

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JANUARY 22, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

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

- | | | |
|------|----------------------|--|
| 7:00 | A.
B.
C.
D. | WELCOME AND ROLL CALL
PLEDGE OF ALLEGIANCE
PRAYER OR THOUGHT – Commission Chair, David P. Hirshi
BUSINESS |
| 7:05 | 1. | MINUTES REVIEW AND ACCEPTANCE
January 8, 2014 meeting minutes |
| 7:10 | 2. | PUBLIC HEARING LEGACY TRAIL APARTMENT DEV 1250 WEST PARRISH LANE
Consideration of rezoning property from C-VH (commercial very-high) to C-VH/Planned Development and conceptual site plan for the Legacy Trail Apartments Development; which consists of a request for a mixed-use development allowing office, retail, gas/convenience store uses, and multi-family dwelling units, to be located on the southwest corner of 1250 West and Parrish Lane. Fred Hale, Applicant |
| 8:00 | 3. | DISCUSSION WORK GOAL FOR WEST CENTERVILLE NEIGHBORHOOD PLAN
Recommend the preferred process and public input for amending the West Centerville Neighborhood Plan |
| 8:20 | 4. | COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
a. Upcoming Meetings <ul style="list-style-type: none">• PC Meeting February 12, 2014: Wright Dev Group Office Bldg Final Site Plan; Legacy Trail Apartments Rezone and Conceptual Site Plan; Fred Hale PDO Amendment; The Pastures Site Plan Amendment |
| 8:30 | E. | Adjournment |

Posted January 17, 2014 by Community Development

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, January 8, 2014

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

David Hirschi

Gina Hirst

Logan Johnson

Scott Kjar

Kevin Merrill, Chair

Debra Randall

Steven Markham

MEMBERS ABSENT

Brian Holman

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Charles Ashley, Sonic

Robert Timmons, Sonic

Dino Medina, Sonic

Sean Robertson, Sonic

Ron Alvey, Sonic

Steve Anderson, Ray's Muffler

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Merrill

BUSINESS – Elect Chair and Vice Chair for 2014 & Accept 2014 Meeting Schedule

Commissioner Merrill nominated Commissioner Hirschi to be the Chair of the Planning Commission for 2014. The nomination was seconded by Commissioner Kjar and passed by unanimous vote (6-0).

Commissioner Randall nominated Commissioner Merrill to be the Vice Chair of the Planning Commission for 2014. The nomination was seconded by Commissioner Kjar and passed by unanimous vote (6-0).

The Commission reviewed the meeting schedule for 2014. There were no objections.

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held December 11, 2013 were reviewed and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).

PUBLIC HEARING | SONIC RESTAURANT | 250 WEST PARRISH LANE
Consideration of conceptual site plan for Sonic Restaurant, to be located at 250 West Parrish Lane (Ray's Muffler site), in the C-VH Zone. Charles "Chip" Ashley, CEI Engineering, Applicant. (Tabled from December 11, 2013 meeting)

Cory Snyder, Community Development Director, reviewed the site plan and the issues that were discussed at the last meeting (building placement, canopy location, circulation). The applicant considered moving the location of the building and the canopy as discussed at the last meeting and is requesting the Commission accept the original layout and design. In addition, the applicant has provided a pictorial elevation showing the landscaping, screening wall, canopy, and building. Staff continues to support the development as proposed. Although, the Parrish Lane Design Guidelines have additional regulations to improve the relationship with public spaces there are no regulatory standards that mandate the placement of the main structure in relations to its accessory structures. The Parrish Lane Design Guidelines do require enhanced public access and amenities, which this plan has included. In addition, the proposed plan is consistent with other developments in the area. The applicant has included a landscaped wall to help buffer the drive-up/canopy area as suggested. This wall will help buffer the impact of the drive-up from the sidewalk. A total of 23 parking stalls are required; however, the site plan shows only 19 parking stalls. The applicant will need to conduct a parking study and submit their findings for consideration and approval.

Chair Hirschi agreed the site has included appropriate public amenities and is pedestrian friendly. However, he questioned the affect the drive-up/canopy area will have on pedestrians that are walking along the front sidewalk. He said the drive-up/canopy area will include noise and lights that must be considered.

1 Mr. Snyder said the wall will diminish headlights and noise. The landscaping in front of
2 the wall will also help buffer noise and visuals. The wall landscaping will include a hedge or
3 shrubs in addition to grass. The Commission may direct the applicant to include additional
4 landscaping if needed.

5
6 Charles Ashley, applicant, said their landscape percentage is 19% which is greater than
7 required. He explained the building is a new prototype designed to bring in pedestrians,
8 including a breezeway, outdoor seating, and outdoor fireplace. He said the speakers used for
9 ordering in the drive-up/canopy area are small and produce minimal noise. He also said there are
10 speakers under the canopy that play music; these too are set at a very low decibel. The noise
11 from cars and speakers in the drive-up/canopy area should be easily buffered from the sidewalk
12 behind the landscaped wall. The wall will be set back twenty feet as required and is planned to
13 be a solid 3-foot high wall atop a berm with landscaping. Mr. Ashley said they looked at
14 reconfiguring the site as suggested at the last meeting, but found it too difficult. This site is too
15 shallow. There is a 15-foot public utility easement along the north property line that would
16 hinder the placement of the canopy. It would be too costly if utilities were ever repaired or
17 replaced in the future. Moving the canopy to the back of the site would hinder circulation and
18 create a pinch point for vehicles. He explained the drive-up/canopy provide branding for Sonic.
19 Pushing this trademark to the back would make this site unviable. He said the canopy will be
20 hidden behind trees as depicted in the pictorial elevation. He said there is no ordinance that
21 prevents the canopy from fronting Parrish Lane as long as the required setback is in place.

22
23 Chair Hirschi said Centerville is known for their east winds. He questioned the soundness
24 of the canopy structure and the cleanliness of the site with relation to car hops during a wind
25 storm. He also recommended the color scheme be muted to down play the canopy.

26
27 Dino Medina, applicant, explained the canopy will be engineered for wind and seismic
28 activity. He explained the site will be swept often for garbage and the site will be keep neat and
29 clean. He also said a color board showing the color scheme will be submitted prior to final site
30 plan approval. The colors will be muted as recommended.

31
32 Chair Hirschi opened the public hearing. There was no comment. He closed the public
33 hearing.

34
35 Commissioner Merrill said he believes the berm, landscaping, and wall will appropriately
36 mitigate the drive-up/canopy area. He said landscaped walls have been allowed in other locations
37 within the Parrish Lane Gateway area and there are other canopies along Parrish Lane (gas
38 station, bank). He also said there are other businesses in the area that have drive-thru windows
39 and parking along their frontages.

1 Chair Hirschi said a great deal has been done to improve the original site plan
2 (landscaping, wall, muted colors). However, this is not just parking and canopy along the
3 frontage. This is business being conducted along the frontage, i.e., car hops, food, headlights, car
4 engines, music, lighting, etc. This is a very active area along the frontage of the site which
5 Centerville has not allowed previously. He questioned if the Commission is willing to open this
6 type of activity along Parrish Lane.

7
8 Commissioner Merrill said the current use on this site has parking along the front with
9 cars coming and going in a similar fashion. He said he does not believe cars will be parked in the
10 drive-up stall for long periods of time. He said there are not a lot of buildable lots left within the
11 Parrish Lane Gateway area and he does not believe this will set a precedence that will be overly
12 abused.

13
14 Mr. Snyder reminded the Commission the applicant will also be required to apply for a
15 conditional use permit. During that process the Commission will have an opportunity to deal
16 with negative impacts related to the use. He cautioned the Commission to separate issues related
17 to the use from issues related to the site.

18
19 Commissioner Kjar agreed there are current businesses in the area with similar themes
20 and layouts. He said he likes the efforts that have been made to mitigate the drive-up/canopy. He
21 does not believe the ordinances provide the tools to require a relocation of the canopy to the back
22 of the site. He agrees there are limitations to this site and understands the canopy is a trademark.
23 He is not opposed to the proposed layout. He said he likes the fire place and outdoor tables and
24 believes they provide variety.

