

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, OCTOBER 14, 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 Gina Hirst
 D. MINUTES REVIEW AND ACCEPTANCE – September 23, 2015 and PC Work Session September 30, 2015
 E. COMMISSION BUSINESS
- 7:10** **1. PUBLIC HEARING | LEGACY CROSSING STORAGE | 150 NORTH 1250 WEST**
 Consider proposed Conceptual Site Plan for Legacy Crossing Storage (self-storage facility) on property located at approximately 150 North 1250 West. Ken Menlove, Applicant
- 7:30** **2. CONTINUATION | ZONING CODE TEXT AMENDMENTS | SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48**
 [Postponed from September 23, 2015 Meeting]
 Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant
- 8:00** **3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 • PC Meeting October 28, 2015:
 Porter Walton Townhomes Final Subdivision Plat
 Maverik Convenience Store Final Site Plan & CUP
- 8:05** **F. ADJOURNMENT**

Posted October 9, 2015 by Community Development



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, OCTOBER 14, 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 | <p>A. WELCOME AND ROLL CALL</p> <p>B. PLEDGE OF ALLEGIANCE</p> <p>C. PRAYER OR THOUGHT – Commissioner Gina Hirst</p> <p>D. MINUTES REVIEW AND ACCEPTANCE – September 23, 2015 and PC Work Session September 30, 2015</p> <p>E. COMMISSION BUSINESS</p> |
| 7:10 | <p>1. PUBLIC HEARING LEGACY CROSSING STORAGE 150 NORTH 1250 WEST
Consider proposed Conceptual Site Plan for Legacy Crossing Storage (self-storage facility) on property located at approximately 150 North 1250 West. Ken Menlove, Applicant</p> |
| 7:30 | <p>2. CONTINUATION ZONING CODE TEXT AMENDMENTS SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48
[Postponed from September 23, 2015 Meeting]
Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant</p> |
| 8:00 | <p>3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT</p> <ul style="list-style-type: none"> • <i>PC Meeting October 28, 2015:</i>
<i>Porter Walton Townhomes Final Subdivision Plat</i>
<i>Maverik Convenience Store Final Site Plan & CUP</i> |
| 8:05 | <p>F. ADJOURNMENT</p> |

Posted October 9, 2015 by Community Development



PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, September 23, 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
Logan Johnson
Scott Kjar
Kevin Merrill

MEMBERS ABSENT

William Ince

STAFF PRESENT

Corvin Snyder, Community Development Director
Brandon Toponce, Assistant Planner
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

VISITORS

Howard Sain	Mark Allsop	John Hollingshead
Taylor Spendlove	Tamilyn Fillmore	Travis Davis
James Romer	Dale McIntyre	Brett Kearney
Catherine Rasband	Grace McIntyre	Nancy Smith
Roy Rasband	Robyn Mecham	Tim Hawkes

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Johnson

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held September 9, 2015 were reviewed and amended. Chair Hirschi made a motion to approve the minutes as amended. The motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).

PUBLIC HEARING | ELYSIAN AUTO SALES LLC | 1140 WEST 725 NORTH -
[Postponed from September 9, 2015 Meeting] - Consider proposed Conditional Use Permit

1 for used car sales in the I-H Zone, for property located at 1140 West 725 North. James
2 Romer, Applicant.
3

4 Brandon Toponce, Assistant Planner, reported the applicant is seeking a conditional use
5 permit for vehicle sales and detailing. The proposed use includes a maximum of seven (7) car;
6 three (3) parked in warehouse, two (2) parked outside, and two (2) for business owner use. The
7 applicant proposes to address customers by appointment only and all exterior washing of the
8 vehicles will be performed off-site. It appears the proposed use is limited in nature and could be
9 deemed consistent with the goals and objectives of the General Plan. Since the proposed use will
10 be occupying an already existing building; the use will not incur additional impacts on the built
11 environment by way of added utility services or supportive infrastructure. It does not appear that
12 the proposed use will create a large amount of noise, harmful irritants, or increased traffic to the
13 surrounding community. The applicant proposes to include "interior detailing" as part of this
14 business. This may not include engine cleaning and/or transmission repair as that would require
15 additional approvals. In addition, no junk vehicles, vehicles in need of repair, or wrecked
16 vehicles may be stored on site. Staff is concerned with the loading/unloading of the transport
17 truck. Staff recommends provisions be included to prohibit transport truck deliveries. Staff is
18 also concerned with the applicant using common parking stalls for sale vehicles. Staff suggests
19 the use of outside parking staff for vehicle display be prohibited and or limited as this practice
20 tends to inhibit needed customer and employee parking. This is especially problematic when
21 sharing a building and parking with other tenants. Staff recommends display of vehicles take
22 place in the warehouse only.
23

24 James Romer, applicant, said the warehouse is large enough to accommodate more than
25 three vehicles. He believes he could comfortably display up to five (5) vehicles within the
26 warehouse. He said he would like the ability to display a vehicle outside just prior to a customer
27 appointment. He said his lease designates two (2) parking stalls for his use and given that he has
28 no employees these stalls would be available. This is where he would display a vehicle for
29 customer appointments. He said this is a part-time hobby; he has an additional full-time day job.
30 He said he will likely only be working at this location after hours and on weekends. He said
31 prohibiting truck deliveries is not an issue.
32

33 Chair Hirschi opened the public hearing. Seeing no one wishing to comment; he closed
34 the public hearing.
35

36 The Commission discussed options for vehicle display both inside and outside the
37 warehouse. Commission members were comfortable allowing the applicant the ability to display
38 as many cars as will fit inside the warehouse. The Commission discussed the option of allowing
39 the applicant the ability to display a vehicle outside for customer appointments only. Since the
40 applicant will be working after hours and on weekends only this should not impact the
41 neighboring tenants who will likely be closed during these times.

1 Cory Snyder, Community Development Director, said staff is comfortable allowing five
2 (5) cars for display inside the warehouse. He reminded the Commission that any approval runs
3 with the land and not the tenant.

4
5 Chair Hirschi made a **motion** for the Planning Commission to approve the Conditional
6 Use Permit for Elysian Auto Sales LLC, located at 1140 West 725 North, Unit "C", with the
7 following conditions:

8
9 ***Conditions:***

- 10 1. This Conditional Use Permit shall apply only to the user space located at 1140 West
11 725 North, Unit "C."
- 12 2. This CUP approval is for vehicle sales, limited for the suite.
- 13 3. The accessory uses proposed shall consist of, and be limited to, interior detailing of
14 the vehicles. "Interior detailing" does not mean the washing of vehicles or engine
15 and/or transmission repair or other like major repairs.
- 16 4. All display vehicles shall be operable and in good condition, and the display of
17 vehicles shall be located within the warehouse space for Unit "C" with limited rights
18 to display such vehicles outdoors for sales purposes after 5:00 p.m. on weekdays by
19 appointment only and anytime on the weekends up to no more than two (2) vehicles.
- 20 5. All deliveries and transporting of vehicles shall occur between the hours of 6:00 a.m.
21 to 9:00 p.m.
- 22 6. The delivery of inventory vehicles by transport truck is prohibited.
- 23 7. The applicant shall submit an Automobile Dealer License from the State of Utah to
24 the Business License Coordinator and obtain a City Business License prior to
25 occupying or operation of the business.
- 26 8. A sign permit application shall be submitted to City staff for approval of any
27 proposed signage relating to the business.
- 28 9. All applicable application and professional service fees shall be paid.

29
30 ***Reasons for the Action (Findings):***

- 31 1. The applicant has submitted a complete application for a Conditional Use Permit
32 [Section 12-21-100.d.1].
- 33 2. The use of vehicle and equipment rental or sales is a permitted use within the
34 Industrial-High Zone with a Conditional Use Permit [Chapter 12-36].
- 35 3. The use is consistent with the expectation of the City's General Plan [Section 12-430-
36 1 & Future Land Use, Goal 1, 12-480-6].
- 37 4. The use does not appear to have any negative impacts to the existing property and the
38 surrounding community that have not been mitigated by the conditions of approval
39 [Section 12-21-100(e)(3)(A-D), 12-21-100(e)(5)(A-K)].

40
41 The motion was seconded by Commissioner Johnson.

1 Commissioner Hayman expressed confusion between inventory vehicles and display
2 vehicles. She made a **motion to amend** to change Condition #4 as follows:

3
4 *#4 - All inventory vehicles shall be located within the warehouse space for Unit "C."*
5 *All display vehicles shall be operable and in good condition. The display of vehicles shall be*
6 *limited to no more than two (2) vehicles with limited rights to display such vehicles outdoors*
7 *for sales purposes after 5:00 p.m. on weekdays by appointment only and anytime on weekends.*

8
9 Commissioner Merrill seconded the motion to amend which passed by unanimous roll-
10 call vote (6-0).

11
12 Chair Hirschi called for a vote on the motion as amended. The motion **passed** with a roll-
13 call vote (6-0).

14
15 **PUBLIC HEARING | HUFFAKER DENTAL DUPLEX | 134 SOUTH MAIN ST. -**
16 **[Postponed from September 9, 2015 Meeting] - Consider the following proposed items: 1.**
17 **Zone Map Amendment for the rear portion of the Huffaker Dental property located at 134**
18 **South Main Street from C-M (Commercial-Medium/SMSC Overlay) to R-M (Residential-**
19 **Medium), and 2. Small Subdivision Waiver/Lot Split for the purpose of creating a flag lot.**
20 **Jeff Cook, Cook Builders, Applicant.**

21
22 Cory Snyder, Community Development Director, reminded the Commission that at their
23 last meeting (September 9, 2015) there was some discussion/confusion regarding this application
24 in relation to the Temporary Zoning Regulation Ordinance (TZRO) or moratorium along Main
25 Street.

26
27 Lisa Romney, City Attorney, said she has reviewed the TZRO and the applicant's
28 applications for the Huffaker Dental project. She said the applicant filed for a Conceptual Site
29 Plan prior to the enactment of the TZRO and therefore has the right to continue that application
30 process onto the Final Site Plan. However, the application in question is for a Zone Map
31 Amendment and a Small Subdivision Waiver/Lot Split which are separate and new applications
32 from the site plan process. Ms. Romney recommended these applications be tabled until the
33 TZRO is lifted, amended, or repealed. She said she has spoken with the applicant and he is aware
34 of the situation and understands the limitations.

35
36 Commissioner Johnson made a **motion** to table this item indefinitely until the TZRO is
37 lifted, amended, or repealed by the City Council. The motion was seconded by Chair Hirschi and
38 passed by unanimous roll-call vote (6-0).

39

PUBLIC HEARING | RASBAND PROPERTY REZONE | 85 EAST CHASE LANE
- Consider proposed Zone Map Amendment for property located at 85 East Chase Lane
from A-L (Agricultural-Low) to R-L (Residential-Low) Zone. Glade Jones, Calute Homes,
Applicant.

Brandon Toponce, Assistant Planner, reported the applicant recently purchased said property for the purpose of building a single-family home. The applicant desires to rezone the property from Agricultural-Low (A-L) to Residential-Low (R-L). Barnard Creek runs through this property, which has a 20-foot access and maintenance easement measured from the center of the creek. The current zoning, A-L, requires a greater front setback which would put the back of the home within four (4) feet of the creek's edge. The proposed rezone to R-L would allow the home to be closer to Chase Lane placing the back of the home eight (8) feet from the creek's edge.

