

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON MARCH 8, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This Agenda is also posted on the City's website: and at <http://centerville.novusagenda.com/agendapublic>.

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

Time:

7:00 PM A. WELCOME AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Kevin Daly

D. MINUTES REVIEW and ACCEPTANCE

February 22, 2017

E. COMMISSION BUSINESS

- | | |
|------|--|
| 7:10 | 1. Public Hearing - Conditional Use Permit, 1110 W 650 North
ADMINISTRATIVE DECISION
Consider a proposed Conditional Use Permit for vehicle sales at 1110 W 650 North. |
| 7:30 | 2. Public Hearing - Conceptual Subdivision, Conceptual Site Plan and PDO Zone Map Amendment at 1030 N 950 West
ADMINISTRATIVE DECISION
Consider a proposed Zone Map Amendment to Planned Development Overlay, along with a Conceptual Site Plan and Conceptual Subdivision for the Parrish Creek Business Park at 1030 North 950 West. |
| 8:00 | 3. Public Hearing - Amended Site Plan and PDO Approval - 1250 W Parrish Lane
LEGISLATIVE DECISION
Consider proposed Amended Site Plan and Amended Site Plan approval for Legacy Trails Apartments at 1250 Parrish Lane. |

8:30

4. Public Hearing - PDO Zoning Map Amendment & Conceptual Site Plan- NW Corner Parrish Lane and 1250 West

ADMINISTRATIVE DECISION

Consider proposed Conceptual Site Plan and Zoning Map Amendment of Legacy Commons Planned Development at the northwest corner of Parrish Lane and 1250 West.

5. Community Development Director's Report

Upcoming agenda items for March 22:

Pizza Hut Conceptual Plan

Terry & Selene Bleak Conceptual Plan

Pages Crossing GP Amendment

Canyon Point Final Site Plan

6. City Council's Report

Acceptance of Chitose Johnson's Zoning Map Amendment into R-L

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
3/8/2017**

Item No.

Short Title: February 22, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 02-22-2017 meeting minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 22, 2017

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, Chair

Logan Johnson

Cheylynn Hayman, Vice Chair

Kathy Helgesen

MEMBERS ABSENT

Kevin Daly

Gina Hirst

Becki Wright

STAFF PRESENT

Emily Hatch, Recording Secretary

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, City Planner

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Hayman

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held February 8, 2017 were reviewed and amended. Commissioner Hayman made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Helgesen and passed by unanimous vote (4-0).

PUBLIC HEARING – GENERAL PLAN TEXT AMENDMENT, SOUTHEAST NEIGHBORHOOD PLAN (Originally tabled at the January 25 Planning Commission) - Consider a proposed General Plan Text Amendment regarding the future residential density allowances in the Southeast Neighborhood [Neighborhood 1] – Centerville City Council, c/o Mayor Paul Cutler, Applicant.

1 Mr. Cory Snyder, Community Development Director, provided some background
2 information and updates on this issue. He reminded the Commission that the area encompassed
3 by the Southeast Neighborhood Plan is the area south of Parrish Lane and East of Main Street, to
4 the southern city limits. The City Council and Planning Commission had previously set a goal to
5 revise the neighborhood plan, which included looking at the issue of the Pages Lane Commercial
6 Area (the previous location of Dick's Market) and what can be done to redevelop this area. In
7 addition, there was a need to address recent trends for multi-family development. In the past,
8 citizens of the Southeast neighborhood had expressed concerns at the impact of multi-family
9 residences on single-family neighborhoods.

10
11 Mr. Snyder said that the discussion of the Southeast Neighborhood Plan has been broken
12 into two segments for discussion: the first being the residential neighborhood and future changes
13 to this area; the second being a discussion about Pages Lane and Main Street, to take place at a
14 joint work session between the City Council and the Planning Commission, tentatively scheduled
15 for March 21. Mr. Snyder reminded the Commission that tonight's scheduled discussion is to
16 review the changes made to preliminary edits that took place prior to the the Planning
17 Commission meeting of January 25, and the updates, responses, and changes made after input
18 received on this date.

19
20 Mr. Snyder said that his perception of the overall sentiment of the January 25 meeting
21 was a desire to recognize that medium-density residential areas, both single-family and multi-
22 family and zoned as either R-1-8 or R-1-10 under previous Zoning Ordinances, had been, in the
23 past, on the low-end of the medium-density area. The Commission wanted to recognize the
24 existence of these areas as well as the potential for areas to be zoned as such in the future. The
25 language of the Plan has been updated to specifically reference medium-density, single-family
26 residences for future developments.

