

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: October 9, 2019

ACTION REQUESTED: Z-19-10 - A request to rezone approximately 7.27 acres located at approximately Bella Vista Drive and Bonnie Lane, from the current Planned Unit Development - Residential (PUD-R) zoning to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development zoning designation.

APPLICANT: Stephen Howcroft

OWNER: SJ Property Holdings LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 7.27 acres, located at approximately Bella Vista Drive and Bonnie Lane. The requested change is from the current zoning of Planned Unit Development - Residential (PUD-R), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose simply amending the 7.27 acres recently approved name and building designs of this development. The currently approved name is Lava Fields and the elevation style was a craftsman type appearance. The applicant is wishing to change the name to Desert Flower and proposed a modern type of building finish and appearance. This portion of the project (the units west of Bella Vista Drive), still propose 40 units and carry over the original conditions of the previous approval (Z-18-04) including the townhome portion of the development.

Staff has reviewed the requested zone change and finds the simple amendment (changes) will be appropriate with the area and the current approved Z-18-04 zone change of April 11, 2018. Again, the only changes associated with this amendment are the name change to Desert Flower and the elevation finishes of the units west of Bella Vista Drive as depicted in the exhibits

attached to this report. All other designs and conditions as previously approved are still in place as it pertains to this development and associated amenities, and listed below in the conditions. The Planning Commission reviewed this request at their August 21, 2019 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-19-10, for the zone change/amendment request from Planned Unit Development - Residential (PUD-R), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.
3. The only changes as it pertains to the previously approved Z-18-04 and this amendment, are one, the name change to Desert Flower; and two, the elevation finishes to the exterior of the single family detached units west of Bella Vista Drive

Conditions

1. The project shall conform to the standards of the PUD Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department. Note: all drainage will be directed to 100 East Street.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications (when designed to use such trash removal method).
6. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved conceptual plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

7. Block walls (six feet in height min./max.) will be required along all boundaries of the development that border all other adjacent developments. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
8. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
9. Public vs. private streets with associated cross sections, will need to be submitted to the public works department for review and approval.
10. 1100 East as shown will need to be constructed as part of this development.
11. A right turn lane will be required on Telegraph Street as part of the first phase of this development.
12. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
13. No vinyl siding will be allowed throughout the project, if horizontal siding is used, it must be a "Hardie Siding" (or equivalent).
14. The units abutting the Horizons West development are only allowed to be single story units.
15. No overnight rental will be allowed anywhere within this development
16. All units must have a two-car garage with driveway width and depths allowing for two cars in the driveway area.
17. No more than 30 dwelling units will be allowed east of Bella Vista Drive, until all agreements are signed and approved for the extension of 1100 East to the south of Telegraph Street.