

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: March 10, 2021

ACTION REQUESTED: Amended Preliminary Plat approval for the Crimson Park Townhomes subdivision, located at approximately 550 East Treasure Valley Road.

APPLICANT: Ryan Thomas

OWNER: DSG Holdings LLC and Desert Canyons Development Inc.

ENGINEER: DSG Engineering Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Preliminary plat for the Crimson Park Townhomes subdivision, located at approximately 550 East Treasure Valley Road. The reason for this amendment request is to add 3 more townhome units to this development. Recently the approved PUD Zoning was amended in adding the extra units, the applicant is now pursuing the amendment to the Preliminary Plat.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Unit Development - Residential (PUD-R) zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

The Planning Commission reviewed this request at their March 3, 2021 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for the Crimson Park Townhomes subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of October 23, 2019.

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. 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.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report.

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. Though outside of the subdivision boundary, the street labeled "Hayfield Drive" (which is the north-east continuation of 4200 South) will be required to be in place between the far east end of Treasure Valley Road and Washington Fields Road before any final plat(s) can be applied for. This was a requirement given by the city council during the zoning approval process.

13. The subdivision shall conform to the standards of the approved PUD - Residential (Multiple Family Development) Zoning of this development.

14. The detention pond areas are to be as much grass as possible (as design will allow), to be used as a play area for the residents.