27
28 The second update discussed by Mr. Snyder was made in response to the difficulty posed
29 by the Old Townsite of Centerville, which is also part of the Deuel Creek Historic District;
30 however, the boundaries of the two areas don't align. The name of the Old Townsite area was
31 reinstated, and a new section has been created to address the Deuel Creek Historic District within
32 the Old Townsite.

33
34 Mr. Snyder said that the third update specifies that the area known as the Residential
35 Boulevard District along Main Street, which includes Centerville Junior High, the Riviera
36 Townhouses, and the Courtyard at Pages Lane, is part of the South Main Street Corridor Plan.

37
38 The final update discussed by Mr. Snyder was an addition to the Plan regarding the East
39 Foothills Section. The Commission expressed a reluctance, in previous meetings, to discuss
40 foothill development. The Plan now details the existence of this foothills area and references the

1 Foothill Management Plan, which states that this area is not to be developed at this time and will
2 not be developed unless certain terms and conditions are met.

3 Chair Hirschi opened the public hearing at 7:16 pm.
4

5 Seeing no one with any questions or comments, Chair Hirschi closed the public hearing
6 at 7:17 pm.
7

8 Chair Hirschi requested a change in the wording of Section 12-480-2, at the start of the
9 third paragraph. He asked that the phrase "the desire of the Southeast Neighborhood" be changed
10 to "the desire of the Southeast Neighborhood community."
11

12 Commissioner Hayman requested a change in the wording of Section 12-480-2, at the
13 start of the first paragraph. She asked that the phrase "is currently experiencing a decline" be
14 changed to "has experienced a decline."
15

16 Chair Hirschi asked that a phrase in part b, subparagraph 3, under Centerville Deuel
17 Creek Historic District, be changed from "other elements reflecting" to "other elements which
18 reflect." Chair Hirschi also asked that a phrase in subparagraph 4 of the same section be changed
19 from "is to be prohibited" to "is prohibited," in order to be consistent with the phrasing used in
20 other places in the Plan.
21

22 Commissioner Hayman expressed her appreciation of the addition of medium-density
23 single-family residential housing to the plan, as that resolves her concern of limiting it to low-
24 density, single-family housing. She then asked why part a, subparagraph 3, contains the only
25 specific reference to non-single family residential development. Mr. Snyder responded that this
26 is also specified in the Deuel Creek Historic District section, and that the other areas already
27 have multi-family residences. The Plan lists non-single family residences in the Old Townsite
28 and Deuel Creek Historic District sections since it is planned to keep these areas as single-family
29 residences only.
30

31 Commission Hayman asked Mr. Snyder why, in part c of the Plan, which details the
32 Centerville Elementary Area, the word "immediately" was added to the description of the area,
33 which now states "The residential area immediately around the Centerville Elementary
34 School..." Mr. Snyder said that there are multi-family areas on Parrish Lane and down to City
35 Hall. The addition of the word "immediately" was an attempt to be clear that the area
36 immediately around the school is limited to single-family residences, but this does not include
37 everything around the school. Chair Hirschi asked if the word "adjacent" would improve the
38 clarity, but Mr. Snyder said this would not be accurate, since this extends beyond the property
39 immediately adjacent to the school. Commissioner Hayman asked that, in addition to using the
40 word "immediately," the phrase "for example" be added to the sentence starting with "A number
41 of duplexes have been built," in order to give more information as to what is meant by the area

1 immediately around the school. Mr. Snyder agreed, and also suggested the word "immediately"
2 be changed to "surrounding." Commissioner Hayman suggested the word "near" instead of
3 "immediately around", to which Mr. Snyder agreed. Mr. Snyder then gave some context around
4 the zoning of this area. Almost two years ago, the previous City Council made a motion to revisit
5 this R-M area of the Plan. The new City Council, which took over soon after, reversed this. Mr.
6 Snyder said he wrote this section of the Plan based on the actions of the new Council, who did
7 not see a need to place this R-M area into a non-conforming status, and so has left this area as R-
8 M.

9
10 Commissioner Helgesen asked that, in line 3 of part d, where it states, "The 'Riviera
11 Townhouses,' one of the highest density residential development in this neighborhood and is
12 located...", the word "is" be removed. Commissioner Hayman said removing the word "and"
13 before "is located" would also work. Mr. Snyder agreed to the latter suggestion. Chair Hirschi
14 asked that a comma be added after the word "neighborhood," so it now states, "The 'Riviera
15 Townhouses,' one of the highest density residential development in this neighborhood, is
16 located..."

