

City Council agenda report: October 4, 2017

Agenda Items: (1) Consider approval of a Zone Change Request from R-1-10/RA and R-1-10 to Planned Development Residential on 82.7 acres located generally at the south end of Gates Lane on the south side of Clary Hills Drive, and extending upslope and to the south. (2) Consider approval of a Development Agreement for the development project proposed on the above described property.

Applicant: Split Rock Development Group, Patrick Manning, Joe Platt & Kyle Hafen , reps
General Plan: Single-family /Low Density (SF/LDR) and Medium Density Residential (MDR)
Acres: 82.7 acres

Project location: South end of Gates Lane on the south side of Clary Hills Drive and also extending upslope in the South Hills area

Total # of Units: 459 units would be maximum **# of units over the 82.7 total acres; overall density 5.5 du / acre. Density on the 57.4 net developable acres is 8 du/acre.**

Phase 1. **There are 21 dwellings proposed in Phase 1** (Frei parcel of 9.7 acres) and in phase 1 there are 11 single-family homes proposed along Clary Hills Drive, and another 10 single family dwellings located to the rear along a private lane. The proposed density for phase 1 is 2.2 units / acre. (21 units divided by 9.7 acres)

Summary of Changes to Phase 1 made since the previous public hearings held in 2015, and in April, 2017.

- 1. Decreased # of proposed dwelling units from 112 (first application in 2015) to 42 units (previous application in 2017) to 21 single-family homes (current proposal).**
- 2. No individual driveways or parking proposed along Clary Hills Drive.**
- 3. Current proposal is for 21 single family homes with a craftsman style architecture, similar to the 'parade' home in the Sycamores subdivision located just east of the Phase 1 property.**
- 4. Home size is approximately 3,520 sq ft total for 13 dwellings (11 along Clary Hills + 2 on along the rear drive), and approximately 2,100 sq ft for the remaining 8 homes located on the rear drive.**
- 5. The 21 single family homes in phase 1 propose to operate similar to a Bed & Breakfast Inn with a common management arrangement.**

Note that in addition to Phase 1 (Frei parcel of 9.7 acres) the rezone request applies to nearly 83 acres, with the other approximately 73 acres located uphill to the southeast of the Frei parcel.

Purpose for requesting the PD-Residential Zone: To allow for a residential development on 82.7 acres with 459 total dwelling units. Overall project density is 5.5 units per acre, but when

steep slopes are subtracted, the net developable acreage is 57.4 acres which equates to a net density of 8 du/acre.

The entire project is proposed as **'destination resort'** with project amenities including a pool and clubhouse, and bike trails connecting to the existing trails on the property.

Parking: The base requirement is 2 parking spaces per unit, plus guest parking for any short term rental units in the amount of one additional space for every two bedrooms in excess of the first bedroom, and the applicant agrees to comply with the city's parking standards. In addition there are 6 proposed over-sized parking spaces on the east side of the project for RVs & boats. The applicant proposes to provide detailed project site plans for phases 2-8 in the future and prior to any final approval of those phases. When those detailed site plans are proposed for phases 2-8, the parking requirement may be adjusted to reflect the actual demand as experienced in phase 1. The goal is to neither under-park or over-park since excess parking areas simply diminish the amount of open space and landscaped area in the project.

Short-term Rental Use: The Conditional Use Permit Request was Approved by the PC Subject to Conditions: The PC approved that the units in Phases 2 thru 8 be permitted for short term residential rental subject to the PC's future approval of a recreational amenity package for phases 2-8. Phases 1 is not approved for short term (vacation rentals). The applicant will need to provide the PC with a proposal for recreational amenities for phases 2-8 in order for the CUP approval to take effect. The main requirements in the zoning code for short-term rentals are 1) that a local Property Management company is managing the property, 2) that recreational amenities are provided for guest use sufficient for the size of the project, 3) the project obtains a city business license for the short-term rental use, and pays the required transient room taxes, and 4) that guest parking be provided in the amount of one additional space for every two guest bedrooms (i.e, each bedroom after the first bedroom), and this is in addition to the base parking requirement of 2 spaces per unit. The PC must determine if the proposed amenities are adequate for the size of the project.

Building Height: The Zoning code states the height limit is 35' or as approved by the City Council upon considering the PC's recommendation. The applicants state in the proposed Development Agreement that in phases 1-3 and in certain other 'sensitive' areas that their self-imposed building height will be 26', and that in the remaining areas the building heights will not exceed the city's height limit of 35'. Phases 1-3 are proposed as low density dwellings with densities at or below typical R-1-10 density. The proposed densities in phases 1-3 are as follows;

Phase 1	Density 2.16 du/acre
Phase 2	Density 2.85 du/acre
Phase 3	Density 3.01 du/acre

Dwellings in these 3 phases may be visible from Santa Clara Drive (at intersection with Gates Lane) but will be limited to 26' in height per applicant's statements. Phases 4-8 are located further to the south and not visible from the Santa Clara valley (ie, from Santa Clara Drive).

Common Open Space: The Zoning code requires a minimum of 30% of the project area to be in useable open space. A landscape plan is required as part of the PD-Residential zone submittal requirements. A landscape plan has been provided for the phase 1 area (9.7 acre Frei parcel). However, the phase 1 plan is subject to change so the landscape plan will likely change along with the project for phase 1. A detailed landscape plan will be needed with site plan submittals on phases 2-8 when those phases are submitted.

Traffic: The maximum potential number of units in this entire project is 459. Dwelling units used for short term rentals generate approximately 6 trips per day /unit due to the fact that rental units are not occupied on a continuous basis. The maximum trip generation assuming 459 total units at 6 trips per unit equals 2,754 total trips per day which will require additional access points on Santa Clara Drive, in addition to the Gates Lane bridge. The project plans to utilize Chapel Street as a second access point, and the project applicants are asked to participate in the cost of a bridge over the Santa Clara River at Chapel Street. A Traffic Impact Study (TIS) has been provided by the applicants addressing the impact of the proposed project on traffic circulation. The TIS states that with the estimated project traffic, the effected intersections will still function at an acceptable Level of Service (LOS A & B).

Second Bridge / Crossing of the Santa Clara River: To meet the Fire Code standards and for overall public safety concerns, the City recognizes that a second access over the Santa Clara River is needed, in addition to the Gates Lane Bridge. Within the Impact Fee Facilities Study is the plan for a bridge over the Santa Clara River at the end of Chapel Street. South of the Santa Clara River, the plan is to connect Chapel Street to Clary Hills Drive and connect to Gates Lane. This access would provide the needed second access to developments on the south side of the River.

PC Consideration: Because a detailed site plan and building elevation drawings were only provided for phase 1, (and that phase is now subject to re-design) a rezone approval on the entire 82.7 acres should be conditioned with the requirement that detailed site plans for all phases shall be submitted to the city for PC & CC review as part of any request for plat approval.

Development Agreement: The applicants have proposed a Development Agreement a part of the overall zoning approval package. The Development Agreement is 20 pages, with additional pages for plan exhibits. The PC did not discuss the contents of the Development Agreement feeling that agreement is for City Council consideration.

PC Action: After approximately 3 hours of public comment (22 speakers) the PC voted to recommend approval of the zone change to PD Residential on the entire 82.7 acres, with the understanding that short term rentals are not permitted in the phase 1 area (Frei parcel), and that the proposed project layout for phase 1 will change some with the prohibition of short term rentals in Phase 1. Also, detailed project and phase plans complying with section 17.68.110 of the Zoning ordinance will be needed for all phases as part of any plat approval request.

PC Action on the CUP request is described above in the section on short term rentals.