City Council agenda report for 7/25/18; Preliminary Plat for Rhone subdivision located north of the Santa Clara River and generally between Old Farm Road and the extension of Chapel Street.

Zone: R-1-10
Acres: 21.36 acres (includes property within the SC River floodway)
Applicant: Cole West Development, Drake Howell, rep.
Project Engineer: Rosenberg Associates, Allen Hall, PE representing
Project location: Along the north side of the Santa Clara River, and generally between Chapel Street and Old Farm Road
# of lots: 26 lots

Project: The applicant proposes 26 single family lots ranging in size from 10,206 sq ft to 25,198 sq ft. The lots will be located along new public streets, and Chapel street, Vernons street, and Old Farm Road will all connect to this proposed subdivision.
The developer (& Graf family) propose to donate 8.39 acres located within the SC River floodway and floodplain to the city for a future park.
All of the proposed lots are outside the 100 year Floodway, but some lots are within the present 100 year Floodplain. However, the applicant & City are proposing that the 100 year Floodplain boundary be adjusted due to work done along the river and also pending work proposed for the pending Chapel Street bridge. FEMA has a process in place to review and approve adjustments to the 100 year Floodplain boundary, when warranted. Also the developer is in the process of updating the Erosion Hazard Study for this property, which should be completed prior to action on a FINAL subdivision plat for this property. Additional erosion hazard mitigation work may be needed to protect this property from possible erosion due to flooding. See additional info provided by the applicant's engineer regarding the erosion hazard, and Floodplain boundary adjustment timetable. If the LOMR-F documents are approved by FEMA as expected then all of the proposed lots will be outside the 100 year floodplain, per applicant's engineer. This is expected to happen prior to the Final Plat being submitted for approval. The applicant understands that if FEMA does not approve a Floodplain boundary adjustment, the plat may need some modifications. The Erosion Hazard Study will also be completed prior to consideration of the Final plat.
Project Density: The proposed project density for the total 21. 36 acres is 1.22 lots / acre (26 lots divided by 21.3 acres); however if the 8.39 acres in the Floodway & Floodplain which are being donated to the city for a future park are deducted from the density calculation the net developable density is 2.0 lots / acre (26 lots divided by 13 acres). The City Council recently approved the rezone to R-1-10 with the understanding that the entire 21 acres could be used in the density calculation. The net density of 2.0 is low for a R-1-10 project, and is consistent with the General Plan limitation of a maximum density in the subject area of 2 homes per acre.
Staff Recommendation: Staff recommends approval of the preliminary plat subject to approval by FEMA of the proposed adjustment to FEMA's 100 year Floodplain boundary as

requested by both the applicant and the city. Also the developer will be responsible for installing any required erosion hazard protection improvements which might be recommended by the Erosion Hazard Study to be submitted by the applicant.

PC Action: The PC recommends approval of the preliminary plat subject to the approval by FEMA of the proposed revisions to the 100 year flood plain boundary, and completion of the Erosion Hazard Study by the applicant prior to submittal of the final plat.