

# Ocotillo Springs

## PROPOSED PLANNED RESIDENTIAL DEVELOPMENT (PD-R)

### SANTA CLARA, UTAH

#### ZONE CHANGE APPLICATION NARRATIVE

#### PARCEL # SC-SB-91-F & PARCEL # SC-SB-91-A-1

#### APPLICANT INFORMATION

Scott Group L.L.C.  
907 Woodland Hills Circle  
Bountiful, Utah 84010

#### GENERAL

It is proposed to revise the current zoning of parcel # SC-SB-91-F & parcel # SC-SB-91-A-1 (9.06 acres' total) owned by Scott Group LLC to Planned Development – Residential and include nightly rentals as a permitted use. As part of the zone change revision, it is proposed to increase the density of the project from 8units/acre to 9.7 units/acre using the Bonus Density program. This site is located on the northwest corner of the city, north of Tuscany Townhomes and east 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 undeveloped land.

#### LAND USE PLAN

The proposed project includes 84 residential townhome units / overnight rentals (18 Buildings; (6) -6 plexes & (12) 4 plexes) 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 access points entering and exiting the property. The project will include the following amenities: pool, club house, playground, pickelball courts, sand volleyball, and landscaped open spaces as common areas.

#### BUILDING/UNIT SIZES AND EXTERIOR FEATURES

The proposed 3 bedrooms, 3 bath, townhome units are 2,357 sq ft., with 2 car attached garages. 5 of the buildings will contain a 3,075 sq ft unit with 4/5 bedrooms, 4.5 bathroom and

2 car attached garages. Exterior features to include tile roof; 2 tone stucco colors with band and pop out features. There will be 3 feet of stone along the front of the units and 2 feet along the side of the units.

### **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 approximately 5,800 sq ft. 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 the club house facility. Exterior features to be same as buildings. A homeowner's 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, and shall consist of grass, ¾" 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 will be placed 6' high with 8' long interspersed sections.

### **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.

### **ENGINEER INFORMTION**

Rosenberg Associates - Jared Bates, P.E.

352 East Riverside Drive A-2

St. George, Utah 84790

Office (435)673-8586, Cell (435)680-3932

**Ocotillo Springs Zone Change Description**

Beginning at the Northwest corner of Block 30, of the St. George and Santa Clara Bench Irrigation Company Survey as on file at the Washington County Recorder's Office, said point being North 89°26'54" East 24.42 feet along the section line and South 24.75 feet from the North Quarter Corner of Section 8, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°26'54" East 561.87 feet along the northerly line of said Block 30 to the westerly line of Hamblin Drive as recorded with the Tuscany at Cliffrose Phase 1 final Plat, as found on record at the Washington County Recorder's Office;

thence southwesterly the following (6) courses along said Hamblin Drive;

thence South 00°33'06" East 0.25 feet;

thence southeasterly 39.84 feet along an arc of a 25.00 foot radius curve to the right (center bears South 00°33'06" East, long chord bears South 44°54'08" East 35.75 feet with a central angle of 91°17'55");

thence South 00°44'49" West 181.30 feet;

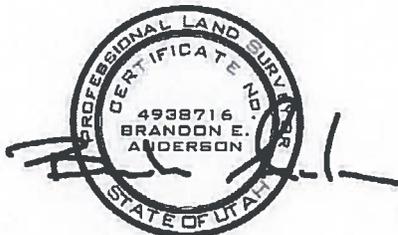
thence southwesterly 903.85 feet along an arc of a 606.00 foot radius curve to the right (center bears North 89°15'11" West, long chord bears South 43°28'32" West 822.37 feet with a central angle of 85°27'25");

thence northwesterly 33.02 feet along an arc of a 20.00 foot radius curve to the right (center bears North 03°47'46" West, long chord bears North 46°30'18" West 29.39 feet with a central angle of 94°34'56");

thence North 89°12'49" West 8.25 feet to the westerly line of said Block 30;

thence North 00°47'11" East 777.94 feet along said westerly line of Block 30 to the Point of Beginning.

Containing 394,552 square feet or 9.06 acres.



September 21, 2016