Mr. Toponce reviewed the criteria for a rezone approval. The proposed rezone is consistent with the General Plan as it is compatible with surrounding uses and will maintain the low single-family residential desire for this neighborhood. Staff does not anticipate any negative impacts, in fact, the proposed single-family home will enhance the surrounding neighborhood and improve the appearance of the current vacant lot. The proposed lot is surrounded by development and the adequacy of services and facilities is likely. The applicant will be required to go through the site plan process to establish easements and ensure adequate utilities can be provided. In addition, the applicant will need to continue working with Davis County to ensure proper grading and construction takes place adjacent to the Barnard Creek channel.

Ray Rasband, applicant, said he has already completed the necessary easements as required by Davis County. He said an access bridge will be built on the east end of the property that can support equipment needed to clear the creek as required by the County.

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

Commissioner Hayman made a **motion** for the Planning Commission to recommend to the City Council the following amendment to the Centerville City Zoning Map:

85 East Chase Lane (.48 acres) shall be rezoned from Agricultural-Low (A-L) to Residential-Low (R-L).

Reasons for the Action (findings):

- a) The proposed zoning changes are consistent with the goals and objectives of the General Plan [Section 12-480-3(1)(d)(1)].
- b) The proposed zoning changes are in harmony with the surrounding neighborhood [Current Centerville City Zoning Map, Section 12-21-080(e)(2)].

c) The applicant has provided sufficient evidence as to why the rezone is necessary for development of property at 85 East Chase Lane [Submitted application September 4, 2015].

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

MARK L. NELSON DENTAL OFFICE BUILDING | 782 WEST PARRISH LANE
- Consider proposed Final 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, Applicant.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously accepted the Conceptual Site Plan for the Mark Nelson Dental Office to be located on the Island Parcel adjacent to Iggy's Sports Grill. The proposed dental office was found to be consistent with the General Plan and the proposed use is allowed by Ordinance. The applicant is now ready for final site plan approval. The proposed site is located within the Parrish Lane Gateway which requires additional criteria. The applicant has satisfied these criteria. In addition, the applicant has received approval by the Redevelopment Agency (RDA) as required by ordinance. As part of that approval, the RDA amended the Development Agreement reducing the total square footage of the building to 5,000 square feet. This does not affect the proposed structure or development plans. Mr. Toponce explained there was a previous concern with some of the parking stalls backing into the drive lane. This configuration has been corrected and is no longer a concern. The applicant has requested financial assistance from the RDA for the landscaping on the northwest corner (possible water feature). The applicant and RDA are still working out these details.

Mr. Toponce reviewed the conditions of the conceptual site plan discussing how each item has been fulfilled. The final site plan is in harmony with the conceptual site plan. The proposed project meets applicable Zoning Ordinance requirements, Development Standards, and Parrish Lane Design Guidelines. The applicant will continue to work with City staff and the RDA as required including adherence to all governing documents for the Island Parcel.

Brett Kearney, applicant, submitted a copy of the new landscape/parking plan showing the parking stalls no longer back into the drive lane and how the landscaping has been adjusted for this area. He thanked the Commission for their time and said they are excited to move forward.

Commissioner Hirst made a **motion** for the Planning Commission to approve the final site plan for the Mark L. Nelson Dental Office, to be located at 782 West Parrish Lane, with the following conditions:

Conditions:

1. All professional service fees and other applicable fees for the development on this lot shall be paid.
2. A bond shall be posted for all public improvements prior to the issuance of a building permit.
3. The applicant shall address additional lighting detail with the Public Works Director, including, connection location and exact type of pedestrian lighting. This shall be submitted as part of the building permit process.
4. Any wall signage will need to be reviewed by City staff through a separate review permitting process.
5. If the applicant desires to pursue a contribution from the RDA for upgraded landscaping or entry feature on the lot, applicant should return to the RDA with options for this feature and requested amount of contribution. Any revised plans as approved by the RDA shall be included as part of final site plan approval.
6. Developer and the development shall comply with all governing documents for the Island Parcel, including but not limited to: (1) the Parrish Lane Gateway Neighborhood Development Plan, as amended; and (2) the Parrish Gateway Design Standards; and (3) the Agreement for Disposition of Land, as amended. The Fourth Amendment to the Agreement for Disposition of Land, as approved by the RDA, shall be signed and recorded against the property prior to issuance of a building permit for Lot 2. Developer shall be required to sign and record against the property an Assignment and Assumption Agreement regarding development on Lot 2, as approved by the RDA, prior to issuance of a building permit for Lot 2. Developer shall be subject to the use and user restrictions as set forth in the Agreement for Disposition of Land, as amended, and the Assignment Agreement entered into by Developer and recorded against the property.
7. A building permit shall be issued prior to any construction taking place on the property.
8. The new landscaping plan submitted this evening by the applicant will be reviewed and deemed compliant by staff in accordance with applicable landscaping requirements.

Reasons for the Action (findings):

1. A complete final site plan application has been submitted [Section 12-21-110(e)(2)].
2. The use of "Medical Services" is allowed within the C-VH Zone [Chapter 12-36].
3. This project is in harmony with the Goals and Objectives of the General Plan [Section 12-480-5].
4. This location is found within the Parrish Lane Gateway, and all applicable standards have been satisfied [Chapter 12-63].
5. The proposed location is part of the Island Parcel and an RDA designated area, which required the applicant to obtain approval for the "use" and "building style" [September 15, 2015].
6. The project meets all landscaping and site development requirements for the C-VH Zone [Chapters 12-51, 12-34].

1 The motion was seconded by Commissioner Johnson and passed by unanimous roll-call
2 vote (6-0).
3

4 **PUBLIC HEARING | PORTER WALTON TOWNHOMES | 564 W PORTER LN -**
5 **Consider proposed Preliminary Subdivision Plat for the Porter Walton Townhomes**
6 **Planned Residential Unit Development, on property located at 564 West Porter Lane, for**
7 **the purpose of platting the approved multi-family project. Taylor Spendlove, Brighton**
8 **Homes, Applicant.**
9

10 Cory Snyder, Community Development Director, reported the developers of Porter
11 Walton Townhomes project are seeking to subdivide and plat the dwellings units to allow each
12 unit to be purchased for home ownership. The Commission previously accepted the proposed
13 conceptual subdivision plan and will now be reviewing and approving the preliminary plans and
14 plat. Mr. Toponce reviewed the conditions of the conceptual subdivision approval. The
15 preliminary plat and plans appear to be consistent with the original final site plan and conditional
16 use permit approvals. The City Engineer has deemed the construction plans sufficient and has
17 requested several minor changes to the subdivision plat document related to survey standards and
18 plat format expectations. Mr. Snyder reviewed the submitted CC&Rs which generally reflect the
19 expectations and management of the subdivision.
20

21 Taylor Spendlove, applicant, said their attorney is currently reviewing the CC&Rs to
22 make sure everything is in order. He said they have reviewed the list of items called out by the
23 City Engineer and are accepting of all requirements.
24

25 Chair Hirschi opened the public hearing.
26

27 Dale McIntyre said he does not agree with this project. He said the large single-family
28 home is out of place and was only included to show acceptable density. He said the density of
29 this project is too high and it should not be allowed to move forward.
30

31 Seeing no one else wishing to comment, Chair Hirschi closed the public hearing.
32

33 Commissioner Merrill made a **motion** for the Planning Commission to approve the
34 Preliminary Subdivision Plans and Plat for the proposed Porter Walton Townhomes
35 Development, located at approximately 564 West Porter Lane, subject to the following:
36

37 **Conditions:**

- 38 1. The applicant shall prepare and submit an application for final subdivision plat and
39 associated construction drawings, as outlined in Chapter 15-3, Final Plat of the
40 Municipal Code.

2. The layout and design of the final plans and plat submittal must be consistent with the related City approved final site plan and conditional use permit.
3. The applicant shall finalize any plat related formatting and/or survey errors and omissions, which shall be deemed acceptable by the City's Engineer and Attorney.
4. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.
5. The applicant shall provide an updated title report (within 30 days) for review and acceptance of any final paper and/or linen plat, at a time deemed appropriate by the City's Attorney and/or Recorder.

Reasons for the Action (Findings):

- a) The preliminary subdivision plans and plat are in harmony with the relevant provisions of the City's General Plan [Section 12-480-1(a)].
- b) The new subdivision is in harmony with the provisions of the Residential-Medium Zone, and as approved by the City for the related final site plan and conditional use permit.
- c) With the directives listed, the acceptance is consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

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

PUBLIC HEARING | ZONING CODE TEXT AMENDMENTS | SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant.

Cory Snyder, Community Development Director, reported the Planning Commission and the City Council have hosted several open meeting sessions and work sessions to discuss the public's concerns over re-development within the South Main Street Corridor (SMSC). After extensive discussion and proposals the City is now requesting several changes to the SMSC Overlay Ordinance (see Staff Report dated September 23, 2015). Mr. Snyder reviewed and discussed each of the proposed text amendments to the SMSC Overlay Ordinance in detail (see power point prepared by Cory Snyder dated September 23, 2015). The proposed amendments include changes to the mixed-use definitions, density caps, public space plan, build to range distances (setbacks), and building heights.

The Commission discussed the Public Space Plan. Commissioner Merrill said he would like to see additional striping on Main Street to include bike lanes and wider sidewalks. Chair Hirschi said he would like to see options to increase the furnishings (i.e., planter boxes, lighting, bike racks) along Main Street to protect the pedestrian from traffic. He said any buffer from

1 Main Street seems reasonable. Commissioner Hayman agreed. She would like to see the same
2 buffer on both sides of the street. Commissioner Hirst said she would also like to see wider
3 sidewalks and more usable pedestrian space.

4
5 Mr. Snyder explained that UDOT's purpose is to keep traffic flowing. He does not see a
6 struggle when it comes to re-striping the road to include bike lanes, but furnishings is a different
7 issue. He said UDOT does not view furnishings as a protection to the pedestrian but rather an
8 obstruction or possible hazard to a moving vehicle. However, if these amenities are something
9 the Commission feels strongly about he encouraged them to continue to include them in the plan.

10
11 The Commission expressed concern with the definition of units vs. dwellings. The
12 Commission is confused by units per acre, units per building, dwellings per buildings, and
13 buildings per acre and how these are each applied to density calculations. Commissioner
14 Hayman expressed concern with allowing 2 dwellings for any size property. She is concerned
15 how this might work on some of the smaller lots. In this regard, Lisa Romney, City Attorney,
16 questioned if there are any provisions that limit or prohibit subdividing in order to get additional
17 dwellings.

18
19 Mr. Snyder said whether a lot is small or large the same rights should apply. He said
20 development standards will limit a property, whether large or small, and in turn will control
21 density and dwellings. All dwellings will be required to meet setbacks, buffers, easements, etc.,
22 all of which will limit the number of dwellings possible for any given property.

23
24 Chair Hirschi opened the public hearing.

25
26 Robyn Mecham said the General Plan (Section 12-420-1) states that the citizens of
27 Centerville desire low density residential. She has spoken with hundreds of Centerville residents
28 who do not want high density in Centerville. She said if the City wants to represents their
29 citizens then the SMSC plan should reflect low density options. She said the Porter Walton
30 Townhome project was allowed because ordinances do not adequately reflect a low density
31 desire. She said the City Council put the Temporary Zoning Regulation Ordinance (TZRO) in
32 place to allow time for changes to take place. She said changes should reflect low density. She
33 agreed the definitions for units and dwellings per acre are confusing. She said the density
34 calculations are also confusing. She cautioned against conditional use densities. She said
35 conditional use densities should not be any higher than 4-units per acre on the east side of Main
36 Street and 6-units per acre on the west side. She said it is easy to add density in the future, but
37 you can never take away density once you realize it is too high. She said she was surprised at the
38 change in building height. She was not aware this was ever discussed or an option for
39 amendment. She is not comfortable increasing the building height from 25 feet to 30 feet. She
40 would also like to see a maximum of 2-story buildings called out specifically. She expressed
41 concern regarding Pages Lane. She believes 12-units an acre is too high for this area given the

1 surrounding single-family developments. She suggested this area be allowed an option for patio
2 homes for the 55 and older population. She reminded the Commission that the Wasatch Front
3 Regional Council has researched and determined that each residence in Centerville generates
4 eleven (11) vehicle trips per day. This is a significant and negative impact that will affect Main
5 Street, which is another reason for keeping density at a minimum. She is concerned that too
6 much density will raise Main Street to a level where light rail is required.

7
8 Nancy Smith said perhaps the City is trying to put a square peg in a round hole. She said
9 mixed-use may not be appropriate for Main Street in Centerville and perhaps the whole concept
10 should be thrown out. She is not sure mixed-use is what Centerville wants to become. She said
11 the SMSC Overlay Ordinance has become convoluted and difficult to understand. She said the
12 original vision for Main Street was a downtown walkable community, but perhaps this concept is
13 not the best option with major commercial hubs already located nearby in Farmington and Salt
14 Lake City. She said no one is walking Main Street and no one is asking for mixed-use, so why
15 force it. She said residents want residential development at a low density. She suggested keeping
16 the density at 1-4 units per acre total. She said any density higher than 4-units per acre is in
17 conflict with the General Plan principles. She is concerned the SMSC Plan could be trumped by
18 a Planned Development Overlay (PDO) allowing for even higher density. She said if the City
19 chooses to keep the SMSC Plan in place then provisions should be put into place that limit PDOs
20 from using the mixed-use concept to maximize density.

21
22 Travis Davis said he too is concerned with mixed-use and how it will change the
23 character of Centerville. He said mixed-use has had its chance for several years and has proved
24 to be difficult. He said it is time to try something new and throw out the mixed-use concept. He
25 suggested using mixed-use as a conditional use and not a requirement. He said 8-units an acre is
26 too high a density and agreed 4-units is acceptable with a conditional use of 6-units per acre. He
27 also agreed that 12-units for the Pages Lane area is too high and believes the density should be
28 capped at 4-units per acre as well.

29
30 Tim Hawkes expressed concern over density. He agreed density should be kept low. He
31 agreed the concept of mixed-use is not working. He said the current economic drive is for high-
32 density residential, which is the one thing Centerville residents do not want. He cautioned the
33 Commission not to incentivize density. He said Centerville residents do not care if high density
34 will buy wider sidewalks, more landscaping, increased architecture, or greater amenities. He said
35 residents have been clear that high density is not their desire. He agreed that the Porter Walton
36 Townhome project was passed simply because it met current ordinances. He said this is the
37 City's chance to fix the ordinances and lower density. He said since mixed-use is not working
38 then perhaps commercial options should remain until future needs determine otherwise. He said
39 Centerville is a bedroom community and should be maintained as such with low density. He said
40 Main Street is not the place for transit-oriented development. He said Centerville does not have
41 to guarantee a developer can maximize their revenue. He understands that property owners have

1 a right to develop their property, but that right ends when it negatively impacts its surroundings.
2 He said he finds it interesting that Centerville does not impose an impact fee for traffic. He said
3 this essentially subsidized developers and high-density.

4
5 Tamilyn Fillmore said she would like to see the Public Space Plan list specifics when it
6 comes to the expectations for Main Street. She understands the difficulties of working with
7 UDOT to make some of these public space amenities happen but believes if these details are on
8 paper it will make negotiations easier and will show UDOT that Centerville has a vision. She
9 said past difficulties have been a result of no formal plan. She would like to see the SMSC Public
10 Space Plan include more space, wider sidewalks, and more amenities. She said she walks this
11 area often and would like to feel more protected and have more room.

12
13 John Hollingshead agreed the definitions are confusing (units vs. dwellings). He
14 suggested taking out any consideration for apartments. He said Centerville has enough
15 apartments and there are better options for development. He said residents do not need or want
16 more apartments on Main Street.

17
18 Seeing no one else wishing to comment, Chair Hirschi closed the public hearing.

19
20 Mr. Snyder explained the City has done extensive research on traffic impact fees and the
21 laws that govern such an action and Centerville cannot justify such a fee. Centerville does not
22 own nor control Main Street or Parrish Lane. These roads are owned/controlled by the State of
23 Utah. Mr. Snyder explained the distinction between units and dwellings but agreed the language
24 of the ordinance could be altered for clarification. He said units refers to the number of buildings
25 on a lot and dwellings refers to the number of units within a building. Mr. Snyder cautioned the
26 Planning Commission to remember the needs of future generations and encouraged them to keep
27 mixed-use and commercial options available. He explained housing desires are changing and
28 future generations are not as interested in single-family developments. He said mixed-use may
29 not be highly sought after today, but that will likely change in the future.

30
31 The Commission discussed concerns regarding the Pages Lane area. The Commission
32 agreed Pages Lane has a variety of surrounding uses including commercial uses, apartments,
33 townhomes, and single-family homes. Chair Hirschi suggested a graduated zoning for this area
34 from west (higher density) to east (lower density).

35
36 The Commission once again discussed the Public Space Plan and many expressed the
37 need to get a solid plan on paper. No matter how grand the vision, this is the City's opportunity
38 to let UDOT know their desires. Chair Hirschi said he would like to see more room/width thus
39 increasing the pedestrian corridor. He believes furnishings and wider sidewalks will increase the
40 visual appeal and provide a necessary buffer from traffic. The Commission also discussed
41 options to increase the public easement on the west side of Main Street to match the east side.

1 Commissioner Hayman agreed with increasing the pedestrian corridor and increasing pedestrian
2 safety. She also likes the idea of bike lanes and wider sidewalks. Commissioner Hirst said there
3 is a shift in the way people are choosing to live. She said more and more people are biking and
4 walking and the City should take steps to provide for this in the future. Commissioner Johnson
5 agreed with increasing curb appeal but cautioned that amenities should not be tied to density
6 incentives. Commissioner Kjar said increasing the public space easement on the west side may
7 be problematic as most property owners do not favor additional easements.

8
9 The Commission discussed density and mixed-use options. Commissioner Merrill said he
10 does not agree that mixed-use and commercial uses are not viable on Main Street. He said there
11 have been many businesses that have located to Main Street over the past several years. He also
12 believes the density cap of 8-units per acre is reasonable. The Commission discussed the balance
13 between density, marketability, and redevelopment costs. Mr. Snyder reminded the Commission
14 that many redevelopment projects require tear down and complete rebuild in addition to
15 pedestrian improvements. This is what makes the balance between density and marketability so
16 difficult.

17
18 The Commission agreed the proposed amendments are a good start for discussion and
19 agreed a work session would be beneficial to discuss the many details of the proposed
20 amendments. The Commission agreed to meet for a work session next Wednesday, September
21 30, 2015 at 7:00 p.m. to discuss the proposed amendments in more detail.

22
23 Commissioner Johnson made a **motion** to table this item until the next meeting. The
24 motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).

25
26 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 27
28 1. The next regularly scheduled Planning Commission meeting will be Wednesday,
29 October 14, 2015.
30 2. A Planning Commission Work Session is scheduled for September 30, 2015 at 7:00
31 p.m.

32
33 The meeting was adjourned at 10:30 p.m.

34
35
36
37 _____
David Hirschi, Chair

Date Approved

38
39
40
41 _____
Kathleen Streadbeck, Recording Secretary

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF WORK SESSION

Wednesday, September 30, 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 (left at 8:08 p.m.)

David P. Hirschi, Chair

Gina Hirst (arrived at 7:55 p.m.)

William Ince

Logan Johnson

Scott Kjar

Kevin Merrill

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ZONE

Chair Hirschi expressed a desire for the Commission to discuss definitional issues, density issues, and the proposed Public Space Plan for the SMSC Overlay Zone. Referring to the recommended definition of mixed-use, Commissioner Johnson stated it is his understanding that to build in the City Center or Traditional Districts, development must be either all commercial or mixed-use. Cory Snyder, Community Development Director, responded that one component of the recommendation is the definition that mixed-use combines commercial uses with residential uses in the same building or on the same site in one of three ways. Single-family is allowed, but not an entire block of single-family. Lisa Romney, City Attorney, clarified that single-family development is a permitted use in only two of the five Main Street districts: the Traditional and the City Center Districts. She explained that some of the recommended changes to the definition of mixed-use reflect the opinion that commercial should not be limited to office-use. The Commissioners did not request changes to the recommended definition of mixed-use.

The Planning Commission previously recommended that the City Council cap residential density in the Traditional and City Center Districts at a maximum of four units per acre as a permitted use and up to eight units per acre as a conditional use. Commercial uses are not included in the total density count. Following multiple public hearings and discussions with the City Council, the Planning Commission appeared to be in agreement with the suggestion to rescind the previous recommendation and continue examining the issue. Chair Hirschi stated he found the terms "dwelling" and "unit" on page four of the staff report to be confusing, and suggested the Commission consider including commercial units in the density count. Commissioner Kjar pointed out that defining a commercial unit could be difficult. Commissioner Merrill mentioned that commercial property owners are taxed on the total footprint rather than individual units. Mr. Snyder added that the City regulates commercial by size of building and uses, not number of units per building. Staff has recommended permitting a maximum of three

1 units per building on the east side of Main Street and a maximum of four units per building on
2 the west side as part of mixed-use development, with a maximum of six on the east and eight
3 on the west conditional. Commissioner Kjar asked if more control would be achieved with units
4 per acre than units per building. Mr. Snyder responded that both restrictions are important. If
5 land size qualified a development for 30 units, the City would not want all 30 units in one
6 building.

7
8 The Planning Commission seemed in agreement regarding the consistent use of
9 "dwelling unit" in the definition of permitted and conditional uses. Commissioner Merrill and Mr.
10 Snyder discussed the fact that development of a property is also limited by property size and
11 shape. Commissioner Ince asked why the City would allow greater density west than east. Mr.
12 Snyder responded that the General Plan caps residential development in residential zones at 12
13 units, but the residential cap does not apply to commercial zones. He explained residential
14 restrictions in the West Neighborhood Plan compared to the SMSC Overlay. Mr. Snyder
15 confirmed that any development other than commercial in the Traditional and City Center
16 Districts must be mixed-use. Commissioner Hayman referred to the proposal submitted for the
17 O'Brien/Pitt properties that only included commercial in order to qualify for residential, and the
18 concern that the commercial would remain empty. She stated she would be comfortable
19 allowing a townhouse or duplex on Main Street without a commercial or mixed-use component
20 provided sufficient density caps per building and per acre are in place. Mr. Snyder stated the
21 idea of allowing multi-family uses without being tied to commercial was briefly discussed in a
22 previous work session, but was not included by staff in the recommended revisions.
23 Commissioner Hirschi agreed that empty storefronts would be undesirable; however, including
24 commercial might restrict the residential density to some extent and encourage commercial
25 development on Main Street.