25
26 Commissioner Merrill made a **motion** for the Planning Commission to accept the
27 conceptual site plan for Sonic Restaurant to be located at 250 West Parrish Lane, with the
28 following directives:

29
30 ***Directives:***

- 31 1. The applicant must submit a final site plan application in accordance with Section 12-
32 21-100 of the City's Zoning Ordinance.
- 33 2. An application and approval for the conditional use permit is required before the fast-
34 food use can be operated.
- 35 3. A Parking Modification Request must be submitted and a decision rendered by the
36 Planning Commission regarding whether the parking requirements may be reduced
37 from ordinance requirements.
- 38 4. A storyboard shall be submitted with the final site plans depicting all colors and
39 materials to be used on the proposed building and parking canopy. Additionally, the

- 1 use of primary color schemes in building design is to be a muted variation for use of
2 such strong colors (exception: corporate logos and images on signs).
- 3 5. The proposed median may create a circulation problem for the tire store concerning
4 the parking located to the west of the tire store and the final plans must address and
5 provide a resolution.
- 6 6. A landscaping plan must be submitted with the final site plan, following all applicable
7 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and must depict
8 the following details:
- 9 a. Location and type of all vegetation
10 b. The total number of trees and shrubs
11 c. Overall landscaping and parking lot percentages
12 d. An irrigation plan
13 e. The integration of an undulating berm along Parrish Lane
14 f. Depiction of a landscaping theme throughout the site that may include, rock
15 features, types of gravel, or specific shape of planting beds.
16 g. Vegetation around all walkways should be emphasized.
17 h. At least 26% of on-site landscaping shall be in drought tolerant plantings.
- 18 7. Screening details must be depicted as part of the final site plan submittal, indicating
19 that all ground and roof-mounted equipment have been properly screened from view
20 from a public street.
- 21 8. The design detail concerning the dumpster enclosures must be indicated on the final
22 site plan and meet the requirements found in Section 12-51-110 of the Zoning
23 Ordinance.
- 24 9. All proposed locations for the use of monument or freestanding signage must be
25 depicted on the final plans.
- 26 10. A lighting plan must be submitted and address the following:
- 27 a. The type and style of the building lighting used. The wall lighting ought to be
28 decorative in nature to enhance the architectural building design.
29 b. The use of parking lot and canopy lighting. The plans must address how the
30 lighting will be directed downward and shielded sufficiently so light splay is not
31 directed horizontally and competes with the pathway lighting
32 c. The location and use of the required streetscape pedestrian lighting
- 33 11. The final plans must address the required streetscape standards, including the
34 consideration of the following:
- 35 a. The use of a landscape wall integrated with unique landscaping such as decorative
36 rock and gravel, the artistic design of the property will meet the intent of the
37 Water, Art, and Furnishings for the site.
38 b. All pedestrian pathways that cross through vehicular areas are to be stamped-
39 colored concrete.

12. All existing, modified, or new easements and utilities must be shown on the final site plan. Applicant shall address cross-access, drainage, and public utility easement issues with final site plan.
13. The project is subject to all other City regulations, including drainage, utility, fire, building and other applicable development codes or specifications.
14. The project is subject to all related impact fees, bonding requirements, and professional service fees, as listed in the City's Fee Schedule.
15. Applicant shall comply with all local, state and federal remediation and environmental quality requirements for remediation of the property and shall provide the City with copy of acceptable remediation plan and/or soils report as determined necessary by City prior to issuance of building permit.

Reasons for the Action (findings):

- a. The Planning Commission finds that a complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
- b. The Planning Commission finds that the proposed use if a fast-food restaurant is a conditional use within the C-VH Zone [Chapter 12-36].
- c. The Planning Commission finds that with the above conditions being addressed, the proposed development will likely meet the applicable General Development Standards [Chapters 12-43, 12-51, 12-52] and the Parrish Lane Design Guidelines [Chapter 12-63].
- d. The Planning Commission finds that a public hearing was provided and with the stated directives, there are no significant issues or concerns that have not been addressed regarding how the site could be properly developed [Section 12-21-110(d)(5)].

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

Chair Hirschi said he is still concerned, but believes the conditional use process will help mitigate issues.

PUBLIC HEARING | COMMUNITY PARK EXPANSION | 1250 N 800 W

Consideration of a Zone Map Amendment (rezone) from A-L (agricultural-low) to PF-L (public facility-low) and; consideration of a Conceptual Site Plan for expansion of the Centerville Community Park. Bruce Cox, Parks & Recreation Director, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant desires to expand the Community Park. This requires a rezone of the property from Agricultural-Low to Public

1 Facilities-Low. The proposed rezone is consistent with the General Plan, is harmonious with
2 surrounding uses, and does not pose any adverse affects on the area. Mr. Toponce reviewed the
3 applicants proposed plan for the expansion. The proposed 5.93 acres will be developed into two
4 (2) multi-use sports fields with a hard surface trail around the perimeter that will tie into an
5 already existing trail. The current parking lot will be expanded to include an additional 100
6 parking stalls. The applicant still needs to submit their landscaping plan, any lighting plans, and
7 show all utility easements prior to final approval. It appears the drainage swell has been
8 diminished. This needs to be verified by the City Engineer. Overall, staff recommends approval
9 of both the rezone and the conceptual site plan.

10
11 Commissioner Kjar said it is strange that the drainage swell is diminished. He questioned
12 how this is possible given the Army Corps of Engineers' requirements for this area.

13
14 Lisa Romney, City Attorney, agreed it is not usual to allow a diminished drainage swell.
15 However, she believes the entire parcel acts as a detention basin. Therefore, if this is the case,
16 the drainage swell is actually larger than required. In addition, she believes the parking lot is also
17 part of the drainage system.

18
19 Bruce Cox, applicant, confirmed that the entire area will be used as a detention
20 basin/drainage swell, including the parking lot. The park has been designed to take on all run-off
21 in this area and helps keep neighboring residences from flooding. In addition, the
22 culverts/drainage pipes in the area have been recently upgraded to handle a higher volume. The
23 entire drainage system meets, and in some cases, exceeds requirements. Mr. Cox reviewed the
24 site plan explaining the current parking lot will be expanded. The parking lot expansion will not
25 be on the new parcel, but rather within the existing developed park. The proposed park
26 expansion will include grading, sod, and trail only. The City does not plan to include lighting or
27 facilities at this time. If in the future budget allows for lighting and restrooms, then a new plan
28 and application will be submitted. He said a landscape plan will be submitted prior to final
29 approval and will meet ordinance requirements. He explained a storm drain will run along both
30 the north and south sides of the proposed expansion and down the middle of the newly proposed
31 sports fields. These storm drains will tie into an already existing line along the south property
32 line. He also said the City recently received approval from the Army Corps of Engineers for this
33 proposed plan.

34
35 Chair Hirschi opened the public hearing. There was no comment. He closed the public
36 hearing.

37
38 Commissioner Randall made a **motion** for the Planning Commission to recommend to
39 the City Council an amendment to the Centerville City Zoning Map to Rezone Parcel 02-014-

0043 (5.93 ACRES) owned by Centerville City, from Agricultural-Low (A-L) to Public Facility-Low (PF-L).

Reasons for the Action (findings):

1. The proposed rezone meets the criteria found in Section 12-21-080(e) of the Zoning Ordinance.
2. The rezone is consistent with the goals of the General Plan found in Section 12-460-1.
3. In order to meet the goals of the General Plan, the property must be rezoned to PF-L to allow for the park expansion.
4. No adverse effects will occur with the rezoning of this property for the development of the park expansion.

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

Commissioner Kjar made a **motion** for the Planning Commission to accept the conceptual site plan for the Community Park expansion located at approximately 1250 North 800 West, with the following conditions:

Conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. A parking study shall be completed and submitted with the final site plan application for the entire park, including the existing and proposed sections.
3. The City Engineer shall explain why the reduction in the swell size along the Frontage Road is acceptable. This written statement shall be submitted with the final site plan application.
4. A landscaping plan shall be created and submitted by a licensed landscape architect, with the final site plan and shall indicate the following:
 - a. Total number and location of all trees
 - b. Total percentage of parking lot landscaping
 - c. An irrigation plan
 - d. Clearly defined natural and manicured landscaping areas
5. The final site plan shall indicate any lighting that will be added to the new sports fields and how they will be mitigated from the adjacent residential development to the east and south.
6. An approved rezone from A-L to PF-L shall take place with the City Council.

Reasons for the Action (findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. All site plans over 1 acre requires a landscaping plan to be created by a licensed landscape architect [Section 12-51-040(b)].
3. A parking study is required for all public parks [Table 12-52-1].

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

PUBLIC HEARING | ZONE TEXT AMENDMENT | NOTICING & PUBLIC HEARINGS
Consideration of various proposed zoning ordinance text amendments regarding noticing and public hearing requirements for the City. Lisa Romney, City Attorney, Applicant.

Lisa Romney, City Attorney, explained the proposed amendments were initiated in response to State law amendments as adopted during the 2013 legislative session. After a thorough review of the City's current practices, staff is suggesting several other amendments in addition to those needed to reflect current State law. The majority of the proposed amendments reflect more effective means to inform the public of upcoming applications and hearings, including a greater emphasis on electronic noticing. Ms. Romney and the Commission reviewed the proposed amendments to the noticing and public hearing ordinances as submitted this evening page by page. The Commission agreed with the proposed amendments. They also agreed that greater emphasis on electronic noticing is appropriate. The Commission suggested a few minor non substantive changes. Ms. Romney will incorporate these changes prior to sending the amendments to the City Council for final approval.

Chair Hirschi opened the public hearing. There was no comment. He closed the public hearing.

Chair Hirschi made a **motion** to recommend to the City Council the proposed text amendments to the Noticing and Public Hearings ordinances as presented and discussed this evening. The motion was seconded by Commissioner Kjar and passed by unanimous roll-call vote (6-0).

DISCUSSION | WORK GOAL FOR WEST CENTERVILLE NEIGHBORHOOD
Recommend the preferred process and public input for amending the West Centerville Neighborhood Plan.

Cory Snyder, Community Development Director, asked the Commission to review the proposed process for a West Centerville Neighborhood Plan amendment (Phases 1, 2, & 3). He

questioned if the schedule is comprehensive enough or if additional steps should be added. Chair Hirschi suggested each Commissioner review the schedule over the next few weeks and come back ready to discuss this matter further at their next meeting. The Commission agreed. The Commission also asked for a simple map of the West Centerville Neighborhood for review. Mr. Snyder will email a map to each Commissioner for their review.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, January 22, 2014.
2. Upcoming Agenda Items
 - Fred Hale PDO Development
 - Wright Development Group Office Building

The meeting was adjourned at 9:36 p.m.

Kevin Merrill, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 2**

- APPLICANT:** FRED HALE/ CHAD SALMON
C/O H&S LLC
1778 WEST 1180 SOUTH
WOODS CROSS, UTAH 84087
chad@salmonelectric.com
fredh@colonialbuilding.com
- PROPERTY:** SOUTHWEST CORNER OF PARRISH LANE & 1250 WEST
- ACREAGE:** 12.15 ACRES
- ZONING:** COMMERCIAL - VERY HIGH
- APPLICATIONS:**
1. REZONE PETITION FOR FOUR (4) PARCELS FROM C-VH TO C-VH / PD (PDO):
 - a. 06-008-0117 / 4.10 ac (H&S LLC)
 - b. 06-008-0108 / 1.38 ac (LEAVITT)
 - c. 06-008-0109 / 1.98 ac (GT ELECTRIC)
 - d. 06-008-0101 / 4.69 ac (MENDENHALL)
 2. PDO CONCEPTUAL PLAN ACCEPTANCE FOR A MASTER PLANNED MIXED-USE PROJECT:
 - a. Convenience Store/ Gas Station & Car Wash
 - b. Medical Office
 - c. General Retail/Office
 - d. Multi-family Residential
-

BACKGROUND

The proposed master plan project (*aka, Legacy Trail Apartments*) is located within "the Parrish Lane Gateway Corridor District" [*West Centerville Neighborhood Plan*]. The project provides a unique opportunity to develop a mixed commercial/residential planned development through rezoning using the Planned Development Overlay allowance of the City's Zoning Ordinance. The master planned project would consist of the following:

- ✓ **Medical Office Use** – 2-story Main Building, 20,000 sq. ft. w/ 101 parking stalls
- ✓ **Convenience Store Uses** – 1-story Main Building w/ fuel canopy, car wash, 25 parking stalls
- ✓ **Retail/Office Uses** – 1-story Main Building, 6,000 sq. ft. w/ 33 parking stalls
- ✓ **Flex-space Uses** – 3-story Main Building, 10-plex residential, OR Retail/Office, 7,200 sq. ft. Main Building
- ✓ **Multi-family Residential Uses** – 3-story Main Buildings (8 structures), 160 dwelling units, 394 parking stalls
- ✓ **Village Design Theme** – A pitched-roof building architecture w/ colors compatible with Shorelands Commerce Park color palette
- ✓ **Total Building Footprints** – 19,680 sq. ft. (25%)
- ✓ **Hard Surface Development** – 136,045 sq. ft. (56%)
- ✓ **Landscaping Coverage** – 60,676 sq. ft. (37%)
- ✓ **Pathway/Trail System** – Internal Pathways connecting to a proposed off-site trail connecting to Birnam Woods Trailhead (i.e. *Legacy/D&RG Trail system*).

I. GENERAL APPLICATION REVIEW AND APPROVAL PROCESS

OVERVIEW - The development application consists of master planning approximately 12.15 acres of property (*see Architectural Site Plan Exhibit*). With this PDO project proposal, there are two application processes that the Planning Commission will be considering. These processes are as follows:

- A. **Rezone four (4) Parcels from C-VH to C-VH/PD** – The Planning Commission will be reviewing a petition to rezone property two (2) parcels. The request for the multi-family residential uses may only be allowed using the Commercial Planned Development provisions of the Planned Development Overlay Zone (i.e. a PD zone designation). Thus, the Commission will be considering whether to recommend a rezone to “PD” to the City Council.
- B. **PDO Zone Conceptual Site Plan** – The Planning Commission will additionally be reviewing an associated conceptual site plan, which is a requirement in any PDO rezone request. Thus, the Commission will also be reviewing the concept plan and making a recommendation to the Council that ties the conceptual site plan to a PDO zone change, if approved by the City.

II. REZONE PROCESS OVERVIEW AND STAFF COMMENT FOR THE REQUEST FOR A PD ZONE DESIGNATION

A. **Zone Map Amendments:**

Pursuant to the City’s Zoning Ordinance, the “decision to amend the...zoning map is a matter of within the legislative discretion of the City Council as described in Section 12-21-060(a).”

B. Public Comment and Decision:

The Planning Commission shall review and hold a public hearing regarding the application and shall thereafter submit its recommendation for approval, approval with modifications, or denial thereof to the City Council. Following receipt of a recommendation from the Planning Commission, the City Council shall hold another public hearing on the application. After due consideration, the City Council may approve, approve with modifications, or deny the proposed amendment request.

C. Staff Review of the Standards of Approval:

Section 12-21-080(e) of the City Zoning Ordinance sets forth the following factors for considering a rezone:

1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;

1. General Plan Policy Section 12-420-6, West Centerville Neighborhood Plan, Goal #2 - "Create and Develop the Parrish-Legacy Gateway Corridor District."

- In summary this goal and its associated objectives involve the following:
 - a. Ensuring that zoning supports proper development of the gateway
 - b. Compliance with the Parrish Lane Design Guidelines
 - c. Controlling or limiting types of commercial uses with a size cap of 125,000 square feet
 - d. Use of a residential component in a development project is capped at 15 units per gross acre
 - e. Use of entryway features and proper landscaping

Staff Response: The area around the four corners of 1250 West and Parrish Lane has been zoned to Commercial-Very High (C-VH). This area is the core or anchor point of the Parrish-Legacy Gateway District. The area would be subject to the Parrish Lane Design Guidelines. However, the General Plan has a maximum limit of 125,000 feet, which is small to medium box type commercial use. Additionally, the proposed resident component is depicted just over 13 units per gross acre. Staff believes that the request for the rezone to PDO to allow a master plan project that integrates commercial and residential uses is in harmony of the stated goal and associated objectives of the West Centerville Neighborhood Plan.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

- **Staff Response:** The immediate surrounding uses consist of office,

self-storage, light manufacturing, and some limited commercial services. The opportunity to develop a gateway mix of commercial, medical, and fuel center will be a significant enhancement that should add additional value to surrounding properties and provide some services and needs missing in the area. Additionally, the Legacy Crossing at Parrish Lane located directly across the street is also a master planned mix of commercial, office, entertainment, and residential type uses.

3. The extent to which the proposed amendment may adversely affect adjacent property;

- **Staff Response:** The commercial uses are already permitted in the C-VH Zone. Staff also takes the position that “master planning” the entire area is better suited to address any impacts than to piecemeal development under an already long list of permitted uses. Thus, considering a PDO rezone provides an enhanced tool to address any concerns. For staff, the largest concern is traffic circulation. This subject is addressed in the following review criterion.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

- **Staff Response:** The proposed PDO zoning change involve vacant properties that have yet to be developed. Regardless of what uses are developed, the traffic impact seems to be City staff’s greatest concern. A previous traffic report (*i.e. A-Trans*) for this node (*i.e. Legacy Crossing*) of the West Centerville Neighborhood, recommended use of the now developed “roundabout” system to handle circulation close to a major intersection and reduce the number of access points nearing the Parrish Lane/1250 West intersection.

For the Planning Staff, not master planning this site creates the potential for developing multiple access points with no internal project connection to the roundabout system. Allowing a PDO development to occur gives greater opportunity to coordinate a common thoroughfare utilizing the existing roundabout. Nonetheless, the proposed plan does depict a new access onto 1250 West located between the roundabout and the intersection. This new access is potential cause for concern by the City Engineer.

To date, the petitioner is preparing a new traffic study to consider the proposed development and make recommendations regarding traffic

circulation. This report has not yet been submitted to City staff for review and evaluation. It is anticipated that this report will be made available for consideration by the next Planning Commission.

