

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, FEBRUARY 27, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL 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 - The times shown below are tentative and are subject to change during the meeting.
Time:

- 7:00 A. **Welcome and Roll Call**
 B. **Opening Comment / Legislative Prayer**
 C. **Minutes Review and Acceptance – February 13, 2013**
 D. **Commission Business**
- 7:05 1. **PUBLIC HEARING | WOODS PARK SUBDIVISION | 2250 NORTH 800 WEST**
 (Postponed from February 13, 2013 Meeting)
 Consideration of rezoning property from A-L (agricultural-low) to R-L (residential-low)/Planned Development and PDO Concept Plan for the Woods Park Subdivision; which would create 29 building lots, located at approximately 2250 North 800 West. Alan Prince, Prince Development LLC, Applicant
- 7:25 2. **PUBLIC HEARING | MTC BLDG #2 & PARKING STRUCTURE | 550 N MARKET PL DR**
 Consideration of a conceptual site plan for a second building and parking structure for the Management and Training Corporation (MTC), to be located on Lot 202 of the Centerville Corporate Park Amended Subdivision, 550 North Market Place Drive, in the C-VH Zone. Dayton West, LLC, Applicant
- 7:45 3. **TRAINING FOR COMMISSIONERS**
 Review the purpose of a General Plan, by City Attorney, Lisa Romney
- 8:00 4. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • Work Session with City Council on Work Program & Goals, March 5th at 5:30 PM
 • PC Meeting March 13, 2013: Island parcel lot split;
- 8:05 E. **Adjournment**

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 13, 2013

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

Kent Holbrook
Brian Holman
Scott Kjar
Steven Markham
Kevin Merrill, Chair
Debra Randall

MEMBERS ABSENT

Tamilyn Fillmore

STAFF PRESENT

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

VISITORS:

Robert Byrnes	Robert Lombardi, Chick-Fil-A
Scott McKee	Ryan Robinson, Chick-Fil-A
Cindi Darius	Glen Gerner, Wasatch Running Center
Heather Healey	Elizabeth Gerner, Wasatch Running Center
Boy Scouts	Jeff Gold, Pineae Grower's Outlet

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Holman

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held January 23, 2013 were reviewed and amended. Commissioner Kjar made a ***motion*** to approve the minutes as amended. The motion was seconded by Commissioner Holbrook and passed by unanimous vote (6-0).

PUBLIC HEARING - PINEAE GROWER'S OUTLET - 300 SOUTH MAIN STREET - Consideration of a conditional use permit (with expiration) for Pineae Grower's Outlet to operate a garden center at the corner of 300 South Main Street, in the C-M Zone. Jeff Gold, Applicant.

Kevin Merrill disclosed he has been acquainted with the applicant both personally and professionally for over 30 years, but does not see a conflict of interest.

Brandon Toponce, Assistant Planner, reported since 1997, the Pineae Grower's Outlet has operated a seasonal garden center at 300 South Main Street. The last conditional use permit for this business was granted in February 2008 after compliance with several conditions per the Planning Commission. The applicant is now requesting a renewal of the conditional use permit for the same use at the same location. The garden center will operate from April through December. Over the years, the applicant has made several improvements to the site including paving the majority of the parking, landscaping along Main Street, fencing around the nursery, and the addition of a greenhouse. The applicant is not planning on any additional changes to the property at this time. Pineae Grower's Outlet has provided a service to the community for many years and has proven there is a need for a garden center within the city. The applicant leases this property from the Pitt's who also own the dental office across the street to the north. Pineae Grower's Outlet has permission from the dental office to use their parking lot on Fridays and Saturdays. If at any time the Pitt's decide to sale their property, the conditional use permit for Pineae Grower's Outlet will expire automatically. The applicant will be required to keep the site clean, orderly, and sufficiently buffered from neighboring residents. In addition, the applicant will be required to follow all noise and signage ordinances. Staff has received no complaints regarding this use in the past and recommends approval of the conditional use permit for five (5) years.

Chair Merrill questioned if there is a lease agreement between the applicant and the property owners. He also questioned if Pineae Grower's Outlet is required to maintain the property or if their vendors are. Mr. Toponce said the City does have a letter from the Pitt's explaining the agreement between them and the applicant, including the shared parking. In addition, it will be the applicant's responsibility to keep the site maintained.

Chair Merrill opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Randall made a **MOTION** for the Planning Commission to approve a conditional use permit for Pineae Grower's Outlet at 300 South Main Street, with the following conditions.

Conditions:

1. All professional service fees be paid.
2. The use of a garden center shall be permitted for Pineae Grower's located at 300 South Main Street.
3. This conditional use permit shall expire on December 31, 2018, or when Pineae Grower's Outlet or the property owner no longer desire this use on the lot prior to the 2018 date.
4. Public hours of operation shall be Monday through Saturday, from 8:00 a.m. to 8:00 p.m., as requested by the applicant.
5. Watering, restocking and deliveries shall be limited to the operation hours between 6:00 a.m. and 9:00 p.m. These hours are to be in harmony with the Noise Ordinance found in the Municipal Code Section 13-30-3-01(b).
6. All deliveries shall occur on site and not within the public right-of-way.
7. A 5-foot buffer shall be established along the east fence line, consisting of the nursery's tree stock.
8. The storage of excess product, material, equipment, tools and other non-used items shall be prohibited along Main Street and 300 South. All storage material must be placed within the designated storage area as found on the site plan.
9. No product or unused items shall occupy any designated parking stalls.
10. The dumpster area shall be screened from the public right-of-way and the area around the dumpster shall be kept clean at all times.
11. The portable toilet must be cleaned and maintained on a regular basis.
12. Pineae Grower's Outlet shall be held responsible for compliance with all approvals, cleanliness and maintaining the property in an orderly manner at all times during the twelve-month period.

Reasons for the Action (findings):

1. A full application was submitted on January 14, 2013.
2. Under the Table of Uses Allowed [Chapter 12-36], a garden center is allowed with a conditional use permit.
3. Operational hours are to be in harmony with the Noise Ordinance found in the Municipal Code Section 13-30-3-01(b).
4. Evidence presented for this conditional use permit [Section 12-21-100(e)(3)] indicates no harm will come to the City or surrounding community; as long as the conditions regarding proper BMP detail has been addressed and approved by the Drainage and Utility Supervisor.
5. The applicant has met the requirements found in Section 12-21-100(e)(4) of the Centerville City Zoning Ordinance.

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

3
4 **PUBLIC HEARING - WASATCH RUNNING CENTER - 782 WEST PARRISH**
5 **LANE - Consideration of a conceptual site plan for Wasatch Running Center, to operate a**
6 **retail shoe store, to be located in the island behind Iggy's, 782 West Parrish Lane, in the C-**
7 **VH Zone. Glen Gerner, WRC Assets, Applicant.**

8
9 Brandon Toponce, Assistant Planner, reported the applicant proposes to build a retail
10 store specializing in running attire on the island parcel adjacent to Iggy's Restaurant. The
11 General Plan supports a retail establishment in this location and specialty retail is a permitted use
12 in the C-VH Zone. The proposed conceptual building and site layout meet development
13 standards (Section 12-34-1).

14 The proposed layout requires 17 parking stalls and the applicant proposed 23, along with
15 a shared parking agreement with Iggy's. The applicant will need to show the percentage of
16 parking lot landscaping and the types of vegetation to be planted at final site plan approval. The
17 applicant has submitted a landscaping plan which mirrors elements of the Iggy's site and the In-
18 N-Out site across the street with a mix of grasses and drought tolerant plants. A more formal
19 landscaping plan will be required at final site plan approval which must include the addition of a
20 wall feature with additional landscaping and an undulating berm. The applicant will be required
21 to screen the dumpster from view with at least a 6-foot high screen of compatible materials and
22 colors of the main building. In additional, all roof-mounted equipment will also need to be
23 screened appropriately. The applicant will also be required to submit a signage application
24 according to City ordinances.

25
26 The location of the proposed retail store is subject to the Parrish Lane Design Guidelines.
27 The proposed building design is contemporary with a neo-modern design. The articulation is
28 such that it provides architectural relief on all sides of the buildings. The applicant has submitted
29 elevation drawings, but will be required to submit a storyboard for the final site plan approval. It
30 appears the color and materials for the proposed building match buildings within the surrounding
31 area. The site also includes a pathway from the sidewalk to the front of the building, which also
32 connects to the crosswalk through the parking lot to Iggy's. The applicant will need to include
33 some public amenities. Staff suggests a drinking fountain, exterior benches, and outdoor
34 decorative lighting. The applicant will be required to light the parking lot and will be required to
35 submit an overall lighting plan at final site plan approval. Lighting must be designed to not shine
36 on adjacent properties, must match Iggy's lighting, and the City's standard light poles must be
37 placed along the Parrish Lane frontage per City staff approval.