26
27 Commissioner Hayman pointed out that ground-level commercial development has not
28 been successful at the property located on the southwest corner of Pages Lane and Main
29 Street, and questioned whether that format could be successful in Centerville. Mr. Snyder
30 responded that the viability of that commercial element was lost when it was set back off the
31 street. Mr. Snyder responded to a question from Commissioner Ince regarding the success of
32 store fronts set off the street near Target stating that the success is dependent on being hitched
33 to the anchor stores. Chair Hirschi pointed out that the street plan will affect the success of
34 store fronts on Main Street. He stated that a pedestrian plaza feel with trees and planters would
35 contribute to successful store fronts, but that the lack of on-street parking would be a deterrent.
36 Mr. Snyder added that UDOT did not approve angled, on-street parking for the O'Brien property.
37 City Code requires 80% of Main Street frontage to be building. Access to the buildings would
38 need to be provided in the front and in the back from the parking.

39
40 Commissioner Johnson expressed approval that staff removed the ranges of permitted
41 and conditional uses in favor of stated maximums. Commissioner Merrill asked if using
42 decimals makes sense. Mr. Snyder responded that density units are measured in tenths, and
43 parking is measured in hundredths. Chair Hirschi brought up the possibility of including
44 commercial units in the density count, and Commissioner Ince suggested defining a certain
45 square footage of commercial equal to one dwelling unit. Mr. Snyder suggested considering
46 floor-area ratios for mixed-use. Commissioner Johnson expressed interest in looking at that
47 option. Chair Hirschi asked whether that approach incentivizes commercial or residential. Mr.
48 Snyder responded that if the market will not support the commercial, the residential cannot
49 occur, which is not bad if commercial is the goal. Form-based code is less concerned with what
50 goes in the buildings. Referring to the O'Brien property, Mr. Snyder stated that even an entirely

1 residential development would be a surge to businesses on Main Street from a neutral
2 standpoint. A balance would need to be found between traffic and other impacts, and the
3 benefit to businesses and services. Chair Hirschi and Mr. Snyder mentioned that some of the
4 office owners in the area were not in favor of additional, competing office space. There is
5 currently no provision for converting existing commercial space to residential.

6
7 Commissioner Hayman said the suggestion was made during the public comment period
8 that mixed-use would encourage higher density, so maybe the area should go back to straight
9 commercial. She asked if a tool is available to incentivize straight commercial. Mr. Snyder
10 responded that time is one tool. The small properties on Main Street are not viable for single
11 commercial use. An improved market for commercial use would be necessary. The allowed
12 depth of a building on Main Street could be increased to include medium box commercial such
13 as Walgreens. Commissioner Hayman stated she sees three options: (1) allow mixed use; (2)
14 allow commercial in the form of larger buildings; or (3) do nothing. Mr. Snyder added that
15 another option is to return the districts to the original Commercial-Medium (C-M) Zone. He
16 explained reasons behind changes made by the Council in 2007. Commissioner Johnson
17 pointed out that the study presented by staff showed all development in the two districts in the
18 last 20 years has been office commercial. Commissioners Johnson and Ince expressed a
19 desire to look at the square-footage ratio option. Chair Hirschi agreed.

20
21 Chair Hirschi repeated his belief that a pedestrian friendly green space with a plaza-type
22 feel would contribute to commercial viability on Main Street. He commented that his
23 professional office is in downtown Salt Lake City, and a different feel was created when the
24 pedestrian area on Main Street was widened and trees and planters were added.
25 Commissioner Johnson agreed that it could make a significant difference, but said he is worried
26 about the density that would be required to make it happen, and the lack of transit options to get
27 people there. He said he is not sure he would be willing to enact a Public Space Plan that may
28 not be worth the risk. Chair Hirschi responded that if the City is going to enact a Public Space
29 Plan, now is the perfect time – before the large parcel with the O'Brien property is developed.

30
31 Commissioner Ince stated that he also has a professional office in downtown Salt Lake.
32 He said that the area can get scary at night requiring considerable police time, and it is his
33 impression that store fronts are having just as difficult a time filling as they ever have. Chair
34 Hirschi agreed that Centerville is different from Salt Lake, but said he thinks if the environment
35 for successful commercial is created, the market may sufficiently revitalize the area.
36 Commissioner Ince asked if the cost of the additional setback would be placed on the property
37 owners. Mr. Snyder responded that the C-M Zone already has a 20-foot setback. Before
38 leaving the meeting at 8:08 p.m., Commissioner Hayman stated she loves the idea of making
39 the area more walkable with wider sidewalks and planter boxes, regardless of the uses
40 encouraged. Commissioner Hirst said she spoke with a representative of UDOT who stated
41 that UDOT is not opposed to that type of plan, but does not help with funding. Commissioner
42 Hirst mentioned Logan City as an example of a revitalized Main Street.

43
44 Chair Hirschi stated that it may take 20-30 years, but by beginning with a section as
45 large as the O'Brien property, property owners along Main Street may see the vitality that the
46 recommended plan could bring, and may also have a desire to redevelop. The Commission
47 discussed different sidewalk widths. Commissioner Merrill said he is comfortable with the
48 maximum density units recommended by staff, but he would be willing to discuss the floor-ratio
49 option as well. Chair Hirschi said he would like to look at the ratio approach as a way to limit
50 commercial size.

51

Mr. Snyder recommended a maximum of eight units on the north end of Main Street at Parrish Lane, and a maximum of 12 units on the south end at Pages Lane. Chair Hirschi responded he thinks it makes sense to have the higher density closer to Main Street at the south end, gradually reducing density moving east. Chair Hirschi said he would like the Commission to discuss including commercial in the total density count. Commissioner Johnson asked how the proposed ADU ordinance would impact properties in the SMSC. Mr. Snyder responded that it would not apply. Ms. Romney expressed concern with the guarantee of two units on very small parcels. Mr. Snyder agreed that property size minimums could be included. Commissioner Johnson commented that the staff recommendations include a height requirement change, which should be discussed.

Chair Hirschi asked if the ratio approach would prevent a situation in which a large structure could take up three-quarters of an acre with seven tiny units on the remaining quarter acre, keeping within the eight unit maximum. Mr. Snyder responded that, yes, the ratio approach would guarantee mixed-use, and would prevent a small tenant commercial, such as a snow shack, from qualifying as the commercial component. Ms. Romney commented that the two horizontal mixed-use options (attached and detached) require commercial to front the street, with residential behind. The third mixed-use option, vertical, leaves vulnerability. Mr. Snyder clarified that City build standards require the front 50% of the street level of a structure to be commercial. The ratio approach would prevent a snow shack from satisfying the commercial requirement to get the residential. Commissioner Johnson said he would be comfortable with higher maximum densities, but he predicts that between the Commission and the City Council the maximum will be set at six. Chair Hirschi said he feels the City needs to keep commercial viable in the City Center and Traditional Districts, and allow residential to the extent that residential will assist the commercial component.

Regarding building heights, Chair Hirschi suggested that visuals would be helpful. Commissioner Johnson added that visuals of the proposed plaza concept would be helpful. Chair Hirschi requested a confirmed measurement for the right-of-way on the symmetrical public space plan. The Commission discussed UDOT right-of-way, and Mr. Snyder stated that UDOT does not have plans to widen Main Street in Centerville in the next 5-10 years. However, UDOT has control of Main Street, and could widen the street in the future in response to continued growth and need for capacity. Chair Hirschi added that, in his experience, a residential or mixed-use component would discourage a more intense use of Main Street by UDOT in the future. Chair Hirschi recommended staff incorporate a brick plaza space rather than green space into an alternative for the Public Space Plan showing symmetry.

ADJOURNMENT

Chair Hirschi adjourned the work session at 8:40 p.m.

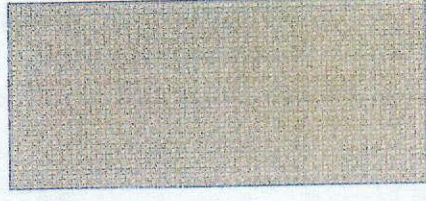
David P. Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

SMSC OVERLAY EDITS

PLANNING COMMISSION MEETING 9/23/2015



DEFINITION OF "MIXED-USE"

MIXED-USE, DEVELOPMENT – Mixed-use refers to the combining of commercial uses (office, retail, service or other permitted or conditional commercial uses) retail/commercial and/or service uses with residential or office uses in the same building or on the same site in one (1) of the following ways:

- A. Vertical Mixed-Use. A single structure with the above floors used for residential or office uses and a portion of the ground floor used for retail/commercial or service uses.
- B. Horizontal Mixed-Use – Attached. A single structure which provides retail/commercial or other service uses in the portion fronting the public or private street with attached residential or office uses behind.
- C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial or other service uses in the structure(s) fronting the public or private street, and residential or office uses in separate structure(s) behind or to the side.

✓ **Purpose: Clarify Expectations**

DENSITY CAP - CITY CENTER/TRADITIONAL SEGMENTS (6/10/15 PC RECOMMENDATION)

(c) **Traditional Main Street & City Center Main Street Districts** - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~-Maximum Allowed 3 units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~-Maximum Allowed 4 units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~-Maximum Allowed 6 units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~-Maximum Allowed 8 units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) **Maximum Gross Density:**

Permitted Use Density - Not more than 4 dwellings per acre

Conditional Use Density - Not more than 8 units per acre

Exception - Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size

✓ Purpose: Language Consistency

DENSITY CAP - NORTH GATEWAY SEGMENT

12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

(1) Permitted Uses:

Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone Dwelling, Town House, Two-Family, or Multiple (~~Density 1-4 units per building~~ **Maximum Allowed, 4 dwellings per building**), as part of a mixed-use development

(2) Conditional Uses:

Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8 units per building~~ **Maximum Allowed, 8 dwellings per building**), as part of a mixed-use development;

~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed-use development.~~



(3) Maximum Gross Density:

Permitted Use Density – Not more than 4 dwellings per acre

Conditional Use Density – Not more than 8 units per acre

Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size

✓ Purpose: Previous City Council Directive

DENSITY CAP - PAGES LANE SEGMENT

12-48-080. (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

(1) Permitted Uses:

Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.

Dwelling, Town House, Two-Family, **or Multiple-Family or Garden Apartments** (~~Density 1-4 units per building~~ **Maximum Allowed, 4 dwellings per building**), as part of a mixed-use development

(2) Conditional Uses:

Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
Dwelling, Townhouse, Two-Family, ~~or Multiple~~ (~~5-8 units per building~~ **Maximum Allowed, 8 dwellings per building**), as part of a mixed-use development;

Dwelling, **Multiple-Family, or** Garden Apartments (~~9-12~~ units per building), as part of a mixed-use development

Parking Garage, Public, as part of a mixed-use development



(3) Maximum Gross Density:

Permitted Use Density – Not more than 4 dwellings per acre

Conditional Use Density, townhouse or two-family – Not more than 8 units per acre

