

ATTN: MARSHA

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, AUGUST 12, 2015, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's Website: www.centervilleut.net and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

Tentative Time: (The times shown below are tentative and are subject to change during the meeting)

- 7:00 A. WELCOME AND ROLL CALL
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Scott Kjar
 D. MINUTES REVIEW AND ACCEPTANCE – July 8, 2015 & July 22, 2015
 E. COMMISSION BUSINESS
- 7:10 1. PUBLIC HEARING | MARK L. NELSON DENTAL BLDG | 782 W PARRISH LN
 Consider proposed Conceptual Site Plan for the Mark L. Nelson Dental Building on property located at 782 West Parrish Lane (Island Parcel - North of Iggy's), for the purpose of constructing a new office building. Brett Kearney, JZW Architects, Agent
- 7:30 2. DISCUSSION ONLY | GENERAL PLANNING & ZONING TOPICS
 Discuss the Planning Ordinances of the City and identify issues or areas of concern
- 8:00 3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
 a. Upcoming Meetings
 • PC Meeting August 26, 2015: Tri-City Polaris Amended Site Plan, Porter Walton Townhomes Conceptual Sub, Legacy Trail Development Amending PDO Approval & Conceptual Plan
- 8:05 F. ADJOURNMENT

Posted August 7, 2015 by Community Development



PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 8, 2015

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Cheylynn Hayman

David Hirschi, Chair

Gina Hirst

William Ince

Logan Johnson

Kevin Merrill

MEMBERS ABSENT

Scott Kjar

COUNCIL MEMBERS PRESENT

Paul Cutler, Mayor

Ken Averett

Tamilyn Fillmore

Stephanie Ivie

John Higginson

COUNCIL MEMBERS ABSENT

Lawrence Wright

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Hayman

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held June 24, 2015 were reviewed and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Hayman and passed by unanimous vote (6-0).

**PUBLIC HEARING | TRUMP RESIDENTIAL LOT | 540 SOUTH 400 WEST -
Consider proposed Final Site Plan for an unplatted residential building lot on property
located at 540 South 400 West, for the purpose of constructing a new dwelling. Scott &
Susan Trump, Applicants.**

Cory Snyder, Community Development Director, reported the Planning Commission previously accepted the conceptual site plan for the proposed single family home. The applicant has addressed the conditions of approval from the conceptual acceptance and is now ready for a final site plan review. The applicant will still be required to pay all applicable fees, submit all necessary utility provider sheets, and receive final approvals from the City Engineer. In addition, a current title report will still need to be submitted to the City Attorney for review. Overall, the final site plan is in harmony with the previously approved conceptual site plan. A building permit is required prior to any construction taking place and will need to meet all applicable standards found within the Zoning Ordinance.

Chair Hirschi opened the public hearing. Seeing no one wishing to comment; he closed the public hearing.

Commissioner Hirst questioned if all utilities are available to this site and if any connections will need to be adjusted. Mr. Snyder said all utilities are available to the site and staff will ensure all connections are appropriate during the building permit process. He said all utility companies have been contacted; the applicant is awaiting responses.

Scott Trump, applicant, reviewed the site plan explaining its unique layout. The hammerhead driveway will ensure fire safety access and turn-around. He also explained his hopes to utilize this property for some small farming activities, including small animals.

Chair Hirschi made a **motion** for the Planning Commission to approve the final site plan for the Scott and Susan Trump Residential Lot, located at 540 South 400 West, with the following conditions:

Conditions:

1. All professional service fees, development fees and related impact fees shall be paid.
2. A bond for all public improvements must be posted prior to the issuance of a building permit.

3. The submitted grading and utility plan shall be reviewed and approved by the City Engineer prior to a building permit being issued.
4. Applicant shall provide appropriate public utility easements and submit to the City. All easements shall be accepted by the City Council and recorded with the Davis County Recorder's Office.
5. A current title report shall be submitted to the City Attorney for review prior to issuance of a building permit.

Reasons for Action (findings):

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full final site plan application [Section 12-21-110(e)(2)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (6-0).

WORK SESSION I SOUTH MAIN STREET CORRIDOR PLAN & PUBLIC COMMENTS REVIEW - The City Council and the Planning Commission will discuss the South Main Street Corridor Plan and review all the public comments received from various meetings.

The Planning Commission and City Council reviewed and discussed several aspects of the South Main Street Corridor Plan (SMSC), including the many public comments that have been made over the past several meetings. Mayor Cutler explained the City Council recently reviewed the proposed density cap as recommended by the Planning Commission and after a lengthy discussion the issue was ultimately tabled for further review and discussion. In addition to density caps the Commission and Council also discussed viability, mixed-uses, building heights and framing, and public spaces.

City staff reviewed conditional use permits and how this tool is used to allow additional development options if negative impacts are appropriately mitigated. Staff also reviewed the Planned Development Overlay (PDO) tool, which also provides an option for additional density but also ensures an overall better developed project. Staff explained there may be some ways to take a more conservative approach to density including a density cap. Several Council and Commission members agreed each tool can be useful but that each tool also presents its own challenges with respect to the SMSC. A majority of the members present agreed a density cap is an appropriate safeguard for the SMSC.

1 Chair Hirschi said density and viability go hand in hand; the viability of commercial uses
2 depends on residential roof tops. He said if residential density is too restricted then commercial
3 uses will struggle. He said residential density should promote both commercial and retail uses.
4 He said commercial is important and should be encouraged along Main Street in addition to
5 appropriate residential uses. He said there have been many comments made that residential only
6 is the way to go. He is not sure this is best for Main Street. He said single-family uses are more
7 difficult to control. He questioned if the city really wants single-family homes with yards and
8 structures that cannot be specifically regulated along Main Street. He also questioned if people
9 would really be interested in raising a family on a busy Main Street. He believes the mixed-use
10 concept is still the best option for Main Street. He said he is also concerned with the idea of a
11 single-family PDO on Main Street. He said this could potentially put a fence along Main Street
12 with single-family homes facing interior. He does not believe a "wall" on Main Street is a good
13 idea. He is also concerned with "down zoning" Main Street from commercial to residential only.
14 He said this is unfair to current property owners who have been paying commercial taxes for
15 many years.

16
17 Councilwoman Fillmore said the SMSC uses form base standards to help unify
18 development along the frontage of Main Street, but does not address the rear parcels very well;
19 perhaps some clarification may be appropriate for rear residential uses. She believes the mixed-
20 use concept is still the best option for Main Street. She said economic viability is very important.
21 There needs to be enough return so a property owner is able to demolish an old building and
22 build a new high quality project. However, she is concerned comments made regarding viability
23 may be just that, comments. She believes viability needs to be studied more thoroughly to know
24 for sure if this is an issue. She said the mixed-use concept allows people to live and work in
25 Centerville. She said the SMSC is appropriate because it provides flexibility. She said current
26 property owners have expressed a desire for flexibility so they can find the best redevelopment
27 option for their situation. She said Main Street is intended to be primarily commercial. She
28 suggested keeping commercial as the primary use and residential or mixed-use as secondary. She
29 is concerned a density cap could be detrimental for smaller properties and may hinder their
30 ability to redevelop. She believes a required commercial use or mixed-use will help control
31 density. She said the majority of the comments made in the past few meetings have been concern
32 over density, not necessarily negatives toward the SMSC plan. She believes eliminating
33 commercial on Main Street will intensify residential uses and density. She said a density cap may
34 be appropriate but is worried that if set to low could encourage blight because there is no
35 incentive for redevelopment. She believes it is important to maintain the synergy of the SMSC
36 and encourage consistent redevelopment.