1 Cory Snyder, Community Development Director, explained this site is part of the
2 Redevelopment Agency project area. He also explained the many documents and ordinances that
3 govern this particular site, including the shared parking agreement. He explained the “shalls” and
4 “shoulds” of the Parrish Lane Design Guidelines pointing out those items that are most important
5 in order to maintain the goals for the Parrish Lane corridor.
6

7 Commissioner Holbrook said the staff report states the second floor of the proposed
8 building is storage only, but the letter from the applicant states there will be offices on the second
9 floor. He questioned if an elevator or other form of exit is required if there are offices. Mr.
10 Toponce explained a second exit will likely be required if offices are located on the second floor,
11 but no elevator is required unless patrons are accessing the second floor.
12

13 Glen Gerner, applicant, said two stairways are planned for access to the second floor. He
14 said he is planning offices, a conference room, and storage space on the second floor. No patrons
15 will be allowed to access the second floor. He said he plans to maximize the ground floor as
16 much as possible and is hoping to get 6,000 square feet. He realizes this will increase the number
17 of parking stalls needed, but he believes there is room for both. He said he is accepting of the
18 conditions as suggested and will continue to work with staff until full compliance is met. He said
19 he will likely install a drinking fountain at the rear of the building along with an air station for
20 cyclists. He said the store does not cater specifically to cyclists, but does cater to tri-athletes.
21

22 Chair Merrill opened the public hearing. There was no comment; he closed the public
23 hearing.
24

25 Commissioner Holbrook made a **MOTION** for the Planning Commission to accept the
26 conceptual site plan for the Wasatch Running Center located at 782 West Parrish Lane, with the
27 following conditions:
28

29 ***Conditions:***

- 30 1. All parking stalls may be reduced to 9' x 18' to meet City Standards.
- 31 2. A soils report shall be submitted to City staff for review and approval as part of the
32 final site plan application.
- 33 3. A landscaping plan shall be submitted with the final site plan, following all applicable
34 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall depict
35 the following detail:
 - 36 a. Location and type of all vegetation
 - 37 b. The total number of trees and shrubs
 - 38 c. Overall landscaping and parking lot percentages
 - 39 d. An irrigation plan

- e. A decorative wall shall be created on the north-west corner and shall match in style and design to In-N-Out Burger, MTC, Iggy's or something similar
 - f. An undulated berm shall be designed along all street frontages that is 15 feet wide and two foot tall, this berm shall match the existing berm already established on the southern half of the island parcel
 - g. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds. This theme shall have similarities to Iggy's as to blend in with the rest of the island parcel
 - h. Vegetation around all walkways should be emphasized
 - i. At least 25% of ground cover shall be in grass or other high-water plants
 - j. All grass areas shall having a curving motion as to add verity to the landscaped areas
4. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
 5. Public amenities, such as a bench or outside drinking fountain should be considered to enhance the pedestrian experience.
 6. To emphasize the unique architecture of the building, decorative lighting should be added to the building.
 7. Parking lot lighting shall be depicted on the final site plan and shall match that of Iggy's.
 8. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
 9. All easements and utilities shall be shown on the final site plan.
 10. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.
 11. The applicant shall meet with the City Engineer and the Public Works Director to establish what development fees still need to be covered.
 12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
 13. The RDA shall review the conceptual design to approve a change in the use on the island parcel.
 14. If the property owner and the applicant desire to subdivide the island parcel, this shall be accomplished by Mackay Investment prior to Mr. Gerner receiving final approval; or they may have the subdivision application and the final site plan application reviewed simultaneously.
 15. All proposed signage shall be depicted on the final elevation drawings.
 16. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.

17. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.

18. All related professional services fees shall be paid to Centerville City.

Reasons for Action (findings):

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].

2. The use of specialty retail is allowed within the C-VH Zone [Chapter 12-36].

3. With the above conditions being addressed, the proposed development will meet the Parrish Lane Guidelines [Chapter 12-63].

4. A final site plan shall be required prior to any onsite construction taking place [Section 12-21-110(e)(1)].

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

PUBLIC HEARING - CHICK-FIL-A RESTAURANT - 552 NORTH FRONTAGE ROAD - Consideration of a conceptual site plan for Chick-Fil-A Restaurant, to operate a new location with drive-through, to be located at 552 North Frontage Road, in the C-VH Zone. Robert Lombardi, 4G Development & Consulting, Inc., Applicant.

Cory Snyder, Community Development Director, reported the applicant proposes to build a Chick-Fil-A fast food restaurant within the Centerville Corporate Park Subdivision. The site is located within the Parrish Lane Design Guideline area and will be required to follow applicable standards. The applicant will also be required to secure a conditional use permit for the use. Mr. Snyder reviewed the proposed site plan. He said the applicant will be required to include landscaping, berming, and a wall per streetscape standards. The proposed pedestrian pathway from the sidewalk to the front door of the building is required to be of a colored stamped concrete. There is a buffer and pedestrian pathway already established along the north property line. The applicant will also be required to connect their building to the pedestrian pathway on the north property line. The applicant proposes a patio area and courtyard, both of which contribute to the public amenity requirements.

Mr. Snyder explained there are some issues with cross access and circulation for the site. Access and parking is shared per an agreement with the Management Training Corporation (MTC) building to the east, but the Chick-Fil-A proposes to access their business via the MTC property. In addition, some of the parking stalls proposed for the Chick-Fil-A site is also on the MTC property. The applicant will need to work with the MTC to resolve these issues. The

1 proposed building meets the architectural requirements including materials uses and percentages.
2 However, the building seems to be predominately stucco; staff recommends more rock, brick or
3 other maintenance free material is used. This has been required of other businesses in the area.
4 Mr. Snyder explained the proposed dumpster location is close to neighboring residential, is
5 located within the only ingress/egress allowed for the site, and may conflict with the cueing of
6 cars in the drive-thru. There may be a better location for the dumpster where noise, access, and
7 cueing will not be an issue.

8
9 Commissioner Holbrook pointed out that all pedestrian pathways cross vehicular traffic
10 lanes. He realized pedestrian pathways will be appropriately designated but if there are cars cued
11 in the drive-thru it will hinder pedestrians. Commissioner Kjar said the drive-thru shows a 120-
12 degree turn around the northwest corner of the building. This is too tight for large vehicles. He
13 also agreed the pedestrian pathways are impeded by vehicular traffic. Commissioner Holbrook
14 said it seems awkward that the building does not face the public street, but rather faces the
15 parking lot.

16
17 Robert Lombardi, engineer for applicant, agreed that circulation is an issue. He has been
18 meeting with the MTC and is working toward a solution. He will also continue to work with staff
19 to find solutions to their concerns, including a better location for the dumpster. Perhaps moving
20 the dumpster to the northeast corner of the site or the southwest corner of the site will provide for
21 easier dumping, better screening, and less conflict with traffic. He explained the proposed 120-
22 degree turn in the drive-thru is double wide and will accommodate larger vehicles. He said the
23 streetscape requirements will be met including landscaping, berming, and wall feature as needed.
24 He would prefer to install either a berm or a wall, but not both. The proposed building is large
25 enough to accommodate families and includes capacity for 134 patrons, a play land, and patio
26 seating. He said he will look at the parking layout and will meet all applicable standards. He said
27 he is not opposed to adding another material, perhaps wainscoting, to the building to lessen the
28 amount of stucco. He said the pedestrian pathways are proposed to be decorative paving and are
29 ADA compatible. He said this is the only conceptual approval and they will continue to work
30 through the process and meet all conditions.

31
32 Chair Merrill opened the public hearing. There was no comment; he closed the public
33 hearing.

34
35 Chair Merrill made a **MOTION** for the Planning Commission to accept the conceptual
36 site plan for the Chick-Fil-A Restaurant, with the following conditions:

37
38 ***Conditions:***

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. The applicant shall receive a conditional use permit approval for allowing the fast-food use subject to the standards found in Section 12-21-100 of the Ordinance, prior to or as part of any final site plan submittal.
3. The final site plan submittal shall address the following:
 - a. The dumpster area to be relocated to a more suitable area of the site.
 - b. The dumpster area design including the use of materials, color and height of the walls and gate.
 - c. The screening of any wall or roof-mounted utility service equipment.
 - d. Indicate the location of any monument or free-standing signs that are being proposed.
 - e. The pedestrian pathway's design and use of materials to create a visual difference between the space for pedestrians and vehicles.
 - f. The use of outside decorative lighting fixtures for building, pathway, and patio areas to enhance these public spaces.
 - g. The building design's use of an additional lower-level wainscot of the rock veneer.
 - h. The use of a wall feature to be incorporated into the landscaping design along the Market Place street frontage.
 - i. Provide the required percentage of parking lot landscaping and the required types of vegetation that is to be planted.
 - j. The use of differing styles of light fixtures along Market Place Drive and the internal Corporate Park Development area.
 - k. The required Parrish Lane Gateway Design Standards for landscape berming, streetlights, and sidewalk system relationships along Market Place Drive.
4. The final site plan submittal shall coordinate the joint use of the access and parking patterns or be revised to function independently from one another.
5. Applicant shall comply with all Governing Documents of the Centerville Corporate Park Subdivision, as amended, and conditions of lot split approval for the Subdivision. Staff shall review submitted documents and plans for compliance with Governing Documents with final site plan review.
6. Applicant shall obtain acceptance of site plan and development by the RDA and the City Council as required under the Governing Documents for the Subdivision prior to final site plan approval.

Reasons for Action (findings):

1. The Planning Commission finds that the conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].

- 1 2. The Planning Commission's directives provide feedback regarding the standards for
2 developing within the C-VH Zone and the standards of the Parrish Lane Gateway
3 Design Standards of the City's Zoning Ordinance.

4
5 The motion was seconded by Commissioner Holbrook and passed by unanimous roll-call
6 vote (6-0).

7
8 **PUBLIC HEARING - WOODS PARK SUBDIVISION - 2250 NORTH 800 WEST**

9
10 The applicant has requested to table this item until February 27, 2013.

11
12 Commissioner Kjar made a **MOTION** to table this item and continue the public hearing
13 until the next Planning Commission meeting to be held on February 27, 2013. The motion was
14 seconded by Commissioner Randall and passed by unanimous vote (6-0).

15
16 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 17
18 1. The next Planning Commission meeting will be held on February 27, 2013.
19 2. Upcoming Agenda Items
20 • Woods Park Subdivision
21 • MTC 2nd Building & Parking Structure

22
23 The meeting was adjourned at 8:31 p.m.

24
25
26
27 _____
28 Kevin Merrill, Chair

Date Approved

29
30 _____
31 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: VAL WOODS TRUST
103 EAST 500 SOUTH
FARMINGTON, UT 84025

APPLICANT: ALAN PRINCE
4255 SUGAR PINE COURT
LEHI, UT 84043

PROPERTY: WOODS PARK DEVELOPMENT
2250 NORTH 800 WEST

ACREAGE: 6.10 ACRES (*GROSS AREA*)

ZONING: A-L (*AGRICULTURAL-LOW*)

APPLICATION: ZONE MAP AMENDMENT: A-L TO R-L/PD WITH PDO
CONCEPTUAL PLAN ACCEPTANCE

BACKGROUND

The proposed 29-lot development is to be located at 2250 North 800 West, which is on the north end of the City limit line adjacent to the Frontage Road. The applicant desires to develop the property into a Planned Development Overlay (PDO) Subdivision. In order for this to happen, the applicant must receive a zone map amendment to modify the zoning from Agricultural-Low to Residential-Low-Planned Development (R-L/PD).