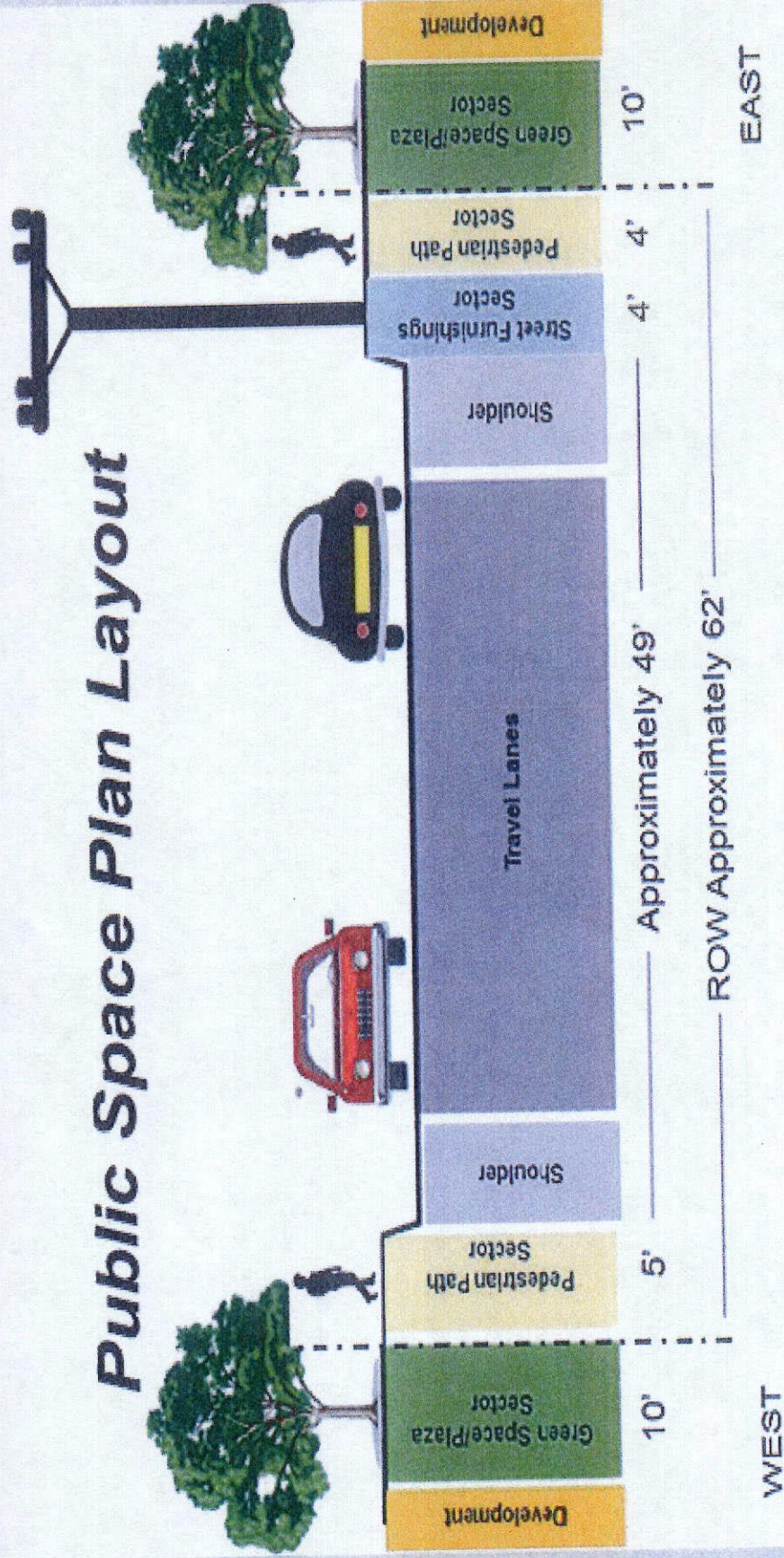
Conditional Use Density, multiple-family or garden apartments – Not more than 12 units per acre

Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size

✓ Purpose: Previous City Council Directive

PUBLIC SPACE PLAN (ILLUSTRATION)

Public Space Plan Layout



✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (NEW ELEMENT)

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

Public Space Design Sectors

STREET FURNISHINGS SECTOR

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Green Space/Plaza Sector.

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Green Space/ Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

GREEN SPACE/PLAZA SECTOR

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

✓ **Purpose: TZRO Produced**

PUBLIC SPACE PLAN (MAIN STREET EAST SIDE)

Main Street – East Side. The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors. The expected design layout for the east side shall include the following:

Priority Street Furnishings Sector Design Elements:

Sector Location -- The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.

Street Furnishings Uses and Materials -- This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.

Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.

Use of Landscaping. Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs, shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (MAIN STREET EAST SIDE)

Pedestrian Path Sector Design Elements

Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least four feet (4') to private property line.

Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (MAIN STREET EAST SIDE)

Priority Green Space/Plaza Sector Design Elements

Sector Location – The Green Space/Plaza Sector is to be measured beginning at least eight feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

Green Space/Plaza Sector Uses and Materials – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (MAIN STREET WEST SIDE)

Main Street – West Side. The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the Pedestrian Path and the Green Space/Plaza Sectors. The expected design layout for the west side shall include the following:

Sector Location – The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.

Pedestrian Path Uses and Materials – The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (MAIN STREET WEST SIDE)

Priority Green Space/Plaza Sector Design Elements

Sector Location – The Green Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

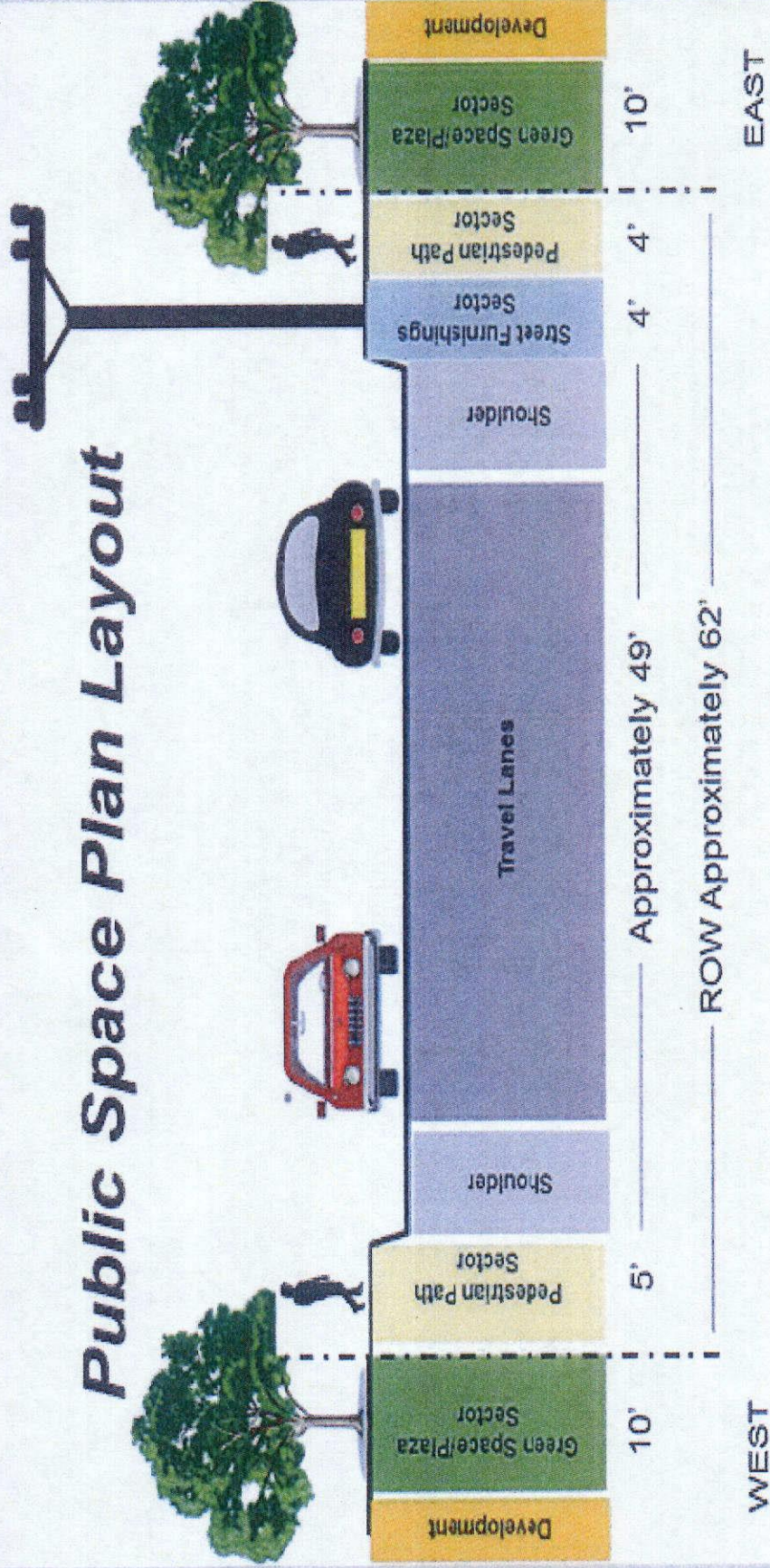
Green Space/Plaza Sector Uses and Materials – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

✓ Purpose: TZRO Produced

PUBLIC SPACE PLAN (ILLUSTRATION)

Public Space Plan Layout



✓ Purpose: TZRO Produced

REQUIRED BUILD TO RANGE (RBR) (AKA BUILDING SETBACKS)

Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:

- ☐ Corner Gateway Lot
- ☐ TND/Mixed-Use Lot
- ☐ City Center Main Street Lot
- ☐ Traditional Main Street Lot
- ☐ Brownstone/Live-Work Lot

✓ Purpose: Reflect Public Space Plan

BUILDING HEIGHTS – MAIN STREET EAST SIDE
(CITY CENTER & TRADITIONAL SEGMENTS)

Previous 2010 SMSC Amendments:

Amend the east side and change the height from 25 feet to 30 feet.

✓ Purpose: TZRO Produced

END

SMSC OVERLAY EDITS

PLANNING COMMISSION MEETING 9/23/2015



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

**STAFF REPORT
AGENDA: ITEM 1**

OWNER: STEPHEN GARNER
TWO X FOUR, LLC.
3146 EAST SECRET VIEW ROAD
SANDY, UT 84092

APPLICANT: KEN MENLOVE
MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE #C
WEST JORDAN, UT 84088
menlovec@gmail.com

PROPERTY: 150 NORTH 1250 WEST

USE: LEGACY CROSSING STORAGE (SELF-STORAGE)

ACREAGE: 3.32 ACRES

ZONING: INDUSTRIAL-HIGH (I-H)

APPLICATION: CONCEPTUAL SITE PLAN ACCEPTANCE

RECOMMENDATION: ACCEPT THE CONCEPTUAL SITE PLAN

BACKGROUND

The property owner desires to construct a self-storage center located at approximately 150 North 1250 West. This vacant parcel is located south of the Legacy Crossing Apartments and west of an existing self-storage facility. The new self-storage complex is not associated with the storage units to the east and will be found under separate ownership. It is also not associated with the Legacy Crossing project to the North and will not be under the same development guidelines and standards. The proposed Legacy Crossing Storage is located within the Industrial-High Zone and will only require the standards for this zoning to be addressed. As a reminder, the conceptual review is a way for the Planning Commission to review the project and give feedback to the applicant and is not an official approval to begin construction.

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

I-H Zone Uses Allowed.

According to the Table of Uses in Chapter 12-36 of the Centerville City Zoning Ordinance, a self-storage facility is allowed within the Industrial-High (I-H) Zone with the approval of a Conditional Use Permit. The applicant will be applying for the Conditional Use Permit as part of the Final Site Plan application.

General Plan

The Centerville City General Plan indicates this area is within the West Centerville Neighborhood and further classifies this location as within the South Industrial District [Section 12-480-6(1)]. The goal for this area is to upgrade the conditions and appearance of the buildings and yards while preserving the economic viability of the neighborhood. It further gives objectives to maintain 1250 West as the focal point of the Business Park, maintain an architectural theme and to emphasize landscaping and proper screening throughout the area [Section 12-480-6(1.A – 1.F)].

The proposed self-storage facility will meet the goals and objectives of the General Plan by having enhanced architectural features, promoting 1250 West as an important corridor with upgraded landscaping, and the construction of public infrastructure.

