

City Council agenda report for 11/14/18: Request approval of an Amended Preliminary Plat for Bella Sol subdivision with 7 phases and 2 additional lots located on the east side of Rachel Drive, and north of North Town Drive.

Project: This is an amended preliminary plat for a 19-lot single family subdivision in a **R-1-10/RA zone**. The zone allows for a mix of lot sizes, with the average being a 10,000 sq ft lot.

Applicant: Robert Smith

Project Engineer: Rob Reid, Rosenberg Associates

This 19-lot amended preliminary plat is phase 7 of the Bella Sol project. The lot sizes vary in size with the average at least 10,000 sq ft in area. The amended preliminary plat now shows 7 phases in the Bella Sol project rather than 5 phases, and phase 7 has 2 additional lots with an extended cul-de-sac. All streets in the subdivision are public streets. The main issues with this phase deal with the need for a privacy wall along the boundary with the future Hamblin Parkway which runs along the north portion of this phase 7 plat, and the need to provide erosion protection along the Tuachan Wash. When Hamblin Parkway is built the homes backing against Hamblin Parkway will need a privacy wall for both safety and privacy needs. A LOMR (Letter of Map Revision) has been submitted to FEMA for modifications to the Tuachan Wash and approval for the LOMR is expected soon. The applicant's engineer (Rob Reid) noted that the modifications to the wash within Santa Clara have been verbally OK'd, but the LOMR is a joint request from both Santa Clara and Ivins, and the Ivins portion is still under review. It appears that this amended preliminary plat is in order, but the City Engineer (Todd Olsen) may have some recommendations for erosion protection.

PC Action: The PC recommends approval of the amended Preliminary Plat for Bella Sol phase 7, with the condition that the LOMR be approved by FEMA prior to recording the final plat.