D. Planning Staff Conclusion For PDO Rezone Request

Staff believes that the proposed Legacy Trail Apartments Mixed Use project is a viable and desirable development scenario for the Parrish-Legacy Gateway area. The supportive arguments are as follows:

- i. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- ii. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000 sq. ft.
- iii. The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
 - a. Farmington Station Park was developed after the West Centerville Plan adoption.
 - b. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
 - c. Legacy Crossing at Parrish Lane provides space for medium box type commercial uses that have not yet come to fruition (*i.e. Legacy Crossing at Parrish Lane development*).
 - d. The petitioner has provided written opinions from Tate Properties and Mountain West, commercial real estate consultants, supporting the lack of medium box and restaurant interest in this area.
- iv. Limiting the allowance of other types of multi-family development negatively isolates the already developed multi-family of Legacy Crossing.
- v. Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses. Thus, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

III. PDO CONCEPTUAL PLAN REVIEW PROCESS & STAFF COMMENT

In association with the above requested rezone petition, the developer is also asking for approval of a conceptual site plan that is associated (*required*) with a PDO rezone request. The PDO development provisions are to be used in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.

A. Approval Procedure:

Land shall be placed in a PDO zone pursuant to a zoning map amendment as set

forth in Section 12-21-080 of the Zoning Ordinance. The following shall be submitted in conjunction with an application for a zoning map amendment:

1. *An Existing Conditions Inventory as required by Chapter 12-50 of this Title; and*
2. *A conceptual site plan as provided in Section 12-21-110 of [the Zoning Ordinance].*

➤ **Staff Response:** The submitted application contains both the Existing Conditions Inventory and the conceptual site plan.

B. PDO Zone Overlay Approval Criteria (Section 12-41-080):

Submittal of an application for a PDO zone does not guarantee that the zone or a conceptual site plan will be approved. A zoning map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

- a. *Does not conflict with any applicable policy of the Centerville City General Plan;*
- b. *Meets the spirit and intent of the Zoning Ordinance as set forth in Section 12-41-010;*
- c. *Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;*
- d. *Meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by the Zoning Ordinance;*
- e. *Meets the density limitations of the General Plan;*
- f. *If a density bonus is authorized, provides superior site design and increased amenities, as provided in Section 12-41-080(c), which ameliorate the potential impact of increased density;*
- g. *Sufficient control over the property to be developed to ensure development will occur as approved;*
- h. *The financial capability to carry out the planned development project; and*
- i. *The capability to start construction within one (1) year of final plan approval.*

➤ **Staff Response:** Staff believes that the request for the PDO rezone is generally consistent with these expectations (*see Staff's Conclusion for the PDO Rezone found earlier in this report*). Nonetheless, the following issues need to be addressed to achieve compliance:

- a. Items (g), (h), and (i) have not been addressed fully by the petition. Staff is of the understanding that the petitioners have purchase options to secure the properties for the entire development and would like to begin constructing this year. However, the petition needs to address these items to the satisfaction of the Planning Commission before recommending an action to the City Council.

C. Imposition of Conditions:

In order to make findings necessary to approve a PDO zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:

- ✓ *Accomplish the purpose of the Zoning Ordinance; and*
- ✓ *Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and*
- ✓ *Meet the requirements of the zone in which the proposed development is located except as such requirements are modified as allowed by the Zoning Ordinance and as shown on an approved conceptual site plan for the planned development.*

- **Staff Response:** Generally, staff believes that adequate conditions of approval can be implemented to make the necessary findings.

D. Uses Allowed:

PDO developments to be established on land designated for commercial land use in the City's General Plan shall be considered "commercial planned developments." Any use permitted in the underlying zone and the following additional uses can be permitted in a commercial planned development provided such use is:

1. *Specifically authorized as part of the site plan approved pursuant to this [PDO] Chapter;*
2. *Designed as an integral element of the planned development, including building and landscape design which is consistent with the design elements of the development provisions of this [PDO] Chapter;*
3. *Residential uses within a commercial planned development shall only be permitted with a mixed commercial/ residential development.*
4. *Mixed commercial/residential developments within a commercial planned development shall be predominately commercial development with a supplemental residential component of such commercial development;*
5. *The maximum overall residential density for residential uses within a commercial planned development shall be subject to the specific stipulations allowed by the underlying zone and/or designation assigned by the City's General Plan or Zoning Ordinance; provided in no event shall the residential density exceed 15 units per acre when calculating the entire commercial planned development or 25 units per acre when calculating the residential area only, whichever is less.*

- **Staff Response:** Staff believes the petition request and the submitted conceptual plan is consistent with the "Uses Allowed," with the exception of Item 4. The proposed development does not meet the "predominate" clause for commercial uses.

Staff has discussed this at length with the petitioner. Both the petitioner(s) and planning staff believe that the Parrish-Legacy Gateway area is unique among

the C-VH zoning districts within the City. Thus, the planning staff has suggested that the petitioner propose a text amendment to create a provision that would address the Parrish-Legacy differently and to recognize that not all C-VH districts need to be predominately commercial. The specific focus for staff is that with the increased allowance of residential, the commercial allowances should be narrowed to needs and services of a growing multi-family neighborhood.

Therefore, the petitioner is preparing to submit such an amendment for consideration by the City to be evaluated by the Planning Commission at the next regular Commission meeting. Furthermore, both the petitioner and planning staff are requesting that the Commission table taking action on the current petition at this point in time, unless the Commission believes there is no merit to the project and will be forwarding a decisive negative recommendation to the City Council.

E. Variations from Development Standards:

Variations from applicable development standards of an underlying zone and Title 15 of the Centerville City Code may be approved as part of a rezone, subdivision, or site plan approval for a planned development pursuant to the provisions of the Zoning Ordinance.

- **Staff Response:** The petition request and the submitted conceptual plan do not specifically address any desires to receive variations to the typical development standards. However, staff perceives that the landscape berming and setback requirement along Parrish Lane may not be accounted for in the conceptual layout. It appears that the expected setbacks, parking ratios, and other basic standards can be accommodated in the conceptual layout.

F. PDO Site Plan Approval:

Within twelve (12) months after approval of a PDO zone and a corresponding conceptual site plan, and before the issuance of any building permit, an applicant shall obtain approval of a site plan pursuant to Section 12-21-110 of this Title.

1. *A planned development may be constructed in phases as shown on an approved conceptual site plan. In such case, a site plan shall be submitted for each phase in accordance with the provisions of this section. Each phase shall be submitted within one (1) year from the previous phase approval.*
2. *At its discretion and for good cause, the Planning Commission may extend for twelve (12) months for one (1) time only the period for filing a site plan. If this time requirement is not met, the conceptual site plan approval shall be deemed revoked. If no site plan has been submitted or developed, the property may be rezoned to remove the PDO zone.*

- **Staff Response:** The petition and conceptual plan depict five (5) phases for developing the site. At the request of the planning staff, Phase III is a flex-use site for either retail/office OR multi-family residential. Planning staff desires

to promote/preserve retail and service use options along 1250 West in order to provide needed supportive commercial uses to a developing multi-family neighborhood. With the hesitancy based on market demand for commercial, the petitioner agreed to keep this potential option available. Staff would like to see that Phase III not be converted to residential early in phasing the development to allow the new synergy to attract hopefully a commercial use that provides likely needed future services.

G. Subsequent Approval Requirements:

An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements does not exempt any applicant from meeting the requirements of Title 15 [*Subdivision of Land*] of the Centerville City Code except as may be modified pursuant to the provisions of the Zoning Ordinance.

- **Staff Response:** In addition to granting any final development approval (i.e. site plans), staff also assumes that the project will likely be subdivided into separate lots in the future. Given this would be an integrated site, there may be some variation needs also for subdividing. Thus, the petitioner and City need to keep this in mind, if the project moves forward in any approval.

V. GENERAL INTRODUCTION OF THE LEGACY TRAIL APARTMENTS PROJECT

The petitioner's PDO application provides a master conceptual plan consisting of four (4) sheets. Additionally, the petition includes two (2) written letters describing the perceived market conditions regarding the feasibility of commercial and restaurant uses. Furthermore, the remaining portion of this staff report will highlight the PDO development issues for the Commission's review and afterwards provides the staff's current position and recommendation. The provided attachments to the staff report are as follows:

- a. **Architectural Site Plan** – a colorized plan depicting the development layout, including the concept commercial and residential design concepts.
- b. **Phasing Plan** – a colorized phasing plan depicting five (5) development phases, including the flex-use layout for Phase 3.
- c. **Pedestrian Circulation Plan** – a blue/red colorized layout depicting the proposed major and minor connections and pathways.
- d. **Fencing Plan** – a blue/red colorized layout depicting the 4-foot and 6-foot fence locations and the selected designs.
- e. **Written Opinions about the Commercial Market Demand** – copies of two (2) written opinions from Tate Properties and Mountain West, commercial real estate consultants, indicating a general lack of medium box and restaurant interest in this area.

A. PDO Development Standards Review (Section 12-41-100)

The standards of this section are supplemental to and in conflict prevail over all other standards of the underlying C-VH Zone. Such standards are summarized below:

1. *Access: Access should be from interior streets rather than directly from adjoining perimeter roads.*

➤ **Staff's Response:** Again, the traffic impact seems to be City staff's greatest concern. A previous traffic report (*i.e. A-Trans*) for this node (*i.e. Legacy Crossing*) of the West Centerville Neighborhood, recommended use of the now developed "roundabout" system to handle circulation close to a major intersection and reduce the number of access points nearing the Parrish-1250 West intersection.

For the Planning Staff, not master planning this site creates the potential for developing multiple access points with no internal project connection to the roundabout system. Allowing a PDO development to occur gives greater priority to coordinate a common thoroughfare utilizing the existing roundabout. Nonetheless, the proposed plan does depict a new access onto 1250 West located between the roundabout and the intersection. This new access is potential cause for concern by the City Engineer and is being currently evaluated by a follow-up traffic study to be provided by the petitioner.

2. *Building Heights – Heights are to be governed by the underlying C-VH Zone, which is a maximum height of 45 feet, except where such heights may be exceeded in accordance with Section 12-55-120.a. or with the issuance of a CUP approval.*

➤ **Staff's Response:** This generally should not be a problem with the depicted use of one to three story structures.

3. *Common Areas – Such areas for public use need to be freely accessible from other public areas, and private areas are to be dispersed throughout the project to create a sense of openness.*

➤ **Staff's Response:** In the PDO Plan, there are several common or open areas provided throughout the development. Additionally, the PDO Plan provides several areas that are restricted use areas such as the detention area green spaces and the private clubhouse, pool, and playground area for the residential uses.

4. *Distance Between Buildings – No requirement, except as required in the adopted building codes.*

5. *Lot Area and Width – The lot area and widths are to be shown on an*

approved subdivision plan.

- **Staff's Response:** In the PDO Plan, the conceptual plan depicts the proposed development layout, which will likely later be subdivided. However, the plat is not being submitted at this time (*i.e. not required*).
- 6. *Required Improvements – These standards address streets, sidewalks, stormwater management, water and sewer service, utilities, etc.*
 - **Staff's Response:** Staff is somewhat concerned about the phased construction of the needed improvements to serve the project area. The phasing proposed may need to be slightly modified to ensure that each phase can truly function independently from one another and that as critical massing develops that there are not undue burdens placed upon existing development, while waiting for a subsequent phase to become available. Such major improvements involve the following:
 - ✓ Proper timing and construction of the 1250 West/ Parrish Lane Signal
 - ✓ The recommendation of the traffic study regarding the allowance and placement of the ingress/egress between Parrish Lane and the roundabout.
 - ✓ Obtaining UDOT approval to construct and build the proposed public trail system connecting Parrish Lane to the Birnam Woods Trailhead.
 - ✓ *FYI Note:* The City has received notice that UDOT has awarded a bid to construct a pedestrian bridge and pathway system connecting the east side across the freeway/railroad tracks to 1250 West. The proposed PDO master plan provides a possible link to the Legacy/D&RG trail system for not only this local node, but for the entire city.
- 7. *Required Yards – The requirements of the underlying zone do not apply, but are to be shown on an approved site plan.*
 - **Staff's Response:** The submitted exhibits do not adequately illustrate the yard area standards that need to be used during subsequent final site and subdivision approvals. Thus, staff suggests that at least one (1) exhibit be revised to include the conceptual building and parking lot layouts and provide dimensional marks and references to better depict the expected minimum distances that are to be used in future site plan, subdivision, and building permit checks and approvals.
- 8. *Residential Use Types – For commercial/residential planned developments the density for multi-family dwellings is set forth as allowed by the General Plan and Zoning Ordinance. In the case of this site, the maximum gross density is 15 units per gross acre and 25 units per net*

acre of residential development.

- **Staff's Response:** The submitted PDO plan depicts 160 multi-family units amongst eight (8) structures. This equates to approximately 13 units per gross acre and 19 units per net acre.

9. *Tract Perimeter and Buffer – Any perimeter property line (not adjacent to a street) of a PDO must provide a setback equal to rear yard of the C-VH Zone.*

- **Staff's Response:** The C-VH Zone has a rear yard setback of Zero, unless the property abuts a residential zoning district. Thus, this provision is not applicable to Legacy Trails Apartments.

10. *Walls and Fences – Walls and fences are required where a planned development abuts an adjacent residential zone.*

- **Staff's Response:** This provision is not applicable to Legacy Trail Apartments. Nonetheless, see the fencing plan for how the project will provide screening (6-foot solid fence) for the residential as an internal buffer to surrounding development.

VI. PLANNING STAFF RECOMMENDATION

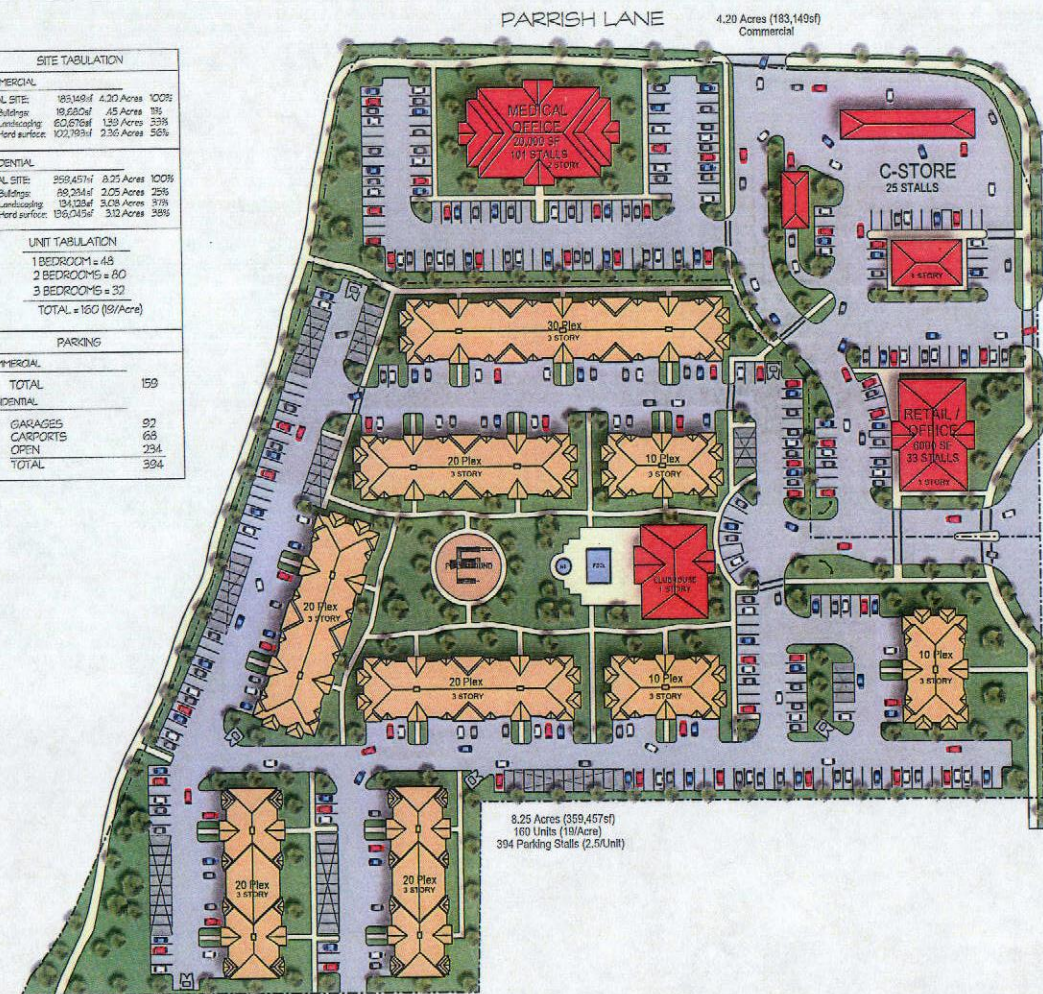
Suggested Staff Motion for the proposed PDO Rezone to the Planning Commission:

I hereby make a motion for the Planning Commission to table action for the PDO Rezone and Conceptual Plan request and direct the petitioner to address the following issues:

- a. Submit a proposed PDO Zone Text Amendment application to address the potential to modify the commercial “predominate” clause, with specific language limiting such changes to the Parrish-Legacy Gateway Area of the West Centerville Neighborhood.
- b. The request for PDO Text Amendment shall also address concept that with the increased allowance of residential the commercial allowances should be narrowed to needs and services of a growing multi-family neighborhood.
- c. Perform and submit a “traffic study” to address the capacity and needs of the proposed development, including the feasibility of allowing an additional ingress/egress point between Parrish Lane and the 1250 West roundabout.
- d. The petitioner shall address the following provisions of the PDO standards:
 - i. The petitioner(s) will be able to secure sufficient control over the property to be developed to ensure development will occur as approved;
 - ii. The petitioner(s) have the financial capability to carry out the planned development project; and
 - iii. The petitioner(s) have the capability to start construction within one (1) year of final plan approval.

