

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON NOVEMBER 9, 2016 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 Planning Commission 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 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: and at <http://centerville.novusagenda.com/agendapublic>.

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

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Gina Hirst

D. MINUTES REVIEW and ACCEPTANCE

October 12, 2016 Planning Commission Meeting

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Ray Subdivision, 233 South 100 East

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Subdivision Plan on property located at 233 South 100 East, for the purpose of creating 3 residential building lots

7:30 2. Public Hearing - Legacy Crossing at Parrish Lane, Parrish & 1250 West

LEGISLATIVE DECISION

Consider the proposed Fourth Amendment to Legacy Crossing at Parrish Lane PDO approval, to allow "recreational vehicle sales" and services/repairs as an accessory for Phase 2 and 3

7:50 3. Public Hearing - Legacy Crossing Storage, 150 North 1250 West

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for a self-storage facility (Legacy Crossing Storage) on property located at approximately 150 North 1250 West

- 8:10 4. Community Development Director's Report 110916
Items scheduled for December 14, 2016:
Duncan Hill Subdivision Plat Amendment
- 8:15 5. City Council Actions Report 110916
October 4, 2016:
- *PDO Amend Chapel Ridge Cove to allow new house styles*
Motion: Approved
 - *Rezone Balling Townhomes, 323 E Pages Lane from C-H to R-H*
Motion: Rejected
 - *General Plan Amend, Bicycle & non-motorized vehicle pathways*
Motion: Approved
- October 18, 2016:***
- *Reconsider rezone Balling Townhomes from C-H to R-H*
Motion: Approved with R-M Zone
 - *Prohibiting flag lot development*
Motion: Tabled and scheduled a work session on Nov. 1
- November 1, 2016:***
- *Code Amend allow Reception Center in I-H*
Motion: Approved
 - *Code Amend add Climate Controlled Storage*
Motion: Approved

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
11/9/2016**

Item No.

Short Title: October 12, 2016 Planning Commission Meeting

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 10-12-2016 PC Preliminary Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 12, 2016
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

Kevin Daly
David Hirschi, Chair
Gina Hirst
Logan Johnson, Vice Chair
Becki Wright

MEMBERS ABSENT

Cheylynn Hayman

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Marsha L. Morrow, City Recorder

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Commissioner Daly

MINUTES REVIEW AND APPROVAL

The minutes of the September 28, 2016 Planning Commission meeting were reviewed and amended. Commissioner Wright made a **motion** to approve the September 28, 2016 Planning Commission meeting minutes as amended. Commissioner Daly seconded the motion, which passed by (4-1) vote. Commissioner Hirst abstained, as she was not present at the meeting.

PUBLIC HEARING – CODE TEXT AMENDMENT CLIMATE-CONTROLLED STORAGE - Consider the proposed Zoning Code Text Amendments to add a new business use of “Storage, Climate Controlled” including, but not limited to Chapter 12.12-Definitions, and Section 12.48.080-South Main Street Corridor Overlay District Zone, Permitted and Conditional Uses by Specific District, Steve Tate, Applicant

Commissioner Johnson recused himself from this item because he has significant professional interest in this topic.

Cory Snyder, Community Development Director, explained that at their September 14 meeting, the Commission directed staff to prepare the South Main Street Overlay District option and the North Gateway District of that corridor plan. Staff has provide the Commission with a Definition of “Climate Controlled Storage,” (Chapter 12.12), and Chapter 12.36, Table of Uses to allow this use in the C-H (Commercial-High) Zone. Mr. Snyder explained the subdistricts in the North Gateway, which are C-H Zone and C-M Zone. The Parrish Square is in the C-H Zone, therefore, all the uses in the C-H Zone will continued, even though the overlay is in place. The Staff report addresses the proposed changes as follows:

SECTION 12.12.040-DEFINITIONS:

[New] Storage, Climate Controlled - a type of self-storage use that provides climate controlled storage, within a single building or suite, containing one or more enclosed areas providing individually accessible interior compartments within the building, each of which is leased to the general public for the purpose of storing non-hazardous personal property of households and businesses and not used for residential occupancy, the conducting of business operations, the storage of vehicles, or storage of bulky commercial/industrial types of machinery.

[Existing] Section 12-48-080 Permitted And Conditional Uses By Specific Subdistrict

1. North Gateway Mixed-Use Subdistrict. The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use Subdistrict of the SMSC Overlay Zone:
 - a. Permitted Uses:
 - i. Permitted Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone
 - ii. Dwelling, Town House; Dwelling, Two-Family; or Dwelling, Multiple-Family (Maximum Allowed four dwelling units per building), as part of a mixed-use development
 - b. Conditional Uses:
 - i. Conditional Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone
 - c. Maximum Gross Density:
 - i. Permitted Use Density – Not more than four dwelling units per acre as part of a mixed-use development
 - ii. Conditional Use Density – Not more than six dwelling units per acre as part of a mixed-use development
 - iii. Exception – Any legal lot shall be eligible for at least two dwelling units regardless of size as part of a mixed-use development
 - d. [additions] Area Exemptions/Alterations:
 - i. Parrish Square Shopping Center – The Parrish Square Shopping Center shall be exempted from the SMSC Plan provisions and the following provisions shall apply:
 1. The area shall be subject to the Development Standards and Regulations of General Applicably of the Commercial-High (C-H) Zone, as listed in CZC 12.34-Commercial Zones
 2. The area shall also be subject to the Design Standards, as listed in CZC 12.63-Parrish Lane Gateway Design Standards
 3. The Permitted and Conditional Uses, as shown in CZC 12.36-Table of Uses for the C-H Zone
 4. Added Conditional Use: Storage, Climate Controlled, not exceeding 10,000 square feet within the Parrish Square Shopping Center

Mr. Snyder explained the three (3) factors the Planning Commission would need to consider when making a recommendation and final decision for a Zoning Ordinance text amendment and the pros and cons for such amendment as written in the staff report and draft findings, as written in the Staff Report. Chair Hirschi said in reviewing this issue, he thought of the unintended consequences of rolling this area out of the South Main Street Corridor

Guidelines, but did not find a lot, and Cory touched on some of the issues. He questioned what could be built in its place if a developer were to come in, tear everything down in the Parrish Square, and start over. Cory replied that every use that is allowed in the C-H Zone, but not residential. As the amendment is written, it removes the residential component. The amendment will return the Parrish Lane Gateway back to its original zone prior to being added to the South Main Street Corridor Plan, except for the addition of the Climate Controlled Storage just specific to the Parrish Square. Chair Hirschi asked why the corner lot was included in the zone. Mr. Snyder explained during the discussions with the consultant the City hired, the Parrish intersection became the focal point (the North Gateway). He explained the issues discussed in making the decision.