On January 15, 2013, the City Council remanded back to the Planning Commission a previous action regarding the proposed Woods Park Development rezone request. The Commission's action had previously tabled the PDO portions of the rezone request, until the Council acted on only the zone change from A-L to R-L. Notwithstanding, the Council has decided to withhold any action regarding any type of zone change until the Commission weighs in on the PDO request received from the developer. Additionally since the Planning Commission's tabling of their review and recommendation regarding the PDO proposal, the developer has secured an additional tract of land to the south and desires to include it in the PDO review process. Thus, the PDO request has been re-noticed to include the expanded development proposal.

ISSUES SURROUNDING THE REMAND REQUEST

As part of the Council deliberations, the Council tabled their review and asked staff to more thoroughly address the issue of “adequate facilities and services” and the potential costs for the City, if the property was rezoned. Staff reported that most of the infrastructure and services were or would be available to serve the property. However after review of a specific issue related to drainage by the City Engineer, it was determined there was insufficient data to understand and provide an adequate response to the City Council regarding drainage. The City Manager then authorized some funds from the drainage and utility funds to perform a localized hydrology study in relation to this rezone request before the Council. The following outline is an attempt to explain the outcome and complexity of the drainage needs:

- The property is located in a FEMA Flood Zone (based on a 100-year storm event). Such Flood Zone requires that all new development needs to be designed and constructed in such a manner to prevent flooding of new structures and it cannot put other existing or future structures at risk.
- Adding to the potential problem of a 100-year storm event, the Lone Pine Creek, a perennial stream (mainly snow melt), drains into this FEMA flood area.
- The City’s Master Drainage Plan calls for a 36-inch culvert under the I-15 Corridor to handle and manage such flood waters. However to date; only a 24-inch culvert exists for this particular area.
- Additionally as flood waters drain westerly beyond the freeway, this 24-inch culvert then ties to a 12-inch culvert under the UTA/UP rail corridor. This creates a choke point and the flood waters will back up within the system.
- In order to manage these flood waters, as well as to take the area out of the floodplain, a detention area along the Frontage Road would need to be constructed to temporarily hold the storm event waters until capacity in the drainage system becomes available. However, the detention basin to capture the snowmelt (over a few weeks) would be too massive to construct and develop the property.
- In order to allow any type of development of this property, with or without rezoning, it requires a minimum off-site installation of a 24-inch culvert under the UTA/UP Rail Corridor to manage the related flood waters.

Staff’s Conclusion to the Council – The drainage infrastructure for this area was inadequate. Although, it may have seemed questionable to approve the rezone, staff desired to emphasize to the Council that this inadequacy was present regardless of whether the property was rezoned. Therefore, staff believed that there may (or even likely) be a good solution to resolving this drainage inadequacy. Such a resolution would begin to alleviate the existing drainage concerns that were voiced previously by the residents, both at the Planning Commission and the City Council meetings. Staff, representatives of the property owner, and the developer had discussed the following concepts to some extent or another during the review of the drainage concerns:

- a) **[Developer Obligation]** Prepare a plan, submit, and have FEMA approve a LOMAR or CLOMAR (map amendments) to remove the property from the flood Hazard area.
- b) **[Developer Obligation]** As part of a development approval, a drainage detention needs to be constructed to manage the flood waters that satisfies FEMA and complies with the City’s Floodplain Ordinance.

- c) [Developer Obligation] As part of a development approval, project on-site drainage infrastructure would need to be installed (along Lund Lane) to properly manage the Lone Pine Creek water flows.
- d) [Developer Obligation] Before developing the property, an off-site 24-inch drainage pipe needs to be installed under the UTA/UP Rail Corridor. The ability to finance and construct this needs to be secured prior to any rezone and development approval.
- e) [Optional City Participation] City fund the upsizing of the 24-inch pipe to a 36-inch pipe to meet the desires of the City's Master Drainage Plan.
- f) [Optional City Participation] Enter into an agreement, between the City and the developer, for the City to spearhead a request to install the pipe upgrade to the UTA/UP Rail Corridor to potentially save significant project costs, specifically with the administrative engineering and UTA/UP permits.
- g) [Optional City Decision] Allow opportunity for the developer to recapture some of the off-site costs for pipe upgrade by considering the possibility of rezoning the property using a "Planned Development Overlay" approval, which would allow up to a 20% density bonus for a subdivision development. Staff suggests that the City Council remand the current rezone matter back to the Planning Commission to have them forward a recommendation regarding the PDO rezone and plan proposal that has been tabled at their level of review.
- h) [Optional City Decision] Package these ideas and proposals together into an appropriate development agreement prior to making a final decision to rezone the property.

After discussing the findings regarding the "adequacy of infrastructure and services" and at the request of City staff, the City Council remanded the matter back to the Planning Commission to instruct the Commission to take action and make a recommendation regarding the PDO request that was received from the developer.

PLANNED DEVELOPMENT OVERLAY REVIEW 12-41

The purpose of the Planned Development Overlay (PDO) is to allow a residential project to be developed in a manner that allows flexibility in design and layout that would not be accomplished through conventional zoning. In order for a project to receive flexibility from the standard requirements of the Zoning Ordinance and Subdivision Ordinance, the proposed project must meet certain goals standards of the PDO Zone found in Chapter 12-41 of the Zoning Ordinance. The PDO design must not be used as a tool for the developer to be exempt from zoning standards; it is a tool that creates a higher quality subdivision in regards to design standards.

Approval Standards 12-41-080

The applicant has provided the required conceptual plan describing the overall layout plan and selected thematic elements. The developer has provided evidence that Continental Bank will be the financial backer for the project. The applicant has not yet provided a development schedule indicating when they believe the project will be constructed and potentially when it will be built out. As part of the approval standards, a density bonus is allowed for enhanced design within a project. The developer is requesting a full 20% density bonus. Below, staff

will summarize the proposed alterations to typical City Standards and review the bonus density criteria along with any design suggestions.

Proposed PDO Alterations or Changes:

1. Increase of density with 5 additional units (24 allowed to 29 w/ PDO)
2. Right-of-way reduction to 44 feet (50' required to 44')
3. Elimination of public sidewalk along one side of the street
4. Placing interior island sidewalk against curb and connecting pathways
5. Reduce front yards to 20 feet (25' required to 20')
6. Reduce side yards to 5' or 10' between units (10/8' required to 5' or min 18')
7. Reduce rear yards to 15' (20' required to 15')

Proposed Amenities and Density Bonus 12-41(c)(2)

Enhanced Overall Design Theme (5%) and Landscaping (5%) = 10%

- Enhanced landscaping along the Frontage Road, between the fencing and the sidewalks – this was desired and suggested by planning staff.
- Enhanced landscaping of the detention area – noise buffering from the interstate
- Streetscape trees along all interior streets
- Common front yard landscaping to be maintained by a Home Owner's Association.
- Upgraded decorative street lighting within the project with interior pathway lighting
- Entry monuments into the subdivision along with a flag pole
- Center court play area with pathway and landscaping
- Centralized decorative mailbox feature area
- Solid perimeter fencing around the project

➤ **Staff Comment:** Suggested bonus for Enhanced Theme & Landscaping = 10%

Improved Building Design (5%), Energy Efficiency (5%), Parking (5%) = 15%

- Developer is not proposing any qualifying upgrades with the exception of garages for parking, however, the developer is willing to commit to an overall architectural theme with involving exterior features, colors, and materials.

➤ **Staff Comment:** Suggested limited bonus for Parking = 2%

Open Space (5%) and Recreational Facilities (5%) = 10%

- Center court play area with pathway and landscaping
- Centralized decorative mailbox and feature area
- Enhanced landscaping of the detention area

➤ **Staff Comment:** Suggested bonus for Open Space & Recreation = 10%

➤ **Suggested Total Bonus Awarded by staff = 22% (maximum allowed for density is 20%)**

STAFF'S SUGGESTIONS FOR IMPROVING THE OVERALL DESIGN OF THE PROJECT

There are several additional items that should be considered in design of this particular project. Staff suggests that the following design elements be added to the proposed PDO concept plan:

- Provide a connecting southern end pathway from the interior development pathway system to the landscape detention area and the Frontage Road sidewalks. This will provide a minor and major looping system connecting the open spaces in and around the development.
- Switch the interior sidewalk around the island to the outside loop and re-connect the pathways. This will give all homes access to a walkway and access to the overall pathway system.
- Reduce driveway congestion (i.e. amount of impervious surface) areas for Lots 1-3 and Lots 19-21 to improve front yard green space and appearance for these units.
- Provide secondary landscaped feature areas at Lots 2/3 and Lot 19 (e.g. angling rear yard fence lines), along the Lund Lane frontage. This softens the outside barrier appearance due to fencing and improves the visual appearance of the landscaped bed along the perimeter fence line.
- With the request proposing reduced rear yard setbacks and having the rear building elevations predominately seen from the public streets or adjacent along the perimeter of the development, the building architecture for rear elevations needs to be enhanced with additional design elements. This will provide the visual quality that is needed to ensure compatibility with future off-site development.
- With the reduced setbacks and smaller yard areas, all primary buildings and attached accessory elements need to also comply with the approved setbacks.
- Also with reduced setbacks and yard area, the use of detached accessory buildings needs to be addressed with future submittals.
- To improve the visibility of street crossings, stamped-colored concrete crosswalks ought to be added as part of the pathway system.

PLANNING STAFF RECOMMENDATION

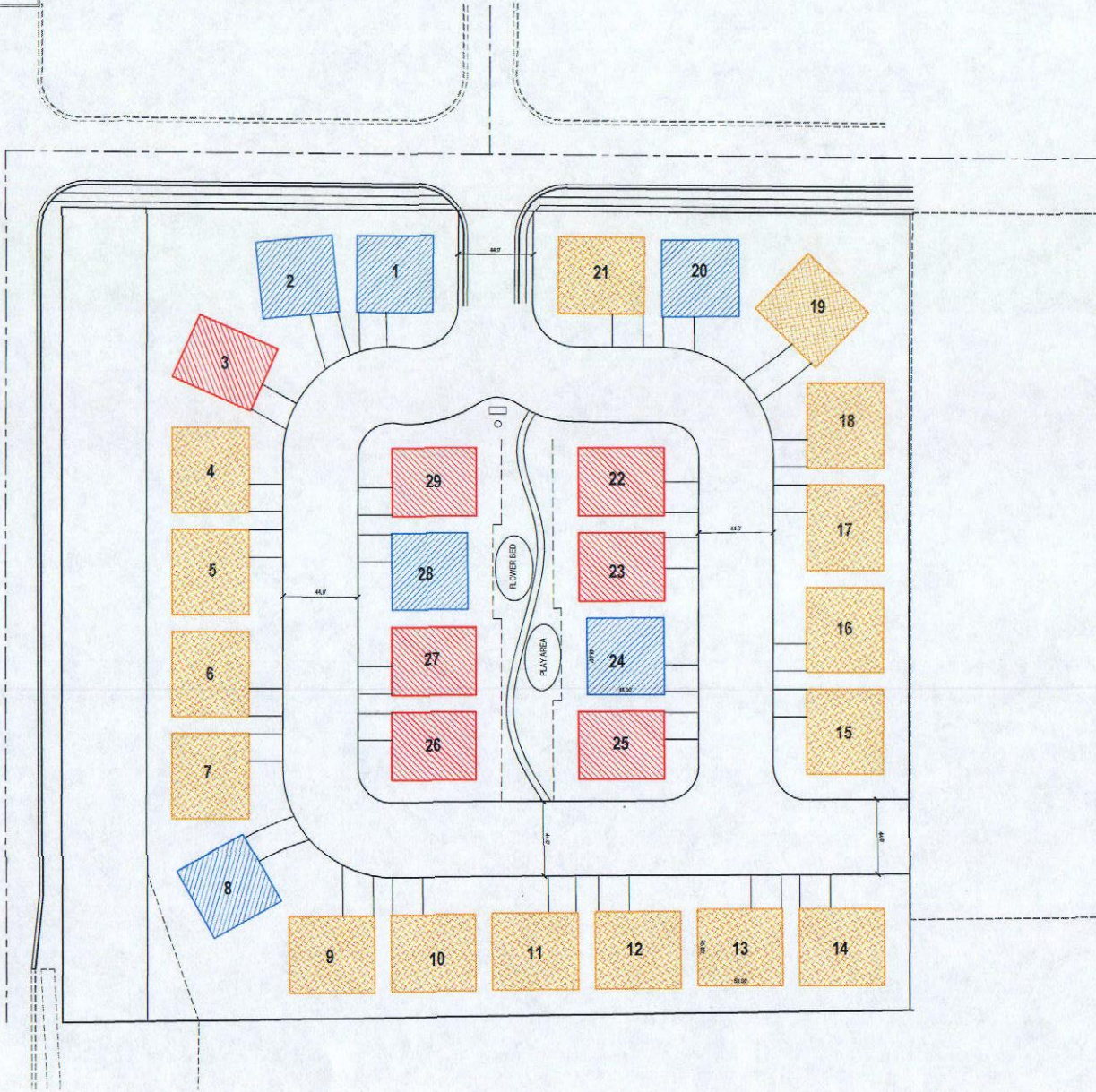
Suggested Motion for the Planned Development Overlay Request for the Woods Park Subdivision located at 2250 North 800 West: I hereby make a motion for the Planning Commission to recommend approval to the City Council for a Planned Development Overlay Concept Plan for the Woods Park Subdivision, located at 2250 North 800 West, subject to the following:

1. This PDO Concept Plan acceptance is subject to approval of the R-L/PD by the City Council.
2. Upon R-L/PD approval by the City, all future development must substantially comply with the Concept Plan booklet, the landscaping plan, and color/materials scheme submitted by the developer to the Planning Commission & City Council, except as amended by the City.
3. Alterations to the City's Zoning or Subdivision Ordinances are acceptable as follows:
 - a. May receive up to a 20% density bonus consisting of no more than 29 single family homes
 - b. May reduce the right-of-way down to 44 feet, or as determined appropriate by the City Engineer.
 - c. May eliminate the public sidewalk along one side of the street.

- d. May reduce front yards to 20 feet.
- e. May reduce side yards to 5' or 10' between units.
- f. May reduce rear yards to 15'.
4. This PDO Concept Plan acceptance is amended to include the following:
 - a. Provide a connecting pathway from the interior development pathway system to the landscape detention area and the Frontage Road sidewalks.
 - b. Switch the interior sidewalk around the island to the outside loop and re-connect the pathways.
 - c. Reduce congested driveway (i.e. amount of impervious surface) areas for Lots 1-3 and Lots 19-21 to improve front yard green space and appearance for these units.
 - d. Provide secondary landscaped feature areas at Lots 2/3 and Lot 19 (e.g. angling rear yard fence lines), along the Lund Lane frontage.
 - e. The building architecture for rear elevations are to be enhanced with additional architectural and material design elements.
 - f. All primary buildings and attached accessory building elements are to comply with the approved setbacks.
 - g. The use of detached accessory buildings is to be addressed with any preliminary subdivision plan submittal.
 - h. Stamped-colored concrete crosswalks are to be added to all designated pedestrian crossing areas within the public right-of-way and must meet City Standards.
5. As part of any preliminary subdivision submittal, the applicant shall provide a development schedule indicating when the project will begin construction and estimated timeline for build out.
6. This PDO Concept Plan acceptance is subject to all other applicable City Ordinances and other related development applications and approvals.
7. The PDO Concept Plan acceptance is subject to the review and approval of the City Engineer and City Attorney, and subject to applicable City Ordinances.

Suggested Reasons for the Action (Findings):

1. The Planning Commission finds that the propose PDO Concept Plan, with the listed conditions, results in a residential project design and layout that could not be accomplished through conventional zoning.
2. The Planning Commission finds that the PDO request, with the listed conditions, sufficiently addresses the PDO Development Standards found in Section 12-41-080.
3. The Planning Commission finds that the PDO Concept Plan, with the listed conditions, provides sufficient evidence in regard to the project's design and amenities to receive a bonus density of up to 20% [12-480(c)(2)].
4. The Planning Commission finds that the PDO Concept Plan is in harmony with the General Plan's residential base density [Section 12-480-5].
5. The Planning Commission finds that the PDO Concept Plan is in harmony with the General Plan's desire to have future development to occur within small PUD's [Section 12-480-5].



Woods Corner PDC Subdivision Description

Beginning at the intersection of the quarter section line and the east line of a Frontage Road on the east side of the Interstate 15 Freeway, said point being North 80°12'22" East 344.06 feet along the quarter section line from the West Quarter corner of Section 31, Township 2 North, Range 1 East, Salt Lake Meridian, and running:

Thence North 0°11'10" East 306.61 feet along the east line of said Frontage Road to the south line of Lund Lane;

Thence North 89°30'30" East 500.00 feet along the south line of said Lund Lane;

Thence South 0°11'15" West 418.54 feet to a point 33.00 feet south of the quarter section line;

Thence South 89°12'22" West 300.01 feet, 33.00 feet south of and parallel to the quarter section line;

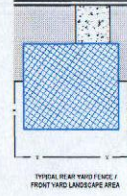
Thence North 0°11'10" East 21.15 feet to a fence line;

Thence North 88°33'50" West 198.99 feet along a fence line to the east line of said Frontage Road;

Thence North 0°11'10" East 8.78 feet along the east line of said Frontage Road to the point of beginning.

Contains 207,497 square feet, 4.763 acres and 24 Lots

- 40' WIDE x 90' DEEP 7 LOTS
- 45' WIDE x 45' DEEP 6 LOTS
- 50' WIDE x 45' DEEP 16 LOTS





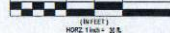
Woods Park

SUBDIVISION • CENTERVILLE • UTAH

800 WEST LUND LANE



HORIZONTAL GRAPHIC SCALE



0 10 20 30 40 50

FOOT

1" = 50'

CONCEPT PLAN

PROJECT NUMBER	001	DATE	08/15/10
DRAWN BY	SPW	DESIGNED BY	SPW
CHECKED BY	SPW	PROJECT MANAGER	SPW

1 OF 1



ENSIGN

SALT LAKE CITY
43 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4448

LAYTON
Phone: 801.547.1100

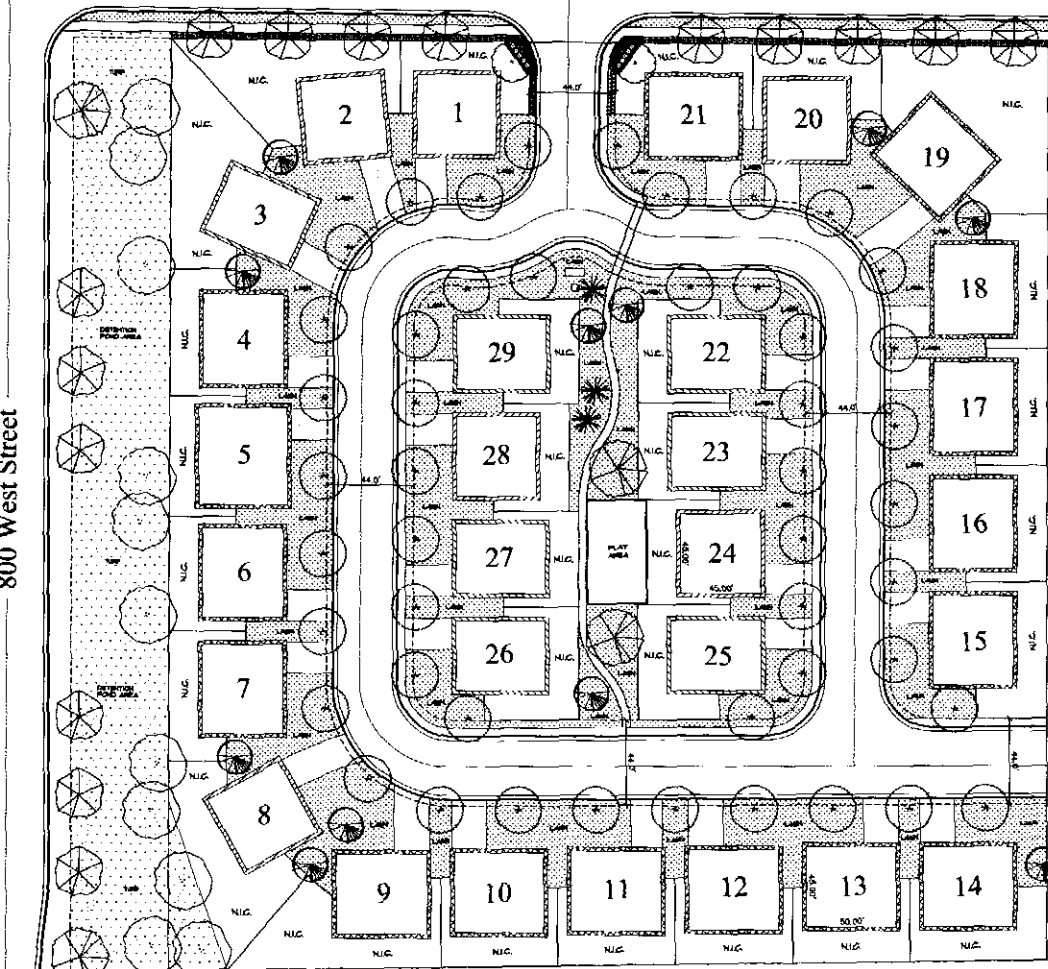
TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187
WWW.ENSIGNUTAH.COM