- e. The petition must address any desired variations to the Zoning or Subdivision provisions. Additionally, the landscape berming and setback requirement along Parrish Lane must be accounted for in the conceptual layout (*see Parrish Lane Gateway Design Guidelines*).
- f. Despite the hesitancy based on market demand for commercial, the petition needs to further refine the timing of Phase III, which ought not be converted to residential early in phasing the development to allow the new synergy to attract hopefully a commercial use that provides likely needed future services.
- g. At least one (1) exhibit must be revised to include the conceptual building and parking lot layouts and provide dimensional marks and references to better depict the expected minimum distances that are to be used in future site plan, subdivision, and building permit checks and approvals.

SITE TABULATION			
COMMERCIAL			
TOTAL SITE:	183,168sf	4.20 Acres	100%
Buildings	18,000sf	.45 Acres	25%
Landscaping	60,679sf	1.39 Acres	33%
Hard surface	102,789sf	2.36 Acres	56%
RESIDENTIAL			
TOTAL SITE:	559,457sf	12.85 Acres	100%
Buildings	50,254sf	1.15 Acres	25%
Landscaping	134,123sf	3.08 Acres	57%
Hard surface	125,045sf	3.12 Acres	58%
UNIT TABULATION			
1 BEDROOM = 48			
2 BEDROOMS = 60			
3 BEDROOMS = 32			
TOTAL = 160 (16/Acre)			
PARKING			
TOTAL			159
RESIDENTIAL			
GARAGES			92
CARPORTS			68
OPEN			234
TOTAL			394



TO LEGACY PARKWAY TRAIL

1
A00

ARCHITECTURAL SITE PLAN
SCALE: 1" = 60'-0" (1/2"=30')
SCALE: 1" = 120'-0" (1/4"=60')



COMMERCIAL ARCHITECTURAL CONCEPTS



RESIDENTIAL ARCHITECTURAL CONCEPTS



MATERIAL VARIETY

ARCHITECTURAL RELIEF

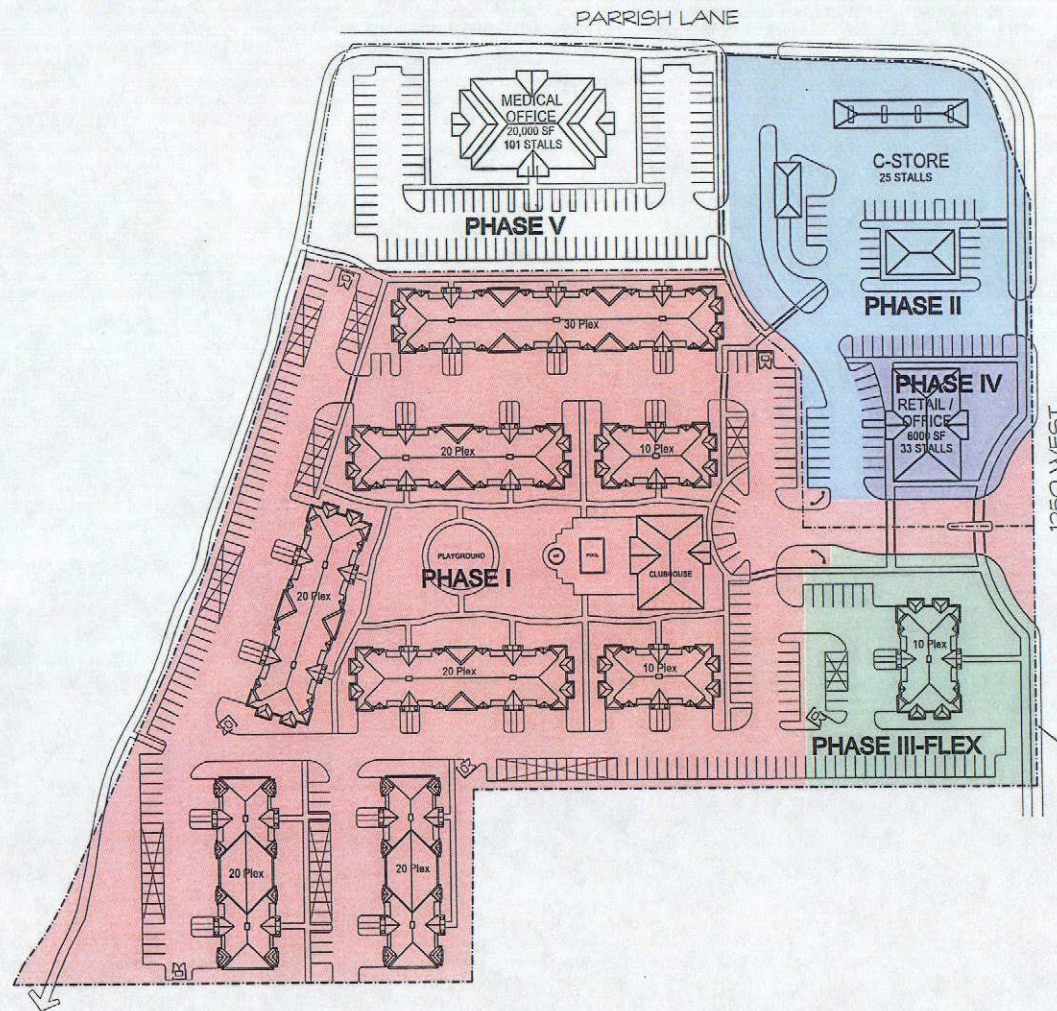
Architecture Baljeaux, Inc.
commercial & residential
new construction & rehabilitation
3101 12th Street, Suite 100
Centerville, Utah 84304