37
38 Commissioner Merrill said single-family lots are not as sought after with rising
39 generations. Research has shown that generations to come prefer smaller mixed-use homes with
40 little to no maintenance and services within walking distance.
41

1 Mayor Cutler said flexibility is important and questioned if there is a need to promote
2 townhomes or other forms of multi-family housing on Main Street. Commissioner Johnson said
3 he likes the flexibility of either residential, commercial, or mixed-use. Commissioner Hayman
4 agreed flexibility is best, but does not believe residential only is the best or viable option. She
5 said townhomes could be appropriate with a suitable density cap and green space requirement.
6 She questioned if a lower density cap could be set with incentivized increases? She too is
7 concerned with blight, but also wants to find a balance in keeping Centerville's unique small
8 town feel.

9
10 City staff discussed possible density caps (i.e., 4, 6, and 8). Staff believes there are pros
11 and cons to each density cap option. Staff is willing to research possible incentive options and
12 tools. Staff also discussed the General Plan for Main Street explaining some changes to the
13 SMSC may also require a change to the General Plan. Staff explained it may be possible to cap
14 residential densities and/or size of parcel with some type of tiered density system. Staff
15 explained that a density cap will affect viability and the City needs to be careful not to negatively
16 impact property owners. Staff agreed the higher the density cap the more likely it will not
17 negatively affect smaller parcels.

18
19 Councilman Higginson agreed commercial uses should be encouraged along Main Street.
20 He said commercial uses should front Main Street with residential uses behind. He is not
21 concerned with catering to every demographic. He said Centerville is different and unique. He
22 said walkability is often discussed but is rarely a reality. He said there are walkable
23 developments but most people drive to them, then walk around. He said Main Street will not
24 likely ever become a true walkable area. He said he is in favor of a density cap and is also in
25 favor of keeping commercial uses on Main Street.

26
27 Councilman Averett questioned if the City is planning for the past or planning for the
28 future. He said retail is not viable on Main Street mostly due, he believes, to online sales. He said
29 current research shows that 1 in 5 Americans work from home at least once a week and trends
30 show that number will only increase in the future. He agrees live/work concepts are important
31 and should be encouraged. He agreed future generations want to live in smaller PDO type
32 developments with no maintenance. He said it seems the future is leaning toward mixed-use
33 options.

34
35 The Planning Commission and City Council discussed density with regard to the Pages
36 Lane area which is set at a much higher density. Members present were not as concerned with
37 this area as it is different from the Core District and will bring a different type of redevelopment.
38 A majority of the members present agreed the Pages Lane area may still require a density cap but
39 at a much higher option in order to maintain flexible redevelopment options. The Planning
40 Commission agreed to research and discuss the Pages Lane area and provide a recommendation
41 for density to the City Council in the near future.

1 Councilwoman Ivie said she is not comfortable with any density over four (4) units per
2 acre along Main Street including the Pages Lane area. She said Centerville already has over 600
3 units within this small SMSC area, which is too dense. She said any additional density will only
4 negatively impact the area.

5
6 City staff discussed public open space options along Main Street, including sidewalk,
7 trees, street furniture, parking and lighting. Staff explained how UDOT is involved with these
8 decisions as Main Street is a State owned road. The City intends to complete a public space plan
9 for Main Street in the future. The public right-of-way is narrow and options are limited. Any
10 public space plan will require feasibility studies and coordination with UDOT. The Commission
11 and Council discussed requiring aesthetic public space improvements as part of redevelopment
12 plans thus placing the burden on property owners. Staff reminded those present that these types
13 of burdens are generally balanced with density increases. Chair Hirschi suggested creating a
14 PDO option for Main Street with bonus density provisions for public space improvements. This
15 possible PDO option could also maintain the SMSC building structure/framing and commercial
16 use requirements. The Planning Commission agreed to research and discuss possible public
17 space options in the near future.

18
19 The Commission and Council discussed building heights for Main Street. The building
20 height for all residential homes across the city is 35 feet. A majority of the members present
21 agreed a maximum building height of 35 feet is appropriate for Main Street and will help
22 encourage redevelopment. It was also mentioned that building height can be mitigated with
23 setbacks. City staff discussed the "framing" concept. If buildings are brought forward then
24 parking is pushed behind providing less vehicular accesses on Main Street and a buffer between
25 the commercial fronts and residential uses behind. It was mentioned that "framing" should
26 provide more commercial viability because the cost from UDOT to install an access on Main
27 Street is excessive.

28
29 The Commission and Council discussed street width. Concerns were raised regarding the
30 challenges that sub-standard street widths can produce (i.e., maintenance, fire access, density,
31 parking, etc.). City staff debated the challenges that can come when full-width streets are
32 required in private developments (i.e., parking lots, car ports, decreased circulation, speed, etc.)
33 Staff agreed to research possible options to increase street widths where possible.

34
35 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 36
37 1. The next Planning Commission meeting will be Wednesday, July 22, 2015.
38 2. Upcoming Agenda Items
39 • Porter Lane Townhomes, Conditional Use Permit & Final Site Plan
40 • Youngblood Storage, Conceptual Site Plan
41

The meeting was adjourned at 9:45 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 22, 2015

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:15 p.m.

MEMBERS PRESENT

Cheylynn Hayman

David Hirschi, Chair

William Ince

Logan Johnson

MEMBERS ABSENT

Gina Hirst

Scott Kjar

Kevin Merrill

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Ince

MINUTES REVIEW AND APPROVAL

Chair Hirschi made a motion to **table** the review and approval of the July 8, 2015 Planning Commission minutes until more Commissioners are present and the City Council has had time to review and approve the work session portion of the minutes. The motion was seconded by Commissioner Ince and passed by unanimous vote (4-0).

PUBLIC HEARING | YOUNGBLOOD EQUIPMENT/STORAGE YARD - Consider proposed Conceptual Site Plan on property located at approximately 650 North 1250 West, for the purpose of an equipment/storage vard. Donald Youngblood, Property Owner & Applicant.

Brandon Toponce, Assistant Planner, reported the applicant's property has been involved in an ongoing enforcement regarding the use of the property without proper approvals. The property has been used for the storage of vehicles and storage containers filled with equipment and vehicles for racing. The applicant now desires to receive approval from the Planning

Commission. The Zoning Ordinance prohibits the use of automobile wrecking yards and junk/salvage yard. The Zoning Ordinance does not specifically call out outside storage as a primary use. The applicant will need to verify a primary use (approved by Zoning Administrator) for the property then the secondary use of outside storage may be utilized. The applicant will be limited to specific uses permitted on the Table of Uses unless the applicant seeks an amendment to the Zoning Code. The proposed plans appear to meet the goals and objectives of the General Plan as the applicant will be upgrading the lot from a vacant parcel of weeds to a storage area with landscaping and screening. In the future, the applicant plans to construct a building on the vacant lot in addition to the outdoor storage. The applicant will be required to meet all applicable landscape standards and submit a finalized landscape plan with the final site plan. The applicant plans to screen the site with a powder coated chain link fence with slats. The storm drainage plan will need to be verified by the City Engineer and a bond will be required for any improvements in the public right-of-way.

Donald Youngblood, applicant, said he has owned this property for 20 years and would like to use it for his personal hobby. He said his daughter races cars at the Salt Flats and he uses this site to service and store those vehicles. He said he plans to screen the entire site with chain link as discussed and will install landscaping and gravel/pavement as required. He plans to seek approval from the Zoning Administrator regarding a primary use as listed on the Table of Uses.

Chair Hirschi opened the public hearing.

Mark Gabriel asked if the landscaping will be watered. The applicant, Mr. Youngblood, said he has no intension of letting the landscaping die. It will be watered.

Seeing no one else wishing to comment; Chair Hirschi closed the public hearing.

Commissioner Johnson made a **motion** for the Planning Commission to accept the conceptual site plan for the Youngblood Outdoor Storage, to be located at 650 North 1250 West, with the following conditions:

Conditions:

1. The outdoor storage shall be utilized by Mr. Youngblood for the use of storage containers and working vehicles. The lot shall not be used as a junk and salvage yard, wrecking yard or a public storage facility.
2. A permitted use review or a Zoning Code Amendment shall be pursued by the applicant to establish a primary use on site, prior to receiving final site plan approval. Specific items to be stored on site shall be submitted as part of the "use" interpretation.
3. The applicant shall submit a Final Site Plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.

