

City Council agenda report for 1/11/17; Final Plat for Paradise Village at Zion phase 6.

Zone: PD Residential (with short-term rentals allowed)

Applicant: Merrill Properties, Brad Merrill, representative

Engineer and Project Representative: Rosenberg Associates, Jared Bates, PE

Acres: 7.90 acres

Density 4.1 dwelling units per acre

Project location: Project is proposed south of North Town Road and between the future HAMBLIN PARKWAY and Paradise Village at Zion 1

of units: 32 units

Request: Approval of a final plat for 32 detached single family units in Paradise Village at Zion phase 6. This phase will be added to the existing project adjacent to the east, called Paradise Village at Zion. The two phases will function as one project under one HOA with shared amenities. The project proposes public streets with four units backing against North Town Road. A privacy wall is required along the street frontage for these four units (units 29-32). A public paved trail (10' wide) is proposed along the south property line which is the property line of ten acres owned by the Washington County School District. The plat shows a 15' wide trail easement along the south property line. The units will have a similar appearance to the first phase units.

Staff Comments:

1. The public trail along the south property line with the School District is important to making the trail system connect and is provided for with the Final plat.
2. Final Plat is ready for approval.

PC Recommendation: The PC recommends approval of the final plat for phase 6 of Paradise Village at Zion.