17
18 Commissioner Hayman said, in that same section, where the Plan states, "The developed
19 areas north and east of the junior high are all low density single family," is incorrect. This should
20 be low or medium density single family. Mr. Snyder agreed, and noted that this had been missed
21 in his most recent edits.

22
23 Commissioner Helgesen asked that, in subparagraph 2 of part d, where it says, "New
24 future or redevelopment, from Porter Lane to Pages Lane, is to done in accordance with the
25 expectations...", the word "be" should be added before "done." Chair Hirschi asked to remove
26 the commas around "from Porter Lane to Pages Lane." Commissioner Helgesen also asked that
27 the word "done" be removed.

28
29 Mr. Snyder said that he attempted to, with the new edits, remove the "shall" issues, so
30 there is an expectation without an ordinance.

31
32 Commissioner Helgesen made a **motion** for the Planning Commission to recommend the
33 General Plan Amendments of the Southeast Neighborhood Plan, as amended by the Planning
34 Commission, for the following reasons. Commissioner Hayman seconded the motion.

35
36 ***Reasons for the Action:***

- 37
38 a) The Planning Commission finds that a decision to amend the General Plan is a matter
39 within the legislative discretion of the City Council as described in CZC
40 12.21.060(a).

- 1 b) The Planning Commission finds that Centerville City has a strong desire to maintain a
2 low density single-family environment as described in the General Plan Element,
3 "Residential Development" – Section 12-420.
4 c) The Planning Commission finds that the residential areas of the Southeast
5 Community are primarily single-family residential and should be afforded the general
6 plan polices of maintaining this style of housing.
7 d) The Planning Commission finds that historical single-family development in the
8 Community (e.g. R-1-8 Zoning) also falls within Medium Density for residential
9 development.
10 e) The Planning Commission finds there are still opportunities along the collector and
11 arterial streets to accommodate future housing needs, such as the redevelopment of
12 the Pages Lane Commercial area and along the Main Street commercial corridor.
13 f) The Planning Commission finds that these areas have yet to be reviewed in the
14 second phase of the neighborhood plan that will come after this first phase.
15

16 Commissioner Johnson said he appreciates all of the work and edits that have been done
17 with regards to this plan. However, the general prohibition of high-density housing throughout
18 the language in the edits is something he said he cannot support, and wanted to be sure that was
19 voiced. He said he believes this prohibition harms the long-term fiscal sustainability of the City
20 and hampers property rights and development options. Chair Hirschi said he shares some of
21 these concerns, and there may be an opportunity to revisit this issue when discussing other areas
22 in the City or when discussing the commercial areas of the City.
23

24 Chair Hirschi asked that, in reason d for the recommendation, the word "the" be
25 removed, so the reason states, "falls within Medium Density for residential development."
26 Commissioner Helgesen said she accepts this change as part of her motion.
27

28 A roll-call vote was taken and the motion passed 3-1, with Commissioner Johnson voting
29 against the motion. Chair Hirschi said that the Plan, as amended, will be recommended to the
30 City Council. The City Council has the opportunity to modify the recommendation, start over, or
31 anything else, as this is a legislative action.
32

33 **TRAINING ON UTAH OPEN AND PUBLIC MEETINGS BY CITY ATTORNEY**
34 **LISA ROMNEY**
35

36 Lisa Romney, City Attorney, provided training on the Utah Open and Pubic Meetings
37 Act, as is required to be provided annually for each public body of the City. She informed the
38 Commission that state auditors are now required to check agendas and meetings notices for
39 compliance with the Utah Open and Public Meetings Act.
40

CENTERVILLE

**Staff Backup Report
3/8/2017**

Item No. 1.

Short Title: Public Hearing - Conditional Use Permit, 1110 W 650 North

Initiated By: David Smith, applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider a proposed Conditional Use Permit for vehicle sales at 1110 W 650 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- Staff Report David Smith Auto Sales CUP
- 1110 W 650 N Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: **BRAD VANDER MEYDEN
BPS HOLDINGS LLC
1110 W 650 NORTH**

APPLICANT: **DAVID SMITH
RESPONSIVE AUTO
PO BOX 1154
CENTERVILLE UT 84014
DSMITH@MANAGERESPONSIVE.COM**

PROPERTY LOCATION: **1110 WEST 650 NORTH SUITE A**

PARCEL SIZE: **.84**

ZONING DISTRICT: **INDUSTRIAL – HIGH**

APPLICATION: **CONDITIONAL USE PERMIT**

STAFF RECOMMENDATION: **APPROVE**

Background

David Smith has applied for a Conditional Use Permit for auto sales at a suite at 1110 West 650 North. This property is owned by Brad Vander Meyden, who has three other tenants on the site; Mr. Smith would be the fourth. The other tenants are General Contractors and one electrician. Mr. Smith has a small operation with only a few cars per year, so he doesn't need much space.



