

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: March 10, 2021

ACTION REQUESTED: Preliminary plat approval for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde.

APPLICANT: Cole West Home

OWNER: RREF II - JFH BRILLO, LLC

ENGINEER: Horrocks Engineers

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde. The applicant is proposing 18 lots on an area of coverage of 6.136 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, east and west, and Brio PCD to the south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission reviewed this request at their February 17, 2021 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Preliminary plat for the Brio 6A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. The preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

~~Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.~~

~~Commissioner Phetsomphou seconded the motion.~~

~~Motion passed unanimously.~~

- b. Public Hearing for consideration and recommendation to City Council for the Brio Phase 6A Preliminary Plat located at approximately Via Del Sol and Camino Borde. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde. The applicant is proposing 18 lots on an area of coverage of 6.136 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, east and west, and Brio PCD to the south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 6A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Musso asked if there is retention.

Mr. Ellerman answered that there is a master retention plan.

Commissioner Anderson explained that conditions 1 and 12 covers drainage concerns.

Commissioner Hansen opened the public hearing.

Eldon Gibb said there are no comments.

Public comment for this item will be accepted at:

***washingtoncity.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken.***

Commissioner Scheel motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

- c. Public Hearing for consideration and recommendation to City Council for The Island at Coral Canyon located at approximately 3300 East 1100 North. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for The Island at Coral Canyon subdivision, located at approximately 3300 East 1100 North. The applicant is proposing 99 lots on an area of coverage of 23.621 acres. The zoning designation at this particular location is Coral Canyon Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south. This particular subdivision/area is zoned for vacation/short term rental use(s). Each townhome unit will have a two car garage and a double-wide driveway.

There will be developed a secondary emergency access in conjunction with the existing cart path associated with the golf course located on the southwest side of this project proposal. The design of the secondary emergency access will be reviewed and approved by both the fire department and public works department.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat