

CENTERVILLE CITY

NOTICE OF SPECIAL PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD A SPECIAL PUBLIC MEETING ON WEDNESDAY, NOVEMBER 19, 2014, AT 7:00 P.M., AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA SHALL CONSIST OF THE FOLLOWING:

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 at the following link <http://centerville.novusagenda.com/agendapublic> and the City Website: www.centervilleut.net

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, Logan Johnson
 D. COMMISSION BUSINESS

- 7:05 1. PUBLIC HEARING | WEST CENTERVILLE NEIGHBORHOOD PLAN
 [Tabled from November 12, 2014 Meeting]
 a. Consider a General Plan Amendment for the West Centerville Neighborhood Plan;
 b. Consider a zone map and text amendment to the City's Zoning Ordinance. The proposed zone text and map amendments are to establish a new "mixed-use district" and its associated development standards to implement the drafted policies of the General Plan Update for the West Centerville Neighborhood. Centerville City, Applicant

- 8:05 2. DISCUSSION ON ACCESSORY DWELLING UNITS (ADUs)
 Discuss Accessory Dwelling Units and what is the next step in the process

- 8:15 E. ADJOURNMENT



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

**STAFF REPORT
AGENDA: ITEM 4**

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

APPLICATIONS: **GENERAL PLAN AMENDMENT – WEST CENTERVILLE
NEIGHBORHOOD AREA & RELATED ZONING CODE
TEXT AND MAP AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES TO
CREATE THE PARRISH/LEGACY TRANSIT-ORIENTED
DEVELOPMENT (TOD) CENTER DISTRICT
REGULATIONS & URBAN DESIGN STANDARDS &
GUIDELINES FOR THE TOD AREA**

RECOMMENDATION: **PLANNING STAFF RECOMMENDS TABLING TO
NOVEMBER 19, 2014 FOR FURTHER REVIEW AND
DISCUSSION BY THE COMMISSION**

BACKGROUND

The Centerville City Council has directed the Planning Staff to prepare the necessary General Plan and Zoning Text and Map Amendments to initiate the implementation of the West Centerville Neighborhood Plan Update, as reviewed at the October 22, 2014 Planning Commission Meeting. The process involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area. For this report, the Planning Staff will present to the Commission, the “preferred scenario” as formulated by the Oversight Committee and Staff. Additionally, the planning staff has extensively edited the Zoning Ordinance documents that were drafted and presented to the Commission last August.

PREFERRED SCENARIO *(Future Land Use Map)*

As directed by the City Oversight Committee, the Planning Staff has prepared the “preferred scenario” (see attachments) and has included several additional planning concepts in creating the General Plan Amendment. The preferred scenario and associated neighborhood plan amendment can be summarized as follows:

- ✓ The land use pattern consists of a “mixed-use” center, which will be a heightening of the existing mixed-use pattern that has been established with the development of Legacy Crossing (*i.e. Megaplex Theater area*) and the recently approved Legacy Apartments across the street
- ✓ The land uses are to be focused around localized commercial businesses that support a new multi-family residential neighborhood
- ✓ The core density is located south of 200 North, but stops prior to reaching the Trinity Steel site (*up to 45 units per net acre*)
- ✓ A secondary density sector begins south of the core and terminates at the south City limits (*between 30 to 35 units per net acre*)
- ✓ A public park is envisioned in this secondary density area, as a transition into West Bountiful and to facilitate any potential environmental clean-up needs of the Trinity Steel site
- ✓ A potential vehicle fly-over bridge (*over the rail line and interstate*) is being suggested at Porter Lane to establish alternative traffic routes to ease traffic congestion at the Parrish Lane interchange and provide improved emergency vehicle access to the area and to West Bountiful City
- ✓ Some type of future transit station could be integrated into the area, but it is not a crucial focus of the preferred scenario

ZONING ORDINANCE TEXT (*Creating a New District*)

As mentioned earlier, the Zoning Ordinance documents presented to the Commission last August have been extensively edited. The new zoning district no longer places emphasis on a TOD Center (*e.g. creating a Frontrunner Station*) but places its focus on creating a “Mixed-Use Center” or a neighborhood of local commercial uses integrated into a multi-family residential community. The new zoning regulations have two parts; 1) the basic district regulations, and; 2) the design standards for the new district.

The basic district regulations can be summarized as follows:

- ✓ The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone. Such uses are local retail, office, personal and professional services. These types of uses are also found along Main Street from City Hall to Pages Lane
- ✓ A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H). These types of uses can be found at the Florentine Towns (*directly south of Wal-Mart*) and within the Pineae Village Gardens (*old Pineae Nursery site on 400 West Street*)
- ✓ However, such multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- ✓ The ratio of commercial vs. residential uses is established using site plan approval process
- ✓ The supportive commercial use findings needed to approve the use of multi-family residential are;
 - *Provide opportunity for food service or local service type retail commercial service*
 - *Provide opportunity for personal care and/or instructional type services*
 - *Provide opportunity for medical care or health type services*
 - *Provide opportunity for adult or child care type services, or*

- *Provide other types of commercial uses deemed appropriate for servicing the local residents*

The design standard regulations can be summarized as follows

- ✓ **“Design Principles”** establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a “Mixed-Use Center.” These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the “Mixed-Use Center District.”
- ✓ **“Design Standards”** are required in addition to other standards set forth in the Ordinance and are indicated by the verb “shall.” In the event of conflict between the standards and other applicable provisions of the Ordinance, the interpretation and provisions of the specific section are to govern for all development within the “Mixed-Use Center District.”
- ✓ **“Design Guidelines”** indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the “Mixed-Use Center District.” Guidelines thus use the verb “should” signifying that the guidelines are desirable objectives to be achieved, but may not be mandatory or feasible for every given development situation.

ZONING ORDINANCE MAP (Implementing a New District)

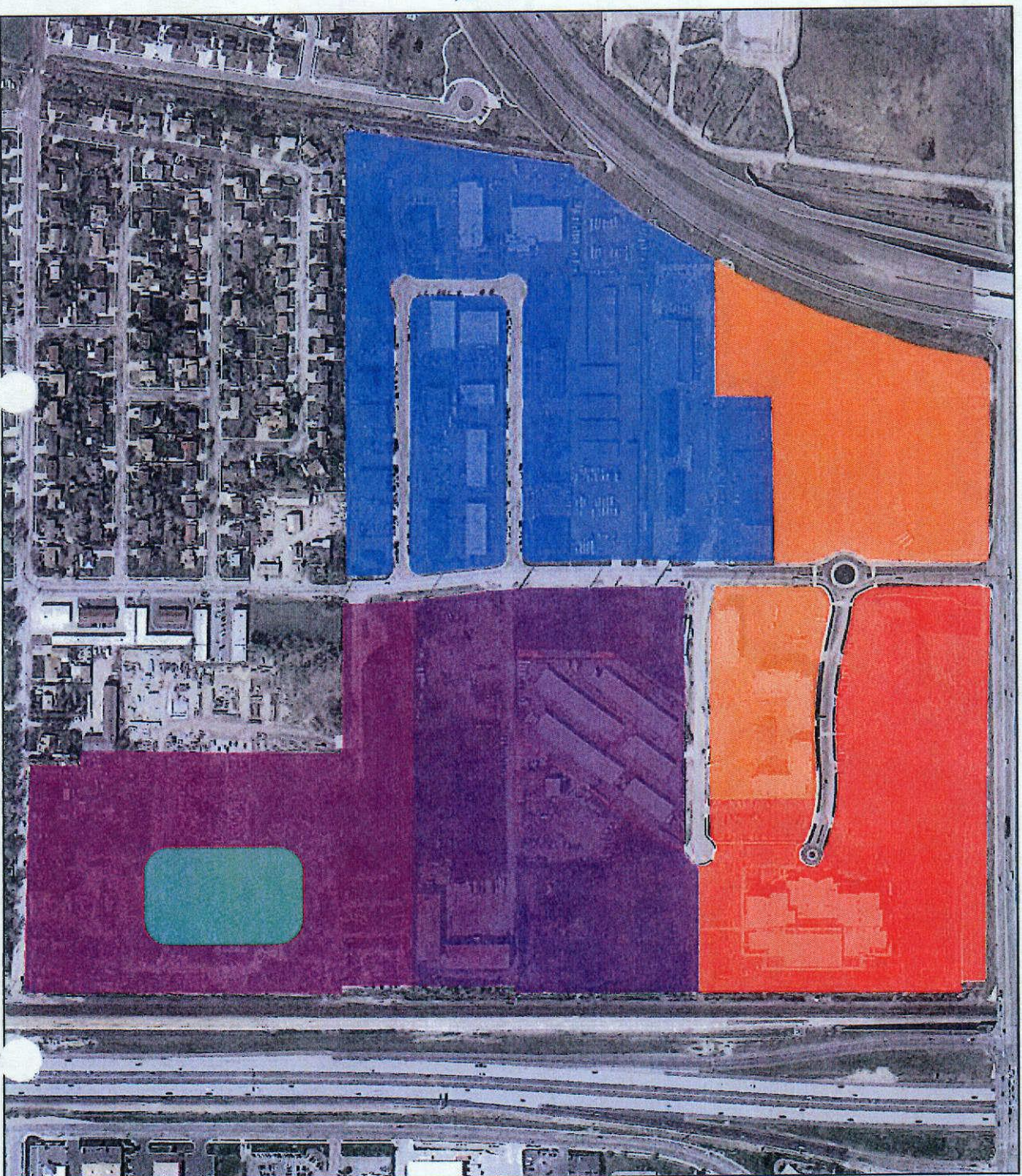
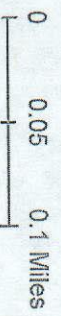
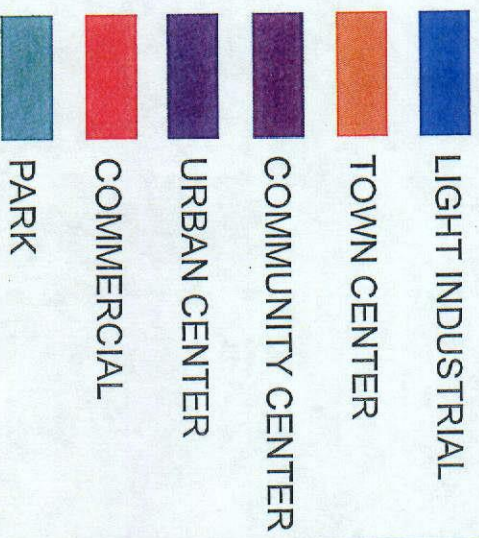
The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 North to the south City limits.



PLANNING STAFF RECOMMENDATION

Staff Suggested Action - I hereby make a motion for the Planning Commission to **TABLE** for further deliberation the proposed General Plan Amendment and the related Zoning Text and Map Amendments, until the special meeting of the Planning Commission, scheduled for November 19, 2014, beginning at 7:00 p.m.

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO





Title 12 – Zoning
Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy Mixed Use Center District Zone

Sections.

- 12-49-010. Purpose.
- 12-49-020. Scope.
- 12-49-030. Definitions.
- 12-49-040. Zone Location.
- 12-49-050. Other Approval Requirements.
- 12-49-060. Development Agreement.
- 12-49-070. Development Project Evaluation.
- 12-49-080. Zone Densities.
- 12-49-090. PL-MU Zones, Permitted and Conditional Uses.
- 12-49-100. PL-MU Zone Design Pattern Book.
- 12-49-110. Development Plan Approvals.
- 12-49-120. Regulations of General Applicability.
- 12-49-130. Development Implementation.
- 12-49-140. Development Standards.

12-49-010. Purpose.

The purpose of the Parrish-Legacy Mixed Use Center ("PL-MU") District Zone is to:

- (a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;
- (b) Facilitate the integration of diverse but compatible uses, including, but not limited to, commercial, higher density residential, mixed-node or use, and other multi-transportation modal and related community uses;
- (c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other traditional zoning districts and regulations of the City; and
- (d) Provide for the incorporation of a thematic building and landscaping designs, to enhance site development design through human-scaled design elements and amenities, encourage the development and use of multi-modal transportation options, and make physical connections to usable trail and public space amenities.

12-49-020. Scope.

The provisions of this Chapter shall apply to any real property located in the Parrish-Legacy Mixed Use (PL-MU) Zone, as shown on the Official Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

12-49-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title.

12-49-040. Zone Location.

The PL-MU Zone is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed Use Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 north to the south City limits.

12-49-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the PL-MU Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville City Code, and any rules, regulations, or standards adopted there under, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

(a) *Rezoning Approval Process.* Except as otherwise specifically provided herein, an application for rezoning of property to the PL-MU Zone shall comply with the requirements for zoning map amendments as provided in Section 12-21-080 of this Title.

(b) *Subdivision Approval Process.* Except as otherwise specifically provided herein, an application for development within the PL-MU Zone shall comply with the procedures and requirements for subdivision plat approval as provided in Title 15 of the Centerville City Code.

(c) *Site Plan Approval Process.* Except as otherwise specifically provided herein, an application for construction and improvements within the PL-MU Zone requiring site plan approval under Section 12-21-110 of this Title shall comply with the requirements therein.

12-49-060. Development Agreement.

Any application for rezoning or development of property to the PL-MU Zone may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

12-49-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the PL-MU Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.

- (1) Mixed Use or Mixed Sector Integrated Land Use Patterns;
- (2) Human Scaled Building Architecture;
- (3) Integrated Use of Landscaping, Plazas, Courts, Trails/Pathways, and other Common Amenity Areas;
- (4) Encourages, Promotes or Provides Opportunities for Multi-modal Transportation Options.

(b) *Evaluation Criteria.* Each development proposal for development within the PL-MU Zone shall be evaluated based on its compatibility with:

- (1) The Centerville City General Plan and West Centerville Neighborhood Plan;
- (2) The purpose and development guidelines of the PL-MU Zone set forth in this Chapter;
- (4) The purpose and standards of the Parrish – Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

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- (6) Any other City-approved study applicable to the subject areas.

(c) **Burden of Persuasion.** An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

12-49-080. Zone Density.

(a) **PL-MU Zone Density.** Development within a PL-MU zone shall substantially comply with Table 12-49-2 and with Section 12-69 – Parrish/Legacy TOD Center - Urban Design Standards & Guidelines.

- (1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.
- (2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:
- i. Provide opportunity for food service or local service type retail commercial service
 - ii. Provide opportunity for personal care and/or instructional type services.
 - iii. Provide opportunity for medical care or health type services.
 - iv. Provide opportunity for adult or child care type services, or
 - v. Provide other types of commercial uses deemed appropriate for servicing the local residents.
- (3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.
- (4) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

(b) **No Density Guarantee.** The density limitations and provisions set forth in this section are not intended to guarantee density for any project area or development within the PL-MU Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

12-49-090. PL-MU Zone, Permitted and Conditional Uses.

(a) **PL-MU Zone** – The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-MU Zone, unless otherwise expressly allowed or prohibited as listed herein:

- (1) **Permitted Uses:**
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
 - Permitted Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones

- Building, Accessory
- Dwelling, Multiple-family
- Cultural Service
- Restaurant, General
- Restaurant, Eatery

(2) **Conditional Uses:**

- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Public Park
- Transit Facility, Public
- Assisted Living Facility
- Senior Center
- Utility Substation, Public

(3) **Not Permitted Uses:**

- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility

12-49-100. PL-MU Zone Development Design Pattern Book.

(a) **Development Design Pattern Book Required.** In addition to applicable requirements of this Title and other provisions of the Centerville City Code, all applications for the development of property to the PL-MU Zone shall include a development design pattern book.

(b) **Development Design Pattern Book Acceptance.** The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the PL-MU Zone.

(c) **Development Design Pattern Book Submittal Requirements.** In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the development design pattern book shall provide and address the following:

- (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
- (3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and

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- (4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy Mixed Use Center District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

- (a) *Effect of Development Plan Approvals.* Upon acceptance of a conceptual plan and/or the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the PL-MU Zone shall comply substantially with conceptual site plan and/or development design pattern book.

12-49-120. Regulations of General Applicability.

The use and development of real property in the PL-MU Zone shall also conform to regulations of general applicability as set forth in the following chapters of this Title, unless otherwise provided in this Title.

- (a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.
- (b) *Landscaping and Screening.* See Chapter 12-51 of this Title.
- (c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.
- (d) *Parrish-Legacy Mixed Use Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.
- (e) *Signs.* See Chapter 12-54 of this Title.
- (f) *Supplementary Development Standards.* See Chapter 12-55 of this Title.
- (g) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

- (a) *Intent.* The PL-MU Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.

(b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.

(b) *Final Site Plan or Final Subdivision Plat.* Rezoning or development of any property in the PL-MU Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

- (c) *Substantial Construction.* Substantial construction shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

12-49-140. Development Standards.

Development within the PL-MU Zone shall comply with the bulk and area regulations, as set forth in Table 12-69-1, Development Standards in the PL-MU Zone and all other applicable requirements of this Title and the Centerville City Code.

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Table 12-49-1
Development Standards in the PL-MU Zone

Development Standard	Parrish-Legacy Mixed Use Center District Zone (PL-MU)
Density	
Main Building, Floor Area	Maximum 10,000 sq. ft. per tenant space or single user building
Residential Dwelling Units, max density is calculated using which per acre measurement is less	Gross Density – 20 dwelling units per acre calculating the area of an entire mixed use development
	Net Density – 45 dwelling units per acre when calculating net lot area used exclusively for residential uses
Lot and Parcel Standards	
Minimum Area	No Requirement
Minimum Frontage	50 Feet
Minimum Width	50 Feet
Building Standards	
Distance Between Buildings	No Zoning Requirement (<i>only per building construction or other applicable codes</i>)
Maximum Height, Main Building	45 Feet
Maximum Height, Accessory Building	20 Feet
Setback Standards – Front Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Setback Standards – Rear Yard	
Main Building	15 Feet
Accessory Building	5 Feet
Setback Standards – Interior Side Yard	
Main Building	(zero) 0 Feet, Minimum Depth 10 Feet, Maximum Depth
Accessory Building	Not Permitted
Setback Standards – Street Side Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Site Standards	
Buildable Area, Minimum	No Requirement
Hard Surfacing – Maximum Total of Lot or Parcel	90%
Outside Storage	See Section 12-69-050.a.1 and 12-69-060.a.4 of This Title
Buffer Landscaping	15 Feet Adjacent Along the Boundary Line of a Different Zoning District

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Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy Mixed Use Center Urban Design Standards & Guidelines

Sections:

12-69-010.	Purpose
12-69-020.	Scope
12-69-030.	Definitions
12-69-040.	Design Principles
12-69-050.	Design Standards
12-69-060.	Design Guidelines
12-69-070.	Color Palette

"should" signifying that the guidelines are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Mixed Use (PL-MU) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with a potential future transit system and public park that are to be located in the immediate center.

12-69-020. Scope.

Any lot or parcel located within PL-MU Zone, or area as shown in the General Plan for the West Centerville Neighborhood and/or as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to the existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

- (a) Design Standards and Guidelines - This Chapter establishes three (3) kinds of design criteria: principles, standards and guidelines.

- (1) **"Design Principles"** establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.
- (2) **"Design Standards"** are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.
- (3) **"Design Guidelines"** indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb

12-69-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-69-040. Design Principles.

- (a) Principle #1, Mixed Use Center Branding – An emphasis on the built environment with visual characteristics that create and support strong multi-modal, transit-supported, and functional in use, identity and appearance.
- (b) Principle #2, Development and Multi-use Connectivity – Creating cohesive visual and physical connections between business, residential, and public transportation uses.
- (c) Principle #3, Site Development Patterns Create physical development patterns that contextually contribute to the creation of a Mixed Use neighborhood through building, landscaping and parking area placement, the establishment of public spaces, and with streetscape enhancements.
- (d) Principle #4, Pedestrian and Non-motorized Network Connections – Creating interconnected trail and pathway systems, both internally and externally, for use by pedestrians, residents within the Mixed Use center, and other non-motorized modes of travel.
- (e) Principle #5, Human-Scale Elements Described – the built setting is to reflect the human experience in the Mixed Use Center by accomplishing the following:
 1. Structures proportioned to people instead of vehicles
 2. Comfortably scaled public and private spaces
 3. Pedestrian-friendly elements or comforts
 4. Use of interesting details and textures with building materials
 5. Offering or the appearance of slow-paced environments, with places to pause and engage with others.
 6. Visually or physically appealing to the senses of people

12-69-050. Design Standards.

- (a) PL-MU Zone, Commercial, or Mixed Use Building Architecture – Buildings and structures are to enhance the Mixed Use Center District by complementing into the overall center's appearance, similar in visual allure to what is contextually done similar transit supported area, such as the "implementing area" demonstration sites of the Wasatch Choices 2040 Plan.

- (1) The architectural building design shall consider the visual relationship to the public streets, pedestrian

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pathways, plazas, public spaces, and where deemed applicable the future transit station stop, or public park, to create an attractive appearance when viewed from these areas. Parking, Loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these area.

- (2) The materials selection and construction method of structures or buildings shall take into consideration the branding image of the Mixed Use Center District. The materials and construction methods shall provide visual interest and appeal that supports the expected details and design of a well-crafted urban/transit station center experience.

- (3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. A diverse design scheme is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is also desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. A 360-degree design shall be used; although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.

- (4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.

- (5) When facades face a transit station, public spaces, a local street, or any pedestrian pathway, or, where deemed applicable for other prominent public spaces by the approving entity, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.

- (6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the base layer and bold gestures used in the architectural design of all buildings. Decorative use of stucco, tile, cement fiber board, and other similar appearing materials shall be the main background materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of

unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these other types of materials shall not exceed 15% of the building or structure's exterior.

- (7) Colors and finishes shall complement the Parrish-Legacy Mixed Use Center District. The provided color palette of 12-69-070 shall be used as the resource for both primary and accent shore land environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) Public Spaces and Site Landscaping – Public Spaces and Site Landscaping are to be used to enhance the Mixed Use Center environment and act as accoutrements to create transitions between the buildings and the streetscape.

- (1) Each development shall provide walkways, plazas, and other pedestrian oriented hardscape area and shall be integrated into the site landscaping plan, provided that such impervious area do not exceed forty-five (45) percent of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in area designated as landscaping.

- (2) The public space and site landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All plans shall consider the mixed use context of the desired built environment and its unique contribution to the character of the community.

- (3) The public space and site landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space area. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.

- (4) Developed areas devoted to public space and landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the West Side Neighborhood.

- (5) Trees and evergreens shall be used to frame public spaces and ensure that the mixed use character of the center is sustained. However, trees and evergreens are also to be used for area needing shading, screening, and privacy.

- (6) The public space and site landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All new utility lines shall be placed underground to minimize their impact on the mixed use environment. Easements above the underground utilities may be incorporated into the overall plan as pedestrian pathways. Strategic placement of public space amenities and

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landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

- (7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.
- (8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the mixed use environment.
- (e) Off-street Parking – Parking is a necessity for the varied uses and amenities in the Mixed Use Center District, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the mixed use environment.

- (1) Parking area shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking center segments shall not exceed two (2) rows of double-loaded parking, without providing a landscaped median to pedestrian pathway to separate the next set of parking rows.
- (2) Parking area shall be visually buffered and screened from streets and public spaces so automobiles are not visible below the average headlight height area. Screening methods shall include undulating landscaped berms, low decorative walls, and plantings.
- (3) Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Area where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the center as a pedestrian/vehicle interface.
- (4) The use of hardscape materials in parking area shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading area, and other such amenities to soften and improve the visual appeal of impervious surfaces.
- (5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified Mixed Use Center image. The ornamental entryway features for the Mixed Use Center District shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the approving entity. The width of major access drives and curb cuts

shall be minimized or design to the least width needed to function.

- (6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.
- (7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.
- (8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.
- (f) Fences and Walls – The use of fences and walls are to be minimized in the public space and site landscaping area of the Mixed Use Center District.
- (4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.
- (5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.
- (6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired mixed use environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.
- (7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.
- (8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit station, public park, or surrounding commercial support areas.
- (g) Outdoor Lighting – The residential use areas are an important part of the character and intrinsic quality of the Mixed Use Center District. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.
- (1) Lighting shall primarily be focused on the human scale environment of public spaces and

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landscaping. Additionally, lighting is to be used for accentuating buildings and the mixed use environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. The use of excessive or over lighting is prohibited.

- (2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up unnecessarily up into the night sky and to minimize glare and light trespass beyond center where lighting is needed or onto adjacent properties.
 - (3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.
 - (4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.
- (h) Signing – Signing is to enhance the built qualities of the Mixed Use Center District and shall compliment the signing style of a human-scale urbanized center.

- (1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.
- (2) Wall sign placement shall not exceed [15] feet in height from final grade of the building and shall comply with Section 12-54-110.b.2, Projecting Signs, Only Low-Profile monument style signs shall be allowed and shall also comply with Section 12-54-110.b.3 & 4, Low-Profile and Multi-Tenant Buildings.
- (3) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs may not exceed 10% of the allowable sign center.
- (4) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the Mixed Use Center District, as allowed by the discretion of the City.

12-69-060. Design Guidelines.

(a) Viewshed Protection – Buildings and similar structures should be designed and placed where their visual impact is minimized to the greatest extent possible, as viewed from a public transit facility, public space, or public streets.

- (1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit station or

public park are to visually be oriented to the transit station or public park.

- (2) View corridors should be created to allow visual connections towards a planned or future transit station or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit station or public park.
- (3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit station, public park, a local street, or any pedestrian pathway..
- (4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

(b) Public Right-of-Way, Roadway and Parking Lot Surfacing Design – Properly designed roadway and parking lot placement can create opportunities for shared access ways to reduce the number of access drives along a street or pedestrian path. Basic strategies include sharing driveways, allowing cross access rights for adjacent developments, and minimizing vehicular interruptions along the pedestrian pathways along the street system.

- (1) Shared driveway use should be incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/mixed use) in width.
- (2) The primary roadway and parking lot design style should be for restricted speeds to allow for on-street parking area, pedestrian bulb-outs at intersections, and where deemed appropriate at the mid-block crossings.
- (3) The minimum right-of-way for roads of the Mixed Use Center District should be primarily range from 40-45 feet and the maximum should be 50 feet.
- (4) The following maximum road widths and sidewalk surfacing should be as follows
 - (A) Local Residential Roads = 22 feet with No Parking, 29 feet with Parking.
 - (B) Other Local and Collector Roads = 31 feet
 - (C) Arterial Roads = 35 feet
 - (D) Eight (8) feet sidewalks within 250 Feet of a planned for developed public transit facility
 - (E) Five (5) feet for the general pedestrian pathway and sidewalk systems.

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- (F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.
- (5) Public street design and development within the Mixed Use Center should reflect the proper design theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:
 - (A) Interpretive signs and kiosks
 - (B) Street trees with decorative planting beds or decorative grating
 - (C) Decorative light fixtures and street signs
 - (D) Benches or places to rest
 - (E) Bike lanes and bike racks
 - (F) Decorative waste cans and drinking fountains
 - (G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED -