

COBBLE CREEK TOWNHOMES

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT (PD-R)

SANTA CLARA, UTAH

DENSITY CHANGE APPLICATION NARRATIVE

PARCEL # SC-SB-91-B

APPLICANT INFORMATION

Garr and Lyle L.L.C.
355 Count Fleet Rd
St. George, Utah 84790

GENERAL

It is proposed to change parcel # sc-sb-91-b owned by Garr and Lyle LLC containing approximately 9.93 acres with a density of up to 8 units/acre to a density of 9.1 units/acre. This site is located on the northwest corner of the city, east of Tuscany Townhomes and south of Paradise Village Estates. As part of the zone change, Developers are willing to deed the northeast corner (northeast of the sewer easement) of the property to the city for use of the trail system and drainage facilities. The site is currently zoned PD-R with a density of up to 8 units/acre and is currently vacant land.

LAND USE PLAN

The proposed project includes 87 single family residential townhomes (22 Buildings) with 2 car attached garages for parking. All of the roads within the project will be to city specifications and requirements. There will be 2 accesses entering and exiting the property. The project will include the following amenities: Pool, restrooms, playground, and landscaped open spaces as common areas.

BUILDING/UNIT SIZES AND EXTERIOR FEATURES

The proposed 3 bedroom, 2.5 bath, single family townhomes are 1735 sq ft., with 2 car attached garages. Exterior features to include tile roof, 2 tone stucco colors with band and pop out features, and a private 28' x 10' enclosed patio with vinyl fencing per unit. There will be 3 feet of stone on the front and 2 sides of the buildings.

BUILDING/UNIT SEPERATIONS AND SETBACKS

Building setbacks are designed to meet city zoning requirements for planned developments, with 20 foot minimum building setback from public streets, 15- 20 feet minimum separation between buildings, and 10 foot minimum building setbacks from all other property lines.

PROJECT AMENITIES

The project incorporates a landscaped common area that includes a pool area and playground. The pool will be 25'x 50' with 20' of concrete sundeck surrounding the pool. Rod iron fencing to be installed around pool area to city code and requirements. Project and pool area to be compliant with ADA requirements and wheelchair compliant. Restrooms to be provided inside of pool area. Exterior features to be same as buildings. A homeowners association will be established to maintain the landscaping and all common areas. The association will file separate Articles of Incorporation, Covenants, Conditions and Restrictions (CC&R's) and Operation and Management Budgets.

SOILS AND EXISTING UTILITIES

The site generally slopes from the west to southeast portion of the parcel. A geotechnical report will be prepared and available upon request. All public utilities are available in Tuscany Drive right-of-ways in the southwest portion of the parcel.

DRAINAGE

A drainage study will be prepared for the project to accompany detailed site grading and drainage plans. Drainage improvement plans will be submitted and approved by the city staff before any grading operation will begin. The developers will communicate with the city staff to make sure all requirements and tasks are completed.

LANDSCAPING AND BLOCK/PRIVACY WALLS

Landscaping areas are indicated on the site plan. It shall consist of grass, $\frac{3}{4}$ " decorative rock, 4"-6" decorative stone, drought tolerant trees and shrubberies, boulders consistent with those found in the general area and keeping with the desert landscape of Santa Clara, and concrete mow curb to separate lawn and decorative rock. Solid block walls to be around 6' high with 8' long interspersed sections of rod iron.

6' high tan vinyl fencing with 12" open lattice top sections around private patios with self-closing gate to enter/exit common areas.

STREET LIGHTING AND SIGNS

Street lights to be installed per city code and requirements throughout the proposed project. Each unit will have decorative lighting on exterior entry ways and garages. The project will include signs on all intersections and roadways as per city specs and standards.

TRAFFIC ACCESS

Roads to be built and constructed according to Santa Clara city requirements and code. Two entrances/exits to the project will be provided.

SUMMARY

WE AS DEVELOPERS HAVE BUILT AND SOLD OVER 1200 TOWNHOMES FROM LOGAN, UT TO MESQUITE, NV. WE FEEL AS THOUGH THIS DESIGN AND LOCATION ARE PERFECT COMPLIMENTS TO EACH OTHER AND WILL BLEND WITH THE BEAUTIFUL SANTA CLARA COMMUNITY. WITH VERY CLOSE PROXIMITY TO SCHOOLS, GUBLER PARK, AND WALKING TRAILS; THIS PROPOSED DEVELOPMENT IS A PERFECT FIT FOR YOUNG COUPLES STARTING THEIR FAMILIES, OLDER COUPLES LOOKING FOR A HOME WITH LOW MAINTENANCE OR A SECOND HOME. WE FEEL AS THOUGH THERE ARE MANY GREAT FAMILIES LOOKING TO LIVE IN SANTA CLARA. THIS PROJECT WOULD NOT ONLY BENEFIT THEM AS BEING AFFORDABLE, BUT ALSO SANTA CLARA CITY AND THE COMMUNITY FOR ITS FUTURE GROWTH AND DEVELOPMENT.

ENGINEER INFORMTION

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Zone Change – COBBLE CREEK TOWNHOMES at SANTA CLARA

Beginning at the northwest corner of Lot 7, Block 30, of the ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, said point being North 89°26'48" East 662.19 feet along the section line and South 00°44'45" West 676.40 from North Quarter Corner of Section 8, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°37'34" East 637.87 feet along the north line to the northeast corner of said Lot 7;

thence South 89°17'32" East 24.75 feet to the 1/16th line;

thence South 00°42'28" West 653.60 feet along said 1/16th line;

thence North 89°17'32" West 24.92 feet to the southeast corner of said Lot 7;

thence South 89°48'14" West 638.11 feet along the southerly line to the southwest corner of said Lot 7;

thence North 00°44'49" East 651.63 feet along the westerly line of said Lot 7 to the Point of Beginning.

Containing 432,531sq. ft. 9.93 acres.



April 18, 2016