

City Council agenda report for 7/13/16; Request to amend the Planned Development Residential zone for Cobble Creek Townhomes located on Tuscany Drive and just west of Gubler Park.

Zone: PD Residential

General Plan: Mixed Use Residential

Applicant: Garr & Lyle LLC

Engineer and Project Representative: Rosenberg Associates, Allan Hall, PE

Acres: 9.93 acres with 87 proposed dwelling units

Density 8.8 dwelling units per acre

Project location: Project is proposed on the north side of Tuscany Drive and south of Paradise Village at Zion. It will be west of (& adjacent to) Santa Clara's Gubler Park, and also east of Tuscany at Cliffrose subdivision.

of units: 87 units

Request: Approval of an amended PD Residential zone for 87 two-story townhome units on 9.93 acres in a project called Cobble Creek Townhomes at Santa Clara. The project proposes 2-car attached garages, and public streets with units fronting on an interior road network. The units have 3 bedrooms, 2.5 baths, and total 1735 sq ft of living area. Some units will back against Paradise Village at Zion, and Tuscany at Cliffrose projects, and also against Gubler Park located to the east.

Access: The project proposes public streets within the project with two accesses on Tuscany Drive, **and a third access via Paradise Village @ Zion to North Town Road**. The project abuts Paradise Village at Zion to the north, and the revised access plan is to connect the two projects via a connecting public street which will allow residents in both projects to travel north or south (ie, to either North Town Road or to Tuscany Drive).

Density Bonus: The PD-Residential zone provides for a base density of 8 units/acre, with the possibility of higher density (up to 12 units / acre) under the Density Bonus provisions in the PD-R zone. The applicant proposes a density of 8.8 du / acre, for a density bonus of 0.8 du/acre. The Density Bonus provisions allow the PC to recommend density in excess of 8 units / acre for projects that meet a higher design and amenity standard. The Density Bonus criteria includes the following;

1. Building elevations shall show variations in roof height, variations in building footprint, varied earth-tone colors and textures, balconies, patios, and roof overhang. High quality building materials including brick, stone, or stucco, with stucco not exceeding 50% of the front elevation. Tile or slate roofs are required.
2. Site design shall provide for compatibility with adjacent residential areas. Parking shall be dispersed throughout the project.

3. Landscaping shall be water conserving while providing trees, shrubs and ground covers. Trees shall be planted at approximately one tree per 500 sq ft of landscaping.
4. Project amenities shall be provided in accordance with the project size. Swimming pool and clubhouse, playground equipment or other common amenities are typical of the amenities expected.

Staff Comments:

1. Staff believes the project qualifies for the density bonus requested, ie, 0.8 du / acre. The project amenities include a pool, restrooms, playground area and a landscaped center-court area. Approximately 53% of the site is in landscaped open space. The project will have an HOA to maintain the amenities and other common areas. The units have tile roofs, with 2-tone stucco exteriors and stone accents. Each unit has a 28' X 10' private enclosed patio with vinyl fencing. The stone accents will be 3' high on the front and two building sides. **Additional accent stone may be needed on the front façade in order to meet the requirement that stucco not exceed 50% of the front elevation.**
2. The site plan shows a well landscaped project with xeriscape around pool area and turf areas closer to the dwelling units.
3. The amended PD-Residential zone is consistent with the City's General Plan designation of Mixed Use Residential

PC Action: The PC recommends approval of the amended PD-Residential zone along with the proposed project site plan and building elevation drawings. The PC recommendation has 3 conditions;

1. **Exterior lights on the buildings should be shielded or hooded lights to direct the light downward and protect the night sky.**
2. **Stucco on the front elevation shall not exceed 50% of building's front area, per the Density Bonus standards. PC supports the addition of more stone on the front façade, either around the upper story windows or elsewhere as needed to meet the 50% stucco limitation standard.**
3. **The City Council review the street access situation to the development and agree on street access / street improvement needs to adequately serve the project. (Note; see the attached report on proposed street improvements and traffic circulation.)**