City Council Agenda Report for August 10, 2016

Item: Amended Final Plat approval for Paradise Village at Zion, phase 2

Applicant: Merrill Properties
Zoning: PD-Residential
Engineer: Rosenberg Associates, Jared Bates, PE

Background: Phase 2 of Paradise Village subdivision contains 16 units on 2.82 acres and is zoned Planned Development – Residential which allows a base density of up to 8 dwelling units/ acre, but density is based on the approved concept plan for the project. The project has also been approved for short term rentals through a Conditional Use Permit process.

Site Improvements: The units in this phase all front on Paradise Village Circle, a public street with nearby access to North Town Road. This phase has townhome units in a duplex, tri-plex or four-plex arrangement. **The purpose of the plat amendment is to change unit 59 from a duplex to a four-plex , also as originally planned, as staff understands the request.**

Planning Commission Action: PC recommends approval of the plat amendment. **Staff understands that no units in this phase have been sold. If any have been sold then written consents must be provided to the city verifying all owners agree to the plat change.**

Staff report prepared by Bob Nicholson, AICP.