

City Council agenda report for 8/24/16; Preliminary Plat for Blackhawk 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 a preliminary plat for Blackhawk Townhomes (formerly called Cobble Creek) with 87 two-story townhome units on 9.93 acres. The project will have 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 Tuscany Drive and also against Gubler Park. Units will front onto Tuscany Drive with landscaped setbacks and driveways.

Access: The project proposes public streets within the project with two accesses on Tuscany Drive. Access to and from the project will be via 400 East Street and via Patricia Drive which will be connected to Tuscany Drive as part of this project.

Density Bonus: The applicant has been approved for a density of 8.8 du / acre, which includes a density bonus of 0.8 du/acre.

Staff Comments:

1. The objective was to align Patricia Drive with a public street extending north from Tuscany Drive, but after engineering review it appears rather difficult to make a straight alignment due to various public utilities already located at the current alignment of Patricia Drive with Tuscany Drive. The PC discussed this situation and recommended that the Master Street Plan be updated to show that Patricia Drive be realigned in the future to make a 4-legged intersection with Tuscany Drive and the public street entering Tuscany at Cliffrose Townhomes.
2. The preliminary plat is the same as the conceptual plan approved by the PC & City Council as part of the amended PD-Residential zone approval.

PC Action: PC recommends approval of the preliminary plat.