I-H Zone Development Standards, Chapter 12-35

Development Standards for the Industrial-High Zone			
Development Standards	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 feet	Minimum: 12.06 feet Max: 30 feet Average: 27.13	Yes
Maximum Height	35 feet	Storage Units: 11 feet Office: 16 feet	Yes
Lot and Parcel Standards			
Minimum Area	None		N/A
Minimum Frontage	50 feet	520 feet	Yes
Minimum Width	50 feet	325 feet	Yes
Setbacks			
Front	20 feet	21.92 feet	Yes
Street Side Yard	20 feet	20 feet	Yes
Interior Side	None		N/A
Rear	None		N/A
Floor Area per Building, Maximum	50,000 square feet	5,600 square feet 6,300 square feet 6,300 square feet 10,950 square feet 11,900 square feet	Yes

The proposed self-storage units meet the development standards for new construction within the Industrial-High (I-H) Zone. In addition to the development standards, all buildings constructed within the industrial zones must meet exterior building standards found in Section 12-35-080(e)-(f) of the Zoning Ordinance. This includes architectural drawings stamped by a licensed architect with the plans indicating upgraded architectural features on all sides of the building, having particular attention given on walls facing a public street. This includes a combination of exterior materials that adds to the visual appearance. This material includes split face CMU, brick, stone, glass, or other substantially similar material. Accent material includes, stucco, glass, metal, tiles, or other compatible material. However, the use of exterior wood and metal siding materials is prohibited.

The applicant has also met this requirement by proposing the building be mainly constructed with varying types of CMU block. The applicant stated the colors will be earthtones, yet the final colors have not been determined as of yet. Full architectural drawings must be submitted as part of the final site plan approval with all applicable detail relating to material and color.

Commercial Development Standards

Parking, Chapter 12-52

Table 12-52-1 indicates that self-storage requires one space per employee on the highest employment shift. The site is believed to not have more than one or two employees on site at a time, yet they have provided 5 parking stalls near the front entrance for additional customer parking. The site also indicates a total of 46 additional stalls to be rented for RV and boat parking. The applicant has indicated that the property owner may construct additional units within the RV and boat parking locations if the need arises for future phases. Therefore, staff believes the requirements of Chapter 12-52 have been satisfied.

Landscaping, Chapter 12-51

The applicant has submitted a site plan showing the general location of landscaping and the total percentage as being 15%, or 22,819 square feet. However, no additional information has been submitted. A complete landscaping plan must be submitted with the final site plan; which provides detail on type, location and exact amount.

Required Landscaping Summary, Chapter 12-51		
Guidelines	Required	On Site Required
Total Area Landscaping	10%	13,021 square feet
Total Required Trees	1 Tree per 500 square feet of landscaping	33
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	North building: 140 square feet South building: 182.5 square feet
Total Interior Parking Lot Landscaping	5%	1,048 square feet
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Only two stalls are required for the use, therefore no parking lot trees or shrubs are required.
	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 final site plan will need to indicate if the site will have a dumpster, the location and the screening materials.

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. However, as part of the final site plan, staff is requesting the type and location of signage be submitted.

ENGINEERING AND PUBLIC INFRASTRUCTURE CONCERNS

The following additional development concerns must be addressed as part of the final site plan application and reviewed by the City Engineer and Public Works Director:

- Entry access into the project is too close to the 75 North intersection and will need to be moved. City staff's first recommendation is to place the entrance on 200 North. However, if the property owner still desires 1250 as an entrance, they will need to align the driveway with those across the street and remain an acceptable distance from the power poles.
- All easements and utilities must be shown on the final site plan.
- Show full curb, gutter and sidewalk adjacent to 1250 West and 200 North, and how the sidewalk meanders around the existing power poles.
- The power pole on the southwest corner will need to have a 25' to 30' radius around the pole for possible future development of 75 North.
- Verify actual locations of existing water lines and all proposed interior fire hydrants. All new water lines will need to be looped around the property.
- Verify storm drainage on site and how drainage from the east property is being diverted.

CONCLUSION

A conceptual site plan is merely to show how the property may be developed and staff believes the applicant has accomplished this. A final site plan application will need to be submitted to City staff with all necessary conditions being met. Utility Provider Sheets will need to be submitted verifying that applicable utility companies can service this location. Finally, a current title report will need to be submitted and reviewed by City staff.

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

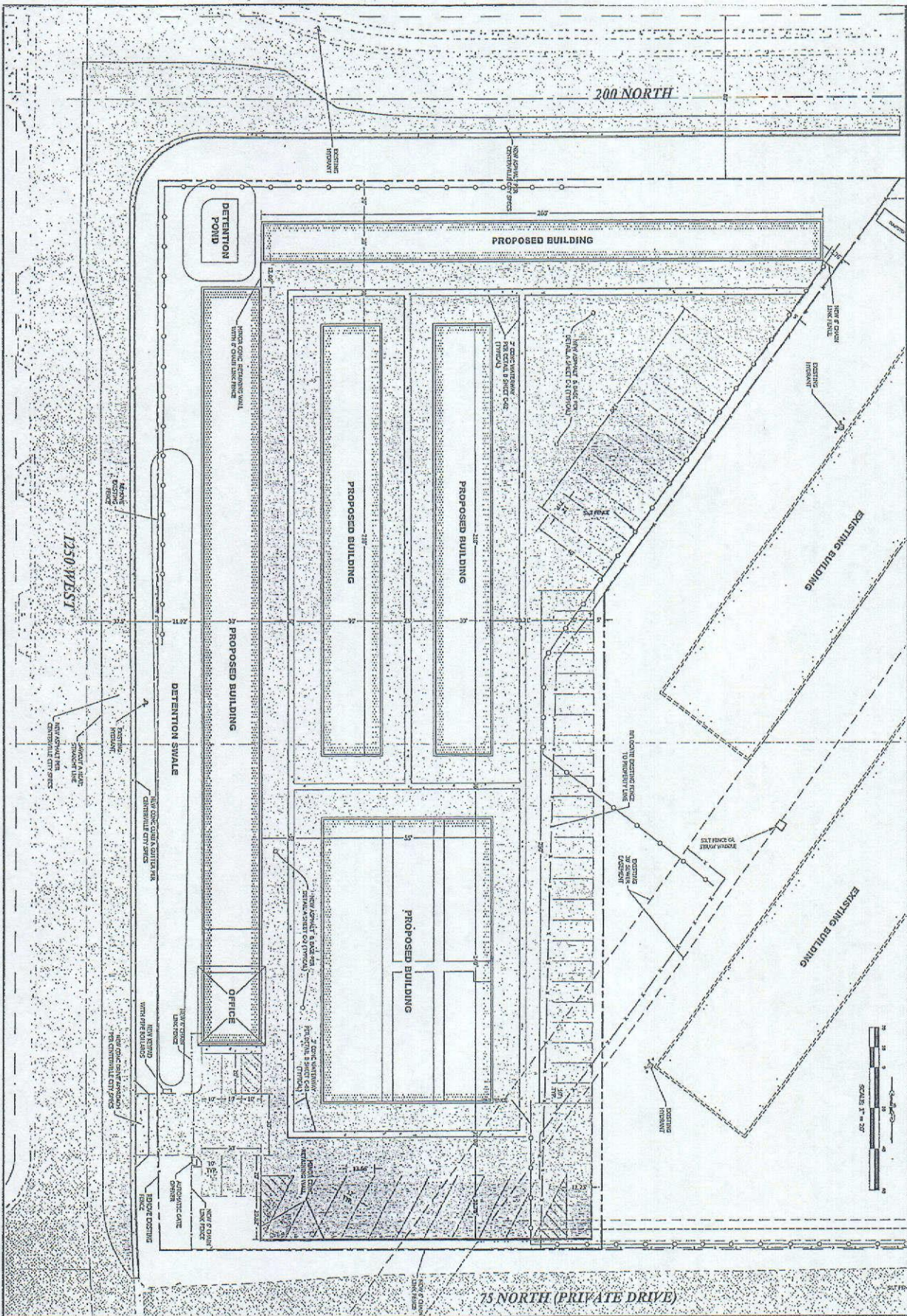
PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Conceptual Site Plan for the Legacy Crossing Self-Storage Units, to be located at approximately 150 North 1250 West, with the following directives:

1. A final site plan application shall be submitted following the criteria found in Section 12-21-110(e)(2) of the Zoning Ordinance.

2. A conditional use permit shall be submitted following the criteria found in Section 12-21-100 of the Zoning Ordinance.
3. Architectural drawings shall be submitted with the final site plan indicating the exact material and color of the storage units. These plans must be prepared and stamped by a licensed architect and meet the Architectural Design Standards as found in Chapter 12-35 of the Zoning Ordinance.
4. A complete landscape plan shall be prepared by a licensed landscape architect and follow the criteria found in Chapter 12-51 of the Zoning Ordinance. This plan shall be submitted with the final site plan and indicate the following: Type and location of all vegetation, total calculations and percentages of landscaping vegetation, and irrigation plan.
5. Clarification on garbage removal shall be addressed. If the applicant desires to have a dumpster, the location and dumpster enclosure detail shall be submitted and follow the criteria found in Section 12-51-110 of the Zoning Ordinance.
6. The final plans shall indicate the location and types of all signage.
7. A current title report shall be submitted and reviewed by City staff.
8. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application.
9. The following engineering issues shall be addressed on the final site plan:
 - Entry access into the project is too close to the 75 North intersection and shall be moved further to the North to match the drive access across the street, or the entry way must be placed on 200 North.
 - All easements and utilities shall be shown on the final site plan.
 - Full curb, gutter and sidewalk adjacent to 1250 West and 200 North shall be shown on the final plans and how the sidewalk meanders around the existing power poles.
 - The power pole on the southwest corner shall have a 25' to 30' radius around the pole for possible future development of 75 North.
 - Applicant shall verify actual location of existing water lines and all proposed interior fire hydrants. All new water lines shall be looped around the property.
 - Applicant shall verify storm drainage on site and how drainage from the east property is being diverted.

SUGGESTED REASONS FOR THE ACTION:

1. A complete conceptual site plan application has been 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 self-storage is allowed within the I-H Zone [Chapter 12-36].
4. The proposed use meets the applicable goals and objectives for development in the West Centerville Neighborhood, South Industrial District [Section 12-480-6(1.A-1.F)].
5. The proposed buildings appear to meet the architectural design standards for development in the I-H Zone [Section 12-35-080(e),(f)].