4. A revised landscaping plan shall be submitted showing 10% of the property in landscaping and meeting all required tree counts.
5. A bond shall be posted for all landscaping improvements located along 650 North and 1250 West.
6. The storage area shall be completely screened from view with an opaque fence or wall.
7. The driveway leading into the storage area shall be constructed with concrete and meeting all City Standards. The City Engineer has stated that this shall be assessed prior to any development taking place.
8. Mr. Youngblood shall address the surfacing improvements within the storage area with a material that is acceptable to the Public Works Director and the City Engineer.
9. If the applicant fails to improve the land and abide by the conditions set forth, enforcement procedures concerning the unapproved storage will commence.
10. All storm drainage shall be properly addressed to meet all City Standards and shall be approved by the City Engineer.

Reasons for the Action (Findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. According to Table 12-35-1, outside storage is a permitted use as long as it meets all screening standards found in Section 12-51-110(b) of the Zoning Ordinance.
3. All required landscaping must be found on site [Section 12-51-070(d)(1)]
4. Applicable Development Standards for the I-H Zone have been reviewed [Chapter 12-35].

The motion was seconded by Commissioner Ince and passed by unanimous roll-call vote (4-0).

PUBLIC HEARING | PORTER LANE TOWNHOMES | 564 WEST PORTER LN - Consider (1) Conditional Use Permit to allow the density of eight (8) units per acre in the R-M Zone (postponed from June 24, 2015 Planning Commission Meeting); and (2) Final Site Plan for the Porter Lane Townhomes located at 564 West Porter Lane (400 South). Project includes a 46-unit townhome community, and one existing single-family dwelling. Taylor Spendlove, Brighton Development Utah, LLC, Applicant.

Cory Snyder, Community Development Director, reported the applicant proposes to develop a multi-family townhome style community. The proposed development will include 46 townhomes (10 buildings) and one large single-family home (existing), for a total of 47 dwellings on 6.16 acres (i.e., 7.62-units per acre). All dwellings will be served by a private internal roadway with two access points on Porter Lane. Staff suggests eliminating the internal sidewalk loop in order to lengthen the driveway depths and increase the external perimeter

1 sidewalk by linking the internal walks which in turn would provide access to the sidewalk
2 system from all units. The applicant has received approval from the Fire Marshal (see Fire
3 Marshal letter dated June 25, 2015) for the proposed development if the applicant is willing to
4 mark the curbs in red and post no parking signs. The Army Corps of Engineers holds a drainage
5 conservation easement on the north end of the property. The applicant proposes to landscape this
6 area and incorporate it into the open green space. The applicant needs only to honor the
7 easement, no official authorization from the Army Corps is needed for landscaping. The drainage
8 plan for the site has been reviewed by the City Engineer and some corrections will be required to
9 ensure proper storm water management.

10
11 Mr. Snyder explained there were a number of concerns raised during the conceptual site
12 plan process including open space, traffic, road width, etc. He reminded the Commission to
13 review the layout and design against current Zoning Ordinances. The applicant has submitted a
14 plan that substantially complies. He cautioned the Commission that some changes could produce
15 a design that is less desirable and/or less compatible with surrounding uses. For example,
16 requiring more open space and wider roads may push a developer to build 3-story townhome
17 buildings with carports and parking lots. He said larger buildings and centralized parking has a
18 much different feel than the proposed linear townhome development. Mr. Snyder said both these
19 types of developments (linear townhomes vs. townhome buildings) already exist in Centerville.
20 He shared pictures of both Florentine Townhomes (linear) and Pineae Village (buildings) and
21 asked the Commission which product may be most compatible for the Porter Lane area. Staff
22 believes the proposed project is a better product for the proposed area. Mr. Snyder explained a
23 traffic study was performed by the applicant as requested. The study concludes there is adequate
24 capacity on Porter Lane and on 400 West to accommodate the proposed development. The
25 intersection at Porter Lane and 400 West is currently classified as a level "C" which is a concern
26 to the City. The City may choose to conduct an additional traffic study in the future for the
27 purpose of installing a traffic signal at this intersection. Staff would like to reserve the right to
28 require the applicant, Brighton Homes, to contribute their minimal share to this future
29 improvement.

30
31 Chair Hirschi expressed concerns with the traffic study performed. He said the study did
32 not include impacts that may occur on the Frontage Road, the traffic sampling recorded was
33 limited and there were numerous typographical errors. He said it does not seem the study was
34 adequate or well produced. He said the study concludes this development will have "no impact."
35 He said this cannot be correct; any development, no matter how large or small, will have an
36 impact. Mr. Snyder said the City Engineer is currently reviewing the traffic study. He agreed the
37 proposed development will have an impact, but it is minimal compared to the current traffic
38 issues that exist due to the commercial uses in the area. He said the "no impact" statement likely
39 means traffic impacts from the proposed development will not raise above the level "C" that
40 currently exists.

1 Commissioner Hayman questioned if there are other developments within the city that
2 use red curbs and no parking signs and if these are followed. She also questioned what "aesthetic
3 impacts" means and what the Commission is looking for with regard to aesthetics. Mr. Snyder
4 said there are a few developments that use no parking signs. He explained the Fire Marshal is
5 only trying to provide the ability to clear the road if necessary. He agreed enforcement is not
6 easy or likely but these measures will provide the ability to legally tow vehicles in the case of an
7 emergency. Mr. Snyder explained that "aesthetic impacts" includes colors, architecture, roof-line,
8 materials, etc. He said this provision provides the Commission an opportunity to ensure a
9 development is compatible with surrounding uses.

10
11 Craig Call, Attorney for Applicant, said the Planning Commission has already accepted a
12 conceptual site plan for this development. He said this means the Commission has already agreed
13 that this development is compatible with its surroundings and complies with current ordinances;
14 therefore, this development is entitled to approval. He said at this point, the Commission is just
15 looking at possible negative impacts to decide how these impacts may be mitigated, not
16 eliminated. He said traffic is one of those impacts and the traffic study has shown there is
17 adequate service in the area to accommodate the proposed development. In addition, the
18 aesthetics are appropriate according to current ordinance. He said the courts have made it clear
19 that if a development is not illegal, then it should be allowed. With regard to the requested future
20 contribution for a possible traffic signal at Porter Lane and 400 West, Mr. Call asked if there is
21 an ordinance that requires this or a precedent for such.

22
23 Patrick Scott, applicant, said the project has not changed much from the conceptual plan
24 with the exception of eliminating two (2) units and consolidating the open space into a larger
25 more usable area with tot lot and gazebo. He said other open spaces within the project include a
26 dog park and the canal area (Army Corps easement) on the north property line. He explained
27 they added the interior sidewalk due to safety concerns raised at the last Planning Commission
28 meeting; however, they do not share these concerns and would prefer to eliminate the interior
29 sidewalk as suggested by staff in order to increase driveway depth and increase green space. He
30 said this is a better look and feel for the community. He also said it is more common in existing
31 townhome developments in Centerville to have sidewalk on only one side. Current ordinances do
32 not require sidewalks on both sides of a street. He also said they would prefer not to paint the
33 curbs red for aesthetic reasons. They would prefer to stencil red no-parking lettering on curbs
34 which is less glaring. Mr. Scott said it was his understanding that the majority of the traffic
35 concerns were related to 400 West and not the Frontage Road. This is why they asked their
36 traffic engineer to focus the study on 400 West and Porter Lane. He agreed the traffic in the area
37 is already a problem due to the impact of commercial uses in the area. He said their proposed
38 development will not significantly impact the traffic. He does not feel it is their responsibility nor
39 burden to contribute to a traffic signal which is warranted even without their development. He is
40 also concerned because there is no standard for how their portion would be calculated. He said
41 these types of improvements should be anticipated and required as part of zoning. Mr. Scott said

1 they have met with the Army Corps of Engineers regarding a dredging plan for the canal. He said
2 canal maintenance is allowed without permit or prior authorization as long as the materials
3 dredged are placed upland and not back into a wetland area. He said they have sufficient land to
4 properly dredge and relocate materials on site. According to the Army Corp this is considered an
5 allowed maintenance practice.