Commissioner Wright asked for clarification on the conditional uses allowed on the South Main Street Corridor that would not be allowed on Parrish Square. Mr. Snyder explained the C-H Zone has its own list, which would not include residential but add the Climate Controlled Storage as a use only in Parrish Square. Commissioner Wright also asked for clarification on the differences between the Parrish Lane Design Standards and the South Main Street Design Standards. Mr. Snyder said that Parrish Lane is focused on primarily on any large project on Parrish Lane associated with or visually connected to Parrish Lane, i.e. trying to upgrade color, lights, architecture issues, etc., rather than just cookie cutter style. South Main Street is not a traditional bulk area. It is now a form based, concentrating, in addition to uses, on moving buildings to the front of the street, setting multiple story expectations and how the buildings would be treated in materials. Form base in principle is less worried about regulating uses and more worried about the design.

Steve Tate, Applicant, thanked the Commission for their discussion on what they want to do at Parrish Square. He said he has tried multiple times to rent out the space with no success. He feels the Climate Controlled Storage is the only business that would be successful in the corner space. He said taking it out the South Main Street Corridor would help them as a developer and property owner in the city as they consider future planning. He said having to move the buildings to the front of the street would be economically impossible to do. Mr. Tate briefly explained what his long-term planning would be if he could do what he wanted with that property.

At 7:29 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to comment, Chair Hirschi closed the public hearing.

Commissioner Hirst asked for how long the space they are discussing had been empty. Mr. Tate responded only 30-60 days. Cross Fit was there but left to go across the freeway. He said the original owner of Parrish Square put in Cross Fit when he purchased the shopping center. Prior to that, it had been vacant for about 15 years. They have tried marketing the space in the last 8 months with no response.

Commissioner Hirschi made a **motion** to recommend approval to the City Council of the proposed Zoning Ordinance Amendments regarding "Climate Controlled Storage" as written in red and highlighted in the Staff Report, for the suggested reasons for actions a – e in the Staff Report. Commissioner Daly seconded the motion.

Commissioner Daly made an amendment to the motion to add Finding f. as follows:

f. The Planning Commission finds that the Parrish Square Shopping Center is more closed related to Parrish Lane than it is to Main Street.

Commissioner Wright second the amendment to the motion. The amendment to the motion passed with a unanimous roll-call vote (4-0). Commissioner Wright commented that this action was a perfect solution to the concern the Commission had of allowing Climate Controlled Storage in all C-H Zones, which was more than what the Commission wanted. She agreed that Parrish Square relates more with Parrish Lane than Main Street.

Commissioner Hirst said she agreed the change of taking it out of the South Main Street Corridor Overlay, but felt the Climate Controlled Storage would be strange for that area. Commissioner Daly explained the prior discussions by the Planning Commission, which led them to the consideration before them tonight. He said in his opinion it was a good fit for a way to make use of an otherwise difficult situation. Commissioner Wright stated that Climate Controlled Storage is different from the regular storage, as the hours of operation would only be during regular business hours or extended business hours. That would eliminate people coming during all hours of the day and night. It would also help eliminate some of the illegal activities that take place in the back of the building, that the neighbors have complained about, since the access would be from the back. Commissioner Hirst also asked if there would be any access from the front. Mr. Tate explained his intent would be access from the back only, as a courtesy to the other tenant. He explained it would also alleviate parking problems. Chair Hirschi stated that in the earlier Planning Commission deliberations, that there is quite a bit of demand for this kind of storage, but they did not want to open it up to all C-H Zones.

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

At 7:44 p.m., Commission Johnson rejoined the meeting.

PUBLIC HEARING – CODE TEXT AMENDMENT RECEPTION CENTER I-H ZONE - Consider the proposed Zoning Code Text Amendment for Chapter 12.36-Table of Uses Allowed, to allow “Reception Center” in the I-H (Industrial-High) Zone - Jaden Malan, Newmark Grubb Acres, Agent

Cory Snyder, Community Development Director, explained that that applicant has an interest in leasing a building for a Reception Center (see attachments) in the south Industrial Park located in the Industrial-High (I-H) Zone (approximately 1343 West 75 North. Mr. Snyder said a Reception Center, currently not listed in the Table of Uses (Chapter 12.36) in the I-H Zone; therefore, this would be a use change in the I-H Zone by adding that use in that district. Mr. Snyder explained the Proposed Zoning Ordinance Text Edits as drafted in the Staff report:

Chapter 12.36-Table Of Uses Allowed: [add] “Reception Center” to I-H Zone Matrix as a permitted use.

Mr. Snyder reported in making the decision the Planning Commission should consider the change as being unrelated to a specific property and determine if the allowable uses are appropriate in all areas within a specified zoning district. He explained the three (3) factors (as written in staff report) that the Planning Commission should consider when making a recommendation and final decision for a Zoning Ordinance amendment. He said these required factors are located in Section 12.21.080(e) of Centerville City’s Zoning Ordinance. The proposed changes, if approved, would apply to any property located in an I-H Zone. Factors 2 & 3 are more related to specific map amendments, rather than text changes.

Mr. Snyder stated that staff’s position from reviewing the General Plan is that the proposed amendment to allow “Reception Centers” helps to preserve the economic vitality of an

1 aging area. However, a "Reception Center" use is more closely related to a personal service
2 use and less specific to professional service, specialty retail, or manufacturing uses. He said the
3 Commission would need to determine if the need to create economic vitality outweighs the need
4 to remain steadfast to professional services and manufacturing. It staff's position that there are
5 many office and professional service uses already in place in the West Centerville
6 Neighborhood Plan, which was adopted a long time ago. Thus, allowing other quality services
7 for the community would not have a negative effect in the area.

8
9 Mr. Snyder explained the additional considerations with permitted use versus conditional
10 use. The debate is ongoing on land uses listed as a permitted use, rather than using the more
11 subjective criteria of the CUP process. Staff believes that in the case of "Reception Centers,"
12 the CUP process would mitigate concerns with "hours of operation" and "occupancy" activities
13 regarding late evening events beyond the standard Noise Ordinance restrictions. Staff
14 acknowledges that other zoning districts already list this type of use as "permitted" in the Public
15 Facility-High (PF-H) and Commercial Very-High (C-VH) and "conditional" in the Commercial-
16 High (C-H) Zones. Mr. Snyder said staff has given the Planning Commission two options; 1) to
17 recommend approval, with findings; or 2) deny the ordinance amendments, with findings.

18
19 Commissioner Daly questioned whether the screening on each side of the building was
20 required in this case. Mr. Snyder replied when areas used for outside storage of materials, the
21 screening is required. Commissioner Daly said his concern is that people may not know that
22 there is parking in the back and would park on the street, in front of neighbor's parking lots, etc.
23 Mr. Snyder said this should be part of the debate as to whether this would be an appropriate
24 place for this kind of use. He further stated, if the Planning Commission approved this
25 amendment, there would still be other steps of approval to consider the other details and if the
26 standards were met. Commissioner further questioned if the Planning Commission is to
27 consider this amendment as a permitted use or conditional use. Mr. Snyder explained the CUP
28 process would mitigate some of the concerns, such as hours or operation, but some of the other
29 zoning districts already list this type of use as a "permitted use."

30
31 Jaden Malan, Applicant, stated he is a real estate agent with Newmark Grubb Acres, a
32 commercial real estate company. He represents Luz Estrada who has been in business for
33 about 8 years. Her business is currently located on Redwood Road and Cutler Street, in a
34 similar area with office users, warehouse users and retail. He said Ms. Estrada is looking to
35 expand and would like to use the site in Centerville. They like the building, which would be a
36 good fit for her business. He explained the parking currently shown on the site is where the
37 parking for the Reception Center would be. The parking area has recently been repaved and
38 repainted. Mr. Malan said the building has been vacant for 2 years. He could not see the
39 building used for manufacturing because as it is right now, it would have to be converted back to
40 a warehouse. It is away from residential and would be a good fit for a Reception Center. Mr.
41 Mahan explained that most of the events held are private events held at off-business hours, so it
42 would not cause problems with daytime traffic. Commissioner Wright asked about the hours of
43 operation. Ms. Estrada (the owner) said most of her parties start and 5 p.m. and go until around
44 midnight or 1:00 a.m.

45
46 At 8:06 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to
47 comment, he closed the public hearing.

48
49 Commissioner Johnson expressed concern regarding problems if there were an
50 emergency in that location. Commissioner Daly said he had no major concerns with the hours
51 of operation, since the theater is in the area. He thought it made sense to have it a conditional
52 rather than a permitted use, since in the commercial-high its conditional use. A CUP would give

1 them more authority to mitigate and concerns. Chair Hirschi questioned if it would be legal, to
2 change it to conditional use, as it had been advertised as a permitted use. Would they have to
3 renotice, if they made the change to a conditional use? City Attorney Lisa Romney explained
4 the Planning Commission could make that recommendation to the City Council, since it is an
5 amendment to the Zoning Code and not an applicant initiated rezone. Chair Hirschi said he
6 would tend to agree with Commissioner Daly's recommendation to make it a conditional use. He
7 said they would have a better feel of what the affect would be on the neighborhood, and if
8 circumstances would warrant it to be conditioned. Commissioner Johnson agreed, since this
9 was not dealing with a density issue. Commissioner Wright said she would agree with it being
10 conditional, so as to be able to deal with any issues that might be associated with this type of
11 business.

12
13 Commissioner Johnson made a **motion** to recommend approval to the City Council of
14 the proposed Zoning Ordinance Amendments regarding "Reception Center" as follows:

15
16 Chapter 12.36-Table Of Uses Allowed: [add] "Reception Center" to I-H Zone matrix as a
17 conditional use with suggested findings a – d in the Staff report, strike e & d and add a new
18 finding e.

19
20 *Suggested Reasons for Action (findings):*

- 21 a. *Section 12.430.1, Need for Commercial and Industrial Development Policies states*
22 *that "...To assist in the provision of revenues for high quality local services, and TO*
23 *PROVIDE NEEDED PERSONAL AND BUSINESS SERVICES..."*
24 b. *Section 12-480-6 – "Goal ...1 Enhance the Centerville City Business Park District."*
25 c. *Section 12-480-6 – "Goal 1...Preserving the economic viability of a now aging*
26 *development area is critical to the success of the neighborhood."*
27 d. *The Planning Commission finds that "Reception Centers" are also made available in*
28 *similar and greater intensive districts.*
29 e. *The Planning Commission finds that the conditional use approval process can help*
30 *mitigate unique attributes of "Reception Centers."*

31
32 Commissioner Daly seconded the motion which passed by unanimous roll call vote (6-
33 0).

34
35 Mr. Snyder asked to address the applicant. He informed the applicant to contact the City
36 Recorder to schedule it for the City Council. He reminded the applicant that the Planning
37 Commission changed the use to a conditional use rather than a permitted use and that is what
38 the Council will consider.

39
40 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

41 Mr. Snyder reminded the Commissioners that he would be out of the country for the next
42 meeting.

43 Upcoming projects (November 9, 2016 meeting):

- 44 1. Ray Conceptual Subdivision, Legacy Crossing Storage Final Site Plan

45
46 City Attorney Lisa Romney reminded the Commissioners that she would be gone for the
47 next two meetings. Chair Hirschi said he would be not be in attendance at the November
48 meeting.

49

CITY COUNCIL ACTIONS REPORT

- September 20, 2016: Repeal SMSC Public Space Plan Amendments. Adopted a limited Public Space Plan with Eastside 4-ft park strip and 5-ft sidewalk, Westside as built, Bike lane striping - Motion: Approved
- September 20, 2016: GP Amendment to Remove I-VH Zoning from West Centerville Neighborhood - Motion: Tabled to first meeting in November

ADJOURNMENT

At 8:20 p.m., Chair Hirschi made a **motion** to adjourn the meeting. Commissioner Hirst seconded the motion, which passed by unanimous vote (6-0).

David Hirschi, Chair

Date Approved

Marsha L. Morrow, City Recorder

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/9/2016**

Item No. 1.

Short Title: Public Hearing - Ray Subdivision, 233 South 100 East

Initiated By: Lance Evans, PLW Inc., Property Owner & Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Subdivision Plan on property located at 233 South 100 East, for the purpose of creating 3 residential building lots

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 11-09-2016 PC Staff Report Ray Subdivision - Conceptual Plan
- ▣ Ray Subdivision Conceptual Plat

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: MARK L. EVANS, TRUSTEE
(SEE APPLICANT FOR TRUSTEE ADDRESS)

APPLICANT: LANCE EVANS
PLW INC
638 COMPTON ROAD
FARMINGTON, UT 84025
(lancelevans@gmail.com)

PROPERTY: 233 SOUTH 100 EAST
02-103-0067

ACREAGE: 0.836 AC. GROSS & .602 AC NET

TOTAL LOTS: THREE (3) LOTS

CURRENT ZONING: RESIDENTIAL-LOW (R-L)

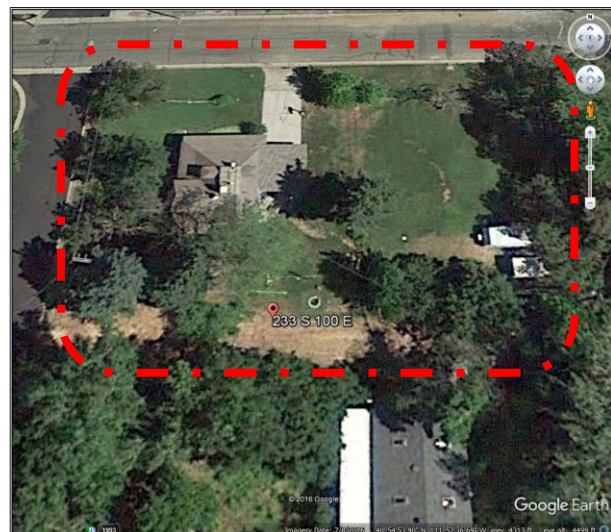
APPLICATION: CONCEPTUAL SUBDIVISION

RECOMMENDATION: ACCEPT THE CONCEPTUAL SUBDIVISION PLANS

BACKGROUND

The applicant desires to redevelop their existing home and land into a three (3) lot subdivision and maintain the existing home on one of the new lots. The existing home is currently listed on the Significant Sites List that is maintained by the Landmarks Commission.

The total gross area of the project is 0.836 acres. The allowable R-L Zone density for single-family development is 4 units per acre, which allows for 3.34 units or no more than the proposed three (3) lots (*density is rounded to the nearest tenth, 12.12.030.f*).



CONCEPTUAL SUBDIVISION REVIEW - CHAPTER 15.2

Conceptual Review Expectations

The Conceptual Subdivision review gives the applicant an opportunity to receive guidance from the Planning Commission in relation to subdivision regulations and the layout. It also allows the public an opportunity to express their Ordinance concerns regarding the proposed subdivision. The Conceptual Subdivision acceptance does not constitute an approval or disapproval of the proposed subdivision (see 15.2.105.3).

General Plan (12.480.2)

The property is located within the Southeast Neighborhood of the City's General Plan. The subdivision is located in the sub-district known as the "Old Townsite." The provisions indicate that development within this area are to be low-density single family development (12.480.2.1.a). Low density in the General Plan is four (4) units per acre or lower (12.420.2.1). Thus, subdividing the property consistent with the R-L Zone density is consistent with the City's General Plan.

Centerville Deuel Creek Historic District (Chapter 12.49)

This property is also found in the Centerville Deuel Creek Historic District that was created to encourage the preservation of the original Centerville Townsite. This voluntary program does not prohibit any development by a property owner, which is currently allowed within the Zoning Ordinance. If the applicant or future home builder maintains the historical integrity of the existing home for all exterior construction, it is possible to receive a 50% reduction of all building permit review fees. In order to ensure the architectural style of new construction within the district is compatible with existing structures, voluntary development standards have been outlined (see Section 12.49.080). If the applicant or future home builder takes advantage of these design standards on the other lots, they may receive up to 25% off all building review fees.

Staff would encourage the applicant/home builders to take advantage of these guidelines and incentives as to become more in line with the architectural styles found within the surrounding neighborhood. These historic styles do not necessarily need to mimic the styles of the late 19th Century and early 20th Century that are found within the central core of the district, just be contextually thoughtful of these designs. The applicant/home builders may also consider those design styles of mid-century modern that can also be found in close proximity to the subject property.

R-L Zone Development Standards

R-L Development Standards, Table 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Area	None	6,130 to 11,694 Sq. ft.	Null
Minimum Width	60 Feet 70 Feet (corner lot)	61 to 81 Feet	Yes

Setbacks (existing home)			
Front	25 Feet	25+ Feet	Yes
Street Side (front)	20 Feet	25 Feet	Yes
Rear	20 Feet	20 Feet	Yes
Side	8 feet Minimum total width of both side yards:18 Feet	25 Feet - Street	Yes
		8 Feet – Interior Lot Line	
Site Standards			
Buildable Area	2,000 Feet	Not Shown	Undetermined
Buildable Area Ratio	Between 2:1 and 1:2	Not Shown	Undetermined

Supplementary Considerations

Although the gross area calculations indicate general compliance with the density limits of the R-L Zone, staff has a concern that Lot 3 is rather small being slated for only 6,130 square feet. It is staff's opinion that this size is on the margin of being too small. Thus, without the depiction that the lot has a buildable area of 2,000, as required, it may be problematic for a home to constructed on Lot 3 that also meets the setbacks.

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS - CHAPTER 15.5

Layout Section 15.5.101 and Lots Section 15.5.102

"Subdivision means any land that is divided, re-subdivided or proposed to be divided into two or more lots..."[Section 15.1.104(48)]. The Ray Subdivision will have three (3) lots with two (2) lots having driveway accesses from 200 South and one (1) lot having drive access from 100 East. Each lot has been designed in a rectangular shape with perpendicular/right angle side and rear lot lines. As stated previously, the layout appears to generally meet the requirements for lots within the R-L Zone.

Street, Drainage, and Utility Improvements Section 15.5.103, 105, 106

Since the property, including the area devoted to the existing home is un-platted (i.e. metes & bounds descriptions), all utility easements will be required for all lots with new improvements for Lots 2 & 3. These utility easements and improvements will need to be addressed on the preliminary plat submittal to properly develop the lots. All utility provider sheets will need to be submitted indicating they have capacity to serve each lot. The preliminary plans will also need to depict three (3) public utility easements (each lot) with the front measuring 10 feet along the street frontage of each lot and all others a minimum of 7 feet. Finally, the applicant will need to depict all fire protection, including the existing and proposed fire hydrants (if required by the Fire Marshal).

CONCLUSION

The applicant has provided adequate information to depict how the property is proposed to be developed. Staff believes that the proposed subdivision has the potential to meet or satisfy the City's Subdivision regulations. Therefore, the Planning Commission should consider acceptance of the Conceptual Subdivision Plan.

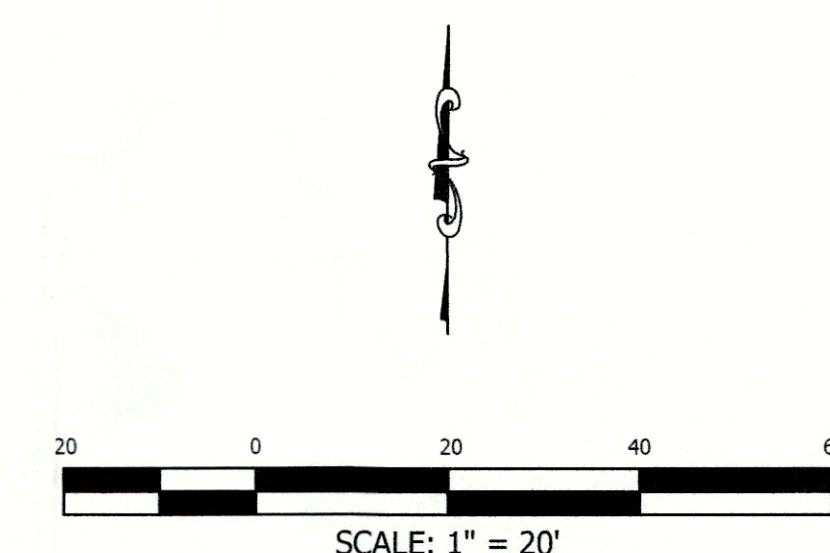
PLANNING STAFF RECOMMENDATION

Suggested Motion for the Conceptual Subdivision Plan for Ray Subdivision: I hereby make a motion for the Planning Commission to accept the Conceptual Subdivision Plan for the Ray Subdivision, located at 233 South 100 East, with the following directives:

1. The applicant shall submit an application for a preliminary plat and meet all the standards found in Chapter 15.3 of the Subdivision Ordinance.
2. The preliminary plat shall indicate the following information:
 - a. Depict the Buildable Area for each lot, providing a minimum of 2,000 square feet meeting the Buildable Ratio of the Zoning Ordinance.
 - b. The preliminary plans need to depict three (3) public utility easements (each lot) with the front measuring 10 feet along the street frontage of each lot and all others a minimum of 7 feet.
 - c. The preliminary plans need to address adequate fire protection including all existing fire hydrants and any new fire hydrants as required by the Fire Marshal.
3. A soil report and drainage information shall be created or performed and must be submitted to City staff for review as part of the preliminary subdivision plans.
4. All utility provider sheets shall be submitted with the preliminary subdivision plans indicating all utility providers can service each lot.

Suggested Reasons for the Action (Findings):

1. The conceptual subdivision appears to be consistent with the General Plan.
2. The proposed subdivision appears to be able to meet the Development Standards of the Residential-Low Zone.
3. The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

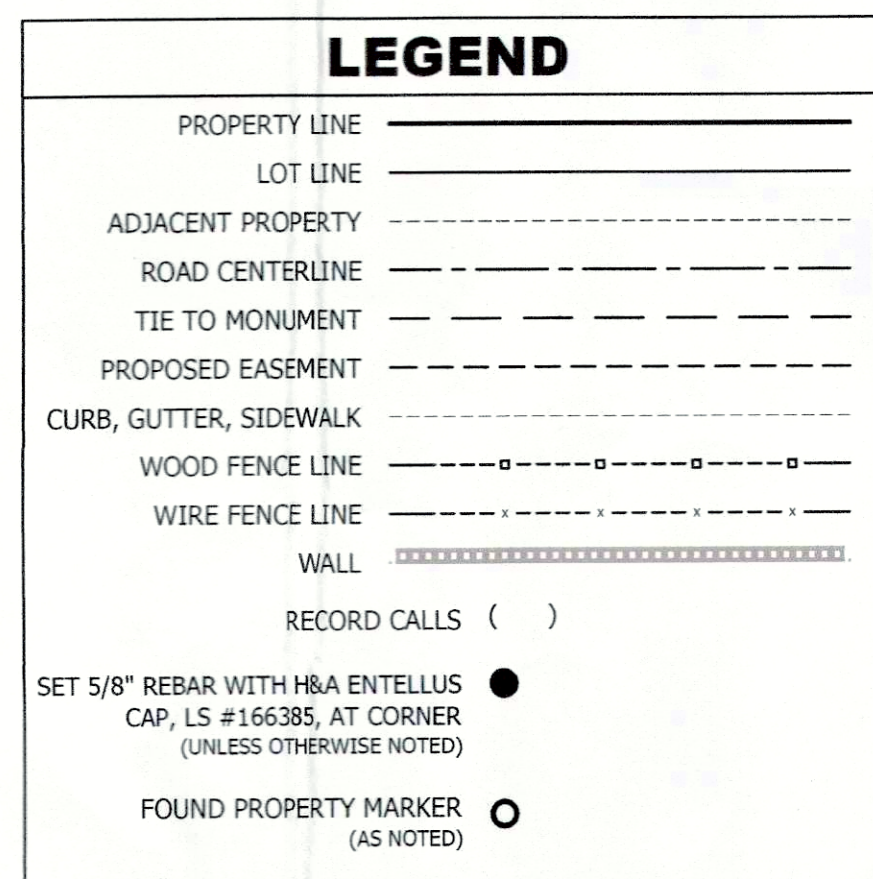


THE PURPOSE OF THE SURVEY WAS TO IDENTIFY TO BOUNDARIES IN ORDER TO FURTHER SUBDIVIDE THE PARCEL. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN 200 SOUTH STREET, AS SHOWN. RECORD ROAD CENTER LINE BEARINGS WERE TAKEN FROM THE AMENDED SURVEY CENTERVILLE TOWNSHIP PLAT. RECORD CARDINAL BEARINGS FOR THIS BLOCK WERE ADJUSTED TO MATCH SAID ROAD CENTER LINE BEARINGS.

DEED DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 9, PLAT "A", CENTERVILLE TOWNSITE SURVEY,
THENCE WEST 11 RODS; THENCE SOUTH 8.75 RODS; THENCE EAST 11 RODS; THENCE NORTH 8.75 RODS TO
THE BEGINNING, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SURVEYED DESCRIPTION
XXXXXXXXXXXXXXXX

SURVEYED PARCEL CONTAINS 0.602 ACRES.



1. ONLY ONE EXISTING GARAGE NEAR THE SOUTH BOUNDARY LINE IS NOTABLY CLOSE TO THE PROPERTY LINE, AS SHOWN. ALL OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF THE PROJECT INCLUDE STREETS, HOMES, AND PARKING LOTS. ALL OF THESE ARE SHOWN ON AND CAN BE SCALED FROM THE VICINITY MAP FOUND HEREON.
2. THERE ARE NO OBSERVABLE STORM DRAIN STRUCTURES ON OR NEAR THE PROPOSED SUBDIVISION SITE. THE LOCATION OF ANY SUBSURFACE DRAINAGE STRUCTURES CANNOT BE DETERMINED.
3. THE WHOLE PROPOSED SUBDIVISION IS LOCATED IN A "SHADED ZONE X" AREA AS PER FEMA FIRM MAP #49011C0392E, EFFECTIVE JUNE 18, 2007, AND IS OUTSIDE A 100-YEAR FLOOD PLAIN.
4. LOT DRAINAGE SHALL CONFORM TO THE NATURAL EXISTING GRADE OF EACH LOT AND SHALL BE DIRECTED TO THE STREET FRONTING EACH LOT.
5. THERE ARE 0.60 SHARES OF SECONDARY WATER RIGHTS ON THIS LOT.
6. DEUEL CREEK IRRIGATION WILL ALLOW AN EXISTING 1-1/2" SECONDARY WATER SERVICE TO BE SPLIT INTO TWO 1" SERVICES. THE SIZE OF EXISTING IRRIGATION LINE SERVICING THE EXISTING LOT IS UNKNOWN. CONTRACTOR CAN FIELD-VERIFY THE SIZE OF THE LINE TO DETERMINE WHETHER TO SPLIT THE EXISTING SERVICE (IF EXISTING SERVICE IS 1-1/2") OR TO INSTALL A NEW SERVICE (IF EXISTING IS SMALLER THAN 1-1/2").

