



NING AND ZONING COMMISSION STAFF REPORT  
**Preliminary Plat Manchester Estates**  
**M&B: Apprx. 23.824 Acres NW¼, SE¼, Section 31, T 2N R 38E**  
**April 7, 2020**

Community  
Development  
Services

**Applicant:** Eagle Rock  
Engineering

**Requested Action:** To **approve** the preliminary plat for Manchester Estates.

**Location:** Generally North of 49th S, East of 5th W, South of Sunnyside Rd., West of Holmes Ave.

**History:** In June of 2019 the Planning and Zoning Commission approved a preliminary plat for this area. That approval was appealed to the City Council. In July of 2019 the Council denied the appeal and upheld the approval of the preliminary plat. Concerns raised at the appeal included compliance with Comprehensive Plan policies; maintenance, snow removal and safety hazards for the sidewalk along Castlerock and Stonebrook Lanes because of the proposed reverse frontage lots; and effects on property values. The proposed preliminary plat has been redesigned from the 2019 approved plat and eliminates the reverse frontage lots.

**Size:** Approx. 23.824 acres  
**Buildable Lots:** 58  
**Common Lots:** 1  
**Largest Lot:** 18,810 sq ft  
**Smallest Lot:** 12,065 sq ft  
**Average Lot Size:** 14,076  
**Total Net Density:** 3.09  
**Total Gross Density:** 2.43

**Staff Comments:** The property is proposed to be zoned RP, Residential Park. The preliminary plat includes 58 buildable lots and one common lot. All of the proposed lots exceed the minimum requirements of the RP Zone. The preliminary plat is proposed to be completed in a single phase.

**Existing Zoning:** RP  
North: RP  
South: RP/County A-1  
East: RP  
West: RP

Access to the subdivision will come from Stonebrook and Castlerock Lanes, residential collector streets. Proposed intersections comply with the Access Management Plan and coincide with existing alignments. Sidewalk will also be installed along these corridors, where it now only exists along one side. The subdivision will provide a stub road to the south for connection to possible future development.

**Existing Land Uses:**  
Site: Vacant/ Agricultural  
North: Residential  
South: Residential  
East: Institutional  
West: Residential

Common lots include a storm pond located at the eastern side of the development. A 10-foot walking path is also proposed along the southern edge of storm pond to provide access to the school from the neighborhood.

**Future Land Use Map:** Low  
Density Residential

The proposed plan addresses several of the concerns previously heard from surrounding residents. The preliminary plat is consistent with the policies of the Comprehensive Plan.

**Public Hearing Notice:**  
60 Adjacent Property Owner  
Letters Sent

**Staff Recommendation:** Staff has reviewed the preliminary plat and finds that it complies with the subdivision ordinance and the development standards of the RP Zone. Staff recommends approval of the plat.

**Attachments:**  
1. Maps and Aerial Photos  
2. Letter

**Subdivision Ordinance: Boxes: with an "X" indicated compliance with the ordinance**

REQUIREMENTS	Staff Review
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	NA
<p>Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that:</p> <p>1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposed access.</p>	NA
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
<p>Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.</p>	NA
<p>Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular &amp; pedestrian safety, and population density.</p>	All Local Streets

**10-1-8 PRELIMINARY PLAT APPROVAL PROCESS:**

(B)(6) When acting on an application, the Planning and Zoning Commission shall review the preliminary plat to determine compliance with this Chapter (Subdivision Ordinance), the Comprehensive Plan, and all applicable Federal, State, or local laws. In conducting such reviews,

the Commission may recess such meeting for good cause and may solicit comments from other departments and divisions of the City. In the event the Commission conditionally approves the preliminary plat, it shall advise the developer in writing of the conditions under which the approval is granted, and upon developer's compliance with such conditions and the Director's written certification thereof, the plat shall be deemed approved. If approval of the plat is denied, the Commission shall advise the developer, in writing, of the reasons for denial of the application. Any aggrieved person whose preliminary plat has been denied by the Planning and Zoning Commission may petition the Council for a hearing. Such petition shall be submitted to the Community Development Services Department within fourteen (14) days from the Planning and Zoning Commission's written decision.

### **Traffic Volume and Character of Traffic Use:**

Access to the subdivision will come from Stonebrook and Castlerock Lanes, residential collector streets. Proposed intersections comply with the Access Management Plan and coincide with existing alignments. The Access Management Plan provides recommendations for when a traffic impact study (TIS) should be required, 6.3.1. It recommends that a TIS should be conducted for all new development that is expected to generate more than 100 net new peak-hour vehicle trips.

The Institute of Transportation Engineers (ITE) should be used for selecting trip generation rates. For single-family detached housing the ITE manual identifies average trip generation rates per dwelling unit as .77 during the weekday a.m. peak hour and 1.02 for the weekday p.m. peak hour.

A 58 lot subdivision does not constitute the need for a traffic study based on these average trip generation rates. Additionally, the proposed development will be accessing directly to residential collector streets which will not require new traffic to utilize local neighborhood streets to exist the development.

### **Comprehensive Plan Policies:**

**Residential development should reflect the economic and social diversity of Idaho Falls.** New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets. (p.40)

**Encourage development in areas served by public utilities or where extensions of facilities are least costly.** (p.67)

**Low Density Residential.** Single family homes on individual lots at a density of 7 units or less per net acre. This area may include detached homes or homes which share a common wall, open space, or other common facilities. (p. 67)

**Zoning:**

**11-3-3: PURPOSE OF RESIDENTIAL ZONES**

(B) RP Residential Park Zone. This zone provides a residential zone which is representative of an automobile-oriented, suburban development pattern and characterized by large lots. The principal use permitted in this Zone shall be single unit dwellings.

**11-3-4: STANDARDS FOR RESIDENTIAL ZONES.**

**Table 11-3-1: Standards for Residential Zones**

	RE	RP	R1	R2	TN	R3	R3A	RMH
<b>Lot Area</b>								
Lot Area Minimum in ft <sup>2</sup>	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft <sup>2</sup>			13,500*					
<b>Site Width</b>								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
<b>Setbacks, Minimum in ft.</b>								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
<b>Lot Coverage, Building Height, and Density</b>								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18)