

City Council agenda report for 12/14/16; Final Plat for Blackhawk Townhomes, phase 1, 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: 3.85 acres in phase 1 with 16 proposed dwelling units (four 4-plexes)

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.

Total # of units in project: 87 units

Request: Approval of a final plat for Blackhawk Townhomes, phase 1, with 16 two-story townhome units on 3.85 acres. The proposed project amenities of pool ,etc are also in phase 1. The project will have 2-car attached garages, and public streets. The units have 3 bedrooms, 2.5 baths, and total 1735 sq ft of living area. Some 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 final plat for phase 1 is consistent with the preliminary plat approved by the PC & City Council.
2. Staff recommends approval of the final plat for phase 1.

PC Action: The PC recommends approval of the final plat for Phase 1.