DATE	BY	APP'D	DATE	BY	APP'D
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011
11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011	11/14/2011

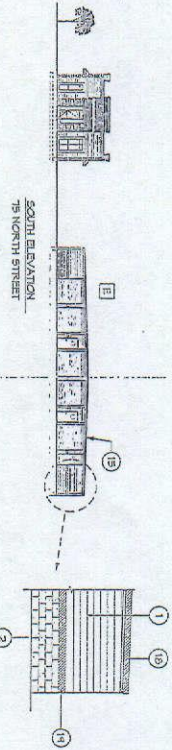
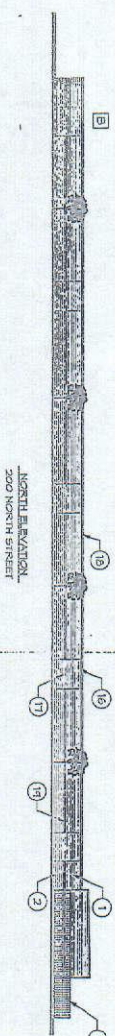
LEGACY CROSSING STORAGE

119 NORTH 1250 WEST
 LOCATED IN THESE 14 OF SECTION 12, T4N, R1W, S1&2N
 CENTERVILLE CITY, DAYTON COUNTY, UTAH



181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236
 Fax 801-298-5983

REVISION			
SYN	DESCRIPTION	DATE	APPROVAL, C/S
1	STORAGE LAYOUT PROPOSAL	5-15-15	LB
			THN



ELEVATIONS

MASONRY (COLOR, TYPE, AND DESIGN)
TYPICAL CONSTRUCTION COMPLETE PROJECT

- MATERIAL / FINISH COLOR**

 1. SKOOTH® ST. CHA / TEBO]
 2. STUFF PACE ST. CHA / TEBO]
 3. FROM STUCCO CORNER / TEBO]
 4. ALUMINUM STUCCO FRONT WALKING / TEBO]
 5. STICKED STONE, VENERA / COLORTO TPO]
 6. DECORATIVE IRON CANNYER / TEBO]
 7. DECORATIVE LIGHT FANLIGHTS / TEBO]
 8. SIGNAGE / COLORTO TPO]
 9. FROM STUCCO BAND / COLORTO TPO]
 10. METAL CAP PLANKING / TEBO]
 11. DECORATIVE ALUMINUM RAIL GATE AND FENCE / TTO]
 12. AUTOMATIC IRON LIFT ACCESS / TEBO]
 13. MET PAV (CONTROL GATE ACCESS) / TEBO]
 14. EXTENDER METAL - RAIL, UP DOORS / TEBO]
 15. METAL STANDING SEAM ROOF DECK / ALUMINUM 286A]
 16. SKOOTH® ST. CHA ABOVE ST. TO CHA / COLORTO TPO]
 17. STUFF PACE ST. CHA / COLORTO TPO]
 18. METAL PLANKING STAIR STAIRCASE BUILDINGS / TTO]
 19. STUFF PACE ST. CHA / TEBO]

REVISION			
NO.	DESCRIPTION	DATE	APPROVAL
1	STORAGE LAYOUT PROPOSAL	5-15-15	LB

LEGACY CROSSING STORAGE
110 NORTH 1250 WEST
CENTERVILLE, UT. 84014

BARNETT
STRUCTURES
CORPORATION

ELEVATIONS

SCALE	HOIST	CHUTE	PRIMER #	EXHAUST	TRAIL
1" = 20'	D 1	1	1525	ELE	1

DO NOT SCALE DRAWING

NOTES:

1. SEE ELEVATION FOR DIMENSIONS
2. SEE ELEVATION FOR DIMENSIONS
3. SEE ELEVATION FOR DIMENSIONS
4. SEE ELEVATION FOR DIMENSIONS
5. SEE ELEVATION FOR DIMENSIONS
6. SEE ELEVATION FOR DIMENSIONS
7. SEE ELEVATION FOR DIMENSIONS
8. SEE ELEVATION FOR DIMENSIONS
9. SEE ELEVATION FOR DIMENSIONS
10. SEE ELEVATION FOR DIMENSIONS
11. SEE ELEVATION FOR DIMENSIONS
12. SEE ELEVATION FOR DIMENSIONS
13. SEE ELEVATION FOR DIMENSIONS
14. SEE ELEVATION FOR DIMENSIONS
15. SEE ELEVATION FOR DIMENSIONS
16. SEE ELEVATION FOR DIMENSIONS
17. SEE ELEVATION FOR DIMENSIONS
18. SEE ELEVATION FOR DIMENSIONS
19. SEE ELEVATION FOR DIMENSIONS
20. SEE ELEVATION FOR DIMENSIONS
21. SEE ELEVATION FOR DIMENSIONS
22. SEE ELEVATION FOR DIMENSIONS
23. SEE ELEVATION FOR DIMENSIONS
24. SEE ELEVATION FOR DIMENSIONS
25. SEE ELEVATION FOR DIMENSIONS
26. SEE ELEVATION FOR DIMENSIONS
27. SEE ELEVATION FOR DIMENSIONS
28. SEE ELEVATION FOR DIMENSIONS
29. SEE ELEVATION FOR DIMENSIONS
30. SEE ELEVATION FOR DIMENSIONS
31. SEE ELEVATION FOR DIMENSIONS
32. SEE ELEVATION FOR DIMENSIONS
33. SEE ELEVATION FOR DIMENSIONS
34. SEE ELEVATION FOR DIMENSIONS
35. SEE ELEVATION FOR DIMENSIONS
36. SEE ELEVATION FOR DIMENSIONS
37. SEE ELEVATION FOR DIMENSIONS
38. SEE ELEVATION FOR DIMENSIONS
39. SEE ELEVATION FOR DIMENSIONS
40. SEE ELEVATION FOR DIMENSIONS
41. SEE ELEVATION FOR DIMENSIONS
42. SEE ELEVATION FOR DIMENSIONS
43. SEE ELEVATION FOR DIMENSIONS
44. SEE ELEVATION FOR DIMENSIONS
45. SEE ELEVATION FOR DIMENSIONS
46. SEE ELEVATION FOR DIMENSIONS
47. SEE ELEVATION FOR DIMENSIONS
48. SEE ELEVATION FOR DIMENSIONS
49. SEE ELEVATION FOR DIMENSIONS
50. SEE ELEVATION FOR DIMENSIONS
51. SEE ELEVATION FOR DIMENSIONS
52. SEE ELEVATION FOR DIMENSIONS
53. SEE ELEVATION FOR DIMENSIONS
54. SEE ELEVATION FOR DIMENSIONS
55. SEE ELEVATION FOR DIMENSIONS
56. SEE ELEVATION FOR DIMENSIONS
57. SEE ELEVATION FOR DIMENSIONS
58. SEE ELEVATION FOR DIMENSIONS
59. SEE ELEVATION FOR DIMENSIONS
60. SEE ELEVATION FOR DIMENSIONS
61. SEE ELEVATION FOR DIMENSIONS
62. SEE ELEVATION FOR DIMENSIONS
63. SEE ELEVATION FOR DIMENSIONS
64. SEE ELEVATION FOR DIMENSIONS
65. SEE ELEVATION FOR DIMENSIONS
66. SEE ELEVATION FOR DIMENSIONS
67. SEE ELEVATION FOR DIMENSIONS
68. SEE ELEVATION FOR DIMENSIONS
69. SEE ELEVATION FOR DIMENSIONS
70. SEE ELEVATION FOR DIMENSIONS
71. SEE ELEVATION FOR DIMENSIONS
72. SEE ELEVATION FOR DIMENSIONS
73. SEE ELEVATION FOR DIMENSIONS
74. SEE ELEVATION FOR DIMENSIONS
75. SEE ELEVATION FOR DIMENSIONS
76. SEE ELEVATION FOR DIMENSIONS
77. SEE ELEVATION FOR DIMENSIONS
78. SEE ELEVATION FOR DIMENSIONS
79. SEE ELEVATION FOR DIMENSIONS
80. SEE ELEVATION FOR DIMENSIONS
81. SEE ELEVATION FOR DIMENSIONS
82. SEE ELEVATION FOR DIMENSIONS
83. SEE ELEVATION FOR DIMENSIONS
84. SEE ELEVATION FOR DIMENSIONS
85. SEE ELEVATION FOR DIMENSIONS
86. SEE ELEVATION FOR DIMENSIONS
87. SEE ELEVATION FOR DIMENSIONS
88. SEE ELEVATION FOR DIMENSIONS
89. SEE ELEVATION FOR DIMENSIONS
90. SEE ELEVATION FOR DIMENSIONS
91. SEE ELEVATION FOR DIMENSIONS
92. SEE ELEVATION FOR DIMENSIONS
93. SEE ELEVATION FOR DIMENSIONS
94. SEE ELEVATION FOR DIMENSIONS
95. SEE ELEVATION FOR DIMENSIONS
96. SEE ELEVATION FOR DIMENSIONS
97. SEE ELEVATION FOR DIMENSIONS
98. SEE ELEVATION FOR DIMENSIONS
99. SEE ELEVATION FOR DIMENSIONS
100. SEE ELEVATION FOR DIMENSIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/1/14	ISSUED FOR PERMIT
2	10/1/14	ISSUED FOR PERMIT
3	10/1/14	ISSUED FOR PERMIT
4	10/1/14	ISSUED FOR PERMIT
5	10/1/14	ISSUED FOR PERMIT
6	10/1/14	ISSUED FOR PERMIT
7	10/1/14	ISSUED FOR PERMIT
8	10/1/14	ISSUED FOR PERMIT
9	10/1/14	ISSUED FOR PERMIT
10	10/1/14	ISSUED FOR PERMIT
11	10/1/14	ISSUED FOR PERMIT
12	10/1/14	ISSUED FOR PERMIT
13	10/1/14	ISSUED FOR PERMIT
14	10/1/14	ISSUED FOR PERMIT
15	10/1/14	ISSUED FOR PERMIT
16	10/1/14	ISSUED FOR PERMIT
17	10/1/14	ISSUED FOR PERMIT
18	10/1/14	ISSUED FOR PERMIT
19	10/1/14	ISSUED FOR PERMIT
20	10/1/14	ISSUED FOR PERMIT
21	10/1/14	ISSUED FOR PERMIT
22	10/1/14	ISSUED FOR PERMIT
23	10/1/14	ISSUED FOR PERMIT
24	10/1/14	ISSUED FOR PERMIT
25	10/1/14	ISSUED FOR PERMIT
26	10/1/14	ISSUED FOR PERMIT
27	10/1/14	ISSUED FOR PERMIT
28	10/1/14	ISSUED FOR PERMIT
29	10/1/14	ISSUED FOR PERMIT
30	10/1/14	ISSUED FOR PERMIT
31	10/1/14	ISSUED FOR PERMIT
32	10/1/14	ISSUED FOR PERMIT
33	10/1/14	ISSUED FOR PERMIT
34	10/1/14	ISSUED FOR PERMIT
35	10/1/14	ISSUED FOR PERMIT
36	10/1/14	ISSUED FOR PERMIT
37	10/1/14	ISSUED FOR PERMIT
38	10/1/14	ISSUED FOR PERMIT
39	10/1/14	ISSUED FOR PERMIT
40	10/1/14	ISSUED FOR PERMIT
41	10/1/14	ISSUED FOR PERMIT
42	10/1/14	ISSUED FOR PERMIT
43	10/1/14	ISSUED FOR PERMIT
44	10/1/14	ISSUED FOR PERMIT
45	10/1/14	ISSUED FOR PERMIT
46	10/1/14	ISSUED FOR PERMIT
47	10/1/14	ISSUED FOR PERMIT
48	10/1/14	ISSUED FOR PERMIT
49	10/1/14	ISSUED FOR PERMIT
50	10/1/14	ISSUED FOR PERMIT
51	10/1/14	ISSUED FOR PERMIT
52	10/1	

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O PAUL CUTLER, MAYOR
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014**

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY'S ZONING ORDINANCE
FOR *VARIOUS CHANGES TO THE SOUTH MAIN STREET
CORRIDOR ZONE, WHICH INCLUDE THE FOLLOWING:***

- **Definition of Mixed-Use**
- **Maximum Unit Allowances & Density Caps for the
North Gateway, Pages Gateway, City Center, and
Traditional Main Street Areas**
- **Adopt a Main Street Public Space Plan**
- **Building Setbacks & Building Heights**
- **Other related Lot Type Illustrations & Tables**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL OF THE
ZONING CODE TEXT AMENDMENTS**

BACKGROUND

As the Planning Commission is aware, the Commission held a work session on September 30, 2015. At that work session, the Commission identified and asked staff to address the following (*listed by topic*):

- **Mixed-Use Definition:**
 - *No further changes identified*
- **Density:**
 - Change request – *Consistency using the terms “dwelling” and “units”*
 - Change request – *Consideration of a “floor area ratio” for commercial vs. residential*
 - Change request – *For Pages Lane Gateway use a graduated density scale decreasing allowable density the further away from Main Street the land area becomes*

- **Public Space Plan:**
 - Check with UDOT – What are UDOT’s Street Furniture Zone Design Elements & Allowances
 - Change request – *Sidewalk width increase from 4 feet to 5-6 feet, both sides*
- **Building Heights:**
 - Illustrations, pictures, or sketches – *provide example building heights and associated measurements*

STAFF EXPLANATION OF COMMISSION WORK SESSION CHANGES AND REQUESTS

- **Density:**
 - ✓ Language Consistency - Staff made the requested consistency changes regarding the terms “dwelling” and “units.” The edits now use the term “dwelling units.”
 - ✓ Floor Area Ratio - A “floor area ratio” (FAR) tabulation regulation has been included in the edits, as requested by the Commission. The Commission would need to decide an appropriate ratio value for the Traditional & City Center Districts and the North Gateway & Page Lane Mixed-Use Districts. Staff suggests that the use of a ratio value in relation to the lot size of the development. Staff suggests a value of 0.35 for the North Gateway, Traditional, and City Center Districts and a 0.45 value for the Pages Lane Mixed-Use District. Below is a table illustrating the use of a FAR.

Example Lot size	Example District’s FAR	Example Minimum Commercial Use* FAR calculation
20,000 sq. ft.	0.25 FAR (1/4 of lot size)	20,000 sq. ft. x 0.25 FAR = 5,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.35 FAR (1/3+ of lot size)	20,000 sq. ft. x 0.35 FAR = 7,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.45 FAR (1/2 – of lot size)	20,000 sq. ft. x 0.45 FAR = 9,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.55 FAR (1/2 + of lot size)	20,000 sq. ft. x 0.35 FAR = 11,000 sq. ft. commercial floor area requirement

* Note: the base C-M Zone restricts building sizes to a maximum gross floor area of 10,000 sq. ft.

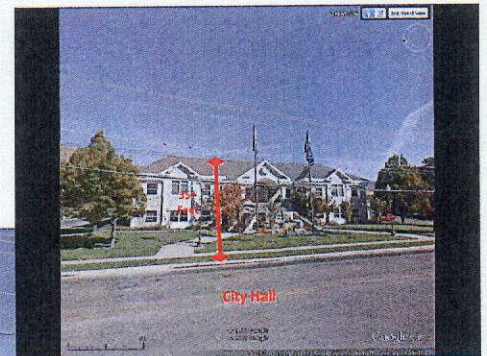
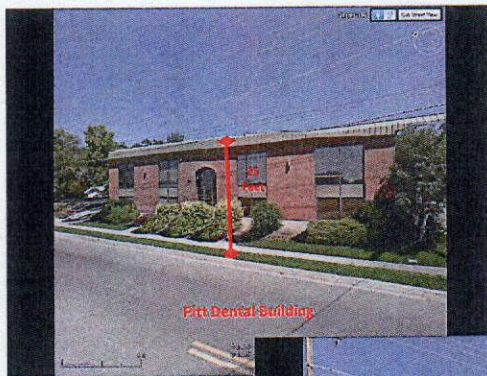
- ✓ Pages Lane Graduated Density – Staff desires to remind the Commission that the both the Commission and Council set the redevelopment of the Pages Lane area as a primary goal for this year. Thus, any decisions will likely have an impact as to whether redevelopment is feasible. Also, keep in mind that the west half of the Pages Lane area is generally active and viable for the near long future. Thus, the density of the west half is really less of an importance than what is chosen for the east half of the area. Staff has written in a change to the allowable density, as directed in the last work session to reduce it to no more than eight (8) dwelling units per acre.

○ **Public Space Plan:**

- ✓ Language was edited to reflect a symmetry design and the illustration was modified to reflect the same

○ **Building Heights:**

- ? The SMSC's current height measurement is from "top back of curb to top of building's roofline or peak." Staff would not support creating differing systems of measurement standards (e.g. *average vs. top of roof*) within the Ordinance. This would create confusion for staff, developers, and the public. Nonetheless, the Commission wanted some examples or illustrations of buildings along Main Street. Below are a few examples, however, keep in mind these are estimates only and not actual heights.



SUGGESTION FOR A COMMISSION RECOMMENDATION

Suggested Action - I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the following amendments to the South Main Street Corridor Overlay Zone:

I. Definition of "Mixed-Use"

SECTIONS INVOLVED:

- **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

Planning Commission Requests (NONE IDENTIFIED)

MIXED-USE, DEVELOPMENT – Mixed-use refers to the combining of commercial uses (office, retail, service or other permitted or conditional commercial uses) retail/commercial and/or service uses with residential or office uses in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office~~-uses and a portion of the ground floor used for ~~retail~~/commercial ~~or service~~-uses.

B. Horizontal Mixed-Use – Attached. A single structure which provides ~~retail~~/commercial ~~or other service~~-uses in the portion fronting the public or private street with attached residential ~~or office~~-uses behind.

C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide ~~retail~~/commercial ~~or other service~~-uses in the structure(s) fronting the public or private street, and residential ~~or office~~-uses in separate structure(s) behind or to the side.

II. **DENSITY CAP – TRADITIONAL MAIN & CITY CENTER** (previously reviewed by Commission)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

Current Commission Recommendations (i.e. June 10, 2015)

"Chair Hirschi made a motion for the Planning Commission to recommend to the City Council approval of a residential-medium cap, as follows:

Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main Street Districts to cap the allowable residential density at a maximum of four (4) units per acre as a permitted use and up to eight (8) units per acre as a conditional use."

Additional Planning Commission Requests (IN BLUE)

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~-Maximum Allowed 3 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~-Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~-Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~-Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre
- Conditional Use Density - Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) *Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:*

- The Minimum Commercial Use FAR for Traditional and City Center Districts is **[insert ratio]**.
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Traditional & City Center District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

III. **DENSITY CAP – GATEWAY AREAS****SECTIONS INVOLVED:**

- 12-48-080, (a) North Gateway Mixed-Use District, and
- 12-48-080, (e) Pages Lane Mixed-Use District
- Additional Planning Commission Requests (IN BLUE)

12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

(1) *Permitted Uses:*

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Town House, Two-Family, or Multiple ~~(Density 1-4 units per building Maximum Allowed, 4 dwellings units per building)~~, as part of a mixed-use development

(2) *Conditional Uses:*

- Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, or Multiple-Family ~~(5-8 units per building Maximum Allowed, 8 dwellings units per building)~~, as part of a mixed-use development;
- ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed-use development.~~

(3) *Maximum Gross Density:*

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density – Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) *Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:*

- The Minimum Commercial Use FAR for the North Gateway District is **[insert ratio]**.
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	North Gateway District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

12-48-080, (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Dwelling, Town House, Two-Family, or Multiple-Family or Garden Apartments (~~Density 1-4 units per building~~ Maximum Allowed, 4 dwellings units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, ~~or Multiple~~ (~~5-8 units per building~~ Maximum Allowed, 8 dwellings units per building), as part of a mixed-use development;
- Dwelling, Multiple-Family, or Garden Apartments (~~9-12~~ 12 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development

(3) Maximum Gross Density:

East Half (200 East to 400 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- ~~Conditional Use Density, multiple family or garden apartments – Not more than 12 dwelling units per acre~~

West Half (Main Street to 200 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre
- Exception (both areas) – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for the Pages Lane Mixed Use District is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

<u>Lot size</u>	<u>Pages Lane Mixed Use District's FAR</u>	<u>Minimum Commercial Use FAR calculation</u>
<u>20,000 sq. ft.</u>	<u>[insert ratio] FAR</u>	<u>20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement</u>

IV. SMSC PUBLIC SPACE PLAN

SECTIONS INVOLVED YET TO BE CREATED

Additional Planning Commission Requests (IN BLUE)

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of

Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors

STREET FURNISHINGS SECTOR

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.

PEDESTRIAN PATH SECTOR

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

PEDESTRIAN SPACE/PLAZA SECTOR

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. ~~The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors.~~ The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for the east side Main Street shall include the following:

1. Priority Street Furnishings Sector Design Elements:

- A. **Sector Location** – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. **Street Furnishings Uses and Materials** – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. **Major Utility Infrastructure.** The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- D. **Use of Landscaping.** Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least ~~four~~ five to six feet (4'-5'-6') to private property line.
- B. Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

3. Priority Pedestrian Space/Plaza Sector Design Elements

- A. Sector Location – The Pedestrian Space/Plaza Sector is to be measured beginning at least ~~eight~~ 10 feet (8'-10') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- B. Pedestrian Space/Plaza Sector Uses and Materials – The use of and/or materials within the Pedestrian Space/Plaza Sector ~~shall~~ is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.
- C. Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

~~C. Main Street – West Side. The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the Pedestrian Path and the Pedestrian Space/Plaza Sectors. The expected design layout for the west side shall include the following:~~

~~1. Priority Pedestrian Path Sector Design Elements:~~

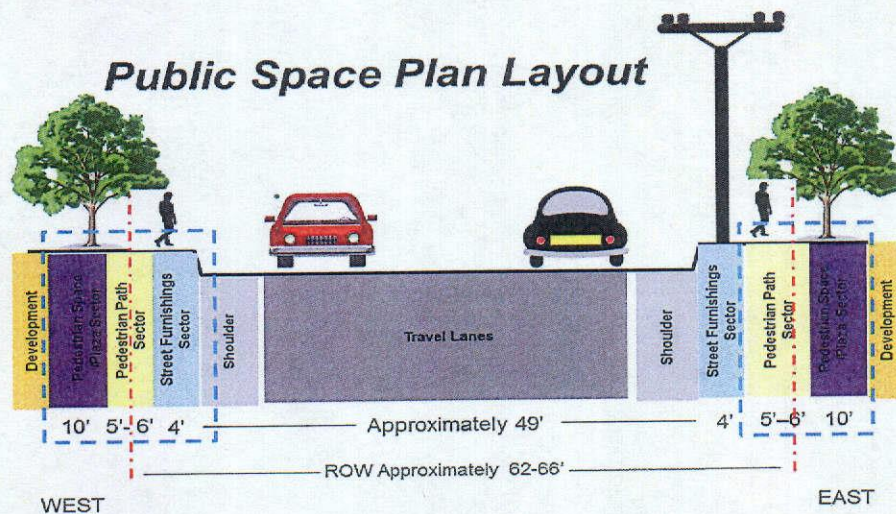
- ~~C. Sector Location – The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.~~
- ~~D. Pedestrian Path Uses and Materials – The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.~~

~~2. Priority Pedestrian Space/Plaza Sector Design Elements~~

- ~~A. Sector Location – The Pedestrian Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.~~
- ~~B. Pedestrian Space/Plaza Sector Uses and Materials – The use of and/or materials within the Pedestrian Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.~~

~~C. Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.~~

C. Main Street Public Space Illustration.



V. Required Build to Range (RBR), or aka Building Setbacks

SECTIONS INVOLVED:

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

Planning Commission Requests (NONE IDENTIFIED)

[Assuming Acceptance of the Public Space Plan]

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - Corner Gateway Lot
 - TND/Mixed-Use Lot
 - City Center Main Street Lot
 - Traditional Main Street Lot
 - Brownstone/Live-Work Lot

VI. Building Heights

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

Planning Commission Requests (NONE IDENTIFIED)

- Amend the east side and change the height from 25 feet to 30 feet.

Staff Suggested Reasons for Action:

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- d. The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.