

## **Planning Commission agenda report for 2/8/18: Final Plat for Ocotillo Springs phase 1, with 14 townhome units located south of North Town Road and east of 400 East Street on 4.93 acres.**

Zone: PD Residential

General Plan designation: Medium Density Residential (MDR)

Acres: 9.06 acres for entire project (phase 1 is 4.93 ac)

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 Jehovah Witness's Kingdom Hall.

# of units: 14 units in Phase 1 (in 3 buildings)

**Proposed Final Plat:** The plat shows 14 two-story townhome units in 3 buildings in the 4.93 acre phase 1 area. There are two 5-plexes, and one 4-plex in Phase 1, all with attached 2-car garages. The main amenity site is also within phase 1 and those amenities will be installed in phase 1 according to the developer's representative.

**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 within the project interior and also along the public street frontages (along North Town Road and 400 East Street).**

**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.

**Staff recommendation:** The Final plat conforms with the preliminary plat approved about a year ago. Staff recommends approval of the final plat for phase 1, with the condition that either a Development Agreement or Project Narrative be included with the plat approval which will set forth the developer's plans for landscaping both within the project and along the public street frontages (ie, along North Town Road and 400 East Street), and street improvements as well as amenities to be installed in phase 1 and in later phases.