PRELIMINARY
NOT FOR
CONSTRUCTION

RAY SUBDIVISION CONCEPT PLAN
FOR
LANCE EVANS

233 SOUTH 100 EAST
LOT 3 BLOCK 9 AMENDED RESURVEY CENTERVILLE TOWNSITE PLAT A
LOCATED IN THE SE 1/4 OF SECTION 7, T. 2 N., R. 1 E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV.	BY:	DATE:	DESCRIPTION

DRAWN: JRC 09/27/2011
 APPYD: VRH 09/07/2011
 PROJECT: 1355001
 1355001 BOUNDARY.dwg

CONCEPT

CONCEPT PLAN

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/9/2016**

Item No. 2.

Short Title: Public Hearing - Legacy Crossing at Parrish Lane, Parrish & 1250 West

Initiated By: Chad Bessinger, JF Legacy Land, LLC, Applicant

Scheduled Time: 7:30

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Fourth Amendment to Legacy Crossing at Parrish Lane PDO approval, to allow "recreational vehicle sales" and services/repairs as an accessory for Phase 2 and 3

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 11-09-2016 PC Staff Report Legacy Crossing @ Parrish Lane PDO Amendment

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: JF LEGACY LAND, LLC
C/O CHAD BESSINGER
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH 84014

PROPERTY: LEGACY CROSSING @PARRISH LANE – PLANNED
DEVELOPMENT

ZONING: COMMERCIAL VERY-HIGH/PLANNED DEVELOPMENT (C-
VH/PD)

APPLICATION: AMENDMENT TO THE PDO ZONE APPROVAL FOR THE
LEGACY CROSSING @ PARRISH LANE – LOTS 2 & 3 TO
ALLOW FOR RECREATIONAL VEHICLE SALES AND
REPAIR

RECOMMENDATION: PLANNING COMMISSION TO DISCUSS THE MERITS
OF THE PROPOSED AMENDMENT

BACKGROUND

Recently, the owners approached City Officials to explore the idea of allowing the possibility of Lots 2 & 3 to be developed with a “recreational vehicle sales & repair” use. The proposal is to amend/clarify the PDO approval, which originally prohibited “automobile sales & repair.” It is the position of the planning staff that proposed recreational vehicle sales is too closely related to the listed prohibited use. Additionally, the original concept plan depicted Lots 2 & 3 as restaurant and medium box retail uses. Since any site plan approval for these lots require any development to substantially comply with the PDO Concept Plan (see 12.41.120), it is a further position of staff that the proposed “recreational vehicle” use is not consistent with the original approval. Thus, staff communicated to the owners that an amendment to the PDO approval for Lots 2 & 3 is required before the City could consider their proposed plan for these lots.

PDO AMENDMENT PROCEDURE 12.41.080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval. Thus, the process to amend the Legacy Crossing @ Parrish Lane

Development Agreement and associated exhibits requires amending the original PDO approval. Such amendments will include the following:

- a) **Changes to Development Agreement;** Language change of Section 5(b) to allow for the proposed “recreational vehicle sales & repair” uses.
- b) **Changes to Exhibit “C” Master Site Plan;** Changes the site layout to reflect the proposed use for Lots 2 & 3.
- c) **Changes to Exhibit “E-1” Landscape Master Plan;** Changes the landscaping layout to reflect the proposed use for Lots 2 & 3 and maintain the expected landscaping amounts and expectations of the Zoning Ordinance
- d) **Changes to Exhibit “F-1” Lighting Master Plan;** Changes the lighting layout to reflect the proposed use for Lots 2 & 3. Staff anticipates that the lighting of a “vehicle sales” may be different and should be reviewed with regards to adjacent uses.
- e) **Changes to Exhibit “H-1” Reciprocal Parking & Cross Access Easements Plan;** Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 for all other Lots. FYI – Lots 2 & 3 carry parking stall needs for the other lots of the development.
- f) **Changes to Exhibit “O” Drive Aisles Plan;** Changes the site layout to reflect the proposed use for Lots 2 & 3 in joint relation with Lot 1 – Megaplex Theatre.
- g) **Changes to Exhibit “P” Truck Route Plan;** Changes the site layout to reflect the proposed use for Lots 2 & 3 in relation to truck circulation.
- h) **[Staff Recommendation]** A new “Architectural & Site Layout” Exhibit for Lots 2 & 3 to ensure that the building design architecturally is oriented towards the development within the project and not solely to I-15. Additionally, any storage, repair, and other like facilities or activities are located or directed away from the multi-family development adjacent to the west/northwest.

APPLICABLE PDO & OTHER STANDARDS REVIEW

According to the PDO approval, the expected expectations were as follows:

PARKING & LANDSCAPING:

Parking Summary		Criteria		Required	Provided	Surplus
Phase 1	Theaters	1 per 4.5 seats	3300 seats	733	738	5
Phase 2	Restaurant	10 spaces per 1000 sf	7,500	75	183	108
Phase 3	Retail	4 spaces per 1000 sf	39,400	157.6	197	39.4
Phase 4	Retail	4 spaces per 1000 sf	32,300	129.2	489	-0.2
	Office	5 spaces per 1000 sf	72,000	360		
Phase 5	Apartment	1.5 spaces/1-bedroom unit	68	102	220	-62
		2.0 spaces/2-bedroom unit	90	180		
Phase 6	Apartment	1.5 spaces/1-bedroom unit	48	72	21	-51
		2.0 spaces/2-bedroom unit	0	0		
			Total	1808.8	1848	39.2

Site Area Summary		Planted Area		Pedestrian Area	Pedestrian Contribution to Landscaped Area	Combined Landscaped Area		Surplus Landscape Area*	
		SF	%	SF	SF	SF	%	%	SF
Phase 1	Theaters	91,903	18%	42,779	30,634	122,537	23%	13%	70,332
Phase 2	Restaurant	15,175	15%	4,656	4,656	19,831	20%	10%	10,013
Phase 3	Retail	26,886	18%	3,193	3,193	30,079	20%	10%	15,178
Phase 4	Retail & Office	42,537	15%	41,483	14,179	56,716	21%	11%	29,076
Phase 5	Apartments	60,246	26%	15,601	15,601	75,847	33%	n/a	n/a
Phase 6	Apartments	14,959	31%	3,188	3,188	7,305	15%	n/a	n/a
Total		251,706	19%	110,900	71,451	312,315	24%	14%	124,599

- a) *Building Setbacks* – The building setbacks for Lots 2 & 3 are 10 feet from property line, with an additional 10 feet of park strip setback, which are defined in Exhibit B-2 and on Exhibit “J.” Staff recommends that it be subject to the same design.
- b) *Site Drainage* – The details for site drainage for both Lots 2 & 3 are design with a detention area on the west side. This facility needs to be incorporated into the new lot layout and configuration.

STAFF RECOMMENDATION

(If the Planning Commission is inclined to consider changing the PDO) I hereby make a motion for the Planning Commission to table the proposed amendment and have the applicants address the items, as follows:

- a) ***Changes to Development Agreement***; Language change of Section 5(b) to allow for the proposed “recreational vehicle sales & repair” uses.
- b) ***Changes to Exhibit “C” Master Site Plan***; Changes the site layout to reflect the proposed use for Lots 2 & 3.
- c) ***Changes to Exhibit “E-1” Landscape Master Plan***; Changes the landscaping layout to reflect the proposed use for Lots 2 & 3 and maintain the expected landscaping amounts and expectations of the Zoning Ordinance
- d) ***Changes to Exhibit “F-1” Lighting Master Plan***; Changes the lighting layout to reflect the proposed use for Lots 2 & 3.
- e) ***Changes to Exhibit “H-1” Reciprocal Parking & Cross Access Easements Plan***; Changes the site layout to reflect the proposed parking and cross access for Lots 2 & 3 for all other Lots. FYI – Lots 2 & 3 carry parking stall needs for the other lots of the development.
- f) ***Changes to Exhibit “O” Drive Aisles Plan***; Changes the site layout to reflect the proposed use for Lots 2 & 3 in joint relation with Lot 1 – Megaplex Theatre.
- g) ***Changes to Exhibit “P” Truck Route Plan***; Changes the site layout to reflect the proposed use for Lots 2 & 3 in relation to truck circulation.
- h) ***[Commission Directive]*** A new “Architectural & Site Layout” Exhibit for Lots 2 & 3 to ensure that the building design architecturally is oriented towards the development within the project and not solely to I-15. Additionally, any storage, repair, and other like facilities or activities are located or directed away from the multi-family development adjacent to the west/northwest.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/9/2016**

Item No. 3.

Short Title: Public Hearing - Legacy Crossing Storage, 150 North 1250 West

Initiated By: Ken Menlove, Menlove Construction, Applicant

Scheduled Time: 7:50

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for a self-storage facility (Legacy Crossing Storage) on property located at approximately 150 North 1250 West

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 11-09-2016 PC Staff Report Legacy Crossing Storage FSP
- ▣ Legacy Crossing Storage Final Site Plan

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

**STAFF REPORT
AGENDA: ITEM 3**

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)

APPLICATIONS: FINAL SITE PLAN APPROVAL
CONDITIONAL USE PERMIT

RECOMMENDATIONS: APPROVAL OF THE FINAL SITE PLAN - SUBJECT TO A CUP
REVIEW AND APPROVAL (CAN BE SCHEDULED FOR DECEMBER
14, 2016)

BACKGROUND

The applicants desire 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. On October 14, 2015, the applicants received conceptual site plan acceptance. The applications for final site plan and

conditional use permit were initially submitted in June of 2016, however, due to some design issues regarding overhead electric lines, off-site drainage, and access design conflicts, the applicant took additional time to choose the final proposed layout for the site. The final design layout was submitted on October 04, 2016. The applicant is now seeking final site plan approval and the associated conditional use approval for the storage facility.

However, since the original notice of the CUP occurred some months ago and was tabled awaiting these design changes, staff believes that the CUP approval may need to be re-noticed. Nonetheless, the Planning Commission did table the CUP request on August 10, August 24, and September 14. The Commission ought to discuss this matter and seek advice from our City Attorney.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE & PLANNING STAFF ANALYSIS

The Planning Commission previously accepted 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 – **COMPLETED, 06-17-2016**
2. A conditional use permit shall be submitted following the criteria found in Section 12-21-100 of the Zoning Ordinance – **COMPLETED, 06-17-2016**
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. – **PARTIALLY COMPLETED, NOT PREPARED BY A LICENSED ARCHITECT, CAN BE DONE WITH THE BUILDING PERMIT SUBMITTAL**
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 - **COMPLETED**
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 **APPLICANT'S DO NOT PLAN TO PROVIDE GARBAGE SERVICE FOR THE SITE – STAFF BELIEVES THAT SOME TYPE OF SERVICE IS NEEDED TO PROVIDE IT FOR THE OFFICE AREA**
6. The final plans shall indicate the location and types of all signage **PARTIALLY COMPLETED, WALL AND MONUMENT SIGNS ARE INDICATED. HOWEVER, NO DETAILS FOR PROVIDED FOR THE MONUMENT SIGN.**
7. A current title report shall be submitted and reviewed by City staff – **COMPLETED, 06-17-2016**
8. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application – **PARTIALLY COMPLETED, CAN BE COMPLETED WITH THE BUILDING PERMIT SUBMITTAL**
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 – **COMPLETED.**
- All easements and utilities shall be shown on the final site plan **COMPLETED.**
- 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. **COMPLETED.**
- The power pole on the southwest corner shall have a 25' to 30' radius around the pole for possible future development of 75 North **COMPLETED.**
- 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 **COMPLETED.**
- Applicant shall verify storm drainage on site and how drainage from the east property is being diverted. **COMPLETED**

STAFF'S CONCLUSION REGARDING FINAL SITE PLAN

Staff believes that the listed shortcomings above are not necessarily critical to the Planning Commission's review for approval. Most of the items can be dealt with by staff during building permit plan reviews, provided however that the applicant is in agreement to address and comply with the recommendations of staff, or if disputed, willing to return to the Commission for reconsideration and resolution (*see Planning Staff Recommendations for details*).

REQUEST FOR CONDITIONAL USE PERMIT & PLANNING STAFF ANALYSIS

Evidence [Section 12.21.100(e)(3)(A-D)]

The City's General Plan states that in order for the City to generate revenue for local services “...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community” [Section 12.430.1].”

Furthermore, the **West Centerville Neighborhood Plan** states that “...conditional uses serving the South Davis Area” are acceptable (*see Future Land Use, Goal 2, Objective 2.C. 12.480.6*). Additionally, the overall Goal is to “create a positive visual experience or impression for arriving and leaving Centerville City” (*see Goal 2 – explanation*).