LEGACY TRAIL APARTMENTS
1250 W Parrish Ln.
Centerville, Utah

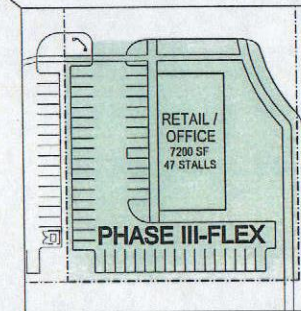
Sheet Title
Architectural
Site Plan

Date
JANUARY 2, 2014

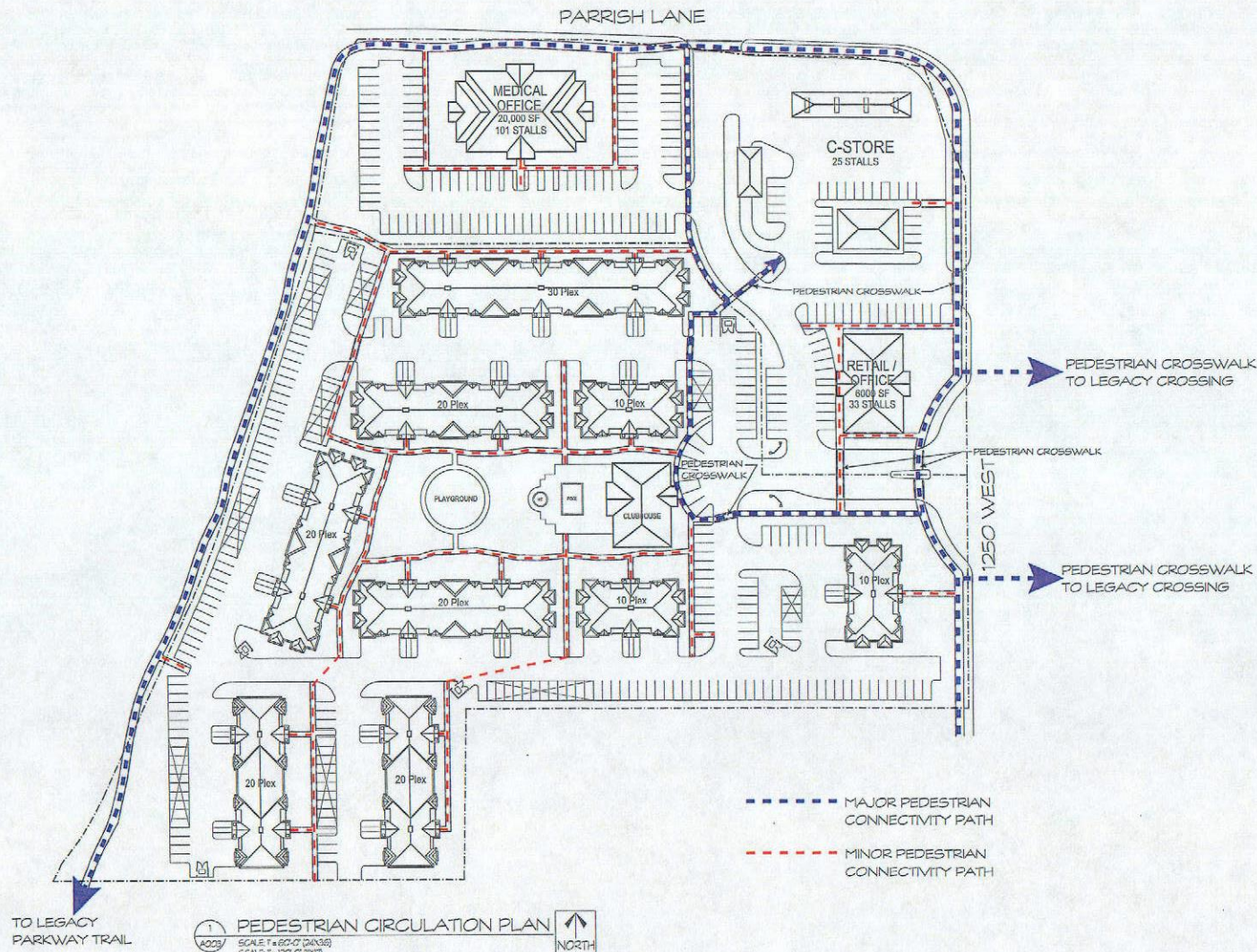
Sheet Number
A-0.01



1 PHASING PLAN
 SCALE T = 60'-0" (2433)
 SCALE T = 120'-0" (3047)



 Architecture Bellogue, Inc. commercial & residential 1250 W. Parrish Ln. Centerville, Utah 84303 801.225.8888		LEGACY TRAIL APARTMENTS 1250 W Parrish Ln. Centerville, Utah	Sheet Title Architectural Site Plan	Date JANUARY 2, 2014	Sheet Number A-0.02
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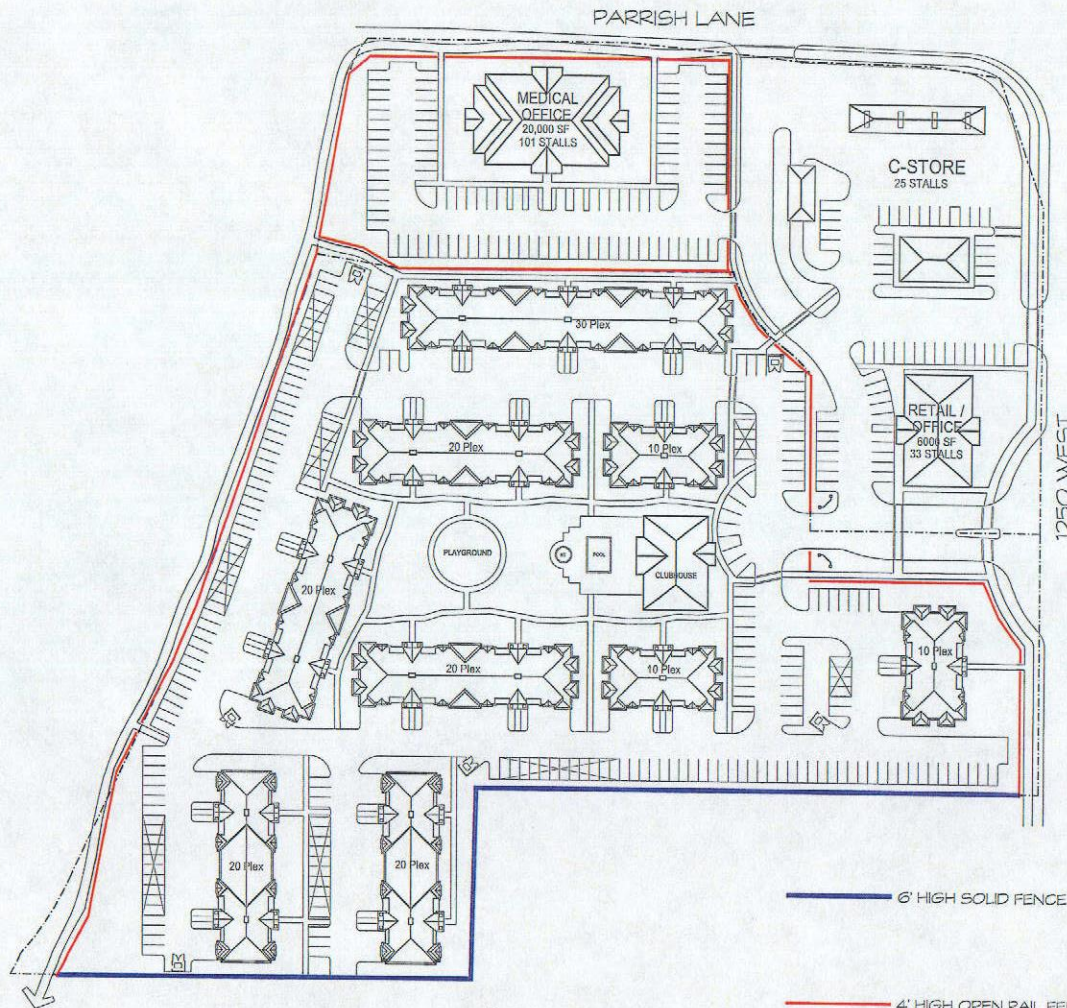
Architecture Belgicus, Inc.
CONSULTING ARCHITECTS
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143
TEL: 313.333.3333 FAX: 313.333.3334
WWW.ABELGICUS.COM

LEGACY TRAIL APARTMENTS
1250 W Parrish Ln.
Centerville, Utah

Sheet Title
Architectural
Site Plan

Date
JANUARY 2, 2014

Sheet Number
A-0.03

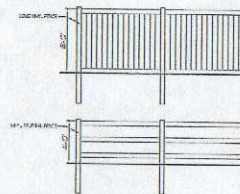


1 FENCING PLAN
SCALE 1" = 20'-0" (1/4" = 30')
SCALE 1" = 125'-0" (1/8" = 10')



6' HIGH SOLID FENCE

4' HIGH OPEN RAIL FENCE



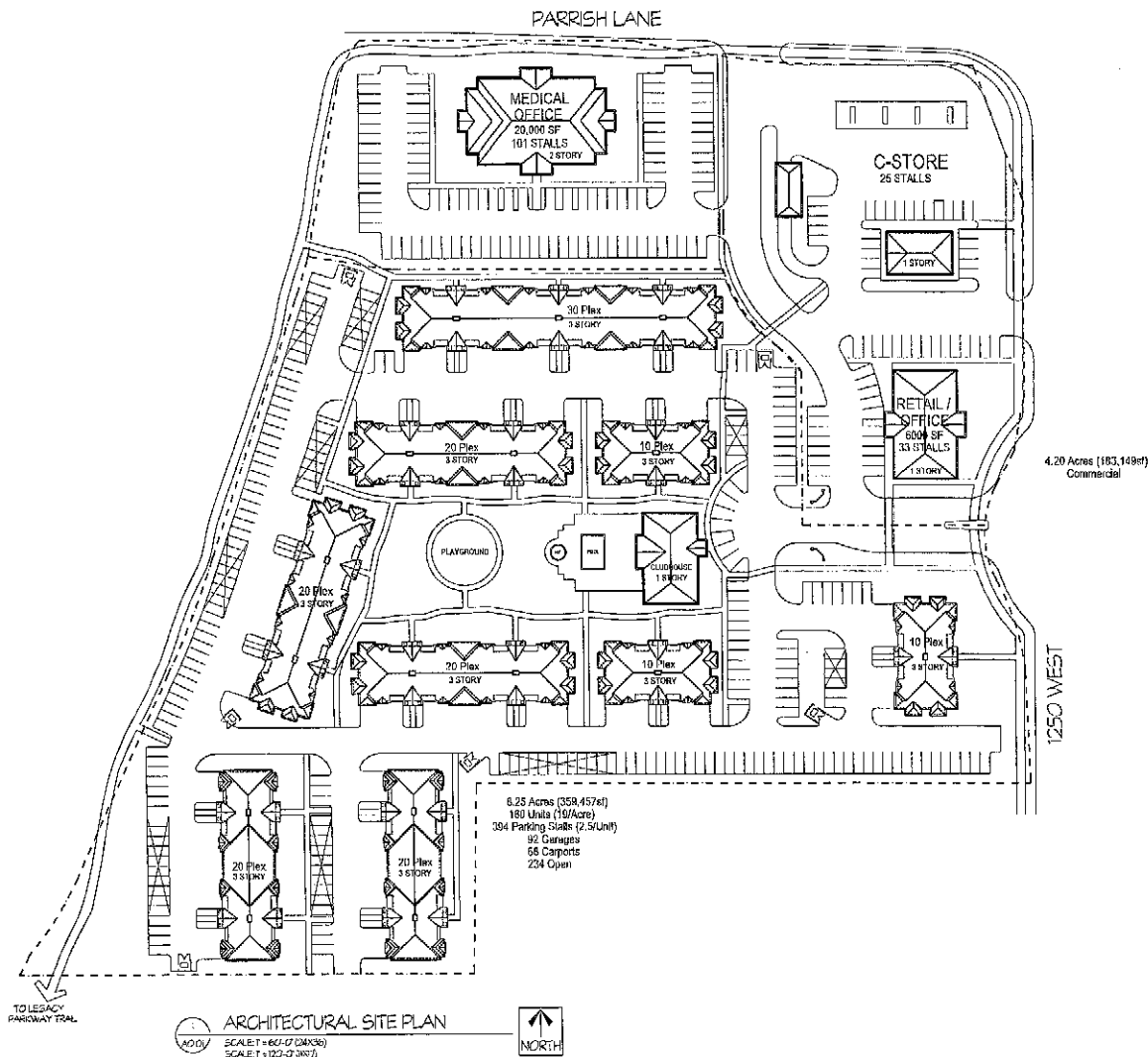
Architectural Site Plan
commercial & residential
plans created in a standard
format

LEGACY TRAIL APARTMENTS
1250 W Parrish Ln.
Centerville, Utah

Sheet Title
Architectural
Site Plan

Date
JANUARY 2, 2014

Sheet Number
.A-0.04



SITE TABULATION			
COMMERCIAL			
TOTAL SITE	183,149sf	4.20 Acres	100%
Buildings	12,680sf	45 Acres	11%
Landscaping	60,676sf	139 Acres	33%
Hard surface	107,793sf	236 Acres	56%
RESIDENTIAL			
TOTAL SITE	358,457sf	8.25 Acres	100%
Buildings	89,264sf	2.05 Acres	25%
Landscaping	134,126sf	3.03 Acres	37%
Hard surface	136,045sf	3.12 Acres	38%
UNIT TABULATION			
1 BEDROOM = 48			
2 BEDROOMS = 80			
3 BEDROOMS = 32			
TOTAL = 160 (19/Acre)			
PARKING			
COMMERCIAL			
TOTAL		159	
RESIDENTIAL			
GARAGES		92	
CARPORTS		68	
OPEN		234	
TOTAL		394	

Architecture Belgique, Inc.
1250 W Parrish Ln.
Centerville, Utah 84303
Phone: 801-225-1111
Fax: 801-225-1112
Email: info@architecturebelgique.com

Legacy Trail Apartments
1250 W Parrish Ln.
Centerville, Utah

Sheet Title
Architectural
Site Plan

Date
JANUARY 2, 2014

Sheet Number
A-0.01



PO Box 1153
Centerville, UT 84014
(801) 683-8263
WWW.TATEPROPERTIES.CO

January 10, 2014

Mr. Fred Hale
COLONIAL BUILDING SUPPLY
530 North 400 West
Centerville, UT 84014

RE: Legacy Trails Project, 1250 West Parrish Lane, Centerville, Utah

Dear Fred:

Pursuant to our numerous conversations about your project listed above, this letter is to inform you of retail and commercial real estate activity trends in the south Davis County market. I hope that this information is helpful to you as you plan and develop your project at Legacy Trails.

The Centerville market has very little retail vacancy but overall lease rates trail Farmington and Bountiful. The biggest news in Centerville is obviously the addition of two new office buildings that will open in 2014. This is excellent news for the retail and services that will need to support those office buildings. The multi-family projects in the city will also help.

Centerville has a unique challenge right now. In my experience specifically with retail and food use tenants that are interested in the market, the west side of I-15 has significant challenges. Olive Garden, for example, is interested in being in Centerville but will not locate on the west side of I-15. Other food users that I have talked with say the same thing. The Megaplex theatre is doing extremely well and drives a lot of business but that business is mainly evening business. The concern that other retailers and food users have is that while they will most likely do a respectable dinner/evening business, daytime business will be very limited. One very successful quick-serve restaurant that I work with told me that the hours of highest profitability are the hours between lunch and dinner. Not lunch and dinner themselves, but the hours between those times.

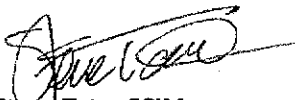
Dick's Market relocating to Parrish Square from Pages Lane has been a retail boom for the Parrish Lane corridor. Fresh Market's sales were terrible but have nearly tripled with Dick's Market. Tonyburgers is coming back to Centerville and will locate at Parrish Square. Other tenants are showing interest in the Dick's Market area. Chick-Fil-A will drive significant business. Centerville's In-N-Out Burger continues to be the number one location in the state of Utah and continues to be one of the top performing locations in the entire chain.

Station Park has naturally had a major impact on retail, office, and restaurant trends in the market. While Dick's Market exceeds Harmon's in store volume, and the rumors are that most of the soft goods retailers at Station Park haven't performed exceptionally well, the restaurants are doing extremely well. There is critical mass at Station Park with retail, office, multi-family, hotels and excellent access to Highway 89 and I-15. Furthermore, there is a lot of single-family residential all around Station Park and plenty of room for more residential growth. This is a major reason why restaurant tenants are so hesitant to locate in west Centerville.

Because of these factors, the west side of Centerville will continue to struggle with retail and restaurant tenants. In talking with hotel developers, there is mild interest in west Centerville but they haven't stepped up to the plate. The restaurant tenants I have talked with won't go there. I worked with a family fun center that has multiple locations and they wouldn't locate in west Centerville. The area is prime for office, multi-family, industrial, and a gas station/convenience store. It would have been well suited for fast food but Centerville has plenty on the east side of I-15.

I hope that this helps as you consider your new project. If you have any questions, please feel free to call.

Sincerely,



Steve Tate, CCIM
Founder/Managing Member
TATE PROPERTIES, LC

SWT/me

WWW.TATEPROPERTIESLC.COM

• PROPERTY & ASSET MANAGEMENT • DEVELOPMENT & ADVISORY SERVICES • COMMERCIAL BROKERAGE •



tel 801 456 8800
fax 801 578 5500
www.mtnwest.com

376 East 400 South, Suite 120
Salt Lake City, UT 84111

January 10, 2014

Fred Hale
Via email:

RE: General analysis of land comprising the South-West corner of Parrish Lane and 1250 W.

To whom it may concern:

I am writing this letter at the request of Fred Hale, who is desirous that I give a "Broker Opinion" as the highest and best use of the above referenced property, and any other general topics that would be of valuable information.

In my experience of brokerage and development, I would suggest the highest and best use is multi-family. It is the only thing proven to absorb at a rate that property owners can afford to do. It also makes the most sense for communities. There is natural pressure for this product type, which means that people are desirous to live there. There is some success with professional office but even that in this general area has been soft, and future development of such, has halted to the point that some owners have asked me to sell their land.

Many businesses I have worked with directly or heard about have declined on locating to the West side of I-15 in Centerville. I have a commercial property listed in this area and it has been very challenging. The users I have spoken to include high-end restaurants, running companies, Day Spas and a few other general retailers. All of these have either chosen to locate in Centerville City on the East side of I-15 or have relocated to Bountiful, Utah. The overall traffic generated is too light for most companies.

Based on market dynamics, the narrow geography of Centerville, my belief is to allow what is naturally pressing upon land owners to do with their property. Please contact me with any questions on this analysis.

Sincerely,

Adam Hawkes
Mountain West Retail & Investment
Senior Associate
Retail Specialist

WEST CENTERVILLE. SCHEDULE

2014

PROJECT PHASE 1		
Oversight Committee Creation -City Council Names Members- - Notice of Intent Posted-	01.21	2.04
1st Oversight Committee Meeting Create an Awareness & Project Branding Campaign-	02.17	02.28
Awareness & Branding Campaign Implementation	03.10	03.28
2nd Oversight Committee Meeting - A Review of Awareness Campaign- -Create a Public Education & Input Strategy-	3.31	4.11
Public Education & Input Strategy Implementation	4.14	5.02
3rd Oversight Committee Meeting -Review Results of Strategy Implementation- -Amendment Alternatives Discussion- -Determine Needs for Outside Resource Assistance-	5.05	5.16
Outside Resource Evaluations & Recommendations	5.19	5.30
4th Oversight Committee Meeting -Review Outside Resource Recommendations- -Review & Edit Staff Draft of Plan Amendment- -Prepare Appropriate Forum for Public Presentation-	6.02	6.13
PROJECT PHASE 2		
Public Presentation Forum Implementation	6.16	6.27
Final Oversight Committee Meeting -Consent of Final Draft of Plan Amendment-	6.30	7.11
PROJECT PHASE 3		
Formal Process Implementation for Planning Commission Review and Recommendation	JULY	JULY
Formal Process Implementation for City Council Review and Adoption	AUGUST	AUGUST

january						
S	M	T	W	TH	F	S
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19	20	21	22	23	24	25
26	27	28	29	30	31	

february						
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

march						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

april						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

may						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

june						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

july						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

august						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

WEST CENTERVILLE NEIGHBORHOOD AMENDMENT

PROJECT TIMELINE

COMMUNITY DEVELOPMENT DEPARTMENT

655 NORTH 1250 WEST

CENTERVILLE, UTAH 84014

Development Pattern (Existing)

Vacant
Land

Developing Mixed
Commercial/
Residential

Developed
Industrial

Under -
Developed
Industrial

Heavy
Industrial

N

Parrish-Legacy Area Plan