6
7 Commissioner Johnson said the traffic study shows this development will increase traffic
8 by 18%. In his view, this is more substantial than anticipated. He questioned what Centerville's
9 traffic impact fee is and/or how a fee may be calculated. Mr. Snyder said Centerville does not
10 have a traffic impact fee. He said the fee would be minimal taking into account impact
11 percentages.

12
13 Commissioner Ince said he likes how they have consolidated the open space but would
14 still like to see more. He said the development still seems crowded. Mr. Scott said there is a
15 balancing act when it comes to open space and housing. He said ordinances require 40%
16 landscaping and they are at 41%. He said they have already eliminate two (2) units to make the
17 open space possible.

18
19 Mr. Snyder offered a scenario. He suggested the existing single-family home (Mansion)
20 be demolished and another 4-unit townhome be constructed in its place. This would allow the
21 applicant to re-add the 2 eliminated units and move 2 other units in order to create a second
22 usable open space area within the project. Chair Hirschi agreed the Mansion is an issue and is
23 not compatible with the proposed development.

24
25 Mr. Scott said they have not considered this scenario but would not likely be interested in
26 demolishing the Mansion. He said this scenario would not be financially responsible. He also
27 explained that the backyard of the Mansion will be fully fenced and screened from view. The
28 front yard will be part of the homeowners association (HOA) and maintained.

29
30 Chair Hirschi opened the public hearing.

31
32 Andrea Richmond read written comments from Pam White, president of Centerville's
33 Florentine Towns HOA. Ms. White raised concerns with eliminating sidewalks, limiting green
34 space, narrow roads, and visitor parking. She claims the limited sidewalks in Florentine Towns
35 has made it difficult for residents to get outside safely. She said green space is crucial for
36 community events and activities. She also explained the frustrations of limited visitor parking.

37
38 Laura Dudley is a resident of Shaela Park (neighboring community). She is concerned
39 with the lack of balance in this development. She believes there should be less density and more
40 open space. She said the proposed development is not compatible with Shaela Park because it is
41 too dense. Shaela Park has 5.33-units per acre and only 4-unit buildings. She agrees there is not

1 enough visitor parking. She said the lack of street parking within the development will push
2 parking to Porter Lane. She is concerned with the accuracy of the traffic study. She said the
3 study was done on July 2, 2015 at 3pm which is not during any peak traffic hours. She said there
4 is significantly more traffic in the area during rush hour time frames, on a Sunday (street parking
5 on Porter Lane is significant near local church), or during the school year. She is concerned with
6 the wetland area and asked if the gates will remain. She expressed concern with the Mansion.
7 She said a contingency should be added that requires the demolition of the Mansion if it is not
8 sold within a reasonable time frame.

9
10 Dean Williams, a retired Fire Chief, said he is concerned with the private street width. He
11 explained in a fire emergency the fire department prefers to stack several engines and/or vehicles
12 in order to fight a fire. He said these narrow roads will not accommodate that need for fire
13 equipment if an emergency arises. He said the curbs may be painted red and signs posted but this
14 will not stop people from parking on the street and in an emergency there is no time to tow
15 vehicles. He explained the clearance needs for fire safety vehicles, stating fire service within this
16 development will be difficult. He said when he was growing up in Centerville there were no
17 sidewalks. He said when the City chose to install sidewalks the selling point was safety. He said
18 it is interesting that sidewalks are no longer consider a safety measure. He said no individual
19 should ever have to cross a street to get to a sidewalk. He said anyone that promotes limited
20 sidewalks has never witnessed a child being hit by a vehicle.

21
22 Irene Lysenko said Centerville is a great city. She said there is nowhere else that has a
23 small town community feel with easy accessibility to services and Salt Lake City. However, it
24 seems with recent projects that Centerville now has a mantra of pack in as many units as possible
25 on the limited land that is left. She said it seems everyone is aware that this project has problems
26 and yet it is still moving forward. She asked what advantage this project provides to the residents
27 of this community? She asked what advantage this project provides for the surrounding
28 neighbors? She asked what advantage this project provides for the city as a whole? She said it
29 seems the only thing this project is contributing is future problems with traffic, safety, and
30 congestion.

31
32 Rick Dudley expressed concern with the Mansion. He said this issue needs a lot more
33 discussion. He said this is a home that will prove difficult to sale. He said this home needs more
34 property attached to it for marketability. He said no one will want to live in a single-family
35 Mansion that is this close to a multi-family development. He said no one owning a single-family
36 home will want to drive through a multi-family development to access their property. He said
37 this just doesn't make sense. He also said the Mansion property should be separated from the
38 townhome property. This would in turn require less density because there would be less acreage
39 for the townhome portion of the development. He agreed a contingency plan should be
40 established to deal with the Mansion if left vacant for too long.

1 Dale McIntyre said the Mansion will likely be very expensive and if he were able to buy
2 a home of that value he would not want to live next to a multi-family community. He said it is
3 not reasonable to keep the home.

4
5 Bruce Madsen asked how much the proposed townhomes will cost. He said this
6 development seems similar to Foxboro in West Bountiful which has proven to have many
7 difficulties related to congestion, road width, limited sidewalks, and parking. He asked who is
8 responsible to make sure HOA's are functioning as they should. He said parking will be a
9 problem for this development and he agreed any overflow will negatively impact Porter Lane.
10 He is concerned these issues will diminish the value of the units. He said the project is too dense
11 and is not compatible with surrounding uses.

12
13 Kahl Gubler said the density is not being calculated correctly and that this development is
14 easily more than 8-units per acre.

15
16 Barbara Finn read a statement from Janice Frost, former Shaela Park HOA president,
17 who is concerned with parking and the narrow street. She said HOAs have a difficult time
18 compensating for these issues that should have been taken care of during development. She said
19 issues with parking, red curbing, and limited circulation cause contention with residents and
20 between residents. She said narrow roads also cause problems with garbage pickup. She would
21 not be surprised if the private garbage companies refuse to collect garbage on these narrow
22 roads. This will force the community to install dumpsters which are messy and unsightly. She
23 said narrow roads also cause problems with snow removal. She expressed concern with the
24 negative impact this development will have on traffic.

25
26 Heather Strasser shared pictures of narrow roads throughout Centerville communities
27 including Country Cottages, Bamberger Way, and Bellano Way. She pointed out the limited
28 circulation, parking, sidewalk, and safety concerns. She said the proposed development needs
29 wider roads and sidewalks on both sides of the street. She is concerned with the driveway length
30 stating 14-foot driveways are too short. She said there may be garages but these will likely be
31 used for storage of bikes, outdoor gear, etc. leaving only the driveways for vehicles. She said
32 residents should be able to park in their driveway without hanging over the sidewalk or into the
33 road. She shared a picture of Shaela Park pointing out the adequate road width, driveway depths
34 and sidewalk on both sides of the street.

35
36 Marti Money raised several concerns. She is concerned with traffic, the Mansion, safety,
37 design, green space, and drainage. She agreed the traffic study was lacking and was not
38 conducted at an ideal time to accurately measure the impacts. She said the Mansion does not
39 belong next to a multi-family development and should be eliminated. She said the density for the
40 townhomes should be calculated with only the acreage that the townhomes sit on and not
41 including the Mansions property. She said the General Plan requires public streets that are 24

1 feet wide, she agrees the proposed 20-foot roadway is too narrow. She said there should be
2 sidewalk on both sides of the street for safety. She said the Mayor is pro sidewalk and they
3 should not be eliminated. She suggested the developer build single-family homes and not
4 townhomes. She agreed the driveway depth should be increased. She believes the proposed
5 development is too dense to provide the basic amenities that make a community livable and
6 walkable. She said the green space should be larger and more useable. She agreed the new design
7 is better, but believes more can be done. She is concerned with the canal on the north boundary
8 line stating she would like to know the status of the "jurisdictional delineation." She is concerned
9 with water table and clean water issues.

