

## **City Council agenda report for 1/11/17: Preliminary Plat for Ocotillo Springs residential development located south of North Town Road and east of 400 East Street 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

**Proposed Preliminary Plat:** The plat shows 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 PD-R zone approval included 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:** 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 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 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).

**Staff recommendation:** The preliminary plat conforms with the PD Zone concept plan recently approved. Storm drainage issues are still being resolved by the applicant's engineer but the plat is in order and preliminary plat approval can be granted with the understanding that storm drainage design issues may require changes to the preliminary plat, which would mean a new review by the PC.

**PC Recommendation:** The PC recommends approval of the preliminary plat.