Staff Comment: Staff believes that the proposed use provides a local “convenience service” for surrounding multi-family residential users. Therefore, the proposed use could be deemed consistent with the goals and objectives of the General Plan. However, keep in mind that there are two (2) other storage facilities in the immediate area, but, are aging and likely not considered as well designed as what is being proposed. Additionally, the location of the storage facility is some distance away from 1250 West/Legacy Interchange area. Thus, the visual quality desires for arriving or leaving the City is somewhat less of a concern for this location.

Factors to be Reviewed [Section 12.21.100(e)(5)(A-K)]

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

Staff Comment: The proposed use and site is located directly adjacent to another storage facility to the east and would not introduce a use element incompatible or not already present. However, staff believes that the frontages along 1250 West and 200 North need to be landscaped in a

manner to be compatible with the multi-family residential located directly across the 200 North Street to buffer the industrial element from the residential uses. In reviewing the site plan drawings regarding landscaping, staff believes that the proposed design is compatible. Furthermore, the proposed access drives and common integrated lanes in and through the development create a cohesive and functional development area and the location of the buildings screen the large interior hard surfaced areas.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

Staff Comment: Generally, staff believes that the proposed use will not generate any new or other issues that were not already anticipated for the area. Storage uses have a relatively low hourly traffic generation and would not likely create problems during peak congestion hours. However, located to the north across the street, are multi-family residences. The Commission may want to consider the issue of “hours of operation,” to prevent the unloading and loading activities during the night hours, which is already prohibited by the City’s Noise Ordinance from 6:00 a.m. to 10:00 p.m. However, staff recommends that this be re-enforced with the CUP approval to establish it as an business operation limitation up front rather than relying only on individual violations that may occur on a case by case basis.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (H)

Staff Comment: Generally, the submitted site plan adequately addresses the concerns listed in these criteria. Nonetheless, the issue of pole and building lighting fixtures could generate problems for the multi-family residents adjacent to the site, as identified earlier.

Summary of Potential Negative Impacts and Mitigation Suggestions	
Potential Negative Impacts	Mitigation Prospects
▪ Late hour or night-time access near multi-family residences ▪ FYI- City’s Noise Ordinance limits any type of loading/unloading activities during the hours shown to the right ▪ Building/Pole Lighting Concerns	✓ Consider an “hours of operation” time limits, such as business and related activities are from 6:00 a.m. to 9:00 p.m. with no customer self-access after this time frame, except for emergencies when accompanied by the owner/operator. ✓ Section 12.55.140.a requires a shield for all pole lighting. Additionally, staff is concerned about the possibility of negative light splay from “wall packing” lighting fixtures. These fixtures also need to be shielded to mitigate negative light splay onto adjoining multi-family residences.

PLANNING STAFF RECOMMENDATIONS**ACTION #1 - Final Site Plan - Suggested Motion for the Final Site Plan Approval & Findings:**

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Final Site Plan for the proposed Legacy Crossing Storage to be located at 150 North 1250 West, with the following conditions:

- 1) The final site plan approval is for the layout, configuration, and building design of a self-storage facility, as submitted and reviewed to the Planning Commission and any conditions approved by the Commission. Any future changes shall be subject to the applicable requirements for obtaining a site plan amendment.
- 2) As part of the building permit submittal, the architectural design plans shall be prepared and stamped by a licensed architect.
- 3) The applicant shall install a “refuse container” system and service to attend to the office use portion of the site, and shall be deemed acceptable by City staff prior to issuance of a building permit.
- 4) All signing (e.g. wall or monument) shall be reviewed and approved by staff in accordance with applicable regulations.
- 5) All applicable Utility Provider Sheets shall be submitted to the City as part of the issuance of the building permit. The development shall be subject to all requirements and conditions stated by the providers.
- 6) The design of the 200 North road pavement, park strip, sidewalk area may be reduced to the same width that was previously performed and approved by the City for the north adjacent project Legacy Crossing Apartment project (80’ to a 66’ roadway design). The final design and construction plans shall be deemed acceptable by the City Engineer.
- 7) *[Optional] The Final Site Plan approval is conditioned upon receiving a CUP approval for the self-storage use.*

SUGGESTED REASONS FOR THE ACTION:

- a) 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-1F)].
- b) The layout of the site, with the conditions listed, ensure compliance with regulations of 12.35.060, including but not limited to Off-street Parking, Landscaping, and Screening.
- c) The proposed design of the buildings is deemed to be consistent with the architectural design standards for development in the I-H Zone [Section 12.35.080(e) & (f)].

If Deemed Acceptable - ACTION #2, Conditional Use Permit - Suggested Motion for the CUP Approval and Findings:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Conditional Use Permit for the proposed Legacy Crossing Storage to be located at 150 North 1250 West, with the following conditions:

- 1) The “hours of operation” for customer access and loading/unloading activities within or for the storage units shall be allowed from 6:00 a.m. to 9:00 p.m. with no such activity or customer self-access after this time frame, except for emergencies when accompanied by the owner/operator.
- 2) All pole and wall lighting fixtures shall be shielded in accordance with the design expectations of Section 12.55.140.a of the Zoning Ordinance.

SUGGESTED REASONS FOR THE ACTION:

- a) A Conditional Use Permit is required for a self-storage use in the I-H Zone (Chapter 12.36)
- b) The Planning Commission finds that a conditional use permit to be reviewed by the Planning Commission (Section 12.21.100).
- c) The Planning Commission finds that during the review of the CUP, the use can potentially have a negative impact on the multi-family residences to the north of the site with regards to late night customer access and loading/unloading activities and site lighting.
- d) The Planning Commission finds that the conditions imposed can mitigate the identified negative impacts mentioned above.
- e) The Planning Commission finds that with the Commission's review and conditions imposed, there is sufficient evidence to necessitate a CUP approval of proposed self-storage use.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/9/2016**

Item No. 4.

Short Title: Community Development Director's Report 110916

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:10

SUBJECT

Items scheduled for December 14, 2016:

Duncan Hill Subdivision Plat Amendment

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/9/2016**

Item No. 5.

Short Title: City Council Actions Report 110916

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:15

SUBJECT

October 4, 2016:

- *PDO Amend Chapel Ridge Cove to allow new house styles*
Motion: Approved
- *Rezone Balling Townhomes, 323 E Pages Lane from C-H to R-H* *Motion: Rejected*
- *General Plan Amend, Bicycle & non-motorized vehicle pathways*
Motion: Approved

October 18, 2016:

- *Reconsider rezone Balling Townhomes from C-H to R-H*
Motion: Approved with R-M Zone
- *Prohibiting flag lot development*
Motion: Tabled and scheduled a work session on Nov. 1

November 1, 2016:

- *Code Amend allow Reception Center in I-H*
Motion: Approved
- *Code Amend add Climate Controlled Storage*
Motion: Approved

RECOMMENDATION

BACKGROUND