10
11 Robyn Mechem said she is concerned with the impacts this development will have on
12 traffic. She said the Wasatch Front Regional Council did a study in 2012 which showed that a
13 typical residence in Centerville makes 12 vehicle trips per day. She said that would calculate to
14 526 trips per day for this proposed development. She said this is a significant traffic impact. She
15 shared an analogy. She said if a reservoir is already full of water it doesn't matter how big or
16 small an incoming stream is, it will still cause the reservoir to overflow. She said adding an
17 additional 526 trips to an already busy Porter Lane and 400 West is too great.

18
19 Brita Johnson said she does not like the Mansion. It does not make sense with the
20 proposed development. She agreed a contingency plan would be appropriate. She said an 18%
21 increase in traffic is significant. She agreed the traffic study was inadequate and the several
22 typographical errors make her doubt the integrity of the report. She does not feel the traffic
23 concerns have been properly mitigated. She too agrees the roads are too narrow and that
24 eliminating sidewalk is a safety issue. She also believes the project is too dense.

25
26 Seeing no one else wishing to comment; Chair Hirschi closed the public hearing.

27
28 Mr. Call asked in what way the proposed application does not conform to current
29 ordinance. He said there have been many issues raised which may be of concern for future
30 developments and which may require some changes to the City's ordinances, but according to
31 current ordinance this development complies. He said this development is consistent with the
32 conceptual site plan already accepted and meets density allowances. He said the potential
33 negative effects have been identified and mitigated. He said this is an optimal configuration for
34 the market and has adequate green space, roadways, landscaping, and parking.

35
36 Mr. Snyder verified the jurisdictional wetlands have been appropriately studied and the
37 easement covers all issues. Mr. Snyder reviewed the density calculation explaining how gross
38 density is applied according to current zoning ordinances. He agreed the Mansion may not be
39 marketable but said that single-family and multi-family have been mixed together in the past. He
40 said the applicant could come back in the future for an amendment if the home doesn't sell. He

1 explained the proposed layout is optimal for snow removal because of the open space to the
2 north. It is possible to push the snow all the way down the street and stack at the end.

3
4 Mr. Scott addressed the Mansion concerns. He said it is in their best interest at this time
5 to keep the home intact. He said the lot size for the Mansion is large enough to accommodate the
6 home and provide a private backyard. He verified the roadway is 24 feet wide and not 20 as
7 mentioned during the public comments. He said any gates located within the wetlands will likely
8 stay. They do not intend to construct anything in that area per the easement; it will only be
9 landscaped. He said the price point for the townhome units will likely fall in the mid \$200,000
10 range.

11
12 Chair Hirschi said it was asked who is responsible if an HOA is not functioning correctly.
13 He asked if a condition should be included stating the City will step in if the road is not properly
14 maintained or the Fire Code is not properly followed. Mr. Snyder said roadway maintenance is
15 subject to City Ordinances and enforcement. In addition, the CUP also governs many aspects of
16 the roadway and fire safety. He said it is possible for the City to step in if needed, but generally
17 most HOAs are successful. Mr. Snyder said he believes the loop road is actually a better design
18 for fire safety than a car port/parking lot scenario. He explained the proposed development is
19 over parked and over landscaped. He suggested a provision could be included in the HOA
20 regulations stating garages are to be used for parking and not storage.

21
22 Commissioner Johnson said he too is concerned with the traffic study and the small
23 sampling performed. He said 4-units an acre is permitted and the additional 4-units an acre is per
24 the CUP. He asked if the mitigation for traffic impacts includes the entire 8-units per acre or if it
25 is only applied to the 4-units per the CUP. This would calculate to a 9% increase in traffic, not
26 the entire 18%.

27
28 Lisa Romney, City Attorney, said the City does not impose any impact fees for streets or
29 transportation. However, if evidence within the record indicates an impact on traffic then the
30 City can require the applicant to provide their proportionate share of that traffic impact. The
31 difficulty with this situation is that the traffic study shows the majority of the traffic impact is
32 coming from other developments already in the area. If the City Engineer deems it necessary,
33 then the applicant may be asked to contribute. The City Engineer may choose to conduct a
34 separate traffic study in order to provide additional information. The Commission could include
35 a condition requesting a contribution from the applicant for traffic impacts if deemed necessary
36 by the City Engineer. If the applicant is opposed he can always appeal the decision to the Board
37 of Adjustment. She agreed the amount would be minimal and would only be applied to the
38 additional 4-units per acre per the CUP.

39
40 Commissioner Hayman asked for clarification on the driveway depths. She asked for
41 clarification regarding fire truck access. She asked if there are any other developments near an

1 intersection that were required to contribute to a traffic signal. Mr. Snyder said the driveways
2 are 14 feet deep. If you add the 4-foot sidewalk width then you get 18 feet total. He explained
3 this is why staff is suggesting the elimination of the sidewalk on the interior loop. Then the
4 driveways can be extended to the 18-foot depth without any obstruction (i.e., sidewalk). Mr.
5 Snyder explained there are Fire Code minimum requirements and practical behaviors. The fire
6 department would prefer to stack as many engines and emergency vehicles as necessary during
7 an emergency. The Fire Code minimum is a 20-foot wide road, red curbs, and signage. This
8 development includes 24-foot wide roads and the applicant has stated they are willing to comply
9 with the red curb and signage requirement. Mr. Snyder said there have been other multi-family
10 developments located near intersections in the city but he is unsure how any traffic fees were
11 applied, if any.

12
13 Chair Hirschi made a **motion** for the Planning Commission to approve the Final Site Plan
14 for the Porter Lane Townhomes Project, to be located on property at 564 West Porter Lane, with
15 the following conditions:

16
17 **Conditions:**

- 18 1. The project shall be developed in conformance with the submitted site and elevation
19 plans dated July 1, 2015 (as also reviewed by the Planning Commission 7/22/2015),
20 and as amended with this approval.
- 21 2. The final site plan density depicted shall be subject to the review and approval of a
22 Conditional Use Permit Use Density between 5-8 units per gross acre.
- 23 3. The final site plan submittal shall be amended to accomplish the following:
 - 24 a. Compliance with the South Davis Fire Marshal Letter dated June 25, 2015 and/or
25 as deemed acceptable by the Fire Marshal in accordance with the applicable
26 provisions of the adopted Fire Code.
 - 27 b. All above ground utilities for the buildings shall be screened from view from any
28 public right-of-way (see Section 12-51-110.d).
 - 29 c. All use of interior development lighting shall comply with Section 12-55-140,
30 Outdoor Lighting Standards.
 - 31 d. The internal sidewalk system shall be revised, as follows:
 - 32 • Provide sidewalks along the outside roadway loop only
 - 33 • Adjust the driveway depths to accommodate an 18-foot parking depth and the
34 sidewalk system without blocking the walkway with vehicles
 - 35 • Connect the interior area walks, through the common space, to the outside
36 roadway loop with crosswalks
 - 37 • Outside sidewalk loop connects to the public sidewalk system on Porter Lane
- 38 4. The project shall be subject to the construction of roadway, utility, and service
39 improvements and associated fees and bonding in accordance with applicable City
40 Ordinances or laws and deemed acceptable by the City Engineer or other City staff.

- 1 5. The project shall secure and provide private refuse (i.e. garbage) service for each
- 2 dwelling inside the development.
- 3 6. All signage requires separate permits and are to be approved by the Zoning
- 4 Administrator as part of the sign permit application, and must meet the requirements
- 5 found in Chapter 12-54 of the Zoning Ordinance.
- 6 7. The project shall be subject to obtaining a subdivision approval from the City prior to
- 7 selling any parcel, lot, or tract within the development.
- 8 8. The policy of no parking on the streets and street maintenance as required by the Fire
- 9 Marshal's letter and existing City Ordinances will be complied with.
- 10 9. The traffic study submitted by applicant will be reviewed by the City Engineer and if
- 11 determined by the City engineer that further mitigation is necessary than the applicant
- 12 shall be required to comply with that mitigation requirement.

