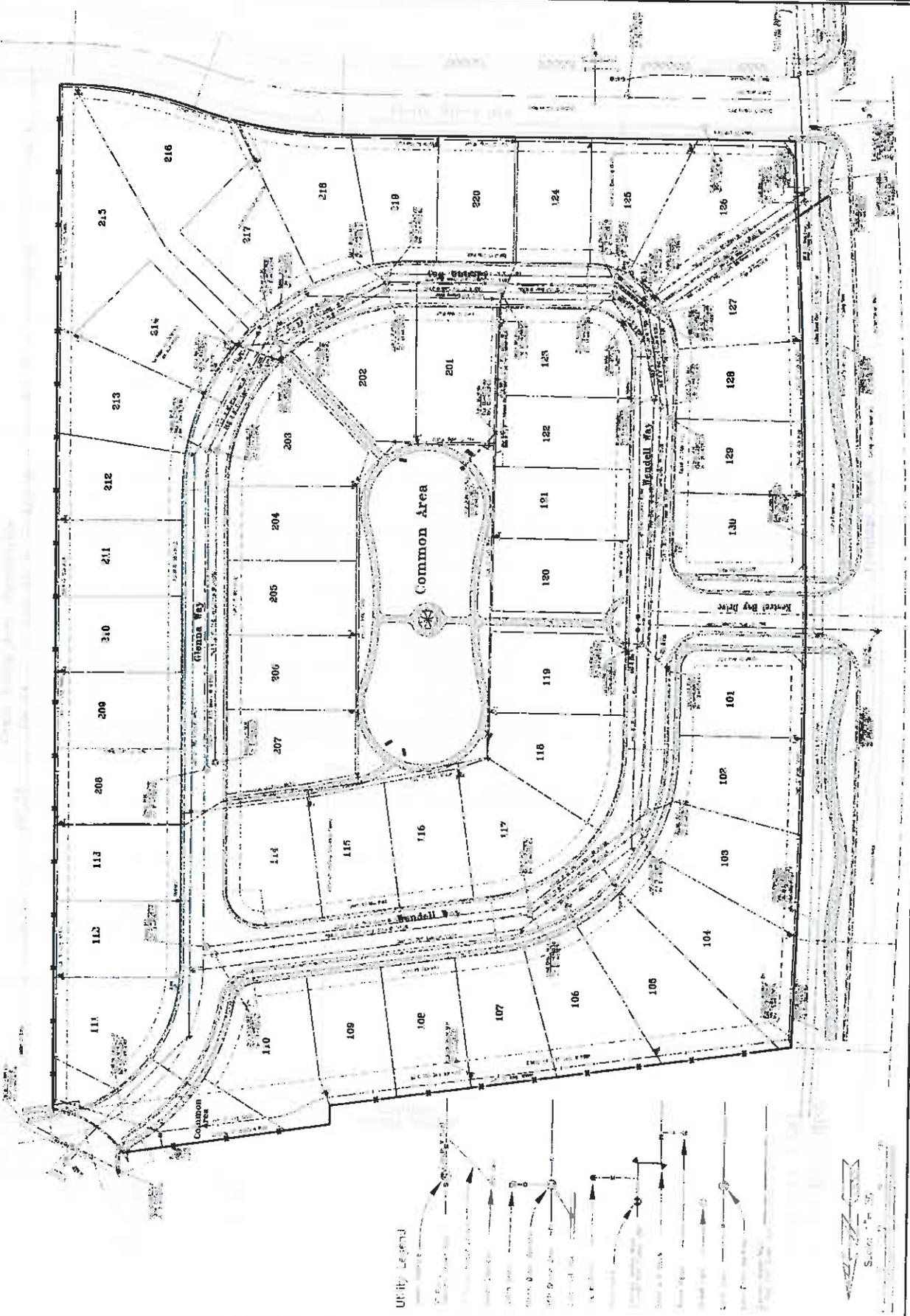
Balling Engineering * Planning
 Civil Engineering * Surveying * Planning
 323 East Pagosa Lane
 P.O. Box 805
 Centerville, Utah 84014
 Phone: (801) 295-7237
 Fax: (801) 299-0419
 Email: pcp@balling-engineering.com



Kestrel Bay Estates
 Site Utility Plan
 For Scott Balling
 and Patsy Stone Homes

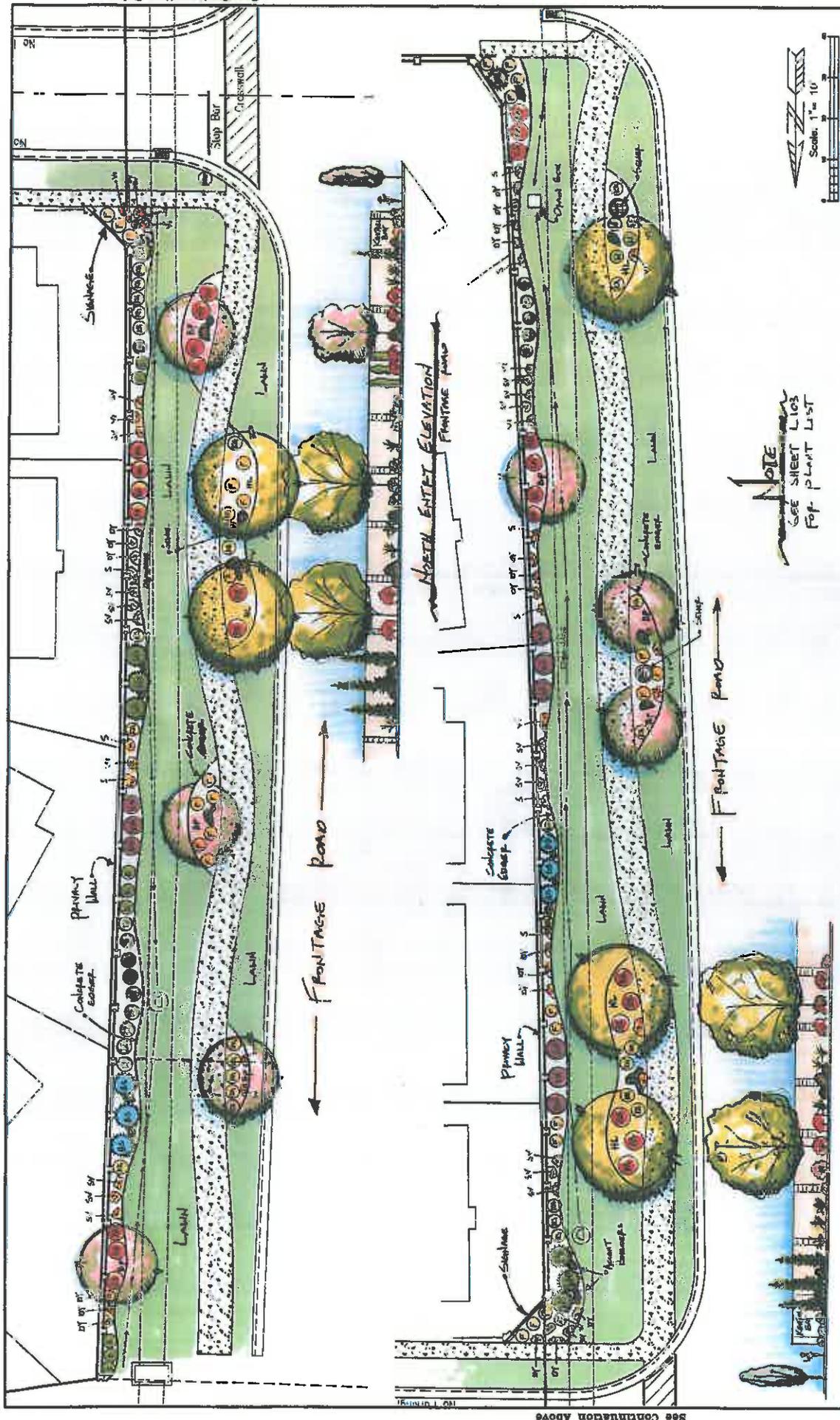
REVISIONS	
No.	Description

Surveyor	
Date Surveyed	
Drawn By	
Checked By	
Submitted Date	
The Number	



Utility Legend





See Continuation Below

See Continuation Above

NOTE
SEE SHEET L103
FOR PLANT LIST



Bailing Engineering
Civil Engineering • Surveying • Planning
Phone: (801) 265-7227
Fax: (801) 265-0618
www.bailingeng.com

