

City Council agenda report for 10/26/16; Request approval for a zone change from R-1-10 and Planned Development Residential to Planned Development Residential (PD-R) for the proposed Villas at Snow Canyon residential development located north of North Town Road and west of Rachel Drive on 22.5 acres. The requested zone is a Planned Development Residential zone with a conditional use for short-term rentals.

Agenda Items: Consider approval of the requested PD-Residential zone change, along with a Conditional Use Permit for short term rentals.

Current Zone: PD Residential & R-1-10

General Plan designation: Medium Density Residential (MDR)

Acres: 22.5 acres

Applicant: Robert Smith. Ben Willits, representative.

Project Engineer: __

Project location: West of Rachel Drive and north of North Town Road, also adjacent to the proposed Hamblin Parkway to the west.

of units: 95 units

Density: 4.2 du/ac

PD-Residential Zone Request: The applicant proposes 95 two-story townhome units in a twin-home and single unit arrangement on the 22.5 acre site. There are 66 town homes and 29 single detached units, all with attached 2-car garages. The request includes approval for short-term rentals.

Exterior Materials: The exterior materials include stucco, with stone accents and tile roofs.

Project Amenities: The project proposes a clubhouse with two pools with a concrete deck around the pools. A lawn area is planned around the pools with a half-court basketball play area near the pool / clubhouse.

Traffic Access: All interior roads will be public and conform to the city's public street standards. The project is bounded on three sides by existing or proposed public streets, and the project proposes solid block walls around the perimeter of the project; units will back against the exterior streets and have access to the units from an interior loop road which will have two ingress/egress points -- one on North Town Road and the other on Rachel Drive. **The proposed serpentine perimeter wall should be setback from the sidewalk an average of ten feet (10') to allow for landscaping between the sidewalk and privacy wall.** Based on the ITE

Trip Generation Manual, 95 townhomes are estimated to generate 556 total trips per day based on a trip rate of 5.86 trips per unit per day. (note that going and returning are counted as two trips) If the units are used primarily as vacation rentals then the expected trip generation rate would be less due to many of the units not being occupied on a full time basis.

Short-term / vacation rentals: The applicants propose that all units be approved for short term rental use (ie, 29 days or less). The site plan shows each unit has a 2-car attached garage, and approximately 8 guest parking spaces in front of the clubhouse. The zoning code states that the City Council, upon recommendation of the PC, may approve on-street parking to meet the parking requirement when all units are designated for short term rental use. Otherwise the guest parking requirement is 1 space per 2 guest bedrooms. Besides the parking requirement, the main requirement for short-term rentals is the need for adequate amenities. The CC, upon recommendation of the PC, is asked to determine what is an adequate level of amenities, and the current standard to date (eg, Paradise Village at Zion) is a pool with clubhouse and a small playground area as a minimum amount of amenities. Note that this project proposes a similar amenity package, with a clubhouse, 2 pools, a lawn area and a half-court basketball court. Also, there is proposed an area for RV and boat parking located on the north side of the proposed Hamblin Parkway.

PC Recommendation: The PC finds that the zone change request is in conformance with the General Plan, and therefore recommends approval of the amended PD-R zone. Also, a CUP for short-term rentals is recommended for approval, based on conformance with the code requirements. The PC also felt that the off-street guest parking standard should be the same as imposed on the Paradise Village at Zion project. Staff will research what guest parking requirement was imposed on that project.