13
14 *Reasons for the Action (Findings):*

- 15 a) The final site plan submittal has adequately shown how the property may be
- 16 developed [Sections 12-21-110.d & f].
- 17 b) The development is consistent with the goals and objectives found within the
- 18 Centerville City General Plan [Section 12-480-3].
- 19 c) The final site plan substantially reflects the conceptual plan acceptance of June 24,
- 20 2015.
- 21 d) The proposed final site plan, with the conditions listed, meets the applicable
- 22 Development Standards for the R-M Zone, Off-Street Parking, and the Landscaping
- 23 and Screening Standards of the Zoning Ordinance.

24
25 The motion was seconded by Commissioner Johnson.

26
27 Commissioner Johnson made a **motion to amend** to strike Condition #9 from the motion.
28 He does not believe the level of impact is significant enough to warrant additional mitigation.
29 The motion to amend died for lack of a second.

30
31 Commissioner Hayman agreed she does not want the applicant's traffic study to be the
32 final say regarding possible traffic impacts. Mr. Snyder said the City Engineer will review the
33 traffic study and may request clarification from the traffic engineer. The City Engineer will then
34 decide if additional information is needed and will act accordingly. The applicant does have the
35 ability to appeal any decision to the Board of Adjustment. Chair Hirschi agreed turning the
36 matter over to the City Engineer is the best course of action.

37
38 Commissioner Johnson said the proposed project complies with current City ordinances
39 and he does not believe the Commission has the grounds to deny this application. He agreed
40 there may be some weaknesses in the ordinances with regard to road widths, sidewalks, and
41 parking, but those are issues that will need to be addressed separately from this application.

1 Commissioner Ince said he does not believe the proposed development makes sense and
2 he is frustrated that he feels obligated to approve it. Commissioner Hayman agreed. She also
3 empathizes with the citizens who have raised concerns.

4
5 Chair Hirschi called for a vote on the motion. The **motion passed** by roll-call vote (4-0).

6
7 Commissioner Johnson made a **motion** for the Planning Commission to approve the
8 Conditional Use Permit (CUP) application for the Porter Lane Townhomes Project, to be located
9 on property at 564 West Porter Lane, with the following conditions:

10
11 ***Conditions:***

- 12 1. This conditional use is limited and subject to the development of the property, as
13 submitted and approved with the related final site plan of July 1, 2015, as amended.
- 14 2. The density use of the property shall not exceed 47 units and 7.62 units per gross
15 acre.
- 16 3. The development shall comply with the Fire Marshal's Letter dated June 25, 2015
17 and/or applicable fire codes, which at a minimum are:
 - 18 a. Marking the private roadway curbs in red, and
 - 19 b. Posting the signs relating to the "no parking" restrictions
- 20 4. If it is further deemed necessary by the City Engineer, this project be subject to
21 mitigate their direct portion of the traffic generated at the intersection of 400 West
22 and Porter Lane.

23
24 ***Reasons for the Action (Findings):***

- 25 a) According to Table 12-32-1 for the R-M Zone, a use density of 5-8 dwellings may be
26 established through an approved conditional use permit (CUP).
- 27 b) A conditional use permit application to consider allowing multi-family density of up
28 to 8 units per acre must address the standards found in Section 12-21-100(e) of the
29 Zoning Ordinance.
- 30 c) The property is generally flat and suitable for further development, while the multi-
31 family use and development layout is consistent with the area's neighborhood plan.
- 32 d) The City Engineer, with corrections and changes, has determined that proper drainage
33 for the site is feasible.
- 34 e) The traffic study concludes that adequate traffic capacity exists for allowing the
35 proposed development (Level of Service "C").
- 36 f) Compliance with the Fire Marshal's directives and the parking ratio of over 4 stalls
37 per dwelling, there is sufficient capacity to mitigate the initial concerns regarding
38 access, circulation, and parking.
- 39 g) The use of garbage trucks, deliveries, lighting, and other normal residential-type
40 activities are subject to various City Regulations and Noise Ordinances to prevent
41 such activities from becoming a nuisance.

h) With the conditions listed and the development subject to the design and layout of the associated final site plan, the density use approved is deemed appropriate for the property.

The motion was seconded by Chair Hirschi.

Commissioner Hayman made a **motion to amend** condition #3a to allow the applicant the ability to consult with the Fire Marshal and use red letter stenciling along the curb instead of completely painting the curbs red. She agreed red curbs can be an eye sore and this may be a better option. The motion to amend was seconded by Chair Hirschi and passed by unanimous roll-call vote (4-0).

Commissioner Ince said there are too many issues associated with this development, i.e., sidewalks, parking, road width, driveway depth, etc. He said approving these issues is inviting future problems and he would prefer to table or deny this application. He does not feel the impacts have been properly mitigated. He is in favor of the permitted 4-units per acre only.

Ms. Romney reminded the Commission that any tabling or denial requires reasons from the record that state how the impacts are not appropriately mitigated. Mr. Snyder agreed stating the Commission must explain who is being injured and how.

Commissioner Hirschi said, other than traffic, he does not see any evidence that there is a violation of the ordinances. In his opinion, the traffic has been sufficiently mitigated by requiring further review and approval by the City Engineer. He said he too would deny this application if there was any substantial evidence showing an impact that has not been mitigated or an issue that did not meet current standards.

Chair Hirschi called for a vote on the motion as amended. The **motion as amended** passed by roll-call vote (3-1). Commissioner Ince opposed.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, August 12, 2015.

The meeting was adjourned at 11:05 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

OWNER: RUSS MACKEY
MACKEY INVESTMENTS CENTERVILLE LLC
2087 EAST 250 NORTH
LAYTON, UT 84040

APPLICANT: MARK L. NELSON
1551 SOUTH RENAISSANCE TOWNE DR #540
BOUNTIFUL, UT 84010
mlndds@hotmail.com

PROPERTY: 782 WEST PARRISH LANE (ISLAND PARCEL)

USE: DENTAL OFFICE (MEDICAL SERVICES)

ACREAGE: .56 ACRES

ZONING: COMMERCIAL VERY-HIGH (C-VH)

APPLICATION: CONCEPTUAL SITE PLAN ACCEPTANCE

RECOMMENDATION: TABLE CONCEPTUAL SITE PLAN

BACKGROUND

In January of 2008, development on the island parcel adjacent to Market Place Drive, Parrish Lane and the Frontage Road was approved. The approval included an Iggy's Restaurant to the south, and a possible restaurant on the northern portion of the lot. It was determined in 2008, that the second building would be reviewed later by the City when an application was submitted. In 2013, Wasatch Running Center received conceptual acceptance to build a shoe store at this location, yet chose to open in an established location adjacent to Jo-Ann Fabric and Crafts. Recently, Brett Kearney, Agent for Mark L. Nelson submitted an application for a new office building at this location and now desires a conceptual site plan review by the Planning Commission.

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

C-VH Zone Uses Allowed.

By Ordinance, a dental office is categorized under the definition of "Medical Services" (Chapter 12-12). According to the Table of Uses in Chapter 12-36 of the City's Zoning Ordinance, "Medical Services" is a permitted use in the C-VH Zone.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 4, Northwest Centerville [12-480-5]. In relation to commercial development, an appropriate boundary is established along Parrish Lane. It indicates that high to very-high intensity commercial uses must be located within 500 feet of Parrish Lane. Furthermore, the General Plan establishes Parrish Lane as the "dominant commercial center of Centerville" [12-430-2(3)]. Therefore, the General Plan is in support of a dental office in this location.