L101

Prepared By: Esteban
Title: Frontage Road Landscaping Plan
Client: City of Provo, Utah

Revisions	Date	Description

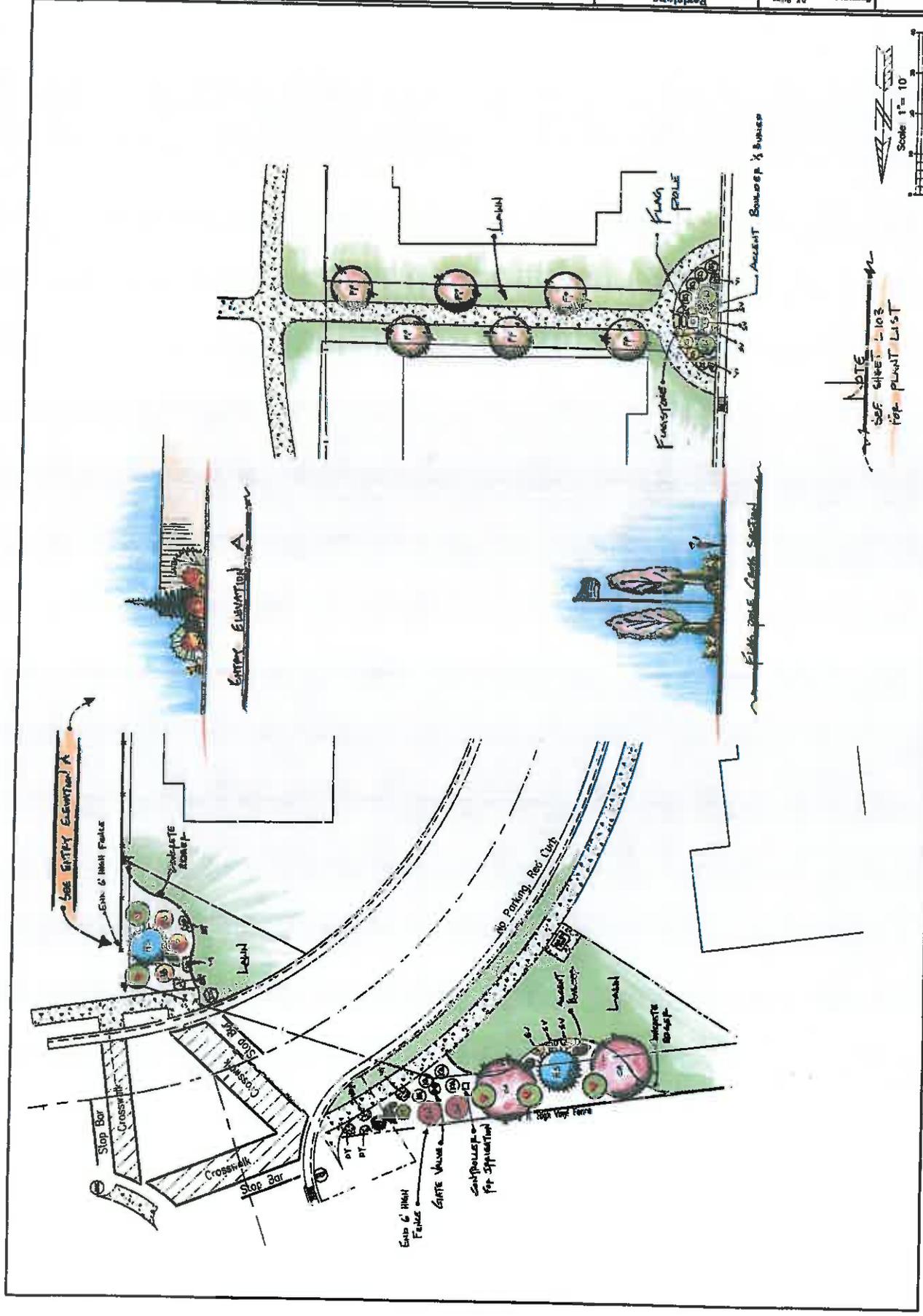
South Entry Elevation Frontage Road

DATE	12-12
BY	J. Smith
REVISION	
NO.	

DATE	12-12
BY	J. Smith
REVISION	
NO.	

For Scott Balling and Landscape Homes
 Landscaping Plan - Common Area

Balling Engineering
 Civil Engineering • Surveying • Planning
 100 East 1000 South
 Provo, Utah 84604
 Phone: (801) 226-2277
 Email: info@ballingeng.com



NOTE
 See sheet 103
 for plant list

The Cooper

Approx. 1583 sq.ft.



elevation A



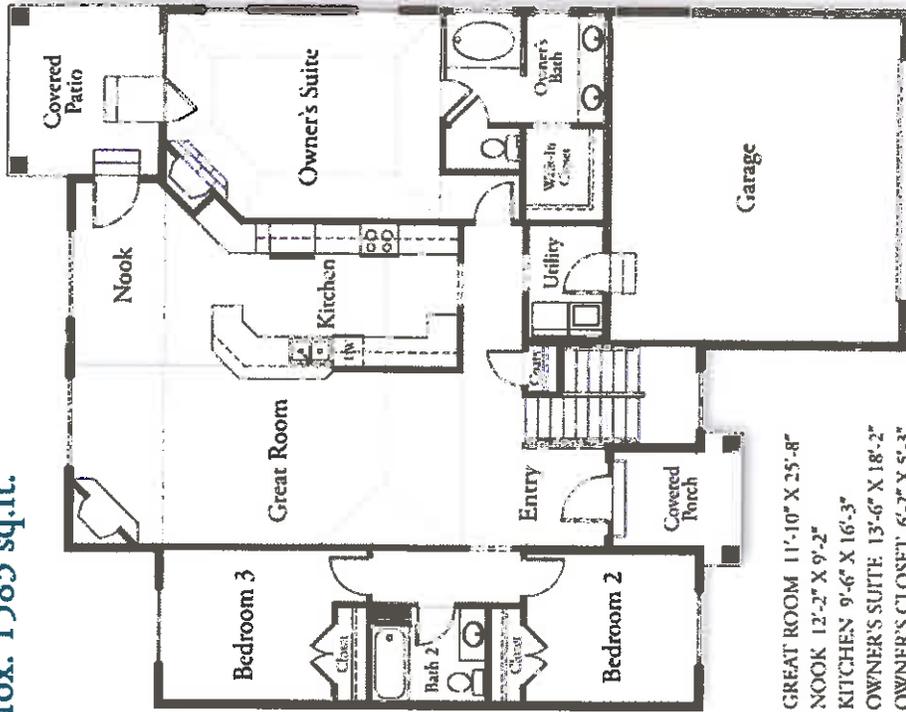
Fieldstone
Homes

FieldStone
HOMES
fieldstone-homes.com

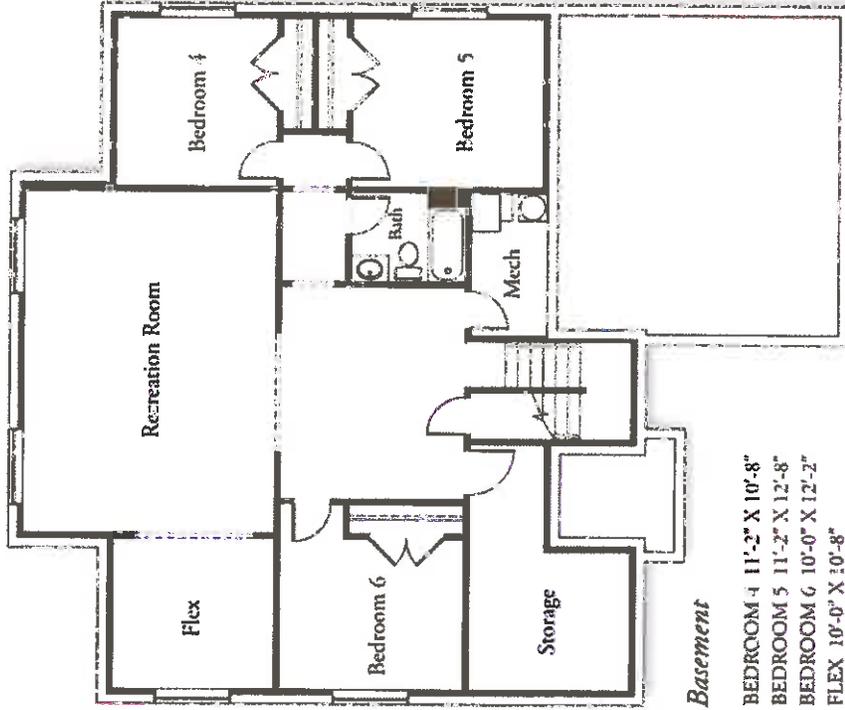
Model # 1011 - Plans and Specifications. Represents actual landscape as depicted upon architectural design. Is approximate, and may vary by actual construction and materials used. Changes and substitutions may be made without notification. Fieldstone-homes.com

The Cooper

Approx. 1583 sq.ft.



GREAT ROOM 11'-10" X 25'-8"
 NOOK 12'-2" X 9'-2"
 KITCHEN 9'-6" X 16'-3"
 OWNER'S SUITE 13'-6" X 18'-2"
 OWNER'S CLOSET 6'-2" X 5'-3"
 BEDROOM 2 9'-11" X 11'-3"
 BEDROOM 3 10'-0" X 11'-3"

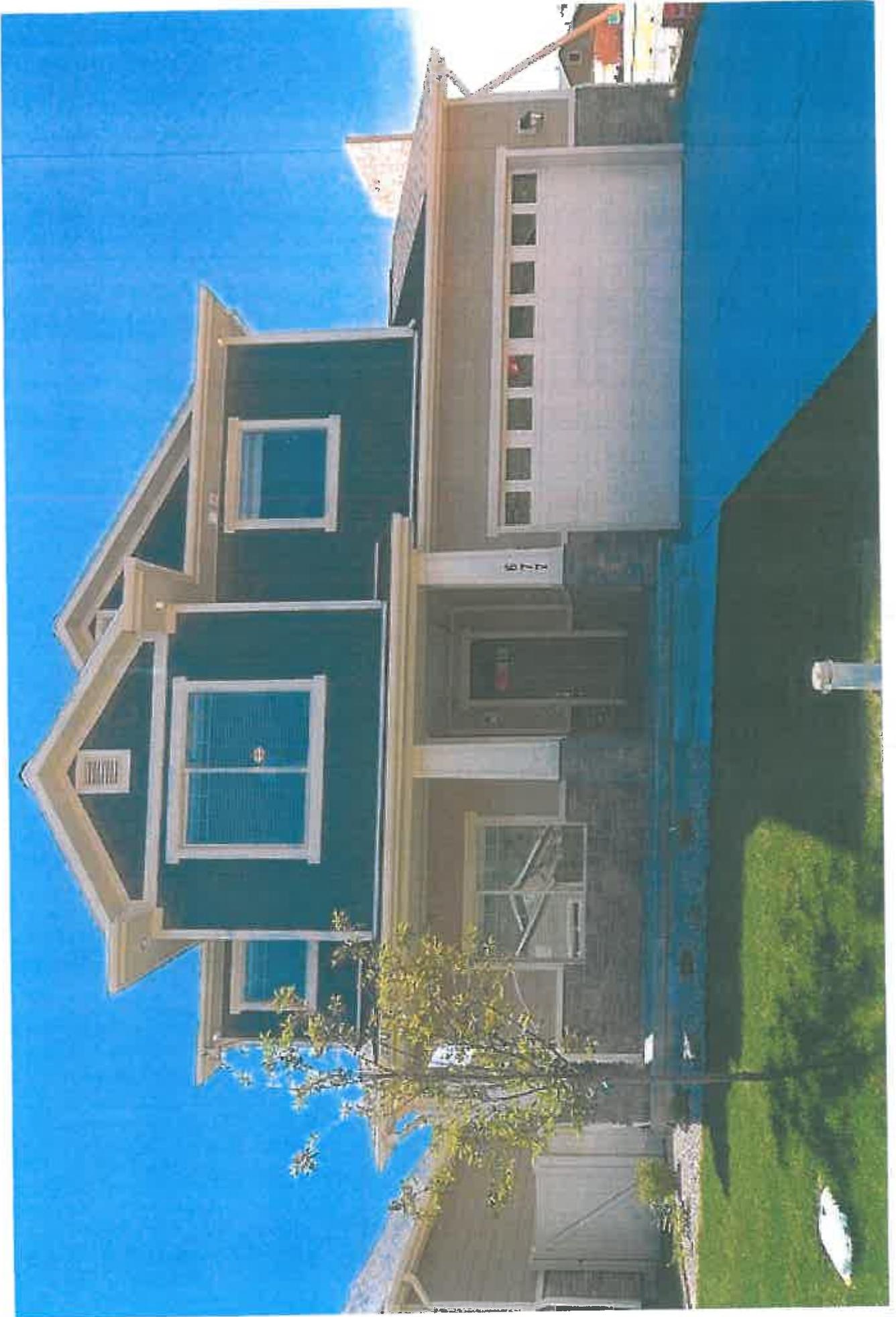


Basement
 BEDROOM 4 11'-2" X 10'-8"
 BEDROOM 5 11'-2" X 12'-8"
 BEDROOM 6 10'-0" X 12'-2"
 FLEX 10'-0" X 10'-8"
 STORAGE 16'-4" X 10'-9"
 REC ROOM 22'-9" X 16'-8"

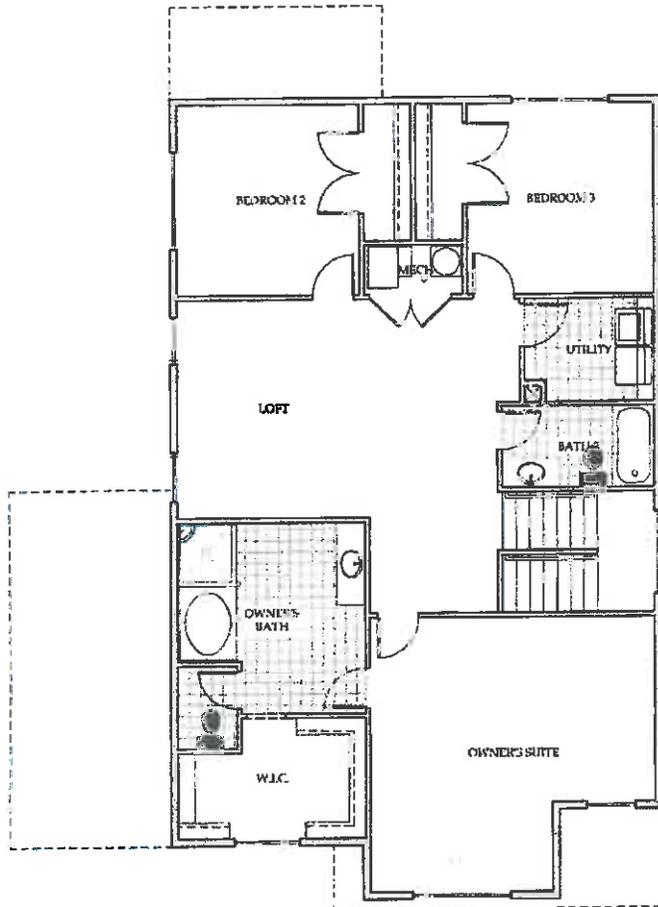
FieldStone
HOMES
fieldstone-homes.com

Screened, finished, floor and specifications. Reported square footage is based upon architectural design. It does not include actual construction and materials may change without notice. Minor changes and substitutions may be made without notification. Floorplans are not to scale and are to be used for marketing purposes only.

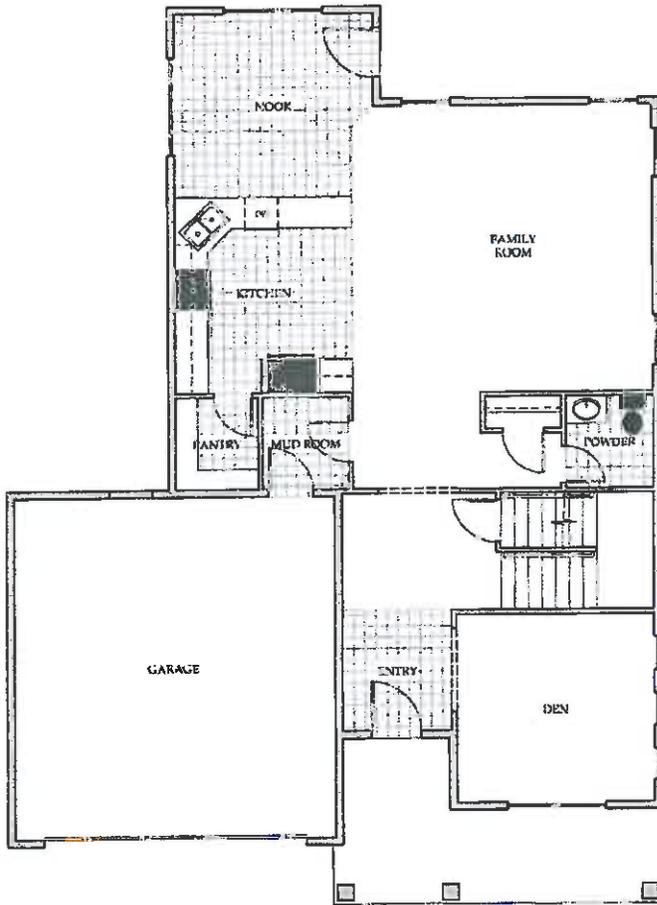




Falcon



OWNER'S SUITE 17'-5" X 16'-11"
 OWNER'S BATH 11'-4" X 11'-5"
 OWNER'S W.I.C. 11'-5" X 7'-5"
 LOFT 11'-9" X 13'-6"
 BEDROOM 2 11'-1" X 11'-8"
 BEDROOM 3 11'-5" X 11'-8"



DEN 12'-1" X 11'-6"
FAMILY ROOM 18'-4" X 17'-7"
NOOK 12'-1" X 11'-4"
KITCHEN 10'-6" X 12'-0"
GARAGE 19'-7" X 21'-1"

Rosecrest

Approx. 1895 sq.ft.

- 2 Bedrooms
- Study
- 2 Baths
- Open Family Room
- Open Kitchen/Nook
- Mud Room
- Unfinished Basement

OPTIONS

- 84" Vanity at Owner's Bath
- Finished Basement



elevation A



Rosecrest - 09/212 - Please read Special Conditions - Reproduced or copied in whole or in part without the express written consent of Fieldstone Homes is prohibited. All rights reserved. © 2012 Fieldstone Homes. All other marks are the property of their respective owners. All other marks are the property of their respective owners. All other marks are the property of their respective owners.

FieldStone HOMES

fieldstone-homes.com

Scott Balling presented the landscaping plans. It was submitted to staff, but has yet to be reviewed. The Commissioners again emphasized they would prefer the two northern walkways to the common area be more open and is not completely backed by privately owned land. **Eric Anderson** said staff has not been able to thoroughly review the landscaping plans, but could be added as a condition that it will be reviewed prior to Final Plat and Final (PUD) Master Plan.

Brett Anderson opened the public hearing at 10:40 p.m.

No comments were received.

Brett Anderson closed the public hearing at 10:40 p.m.

Brett Anderson said he is pleased with the project, especially as the developer has the option to include multi-family housing units within the R-8 zone and is not doing so. **Kent Hinckley** asked the Commissioners if this project was acceptable, including only one side of a sidewalk, based on previous meetings. **Brett Anderson** said yes, it was discussed in depth.



Motion:

Mack McDonald made a motion that the Planning Commission approve the Kestrel Bay Estates Preliminary Plat and recommend the Preliminary (PUD) Master Plan for approval subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council approves the requested zone change in those portions of the property that are currently AE to R;
2. Applicant shall receive UDOT approval for drainage requirements and ROW improvements on frontage road prior to consideration by the Planning Commission of Final Plat approval;
3. Applicant will provide proof of approval for land drain installation in Frontage Road ROW;
4. The City Council must approve the Preliminary Plat concurrent with consideration of the Preliminary (PUD) Master Plan;
5. Applicant work with staff to ensure the trail system is widened to include a 5' sidewalk as well as an additional 5' (2 ½' on each side) through lots 219 and 220 and lots 111 and 112;
6. Staff reviews the landscaping plans and the applicant brings it back for approval at Final Plat and Final (PUD) Master Plan.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Preliminary Plat submittal is largely consistent with the City's Master Transportation Plan which is part of the General Plan, through its creation of a 450 South connection to the Frontage Road, although this connection is less than desirable in its staggered alignment.
2. Under its current zoning, this proposed subdivision couldn't have as many single family residences, however it could have 32 multi-family units. The proposed alternative, with approval of the requested zone change would create a preferable development than low density single family residential mixed with a high density multi-family residential component.

3. There is a growing need for “active senior communities” in Farmington, a need that is currently underserved. As the population grows older, there is projected to be a growing demand for this type of housing option.
4. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City’s Subdivision Ordinance.
5. The applicant has been working with the City, County and UDOT to resolve the storm-water issues.

ZONING TEXT CHANGE APPLICATION

Item #6. Farmington City (Public Hearing) – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:

- A. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
- B. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
- C. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
- D. Changing the City’s local street cross-section standard in Section 12-7-040;
- E. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
- F. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
- G. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slop;
- H. Deleting the word “minimum” in 11-28-070;
- I. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
- J. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13);
- K. Striking Section 11-35-103(15) which makes the sale of firearms a prohibited use under Home Occupations.

David Petersen asked the Commission to continue this item until the January 23, 2014 Planning Commission meeting.

Brett Anderson opened the public hearing at 10:49 p.m.

No comments were received.

Brett Anderson ended the public hearing at 10:49 p.m. but continued it until the Planning Commission meeting on January 23, 2014.

Motion:

Mack McDonald made a motion that the Planning Commission continue this item to the Planning Commission meeting on January 23, 2014. **Kent Hinckley** seconded the motion which was unanimously approved.

Police Chief **Wayne Hansen** introduced **Stephanie Gonzales**, Woods Cross Police Department's Crime Prevention Specialist. She shared information regarding the Citizens Academy and invited the Mayor and Council to attend the class which will begin March 13, 2014.

PUBLIC HEARINGS:

Preliminary Plat and Preliminary (PUD) Master Plan for the Kestrel Bay Estates PUD Subdivision

Eric Anderson said this PUD will be 50 lots on 8.68 acres of property at 500 S 200 W. The applicant plans to rezone the property from AE to R and build upscale, single-family homes which will be marketed to "empty nesters". The intent of a PUD is to promote flexibility, and this project meets the PUD requirements.

Scott Balling, 1995 N 100 E, Centerville, said these homes will be ramblers with basements, fewer bedrooms, and large common areas, and landscaping maintenance by the HOA.

Public Hearing:

The Public Hearing was opened at 7:25 p.m.

Shannon Hicks, 511 S 111 W, is excited for this project to happen, but she does not want the zoning to change until the project is finalized.

The Public Hearing was closed at 7:26 p.m.

Brigham Mellor asked if it the driveway for the two flag lots, Lots 215/216, would be shared, and **Mr. Balling** confirmed that it would. **John Bilton** thanked **Shannon Hicks** for her comments and confirmed that the zoning will be handled at the final plat stage.

Motion:

John Bilton made a motion to table consideration of an ordinance rezoning the property from AE and R-8 to R (PUD) to allow the Planning Commission time to consider said designation concurrent with its review of the Final (PUD) Master Plan and the Final Plat. The motion was seconded by **Cory Ritz** and unanimously approved.

Motion:

Jim Young made a motion to approve the Preliminary Plat and Preliminary PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission and City Staff and included in the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation related thereto (Ovation Homes)

Eric Anderson said the applicant plans to annex 22.146 acres of property into Farmington, change the zoning to LR and develop a 67-lot residential conservation subdivision with no trail, a



Planning Commission Staff Report March 6, 2014

Item 4: Conditional Use and Site Plan Approval Public Works Building Expansion and Site Upgrade

Public Hearing:	Yes
Application No.:	C-1-14
Property Address:	720 West 100 North
General Plan Designation:	TMU (Transit Mixed Use)
Zoning Designation:	TMU
Area:	4.29 Acres
Number of Lots:	N/A
Property Owner:	Farmington City
Applicant:	Farmington City

Request: Applicant is requesting conditional use and site plan approval to expand the Public Works building, upgrade the parking lot, and provide a storage building.

Background Information

When the Public Works building was originally designed, it was anticipated that it would someday need to expand. Because of the hiring of our City Engineer and other staff within both the Public Works and Leisure Services departments, the City wants to expand the building, upgrade the parking lot and add a storage garage in the rear yard. The upgraded parking lot will occupy a portion of the 100 North right-of-way as the current parking area does now.

Because the City was waiting on final plans of the proposed expansion and a survey to determine where the ROW is, the Planning Commission tabled this item at the meeting on February 20th. However, both the final site plan and the survey have been completed and this item is ready for approval.

As per Section 11-18-110 of the zoning ordinance, off-street parking in a TMU zone is allowed only in the side and rear yard. Currently, there is already parking in front of the building, this is because the original site plan for the Public Works Building was approved before the adoption of Chapter 18 and was grandfathered into the TMU zone with parking in the front.

The building portion of the site is a "Government—Point of Service" use, which is a permitted use in the TMU zone (Section 11-18-105). The yard area is identified as a "Government—no point of

service” use and is not allowed in the TMU zone. Notwithstanding this, the yard existed prior to the TMU zone and is a legal nonconforming use. Regarding such non-conforming use of open land, Section 11-5-107(c) of the Zoning Ordinance states in part: “A nonconforming uses of land lawfully existing on the effective date of this Title may be continued provided such nonconforming use shall not be expanded or extended into any other open land” The proposed storage building does not constitute a violation of this standard.

Suggested Motion:

Move that the Planning Commission approve the conditional use and site plan for the expansion of the Public Works Building, including an upgraded parking area, and a storage building, subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The building expansion shall match the existing building in materials and architectural detail;
2. The 100 North ROW will be vacated to the City to accommodate the parking upgrade only to the point to ensure all parking stalls shall be located outside the right-of-way. The southern parking aisle may be included as part of the right-of-way;
3. The portion of the r.o.w. not vacated shall remain until land to the south is developed. At that time the City shall determine whether or not to vacate the entire right-of-way. If the r.o.w. eventually remains intact the City will consider a modification to its standard street cross sections pursuant to Section 12-8-100 of the Subdivision Ordinance.
4. City Staff shall prepare and implement a landscaping plan for reconfigured portions of the parking area.

Findings for Approval:

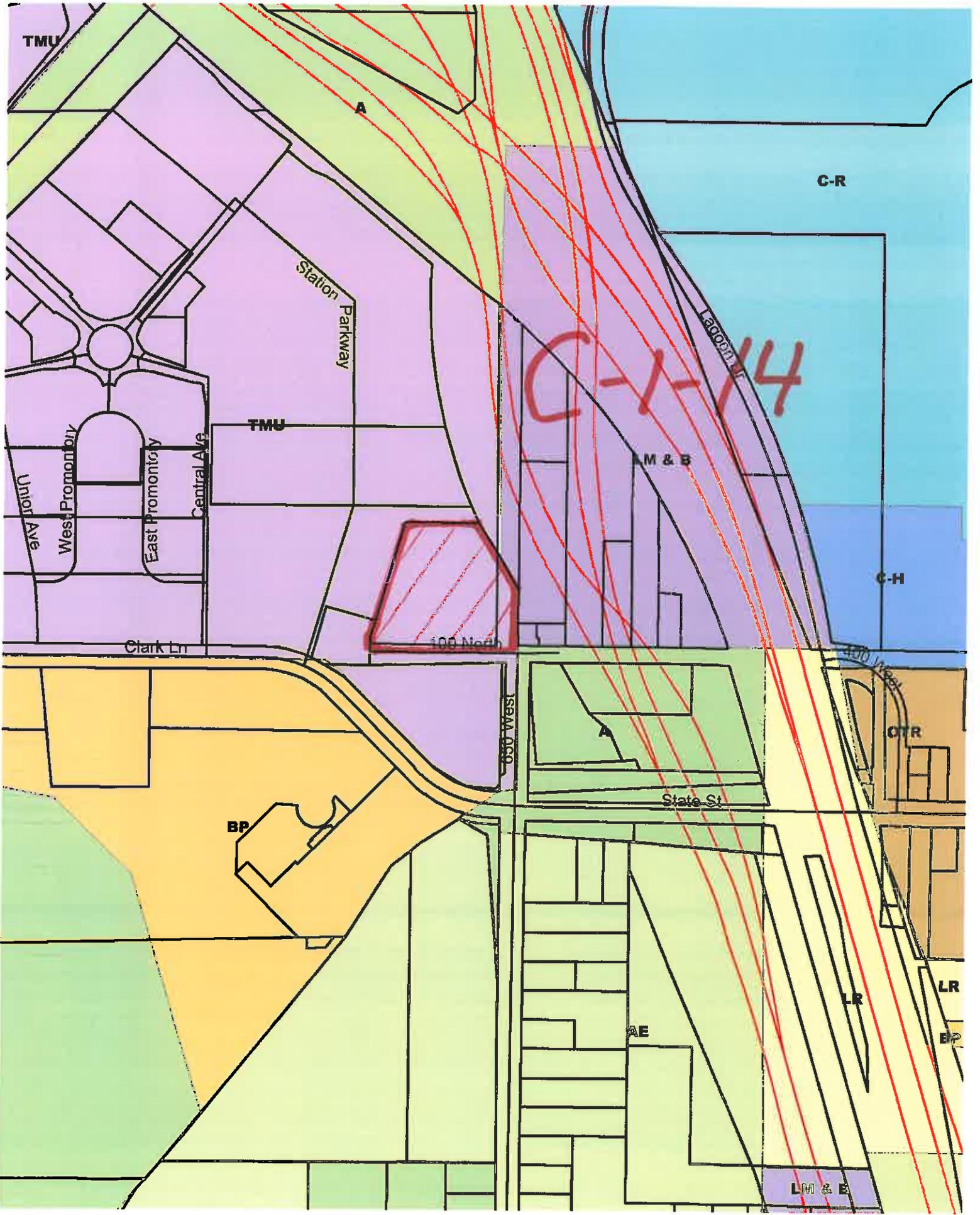
1. The site plan is in conformance to the ordinances and standards of the underlying zone.
2. The same architect that originally designed the building is also doing the expansion and is going to conform to the existing building architecturally.
3. The expansion is much needed and the City fully supports the site plan.
4. The existing parking area is a nonconforming use.
5. The property to the south abuts State Street and 650 West. Nevertheless, a decision to wait as to whether or not to vacate all of the 100 North r.o.w. until said property is developed may provide greater flexibility to the owner.

Supplemental Information

1. Vicinity/Zoning Maps
2. Proposed Site Plan
3. Proposed Floor Plan
4. Proposed Building Elevations

Applicable Ordinances

1. Title 11, Chapter 8 – Conditional Uses
2. Title 11, Chapter 18 – Mixed Use Districts



TMU

C-R

Station Parkway

Laurel St

C-1-14

TMU

LM & B

C-H

Union Ave

West Promontory

East Promontory

Central Ave

Clark Ln

100 North

630 West

OTR

State St

BP

LR

LR

LM & B

BP

LM & E

Farmington City





CONSULTANTS

NOTE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. GREEN BUILDING RATING SYSTEM (LEED) AND THE U.S. GREEN BUILDING RATING SYSTEM (LEED) FOR BUILDINGS. THE PROJECT SHALL BE DESIGNED TO ACHIEVE LEED GOLD CERTIFICATION. THE PROJECT SHALL BE DESIGNED TO ACHIEVE LEED GOLD CERTIFICATION. THE PROJECT SHALL BE DESIGNED TO ACHIEVE LEED GOLD CERTIFICATION.

PUBLIC WORKS & LEISURE SERVICES BUILDING ADDITION

720 WEST 100 NORTH FARMINGTON, UTAH 84025

SCHEMATIC DESIGN

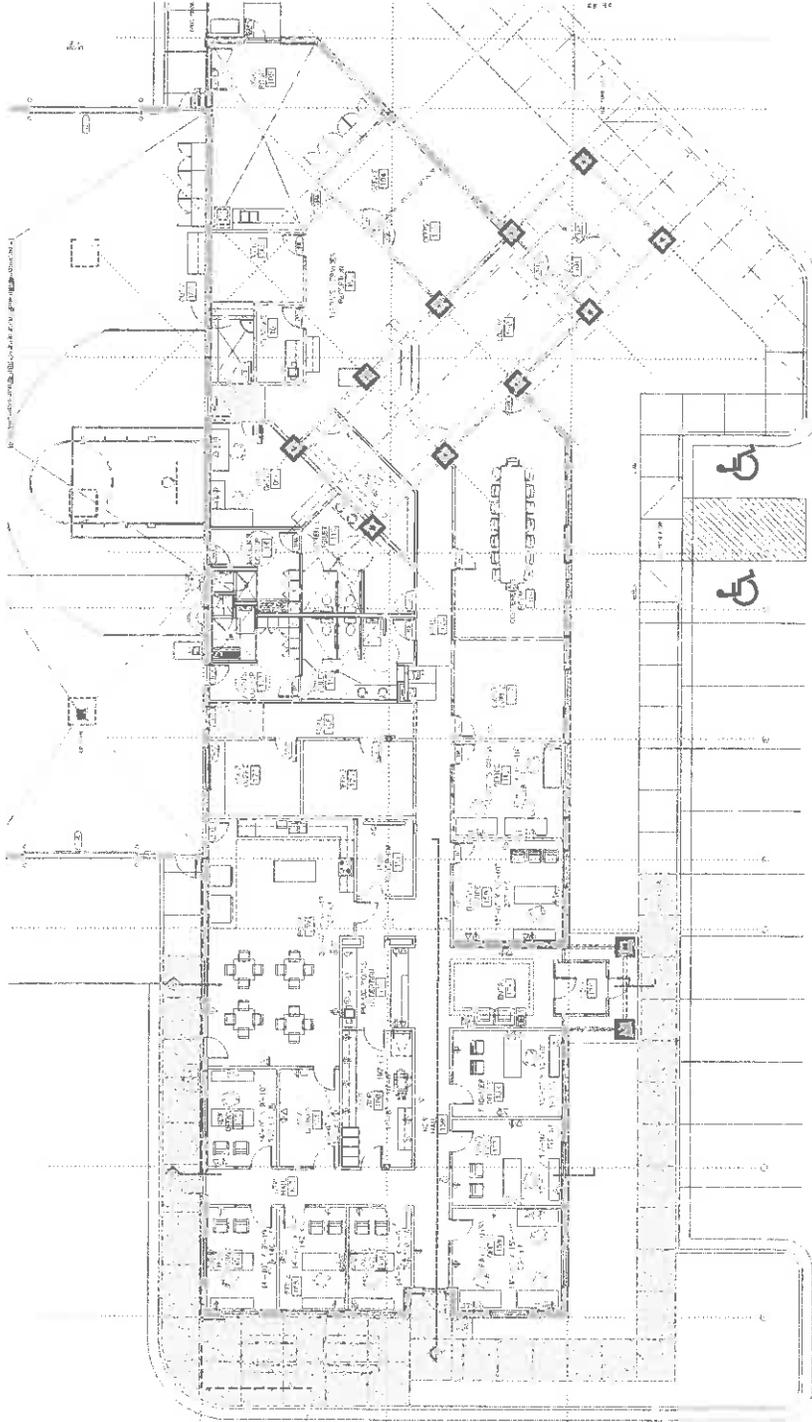
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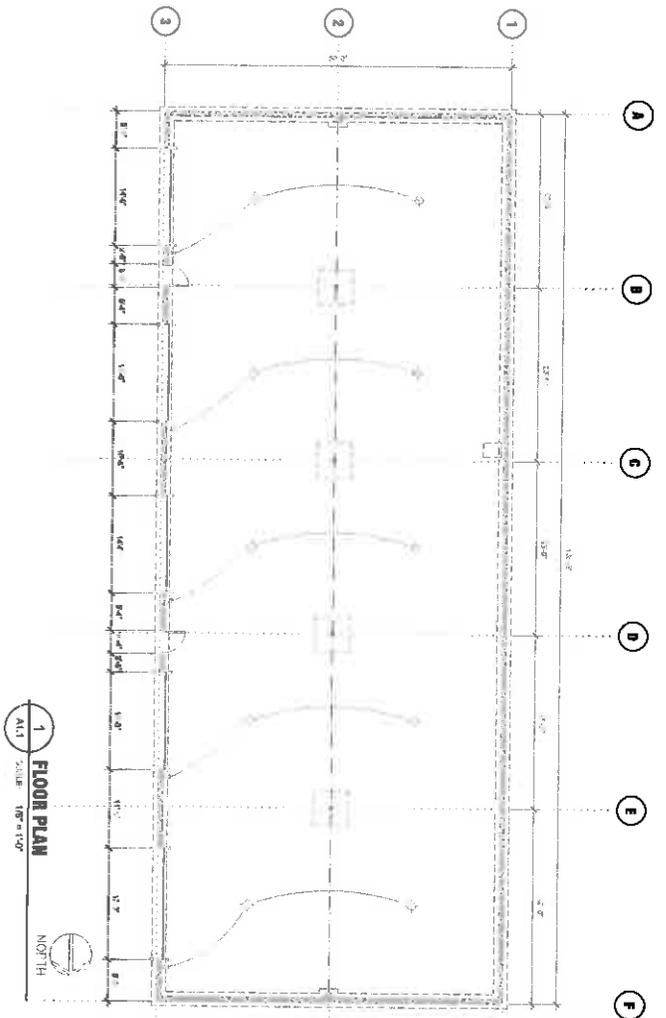
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PROJECT NO:	102202.1
DESIGNED BY:	PHS
CHECKED BY:	PHS
DATE:	05/11/11
SET TITLE:	FLOOR PLAN

FLOOR PLAN

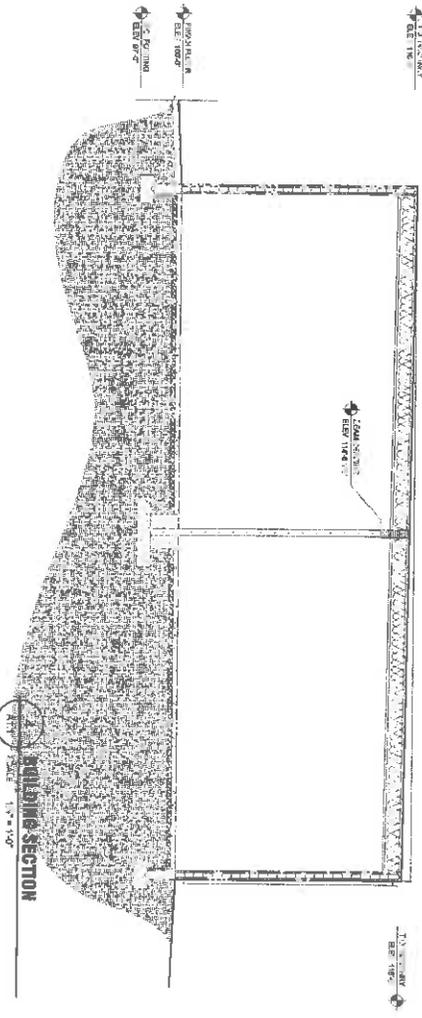
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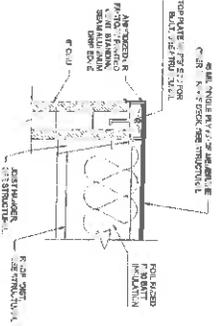




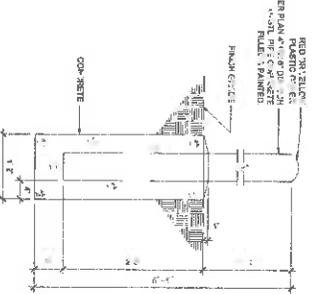
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2 BUILDING SECTION
A1.1 SCALE: 1/4" = 1'-0"



3 ROOF DETAIL
A1.1 SCALE: 1" = 1'-0"



4 PIPE BOLLARD
A1.1 SCALE: 1" = 1'-0"



CHALLENGE

PUBLIC WORKS & LEISURE SERVICES STORAGE BUILDING
720 WEST 100 NORTH
FARMINGTON, UTAH
84025

PERMIT SET

DATE	DEVL
PROJECT NO.	11-2024
DESIGNER	CS
CHECKED BY	CS
SHEET TITLE	

A1.1
2x12 DIMON 4x8x12 MATTER



Planning Commission Staff Report March 6, 2014

Item 5: Conditional Use Permit and Site Plan Approval for Dental Office

Public Hearing:	Yes
Application No.:	C-2-14
Property Address:	1495 North 1075 West
General Plan Designation:	O (Office)
Zoning Designation:	R-4 (Multi Family Residential)
Area:	0.55 Acres
Number of Parcels:	2
Property Owner:	Farmington City
Agent:	n/a

Request: *Conditional use and site plan approval for a dental office.*

Background Information

The subject property is located at approximately 1495 North 1075 West in an R-4 zone and is adjacent to the west side of US 89. Office buildings abut the southern boundary of the site and are located on property also zoned R-4. The subject property is currently owned by the City and the applicant is in negotiations to purchase the property to build his dental office on-site. The City is selling two separate parcels, and there are two separate zones; the parcel to the north is LR (Large Residential) while the property to the south is R-4. However, the applicant is only proposing to develop mainly the southern parcel.

Both the subject property and the parcel to the south are identified as "Office/Business Park" on the City's General Plan but were never rezoned because "Professional Office" is a conditional use in the R-4 zone, even though it is a multiple-family zone. As such, the City applied the building setback standards set forth in its BP (Business Park) zone as the two existing southerly office buildings were developed as follows:

Front – 20' Rear – 20' Side – 20'

In order for his dental office to function, the floor plan and building layout must meet specific criteria. The applicant went before the Board of Adjustments on February 20, 2014 and obtained approval for a variance of the front and side setbacks as shown on the site plan so that he could build his dental office.

Additionally, the proposed office will be consistent with the adjacent office building (to the south) in that parking will be on the north and east side of the building.

Suggested Motion

Move that the Planning Commission approve the conditional use and site plan application, enabling Dr. Leaver to build a dental office subject to all applicable Farmington City ordinances and development standards and the following:

1. Building set back distances shall be no less than approved by the BOA.
2. The City must consider rezoning the northerly parcel to R-4.
3. Final site plan, improvement drawings, drainage plans, and landscaping plans shall be reviewed and approved by the City Engineer, Public Works Department, City Storm Water Official, Community Development Department, Benchland Water, CDS, and Fire Department, and any condition of these final approvals shall also be conditions on the Conditional Use Permit.
4. The applicant is encouraged to obtain cross parking access/easements with the property owner to the south.

Findings for Approval

1. The proposed office is consistent with the office to the south and will not impact the rhythm of 1075 West negatively.
2. The proposed office conforms to all applicable standards and ordinances with the exception of the setbacks, which the applicant received BOA approval for a setback variance.
3. The proposed site plan is consistent with the underlying General Plan designation.
4. The rezone will ensure consistency with the zone designations to the south.

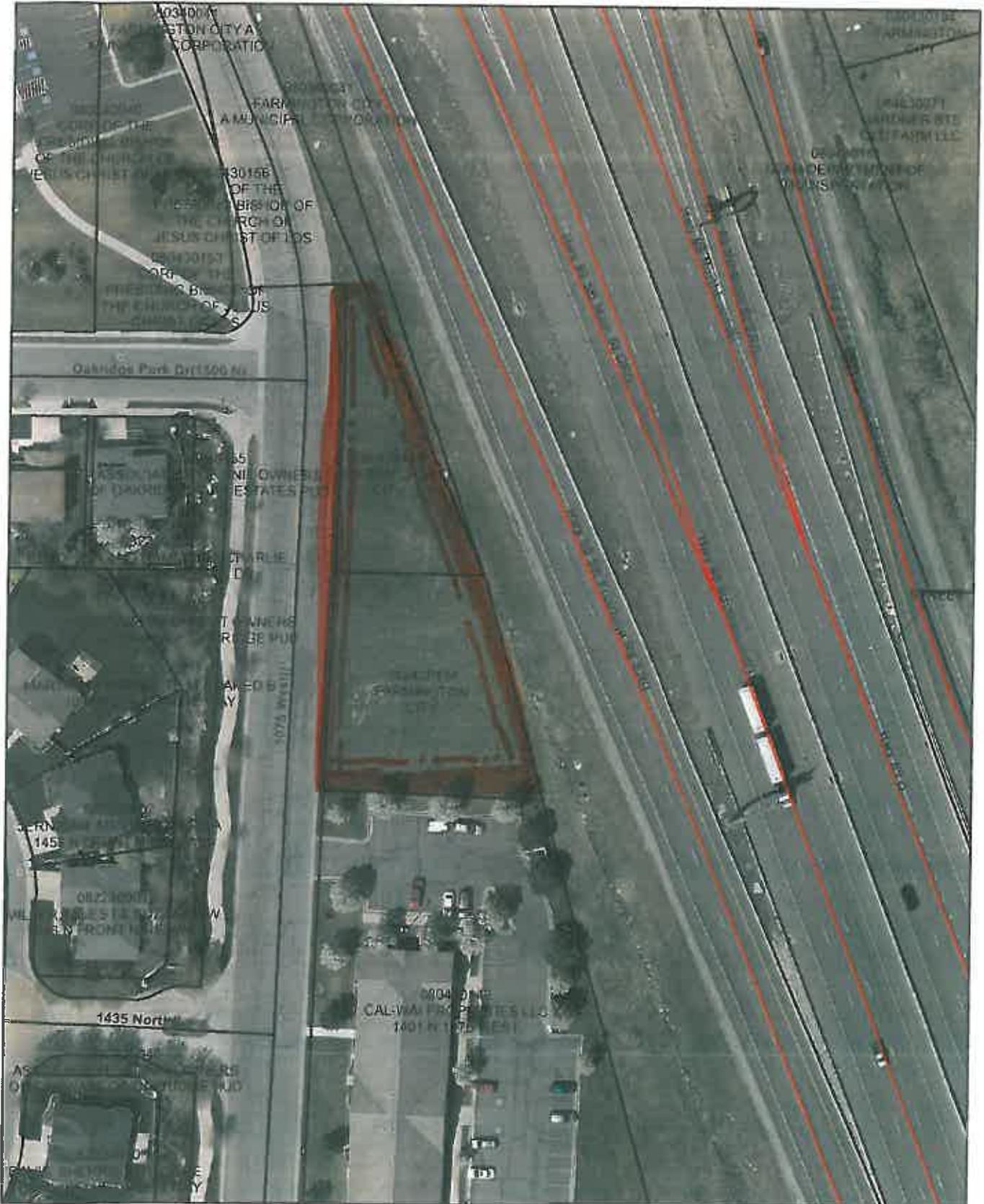
Supplemental Information

1. Vicinity/Zoning Maps
2. Site Plan
3. Building Elevations

Applicable Ordinances

1. Title 11, Chapter 13 – Multi Family Residential

Farmington City





LR-F

Somerset St(1650 N)

R

Main St

Hwy 89 SB Main St (OR)

Hwy 89 Northbound()

2-14

NMU

Hwy 89 NB Frontage Rd (OR)

Hollback Rd(800 W)

Hollback Rd(800 W)

LR

Pinehurst Ln(1925 N)

Oakridge Park Dr(1230 W)

Pinehurst Cir(1535 N)

Oakridge Park Dr(1500 N)

R-4

1075 West()

Hwy 89 SB Frontage Rd (ER)

Hwy 89 Southbound()

Front Nine Way(1450 N)

Leather Ln(1455 W)

1435 North()

Penney Ln(1465 W)

The Time Dr(1340 N)

Old Shepard Rd(800 W)

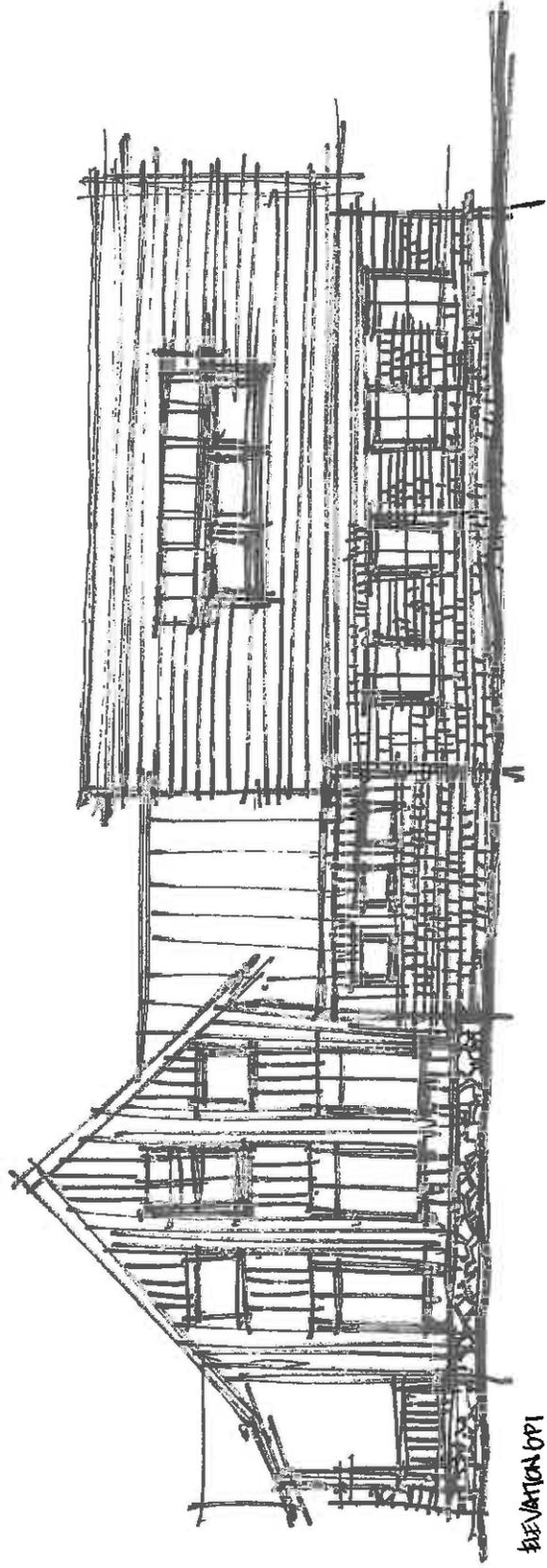
Forsythe Rd(830 W)

Creek Ln(1415 N)

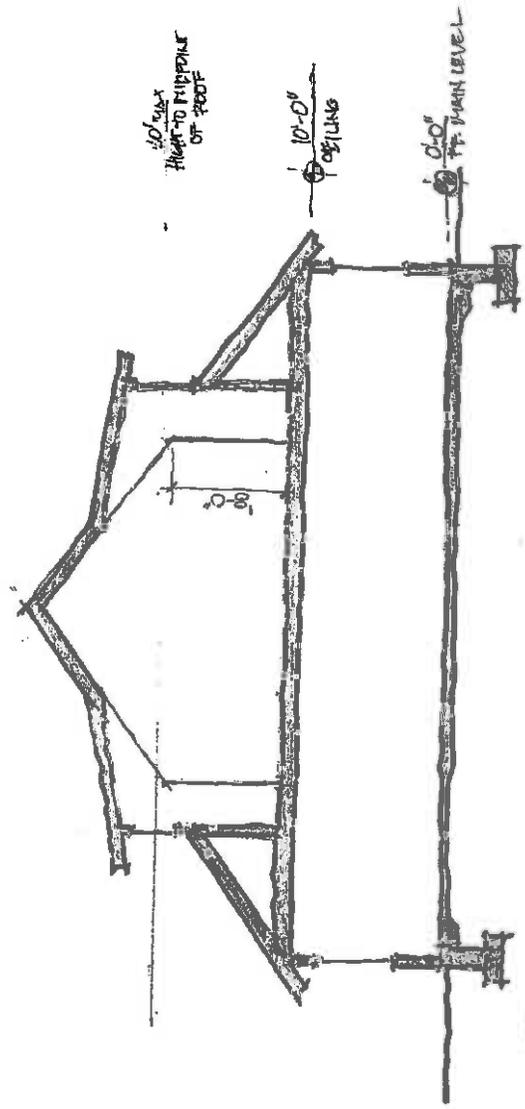
Hwy 89 D

LS

C



ELEVATION OPT



SCHEMATIC SECTION

46/6



**Planning Commission Staff Report
March 6, 2014**

Item 6: Amendments to the Zoning Ordinance Regarding Chapter 12 Setbacks

Public Hearing:	Yes
Application No.:	ZT-2-14
Property Address:	Entire City
General Plan Designation:	N/A
Zoning Designation:	N/A
Area:	N/A
Number of Lots:	N/A

Request: It is proposed that the City Amend Sections 11-12-090(f)(iii) of the Zoning Ordinance regarding side setbacks for the R and LR zones.

Background Information

Currently Section 11-12-090(f)(iii) of the Zoning Ordinance states:

“Side Setback. The minimum side yard setback for main buildings within a Conservation Subdivision shall be ten (10) feet.”

Under this regulation, the side setback in a conservation subdivision for a 5500 square foot lot (or the minimum lot size in the R Zone Option 2) is the same as a 14,000 square foot lot (or the minimum lot size in the A Zone Option 1). Staff feels that there should be more flexibility between the different zones, particularly in the R and LR zones where 10’ side setbacks may prove too great.

Suggested Motion:

Move that the Planning Commission recommend that the City Council amend the Zoning Ordinance as follows:

Section 11-12-090(f)(iii):

iii. Side Setback. The minimum side yard setback for main buildings within a Conservation Subdivision **for the S, LS, AA, A and AE zones shall be ten (10) feet. In the R and LR zones, the minimum side yard setback for main buildings within a Conservation Subdivision shall be six (5) feet and a total of fourteen (13) feet.**

Findings:

1. The action ensures flexibility in the placement of buildings in zones that have smaller lot sizes and thus smaller buildable areas;
2. It is consistent with the variation inside yard setbacks for conventional subdivisions as regulated in the zoning ordinance; and
3. It prevents unreasonable constraints upon the property owner.