800 West Street

Lund Lane (2250 North)



Plant List (TREES)

Symbol	Botanical Name	Common Name	Size
	Acer platanoides 'Colonnare'	Colonnare Norway Maple	1" Caliper 8'-10' Height
	Acer plat. 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 8'-10' Height
	Picea orientalis 'Green Knight'	Green Knight Spruce	4'-5' Height 3/4" B / Full
	Populus alcinosa 'Robusta'	Robusta Poplar	1 1/2" Caliper 8'-10' Height
	Prunus virginiana 'Candied Red'	Canadian Red Cherry	1" Caliper 6'-8' Height
	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height
	Tilia tomentosa 'Stargirl Silver'	Stargirl Silver Linden	2" Caliper 8'-10' Height

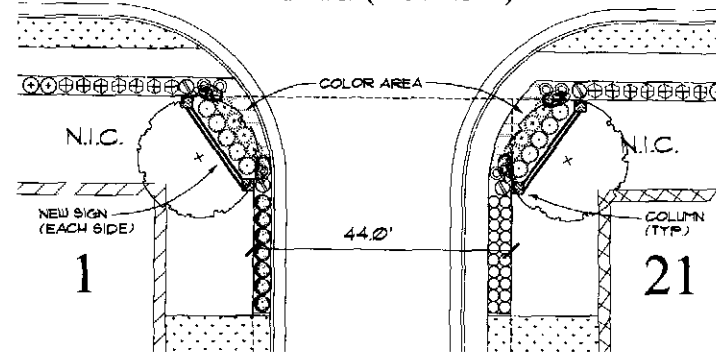
Plant List (SHRUBS)

Symbol	Botanical Name	Common Name	Size
	Buxus japonica 'Julia Jane'	Julia Jane Boxwood	1 Gallon
	Cornus alba 'Bailhais'	Ivory Halo Dogwood	1 Gallon
	Euonymus alatus 'Compacta'	Dwarf Burning Bush	1 Gallon
	Physocarpus opul. 'Summer Wine'	Summer Wine Ninebark	1 Gallon
	Rhus aromatica 'Grow Low'	Grow Low Fragrant Sumac	1 Gallon
	Rosa sp. 'Knock Out Red'	Knock Out Shrub Rose	1 Gallon
	Spiraea bumalda 'Goldmound'	Goldmound Spiraea	1 Gallon
	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	1 Gallon

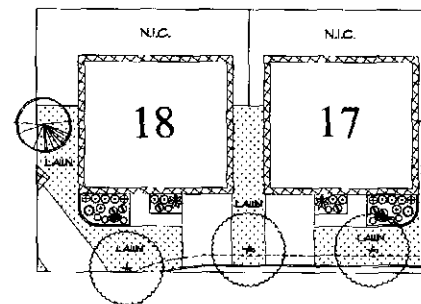
Plant List (GRASSES/PERENNIALS)

Symbol	Botanical Name	Common Name	Size
	Calamagrostis s. 'Foerster'	Foerster Feather Grass	1 Gallon
	Levandula spec. 'Munstead'	Munstead Lavender	1 Gallon
	Pennisetum alopec. 'Hawaii'	Dwarf Fountain Grass	1 Gallon

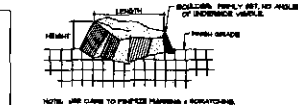
Lund Lane (2250 North)



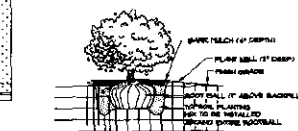
1 Main Entry/Signage Plan
SCALE: 1" = 10'-0"



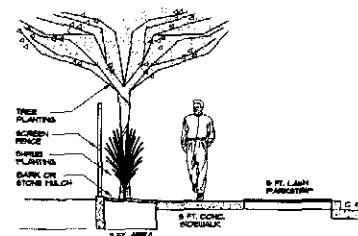
2 Typical Building(s) Planting
SCALE: 1" = 20'-0"



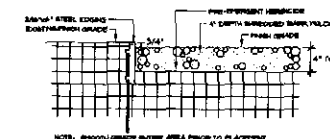
4 Landscape Boulder
SCALE: 1" = 10'-0"



5 Shrub Planting
SCALE: 1" = 10'-0"



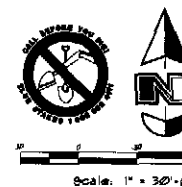
3 Fence / Parkstrip Cross Section
SCALE: 1" = 10'-0"



6 Steel Edging / Bark Mulch
SCALE: 1" = 10'-0"

Plant List (COLOR AREAS)

Symbol	Botanical Name	Common Name	Size
NA	Delosperma cooperi	Hardy Ice Plant	Flat/6-Pack
NA	Levandula s. 'Munstead'	Munstead Lavender	1 Gallon
NA	Phlox subulata	Creeping Phlox	1 Gallon



Woods Park Subdivision

800 West Lund Lane (2250 North)

Centerville, Utah

rdi Design Company, Inc.
2250 East Yale Avenue
Salt Lake City, Utah 84106
Phone: 201-647-3114
Fax: 201-647-3115

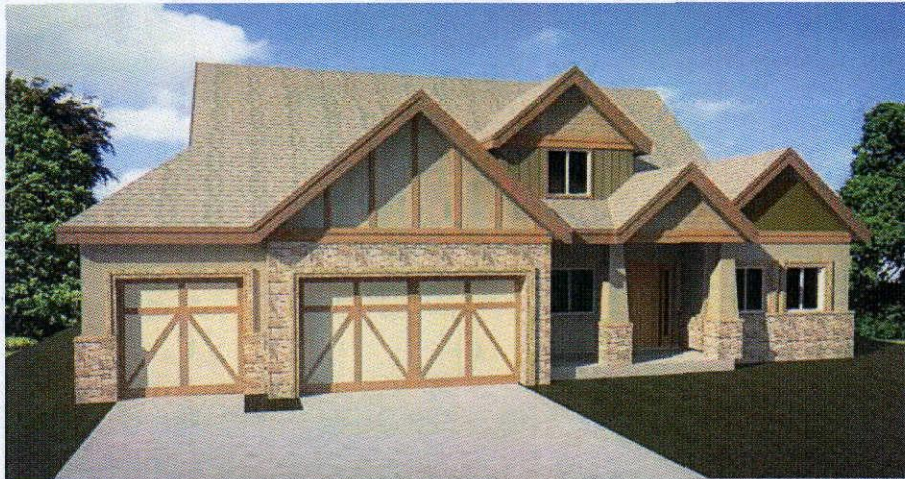


PROJECT:
SHEET:
DATE:
BY:
CHECKED:
APPROVED:
SCALE:
NORTH ARROW:
SITE LAYOUT/
LANDSCAPE
PLAN

L-1

WOODS PARK
SUBDIVISION
CENTERVILLE CITY, UT

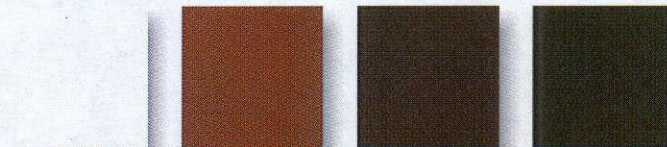
COLOR BOARD



SHINGLES



FASICA



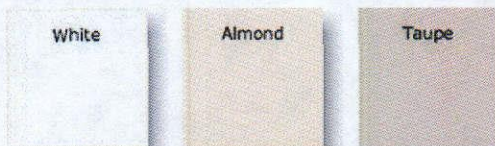
BOARD & BATT



STUCCO



WINDOW



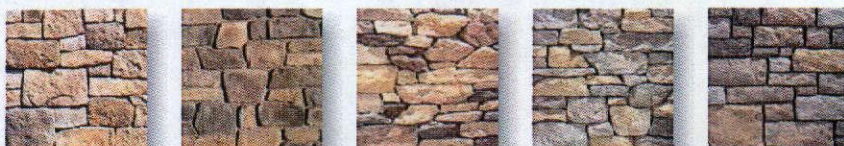
WOOD TRIM



BRICK TRIM



STONE



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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER/ APPLICANT:	DAYTON WEST, LLC 500 NORTH MARKET PLACE DRIVE CENTERVILLE CITY, UT 84014
PROPERTY:	550 NORTH MARKET PLACE DRIVE
ACREAGE:	2.92 ACRES
ZONING:	COMMERCIAL – VERY HIGH (C-VH)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE - MTC 2ND OFFICE BUILDING

BACKGROUND

On March 11, 2009, the Planning Commission approved a phased plan for the remaining lots of the Centerville Corporate Park. At the time, the Davis Cultural Arts Center received a final approval and the second office building on Lot 2. Other approvals consisted of a parking modification for Lot 2, allowing a total of 239 stalls for a 40,000 square foot building and 271 stalls for an 80,000 square foot building. The 2009 approval granted the MTC a 10-year time limit as to construct the next office building. Yet, development opportunities modified the 2009 plan, and the Management Training Center desired to divide Lot 2 for an office building with a covered parking garage and a restaurant pad adjacent to the Frontage Road. On October 10, 2012, the lot was divided with a condition that expired the 10-year expiration date. It was now required when development occurred on Lots 201 and 202, to receive a full conceptual and final site plan approval be conducted. The applicant has been working with the City and is now prepared to receive a conceptual acceptance for Lot 202, consisting of a three story, 53,564 square foot office building.

CONCEPTUAL SITE PLAN 12-12-110(d)

Table of Uses Allowed 12-36 – Within the Zoning Ordinance, the Table of Uses allows an office use within the Commercial Very-High Zone [12-36]. In addition, the Centerville City General Plan indicates this area is within Neighborhood 4, Northwest Centerville [12-480-5]. In relation to commercial development, an appropriate boundary has already been established along Parrish Lane. It indicates that high to very-high intensity commercial uses must be located within 500 feet of Parrish Lane. Furthermore, the General Plan establishes Parrish Lane as the “dominant commercial center of Centerville” [12-430-2(3)]. Commercial development according to the General Plan is necessary in generating needed revenue for necessary municipal services. Finally, commercial development in appropriate locations provides a needed service common to

residential lifestyles [12-430-1]. Therefore, the General Plan is in support of a proposed office building at this location.

Staff has received utility provider sheets from Questar Gas, South Davis Sewer District and UTOPIA stating that they may be able to provide service to this location. As part of the final site plan application, all other utility provider sheets must be submitted.

Development Standards

The site location is 2.92 acres, with the plans indicating the proposed office building 53,564 square feet and the parking structure 27,129 square feet. Staff has reviewed the plans and found the building and parking structure would likely meet the development standards within the C-VH Zone.

MTC Office Building 2 Development Standards 12-34-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	45 Feet	45 Feet	Yes
Setbacks			
Front	20 Feet	40 Feet	Yes
Rear	None	120 Feet	Yes
Side	8 Feet Minimum total width of both side yards: 18 feet	East: 162 Feet West: 62 Feet	Yes

Parking Structure (Accessory Structure) Development Standards 12-34-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	26 Feet	Yes
Setbacks			
Front	20 Feet	N/A	N/A
All other Sides	1 Foot Commercial 10 Feet Residential	North: 35 Feet East: 5 Feet	Yes
Between Buildings	6 Feet	South: 30 Feet West: 62 Feet	Yes

C-VH Zone Commercial Development Standards

Parking 12-52

According to the approved parking requirements for the Centerville Corporate Business Park, dated March 11, 2009, Lot 2 was required to have 231 to 271 parking stalls based on a 40,000

and 80,000 square foot building. The proposed plans indicate a total of 338 stalls; including the parking garage. Therefore, they have satisfied all parking requirements for Lot 2. Each stall in the garage and open parking will need to be configured at the City Standard of 9' x 18.' In addition, since the entire site has a shared parking agreement, the garage must remain open and free to all users on the site.

Landscaping 12-51

The applicant has submitted a site plan showing the general location of landscaping. Staff counted a total of 43 trees, yet it was unclear of what type of trees and how many bushes and other vegetation will be planted. Since the site is over one acre, it is required that a landscaping plan be designed by a landscaped architect and submitted to the City with the final site plan application. This plan must include the following:

- Actual location of all vegetation
- Types and number of trees, shrubs and other plantings
- Irrigation plan
- Percentage of overall landscaping and parking lot landscaping

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

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

Screening 12-51-110

According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least six-feet in height, provides complete visual screening and be compatible in material and color with the main building. The site plan indicates the location of the dumpster area but does not depict how it will be built and screened. The applicant must show this on the final site plan.

Signage

All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. No signage has been indicated at this time.

PARRISH LANE GATEWAY DESIGN 12-63

The General Plan has established Parrish Lane as the “dominant commercial center of Centerville” [12-430-2(3)]. In order to enhance the economic and aesthetic value of the community, the Parrish Lane Gateway Standards have been established. The Zoning Ordinance defines the Parrish Lane Gateway as being: “property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main Street and the Legacy Highway right-of-way” [12-63-020(b)].

Architecture 12-63-040**Articulation 12-63-040(a)**

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

- Staff Response: The building design will be very similar to the already existing MTC building. However, instead of the more costly granite finish, the architect stated they will be using an exterior wall tile. Since this building will be found within the Parrish Lane Gateway, a storyboard will be required. This storyboard must show the exact color and material that will be placed on the building. One canopy has been shown on the front of the building, yet staff did not see any other articulation on the building. These enhanced articulation features could include column bump outs, decorative trim elements or any stepping of the building walls. Staff recommends the applicant re-address the articulation of the building on the final site plan. However, they have met the requirements of having pedestrian access from the main entrance of the building to the closest adjacent sidewalk. They have also tried to connect the sidewalk system to the other MTC building and to the parking garage.

Public Amenities 12-63-040(b)

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

- Staff response: The site plan does not indicate any public amenities except for the pathway to the sidewalk. Staff would suggest the applicant look at a few options such as benches or raised landscaping beds that would also be usable for a bench. With the construction of the parking garage, the pedestrian access from the Centerpoint Legacy Center to the new

office building has been eliminated. Although a pedestrian could go through the parking garage, it does not appear to meet the Ordinance suggestion of enhanced comfort. Staff would again encourage the developer to re-look at this option for a convenient path from the Centerpoint Legacy Center to the Frontage Road.

Colors and Materials 12-63-040(c)

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

- Staff Response: Elevations were submitted, yet according to Section 12-63-040(c)(1), a storyboard is required as part of review for the final site plan approval. As mentioned previously, the building will be designed similar to the current MTC building. It is still unclear of what the tiles on the outside of the building will look like and the exact colors. The colors appear to be gray tones, with dark glass windows that will have some type of screening system. Section 12-63-040(c)(2)(A) requires that all buildings within the Parrish Lane Gateway have upgraded architectural features such as, canopies, pillars, archways and other treatments. Each building must have these on 25% of the main façade, 15% of the secondary façade and 5% on all others. Although the parking garage is mainly used for parking, it is still considered a structure that will need some architectural detail and landscaping features. The storyboard will not only be required for the office building, but for the garage as well. The developer has stated that they are looking at a trellis system, and simple architectural designs. Staff would recommend color detail, differing cement designs, adding material found on the buildings within the Centerville Corporate Park or any other architectural or landscaping features to soften the appearance of the large cement structure.

The applicant will need to show detail concerning the parking garage roof and how the snow will be held back to avoid sheeting. The parking garage roof will need to be identified as to what material and design.

Screening 12-63-040 (d)

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

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

indicated the location of the dumpster and how it will be fully screened, more detail is required, such as material, color and height.

Landscaping and Features 12-63-050

Overall Design Concepts 12-63-050(a), Ground Cover 12-63-050(d), Plant Material 12-63-050(e)

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

- Staff Response: The applicant has stated all landscaping will match in quality to the existing MTC Building. Since the submitted plans are conceptual, the landscaping is very general. All requirements in regard to the landscaping will need to be submitted following the criteria found in Chapter 12-51 of the Zoning Ordinance. A summary of these requirements can be found on page three of the staff report. The Ordinance requires 25% of the landscaping to be in grass or other high water plantings. The overall design of the landscaping should have a theme that carries throughout the development, including the parking lot. This could include rock features throughout all the planting beds, or the same type of plantings, decorative gravel, or perhaps specific shaped plantings beds.

Great emphasis by the City has been placed within this location for pedestrian circulation. Staff strongly encourages the MTC to emphasize any area that may attract pedestrians to their building and other buildings within the Centerville Corporate Park by using stamped-concrete where possible, and enhanced landscaping around pedestrian pathways. As stated in Section 12-63-050(e) of the Zoning Ordinance, vegetation should be selected as to give pedestrians a sense of comfort and safety while enhancing the community image. The applicant has already shown a pathway from the sidewalk to the front of the building, yet will need to indicate specific plantings and locations of all vegetation.

Staff is confident that if indeed the landscaping matches the MTC building, all landscaping requirements will be met and exceeded.

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

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

- Staff Response: The area of the Centerville Corporate Park has been graded and no existing land features are found. Yet, the applicant must work with the City Engineer concerning proper drainage. With the construction of

the parking structure, the detention area within the parking lot will be removed. The new detention will be placed underground in the parking lot just west of the proposed building.

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

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

- Staff Response: The applicant will not be doing any water feature and has not indicated any furnishings. As stated previously, staff is recommending the applicant place benches around the building as to enhance the overall design of the area.

Maintenance 12-63-050(h)

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

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

Off Street Parking – Layout 12-63-060

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

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

- Staff Response: The applicant has indicated the location of parking stalls, drive-isles and parking lot islands, that meet and exceed the minimum requirements for the Centerville Corporate Park, as per the parking modification dated March 11, 2009. The final site plan will need to show the percentage of parking lot landscaping, which must be 7% of the total parking lot area [12-51-070(e)(1)(B)], and the types of vegetation to be planted. In reviewing the parking garage, it appears a possible conflict location may occur as vehicles are exiting the ramp and turning into the main lane of traffic to the north. Staff recommends this area be reviewed for proper signage, as to avoid any future accidents.

Off Street Parking – Lighting 12-63-070

Standards and Lighting Plans

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

- Staff Response: When the applicant submits the final application, they will need to submit an overall lighting plan. All parking lot lighting must match to what is already found in other parking areas of the subdivision. Staff would also recommend indicating lighting on the wall to emphasize the architectural detail and pedestrian bollard lighting to enhance the atmosphere of the pedestrian. All lights must be designed as to not shine on adjacent properties, yet give adequate light for pedestrians and vehicles to see potential danger. Finally, it may be required the development have the City's Standard light pole for the Parrish Lane area along the street frontage. The applicant will need to work with the Public Works Director on the exact style and location of installment, if the 80 feet of street frontage is within the light pole placement area. If they are required, the location will then need to be depicted on the final site plan.

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

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

- Staff Response: The streetscape is already vegetated along Market Place Drive with trees, grass and a sidewalk. Since this does not face Parrish Lane, a berm is not required. With the elevation change from the sidewalk to the building, the applicant will need to ensure proper connection from the sidewalk to the building will be designed. In addition, all streetscape improvements must also blend in with the future Chick Fil-A Restaurant. The final site plan must clearly identify the separation of pedestrian and vehicular traffic.

Other Development Issues:

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

- The location of the subdrain must be located and shown on the final site plan for the City Engineer to review.
- The waterline in relation to the dumpster location will need to be clearly indicated and reviewed by the City Engineer.
- All proper easements shall depicted on the site plan.
- Detention calculations must be provided for review.
- A bond must be established for all on-site improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
- The MTC and Chick-Fil-A Restaurant, will need to work together concerning drive access, shared parking, dumpster location and coordinated landscaping detail.

CENTERVILLE CORPORATE PARK SUBDIVISION PROVISIONS

The lots located within the Centerville Corporate Park Subdivision are subject to various agreements, easements and restrictions. These conditions are found within the Parrish Lane Gateway Neighborhood Development Plan, the Centerville Corporate Park Subdivision and other approvals such as conditional use permits and a development agreement. These conditions must be reviewed as part of the final site plan submittal. Lastly, the RDA must review and accept the development as required by the Governing Documents for the subdivision.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the second MTC Building, located at 550 North Market Place Drive, with the following conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. A landscaping plan shall be created and stamped by a licensed landscape architect and submitted to staff for review. The plans shall depict the following:
 - a. All applicable requirements found in Chapter 12-51 in relation to landscaping shall be completed
 - b. Location and type of all vegetation
 - c. Total number of trees and shrubs
 - d. Total percentage of overall landscaping and parking lot landscaping
 - e. An irrigation plan shall be created
3. All landscaping for the second MTC Building shall be cohesive to the design and landscaping of the existing MTC Building.
4. Public amenities *should* be addressed which may include benches or raised landscaping beds that would act as a permanent bench.
5. All areas around pedestrian crossings and pathways *should* have increased landscaping designs.
6. Pedestrian circulation *should* be re-evaluated to ensure proper connection from all buildings within the Centerville Corporate Park. Special consideration should be evaluated as to the most likely path pedestrian will take and to draw the flow of traffic to other adjacent restaurants and businesses.
7. The dumpster shall be properly screened from view following the criteria found in Section 12-51-110(a) of the Zoning Ordinance.
8. The following engineering concerns shall be addressed and shown on the final site plan:
 - a. Detail regarding the waterline location and the dumpster construction detail shall be submitted and reviewed by the City Engineer to ensure no conflict shall take place
 - b. All easements shall be clearly marked on the site plan
 - c. The location of the subdrain shall be located and depicted
 - d. Detention calculations shall be submitted
 - e. A bond must be established for all on-site improvements by the City Engineer and posted by the applicant prior to receiving a building permit
9. All utility provider sheets shall be submitted as part of the final site plan process.
10. All proposed signage shall follow applicable standards found in Chapter 12-54 of the Zoning Ordinance.

11. A lighting plan shall be submitted as part of the final site plan application and shall include:
 - a. Parking lot lighting which matches other designs found within the Centerville Corporate Park
 - b. Pedestrian bollards *should* be considered, in order to enhance the pedestrian experience
 - c. Applicant shall work with the Public Works Director concerning any required pedestrian lighting along Market Place Drive and their exact location and design
 - d. Lighting for the parking lot structure shall ensure safety within the structure and *should* be designed as to soften the design on the outside
12. A storyboard for all proposed buildings shall be submitted as part of the final site plan and include all material and color detail.
13. The architectural detail for the new MTC Building shall be re-evaluated and address the following:
 - a. The building shall be stepped horizontally and vertically in order to meet the requirements of Section 12-63-040 (a)(1) of the Zoning Ordinance
 - b. Architectural upgrades shall be located on the building and may include: column bump-outs, decorative trim elements, additional canopies or other similar architectural detail
 - c. Architectural upgrades shall include 25% of the primary wall, 15% of the secondary wall and 5% all other walls
14. Architectural detail for the parking garage shall also be depicted and include the following:
 - a. Enhanced architectural features such as color, differing cement designs, lighting, landscape trellis or other architectural designs to soften the appearance of the garage
 - b. Roof covering design including proper water and snow run off design
15. Detail concerning the mitigations for the possible vehicular conflict area at the bottom of the parking garage ramp, shall be indicated on the final site plan.
16. Applicant shall comply with all Governing Documents of the Centerville Corporate Park Subdivision, as amended and conditions of lot split approval for the subdivision. Staff shall review submitted documents and plans for compliance with Governing Documents with final site plan review.
17. Applicant shall obtain acceptance of the site plan and development by the RDA and the City Council as required under the Governing Documents for the Subdivision prior to final site plan approval.

SUGGESTED REASONS FOR THE ACTION:

1. The conceptual site plan submittal has adequately shown how the property may be developed [12-21-110(d)(2)].
2. The MTC Building is found within the Parrish Lane Gateway and is subject to all requirements found there in [12-63-020(b)].
3. The MTC is part of the Centerville Corporate Park and is subject to other restrictions, conditions and guidelines [Parrish Lane Gateway Neighborhood Development Plan, August 1 1989, and as amended February 1, 2008, Conditional Use Permit for the Planned Center, May 10, 2000 and as amended 2008, Development Agreement May 24, 2000, Grant of Easements and restrictions, June 23, 2000].

4. Upgraded articulations and design detail for all buildings is required by the Centerville City Ordinance within the Parrish Lane Gateway [12-63-040].

MTC HEADQUARTERS BLDG. #2 CONCEPTUAL PLAN SET



375 WEST F.C. BOULDER
MOUNTAIN VIEW, MO 64061
P. 816.426.1000
WWW.GSBSARCHITECTS.COM

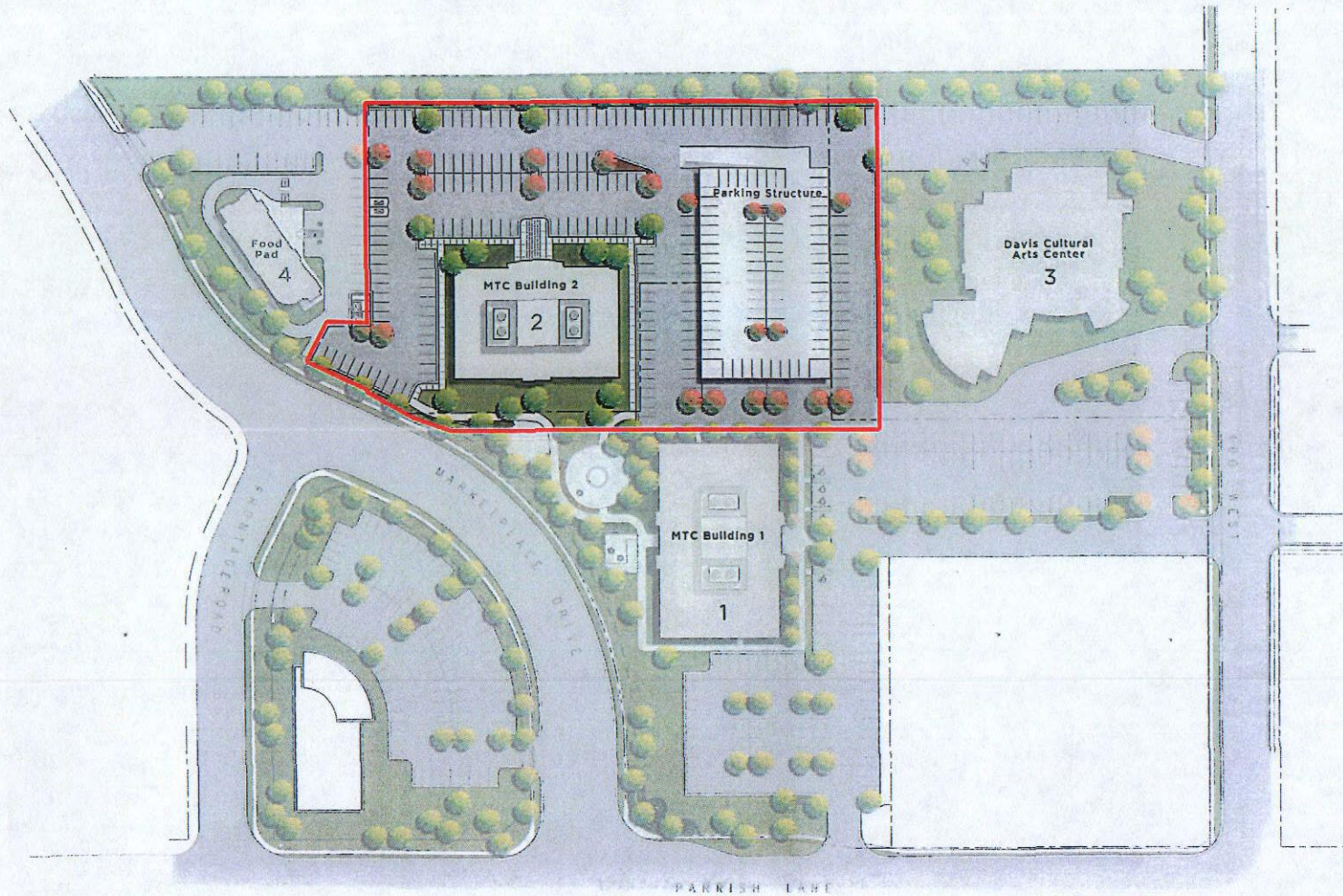
CIVIL ENGINEERING:
GREAT BASIN ENGINEERING
8146 SOUTH 14TH EAST
COTTEN, UTAH 84035
P. 801.222.0227 / F. 801.222.0244

STRUCTURAL ENGINEERING:
DUNN ASSOCIATES, INC.
384 WEST 800 SOUTH
SALT LAKE CITY, UTAH 84101
P. 801.452.0077 / F. 801.452.0078

MECHANICAL ENGINEERING:
COLUM ENGINEERING ASSOCIATES
244 WEST 300 NORTH, SUITE 200
SALT LAKE CITY, UTAH 84103
P. 801.222.4000 / F. 801.222.4001

ELECTRICAL ENGINEERING:
EVANS ENGINEERING, PC
244 WEST 300 NORTH, SUITE 100
SALT LAKE CITY, UTAH 84103
P. 801.452.0077 / F. 801.452.0078

COST ESTIMATING:
CONSTRUCTION CONTROL CORPORATION
180 SOUTH 400 EAST
SALT LAKE CITY, UTAH 84103
P. 801.452.0077 / F. 801.452.0078



CENTERVILLE CORPORATE PARK SUBDIVISION AND DAVIS CULTURAL ARTS CENTER



MTC
HEADQUARTERS
BLDG. #2

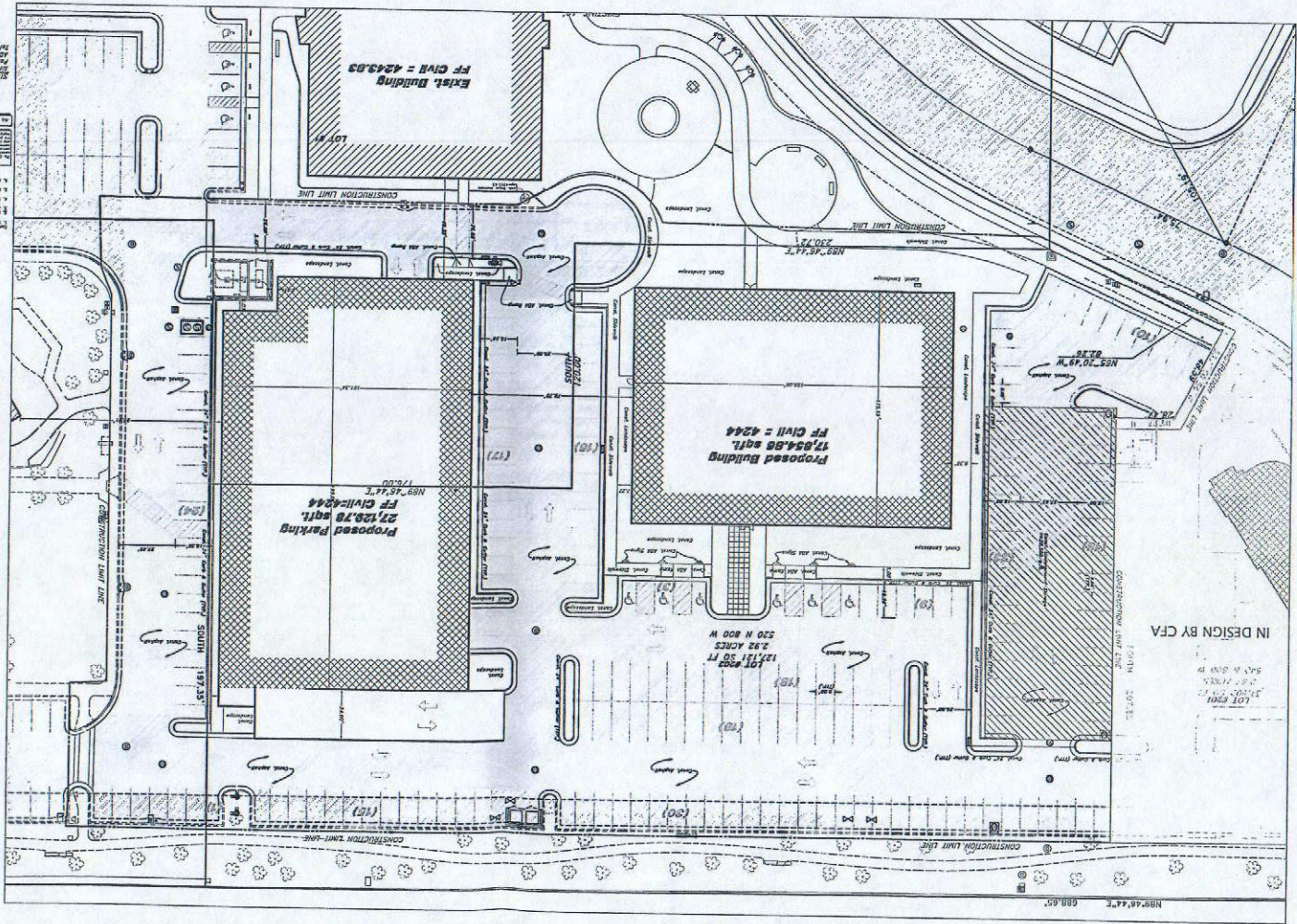
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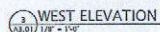
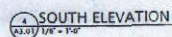
MTC

375 WEST F.C. BOULDER
MOUNTAIN VIEW, MO 64061
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WWW.GSBSARCHITECTS.COM



DD SET, NOT FOR CONSTRUCTION





550 NORTH
MARKETPLACE DRIVE
CENTERVILLE UT
84014

OWNER PROJECT NO.:
0588 PROJECT NO.:
ISSUED DATE:

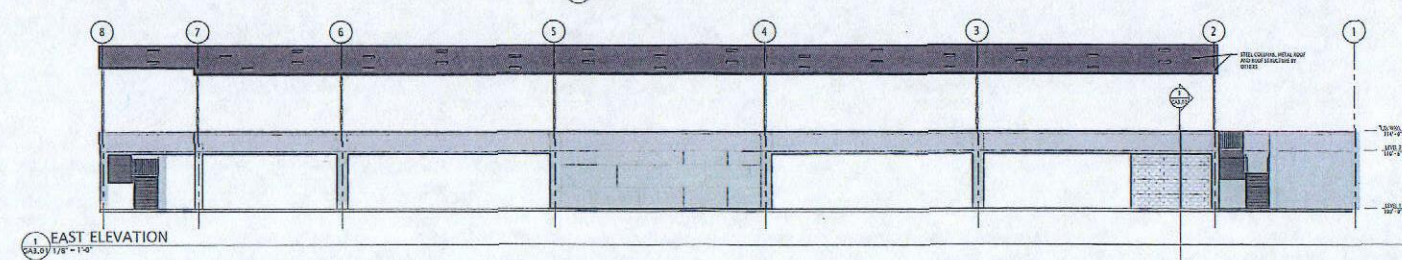
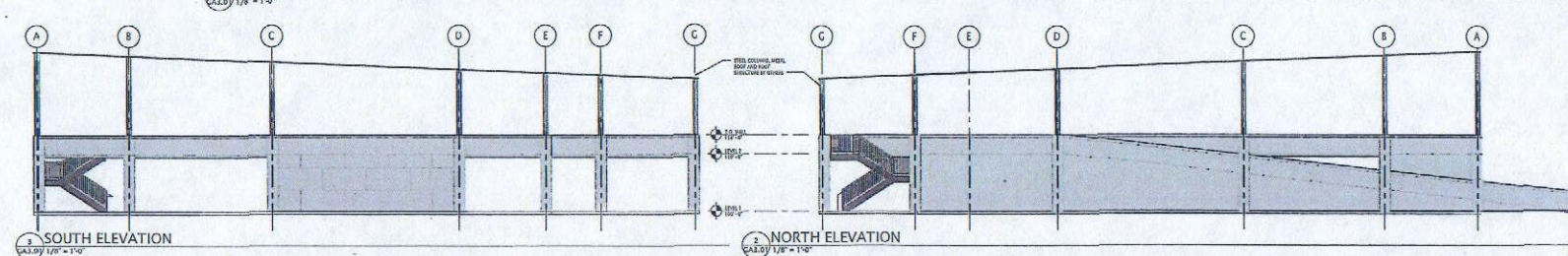
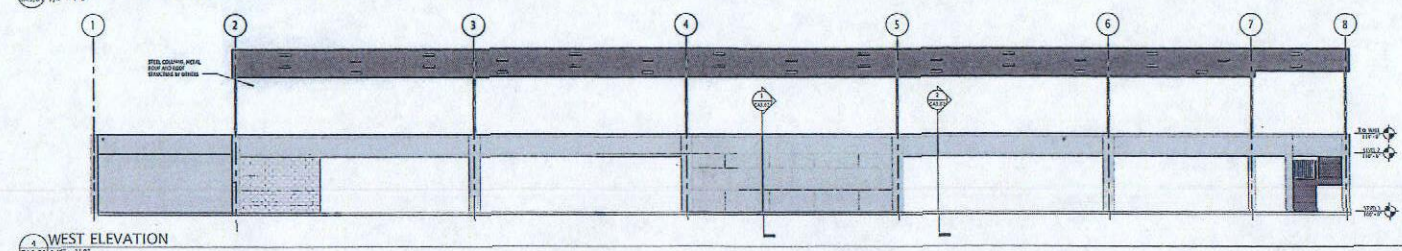
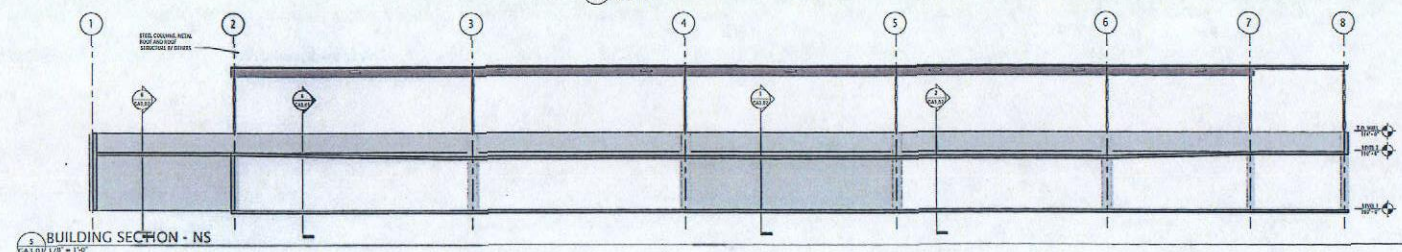
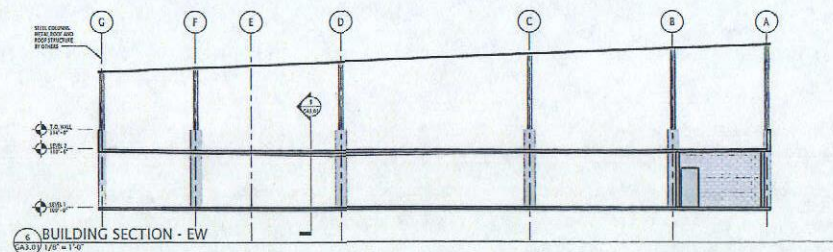
2012.07.05
L2/05

EXTERIOR ELEVATIONS



200 WEST 27th AVENUE
SALT LAKE CITY, UT 84115
P: 801.466.1000
www.gbsbs.com

NO.	DATE	DESCRIPTION



MTC CORPORATE
HEADQUARTERS
BUILDING #2 AND
PARKING
STRUCTURE
CENTERTOWN, UT
MTC

07/15/2011
QUANTITY TAKE OFF
CENTERTOWN, UT
OWNER PROJECT NO.:
0000000000
ISSUED DATE: 2/15/12
EXTERIOR ELEVATIONS