C-VH Zone Development Standards, Chapter 12-34

Development Standards for Commercial Very-High Zone			
Development Standards	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	123 Feet	Yes
Maximum Height	45 Feet	Unknown	-
Setbacks			
Front	20 Feet	45 Feet	Yes
Street Side Yard	20 feet	12 Feet	No
Rear	None	50 Feet	Yes
Floor Area per Building, Maximum	6,000 square Feet (amended Development Agreement)	Upper and Lower: 7,494	No

This site is unique, as it is surrounded on three sides by streets. The Ordinance does not define the "front" of the building as having a front door, it only requires specific setbacks. Therefore, staff has measured the west as being the front and the northeast as being the street side yard. All sides facing a street must maintain 20-foot setbacks from the property line. In addition, the applicant will need to verify the height of the structure and reduce the total square footage. The property owner has discussed the square footage and is requesting an amendment to the Development Agreement be considered that reduces the total square footage back to the original 5,000 square feet, since parking is already extremely tight on the lot.

Commercial Development Standards**Parking, Chapter 12-52**

Table 12-52-1 indicates that "Medical Services" requires one parking space per 175 square feet of gross floor area. The Mark L. Nelson Dental Office has 7,494 square feet of gross floor area, which requires a total of 43 stalls. The current Development Agreement allowing a 6,000 square foot building would require 34 and the requested 5,000 square feet by the property owner would

require 29 parking stalls. The site plan indicates 27 stalls being provided, although short 1 stall, the entire island parcel has shared parking and this parcel also has a parking agreement with MTC, which allows the dental office employees and Iggy's employees to park at the MTC.

Landscaping, Chapter 12-51

The applicant has submitted a site plan showing the general location of landscaping, yet has not provided any detail. A formal landscaping plan will need to be submitted for the final site plan, which needs to include the following detail:

The following is a brief summary of required landscaping detail to be depicted on the final landscaping plans:

Required Landscaping Summary, Chapter 12-51	
Guidelines	Required
Total Area Landscaping	15%
Total Required Trees	1 Tree per 500 square feet of landscaping
Trees for Street Frontage	1 per 25 linear feet
Building Frontage/Foundation	50%
Total Interior Parking Lot Landscaping	7%
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree
	For every six required stalls: 2 shrubs

Screening, Section 12-51-110

According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building. The site plan will need to indicate the location of the dumpster area and how it will be built and screened.

Signs, Chapter 12-54

All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. It appears the applicant is proposing wall signage only on the north and south walls. However, if the applicant desires more signage, this must be depicted on the final elevation plans.

PARRISH LANE GATEWAY DESIGN, Chapter 12-63

The General Plan has established Parrish Lane as the "dominant commercial center of Centerville" [Section 12-430-2(3)]. In order to enhance the economic and aesthetic value of the community, the Parrish Lane Gateway Standards have been established. The Zoning Ordinance defines the Parrish Lane Gateway as being: "property that has frontage on Parrish Lane, is part of

a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main Street and the Legacy Highway right-of-way" [Section 12-63-020(b)].

Architecture, Section 12-63-040

Articulation, Section 12-63-040(a)

"A building *should* reflect a human scale and be inviting to the public." This *must* include breaking up the mass of the building with the stepping of the building horizontally and vertically. In addition, the entrance must be accessible from the public sidewalk.

- Staff Response: No design details have been submitted.

Public Amenities, Section 12-63-040(b)

The creation of public amenities to enhance the pedestrians comfort and experience *should* be encouraged.

- Staff response: The site plan does not indicate any public amenities. A pathway from the sidewalk to the front door must be created along with other amenities. Staff would suggest the applicant look at a few options such as benches in front of the dentist office and decorative lighting.

Colors and Materials, Section 12-63-040(c)

The color and material used *should* harmonize with the existing and surrounding development by providing *required* architectural upgrades for visual relief.

- Staff Response: Elevations will need to be submitted and according to Section 12-63-040(c)(1), a storyboard is required as part of review for the final site plan approval. The building should not mimic the surrounding architecture, yet be in harmony with color and material as other buildings along the Parrish Lane Corridor. The applicant will need to insure the upgrade requirements for a primary facade of 25%, secondary wall at 15%, and all other walls at 5% have been completed.

Screening, Section 12-63-040 (d)

Screening *must* be used in order to mitigate the visual impact of utility equipment, service areas and dumpster locations.

- Staff Response: Any roof or wall-mounted equipment must be properly screened from view. The applicant will need to show how this will be accomplished at the time of final site plan submittal. This screening should be integrated with the design of the building and should be a part of the building design. In addition, landscaping may be used to satisfy the screening element on the outside of the building. The location of the dumpster and full screening detail including material and color must be indicated.

Landscaping and Features, Section 12-63-050**Overall Design Concepts, Section 12-63-050(a), Ground Cover, Section 12-63-050(d), Plant Material, Section 12-63-050(e)**

Landscaping found on site *should* contribute to the overall character of the community. The landscaping *must* include pedestrian circulation and an overall design that adds variety and interest.

- Staff Response: Since the submitted plans only show the area to be landscaped, all requirements will need to be submitted following the criteria found in Chapter 12-51 of the Zoning Ordinance. A summary of these requirements can be found on page 3 of the Staff Report. Since the Mark L. Nelson Dental Office will be sharing the island parcel with Iggy's, it is recommended that some similar elements be added. As a reminder, 25% of the landscaping must be grass or high water plants. The overall design of the landscaping should have a theme that carries throughout the development, including the parking lot. This could include rock features throughout all the planting beds, or the same type of plantings.

Great emphasis by the City has been placed within this location for pedestrian circulation. Staff strongly encourages applicant to emphasize any area that may attract pedestrians to their establishment by using stamped-colored concrete where possible, and enhanced landscaping around pedestrian pathways. As stated in Section 12-63-050(e) of the Zoning Ordinance, vegetation should be selected as to give pedestrians a sense of comfort and safety while enhancing the community image.

When the island parcel went through previous conceptual approvals, a wall feature on the corner of Parrish Lane and Market Place Drive, and Market Place Drive and the Frontage Road was requested. in order to blend in with the rest of the development. This feature should be strongly considered by the applicant. They have indicated a water feature be placed on the northwest corner, which would also satisfy the Ordinance and be a welcoming feature to the area.

Site Grading, Drainage, Section 12-63-050 (b)(c)

Existing land features *should* be kept as part of the design with drainage being integrated in to other landscaping elements.

- Staff Response: The island parcel has already been mostly graded and no natural features will be salvaged. The applicant will need to ensure that all

proper drainage and required grading be accomplished, in accordance to all City Standards.



Water Features and Art and Furnishings, Section 12-63-050(f)(g)

A way to enhance the unique character of a development is to add water features, public art or street furniture, which *should* be encouraged on each development.

- Staff Response: As state previously, the applicant has proposed a water feature on the northwest corner. More detail on this water feature should be included in the final site plan. Other elements to enhance the location aesthetically may be found in outdoor furnishings, wall lighting elements, and landscaping features such as decorative rock, gravel and a decorative rock wall.

Maintenance, Section 12-63-050(h)

Projects *should* demonstrate that maintenance factors have been considered in the landscaping design.

- Staff Response: All of the on-site landscaping must be maintained by the owner. The final landscaping plans must show an irrigation plan has been established.

Off Street Parking – Layout, Section 12-63-060

Surface Parking Lot Design and Overall Design Concepts, Section 12-63-060(a)(b)

Parking *should* be designed to provide sufficient and safe vehicular and pedestrian traffic with minimized curb cuts and enhanced internal landscaping.

- Staff Response: Although the applicant has indicated the location of parking stalls, drive-isles and parking lot islands, they will still be required to meet the parking standards found in Table 12-52-1. The final site plans will need to show the percentage of parking lot landscaping, which must be 7% of the total parking lot area [Section 12-51-070(e)(1)(B)], and the types of vegetation to be planted.

Off Street Parking – Lighting, Section 12-63-070

Standards and Lighting Plans

Parking lot lighting *should* be designed to illuminate the parking and loading areas, but decrease the impact on surrounding development.

- Staff Response: When the applicant submits the final application, he will need to submit an overall lighting plan. This plan should include all proposed building and parking lot lighting.

Streetscape Standards, Section 12-63-070(a)-(j)

Although the development is located along Market Place Drive and the Frontage Road, it is still considered within the Parrish Lane Gateway and will still be *required* to meet all applicable streetscape improvements.

- Staff Response: The applicant has not indicated any detail on the streetscape standards and will need to show this information on the final plans. An undulating berm along Market Place Drive and along the Frontage Road is required. Since there is no park strip, this berm must be located on the inside of the sidewalk and must be at least 15 feet wide and no more than 2 feet wide. Staff suggests that the applicant look at Iggy's berm and match the style, height and design. Any pedestrian crossing through the parking lot area must be designated with stamped-colored concrete.

Other Development Issues

The following additional development concerns must be addressed as part of the final site plan application:

- All easements and utilities must be shown on the final site plan.
- The applicant will need to work with the City Engineer and the Public Works Director to establish what development fees will need to be covered.
- A bond must be established for all on-site improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
- The RDA must review the conceptual design to approve a change in the use on the island parcel.

Conclusion

Although the conceptual site plan is merely to show how the property may be developed, the submitted plans are lacking how the property may be developed within the Parrish Lane Corridor. The applicant must be more detail oriented in order for staff to make a comprehensive recommendation to the Planning Commission.

PLANNING STAFF RECOMMENDATIONS**Conceptual Site Plan - Suggested Motion for the Conceptual Site Plan Acceptance:**

PROPOSED ACTION: I hereby make a motion for the Planning Commission to table the conceptual site plan for the Mark L. Nelson Dental Office, to be located at 782 West Parrish Lane, and render the following directives:

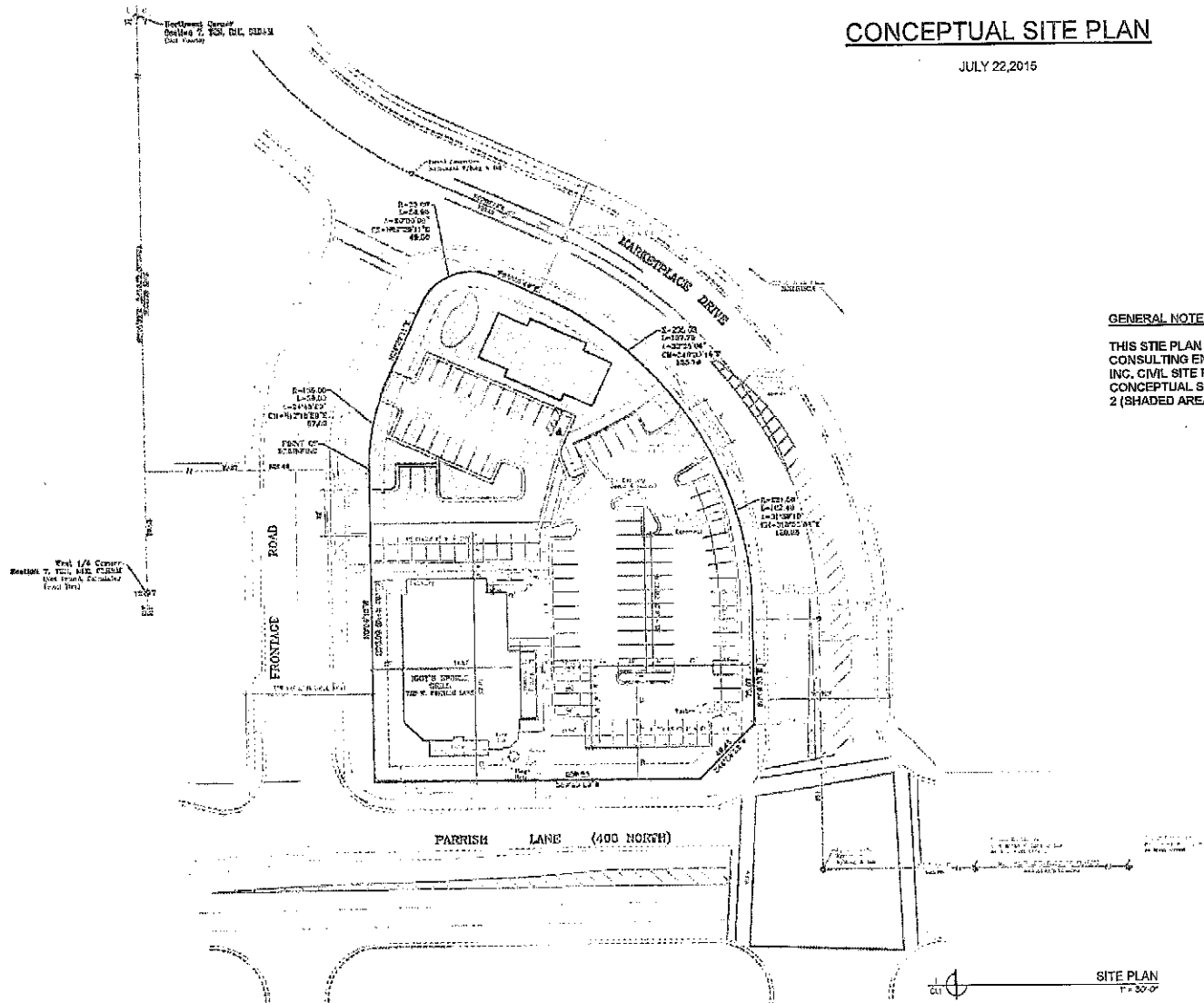
1. The total square footage of the building shall not exceed the 6,000 square feet allowable amount found within the Development Agreement for the island parcel, or the applicant shall seek an amendment to the Development Agreement with the City Council.

2. All setbacks for the proposed structure shall meet the requirements of Table 12-34-1 of the Zoning Ordinance, specifically street side yard setbacks.
3. Parking calculations shall meet the requirements of Table 12-52-1 of the Zoning Ordinance.
4. The applicant shall review and address all related requirements found in Chapter 12-63 in relation to the Parrish Lane Gateway Design Standards.
5. A landscaping plan shall be submitted following all applicable standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall address the following:
 - a. Location and type of all vegetation
 - b. The total number of trees and shrubs
 - c. Overall landscaping and parking lot percentages
 - d. An irrigation plan
 - e. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds. This theme shall have similarities to Iggy's, so it will blend with the rest of the island parcel.
 - f. Vegetation around all walkways should be emphasized.
 - g. At least 25% of ground cover shall be in grass or other high water plants.
 - h. Streetscape Standards such as street trees and pedestrian lighting shall be depicted.
6. The dumpster location and proper screening for all mechanical equipment shall be indicated.
7. The design of the water feature shall be submitted for review.
8. Building sketches shall be provided showing color, material and all proposed lighting.

SUGGESTED REASONS FOR THE ACTION:

1. A complete conceptual site plan application must submitted [Section 12-21-110(d)(1)].
2. A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed and does not create any vested rights to develop [Section 12-21-110(d)(5)].
3. The use of "Medical Services" is allowed within the C-VH Zone [Chapter 12-36].
4. This location is found within the Parrish Lane Gateway and must address all applicable standards of Chapter Section 12-63 of the Zoning Ordinance.
5. The proposed location is part of the island parcel and an RDA designated area, which may be subject to additional governing documents.

JULY 22, 2015



THIS SITE PLAN IS THE 06/24/2008 LEI
CONSULTING ENGINEERS AND SURVEYORS,
INC. CIVIL SITE PLAN WITH THE JZW
CONCEPTUAL SITE PLAN OVERLAY FOR LOT
2 (SHADED AREA).

C1.1



JZW
ARCHITECTS

RECEIVED JUL 22 2015