

City Council agenda report for 10/26/16; Request approval for a zone change amendment for the proposed Ocotillo Springs residential development located south of North Town Road and east of 400 East Street on 9.06 acres. The requested zone is a Planned Development Residential zone with short-term rentals and a Density Bonus.

Agenda Items: Request approval for a PD-Residential zone amendment, along with a Conditional Use Permit for short-term rentals, and a Density Bonus approval to allow an overall density of 9.27 units per acre (84 dwelling units on 9.06 acres).

Zone: PD Residential

General Plan designation: Medium Density Residential (MDR)

Acres: 9.06 acres

Applicant: Scott Group LLC, Lance Rigby, representative.

Project Engineer: Jared Bates, PE with Rosenberg Associates.

Project location: Project borders 400 East Street and North Town Road, and also adjacent to the proposed Hamblin Parkway. Tuscany at Cliffrose is located to the south, and Paradise Village at Zion to the east along with the Jehova Witness's Kingdom Hall.

of units: 84 units

Amended PD-Residential Zone Request: The applicant proposes 84 two-story townhome units in 18 buildings on the 9.06 acre site. There are 12 four-plexes, and 6 six-plexes proposed all with attached 2-car garages. The request includes approval for short-term rentals and also approval for a density bonus for the proposed 9.27 du/acre density.

Unit Size and Exterior Materials: Units range in size from 2,357 sq. ft. for 3-bedroom/3 bath units to 3,075 sq. ft. for the 4/5 bedroom & 4.5 bath units. All units have an attached 2-car garage. Exterior materials include tile roof, 2 tone stucco colors with band and pop out features, and also 3' of stone along the front of the units, and 2' along the side of the units.

Project Amenities: The project proposes a 5,800 sq. ft. pool with a 20' concrete deck around the pool. A clubhouse with restrooms is planned near the pool with a small playground area near the clubhouse. In addition to the pool and clubhouse, a volleyball court and two tennis/pickleball courts are proposed near the NE corner of the project. An HOA will be formed to maintain the common areas and all landscaping.

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 street's 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 400 East Street. Based on the ITE Trip Generation Manual, 84 townhomes are estimated to generate 492 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. Both 400 East Street and the proposed Hamblin Parkway are intended to be major collector or arterial streets, and will be capable of accommodating the projected traffic from the proposed 84 units.

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 96 guest parking spaces to meet the parking requirement in the code of 1 space per 2 guest bedrooms. There are a total of 264 parking spaces proposed including 168 spaces in the 2-car garages, and 96 uncovered guest parking spaces. Besides the parking requirement, the main requirement for short-term rentals is the need for adequate amenities. 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 pool, clubhouse, small playground area, and a volleyball court and two tennis/pickleball courts.

Density Bonus standards: Density over 8 du/acre must comply with the Density Bonus provisions contained in section 17.68.105 of the Zoning code. Under "Building Design & Materials" the requirement is for variations in roof height, variations in building footprint, varied earth-tone colors and textures, and features which create visual interest such as balconies, patios, and roof overhang. Exterior materials shall consist of brick, stone or stucco. On the front elevation, and also on the street-side elevation for corner lots, stucco shall not exceed 50% of the wall area, not including the windows. On the proposed buildings, garage doors are a major part of the front façade and Hardy Board is the other principal material on the front exterior. There is some variation in roof height with gables perpendicular to main roof area, however all 18 buildings appear to have the same height, roof lines, and overall appearance. The 6-plex buildings seem rather plain looking and perhaps could add features that increase visual interest such as decks or balconies. The standards also state that, "Each unit should have some form of private outdoor space in the form of balconies or patios". The proposed plan has covered patios for each unit, with a partially open-to-the-sky trellis covering the patio.

The Landscape Plan shows a well landscaped project generally meeting the intent of the Density Bonus standards. The project amenities which include a pool, clubhouse, small playground area, and a volleyball court plus two tennis or pickleball courts seems in line with the prevailing standard for project amenities and generally meets the Density Bonus intent for amenities.

Staff Recommendation: The zone change request is in conformance with the General Plan. Short-term rentals are approved for the adjoining project which has not created neighborhood problems to staff's knowledge. The CC may want to discuss with the applicant and his designer ways to increase the visual interest of the 18 proposed buildings. Those ways include greater

variation in roof lines, or other ways to provide some variation in appearance among the 18 buildings.

PC Recommendation: The PC recommends approval of the zone change, along with a CUP for short term rentals and approval of the Density Bonus for a maximum overall density of 9.27 units/acre. The PC felt OK about the Hardy Board as the principal exterior material, noting that it would be a good variation to the stucco wall exteriors of the other nearby developments. The PC also suggests that the CC consider approval of “hooded” street lights which will protect the night sky.