Table of Uses Allowed 12.36.

“Vehicle sales” is only allowed with a Conditional Use Permit in an Industrial –High Zone. This specific use is defined in the Zoning Ordinance as, “An establishment engaged in the retail, sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance” [Chapter 12-12].

CUP Approval Factors to be Reviewed [12.21.100.e.5.A-K]

The City's General Plan states that in order for the City to generate revenue for local services "...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12-430-1]."

Furthermore, the West Centerville Neighborhood Plan states that "preserving the economic viability is critical to the success of the neighborhood" (see *Future Land Use, Goal 1, 12-480-6*).

The proposed use is to be located in an existing office/warehouse complex and appears to be limited in nature. Thus, staff believes that the proposed use could be deemed consistent with the goals and objectives of the General Plan. Finally, in the past, the City has approved several comparable vehicle sales uses in this same neighborhood.

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

The proposed use will be located within an industrial area, which over the years has had several limited use auto dealerships very similar to what is being proposed. Other businesses within the area include; warehousing, car repair, manufacturing, and other like uses. Given the proposed use will be occupying an already existing building; the use will not incur additional impact on the built environment by way of added utility services or supportive infrastructure. Staff believes that the use and the site could be adequate for operating a small dealership, as evidenced by other similar circumstances.

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

It appears that the proposed use will not likely be creating a large amount of noise, or other harmful irritants to the surrounding community. Since the auto dealership will only receive a small number of customers, they will not likely be increasing the amount of traffic within the area.

It is anticipated that since some of the vehicles are being marketed for purchase, the vehicles on display will likely be operable and in good aesthetic condition, meaning, that no junk vehicles, vehicles in need of repair, or wrecked vehicles would be stored on site.

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

A common recurring concern with auto sales is how vehicles are delivered to the site. Every so often, vehicles can come by way of transport truck. This can become a problem when a loading and off-loading area is not provided. Due to the use is part of a larger shared complex of uses and without a full understanding of the proposed business operation, this could become problematic. Deliveries can block other user parking and access, or trucks may stay on the public roads and create a hazard or block other traffic. To mitigate such concerns, staff would recommend prohibiting the use of public streets for unloading/loading operations.

Staff's largest concern would be the shared parking spaces between the four suites on the property. Enough parking for customers, employees, and display use would be necessary for each tenant. Currently on the lots there is only one portion of the lot that is paved for parking – the other is unpaved and mostly used for storage. This unpaved area would not be included in current parking calculations, but could be included in at a later time if it were to be paved and striped. After calculating parking spots per use for the paved area of the site, it appears there is more than adequate parking for all four suites at 1110 W 650 West,

alleviating the biggest concern. Mr. Smith in Suite A has 5 parking stalls, which leaves him with 2 stalls for display vehicles.

The parking calculations as provided in 12.52.300 are provided below:

Suite	Use	Parking Requirement	Provided	Compliance
A (David Smith) (1,350 SF)	Vehicle Sales	1 space per 250 SF plus 1 for every 10 displayed = 5	7	Yes
B (1,350 SF)	Construction Sales and Service	1 per 250 Gross Floor Area = 5	7	Yes
C (1,350 SF)	Construction Sales and Service	1 per 250 Gross Floor Area = 5	7	Yes
D (1,350 SF)	Construction Sales and Service	1 per 250 Gross Floor Area = 5	7	Yes

Conclusion

David Smith's auto sales would not seem to cause any negative impact on the neighborhood, and seems harmonious with other uses and services in the surrounding area. With some conditions, there should be no issues to provide adequate parking, loading, and vehicular circulation on the site.

PLANNING STAFF RECOMMENDATION

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to approve the Conditional Use Permit for David Smith Auto Sales at 1110 West 650 North, Suite A, with the following conditions:

1. This Conditional Use Permit shall apply only to the user space located at 1110 W 650 North, Suite A.
2. This CUP approval is for vehicle sales, limited for the suite.
3. All display vehicles shall be operable and in good condition, and the display of vehicles shall be limited to no more than two (2) vehicles and are to be located within the warehouse space for Suite A.
4. Paved portion of the parking lot should be striped as shown in the Site Plan provided by David Smith, with 7 spots per tenant, or 35 spots total before he shall assume operations.

Suggested Reasons for the Action (Findings):

1. The applicant has submitted a complete application for a Conditional Use Permit [Section 12-21-100.d.1].
2. The use of vehicle and equipment rental or sales is a permitted use within the Industrial-High Zone with a Conditional Use Permit [Chapter 12-36].
3. The use is consistent with the expectation of the City's General Plan [Section 12-430-1 & Future Land Use, Goal 1, 12-480-6].
4. The use does not appear to have any negative impacts to the existing property and the surrounding community that have not been mitigated by the conditions of approval [Section 12-21-100(e)(3)(A-D), 12-21-100(e)(5)(A-K)].
5. Adequate parking is provided for all four tenants on the lot, [12.32.300]

Dave Smith
Responsive Auto

BPS Holdings Building

Overall Building Dimensions
180' x 50' (5400 sq ft)

Suite A
1,350 sq ft
(45)

Suite B
1,350 sq ft

Suite C
1,350 sq ft

Suite D
1,350 sq ft

13.5x20	13.5x20	9x20	9x20	Home Energy Solutions General Contractor	Parking Same as Suite A	Home Energy Solutions General Contractor	Parking Same as Suite A	Power House Electrical Electrician	Parking Same as Suite A
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Overall Property Dimensions
195' x 190' (.84 acres)

32 Ft Between
Parking Stalls

Suite A		Suite B		Suite C		Suite D	
12.5x24	12.5x24	12.5x24	Parking Same as Suite A	Parking Same as Suite A	Parking Same as Suite A	Parking Same as Suite A	Parking Same as Suite A

1110 W 650 N

- Legend**
- 1110 W 650 N
 - Unfilled Path
 - Unfilled Polygon

Google Earth

60 ft

RECEIVED FEB 27 2017

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/8/2017**

Item No. 2.

Short Title: Public Hearing - Conceptual Subdivision, Conceptual Site Plan and PDO Zone Map Amendment at 1030 N 950 West

Initiated By: Roy Swalberg, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider a proposed Zone Map Amendment to Planned Development Overlay, along with a Conceptual Site Plan and Conceptual Subdivision for the Parrish Creek Business Park at 1030 North 950 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report - Parrish Creek Business Park - PDO/ Concept Plan/ Concept Subdivision
- ☐ Parrish Creek Business Park Site Plan
- ☐ Parrish Creek Wetlands Map
- ☐ Parrish Creek Rendering 1
- ☐ Parrish Creek Rendering 2
- ☐ Parrish Creek Rendering 3

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: TOM STUART
360 N 700 W SUITE G
NORTH SALT LAKE, UT 84054
TOM@TOMSTUART.COM

APPLICANT: ROY SWALBERG
TOM STUART CONSTRUCTION
ROY@TOMSTUART.COM
SEE PROPERTY OWNER ADDRESS

PROPERTY LOCATION: APPROX. 1030 N 950 WEST

PARCEL SIZE: 16.13

ZONING DISTRICT: INDUSTRIAL- HIGH

APPLICATION: CONCPETUAL SUBDIVISON,
CONCEPTUAL SITE PLAN.
ZONING MAP AMENDMENT FOR PDO DESIGNATION

STAFF RECOMMENDATION: CONSIDER APPROVING ALL THREE

Background

Back in April of 2011, Rick Jensen submitted a Conceptual Site Plan and PDO Overlay application for this property. It has since become expired. Rimini Properties has taken over the property and submitted a similar plan for the Parish Creek Business Park. This site, located on the northern edge of the industrial area, which is in-between Interstate 15 and Legacy Highway, provides excellent visibility from both highways, but also includes many acres of wetlands on the site. Such geographic and environmental constraints make it problematic for typical land use development under conventional zoning regulations, specifically with the need to exceed a maximum cul-de-sac depth of 400 feet. Thus, staff had previously recommended that the petitioner seek a "Planned Development Overlay" (PDO) approval to



facilitate their desires. However, staff also informed the developer that in order to gain the needed flexibility, the project would need to achieve a project design superior to the conventional development standards. The original PDO was approved in April of 2011, but has since expired. Much of the Conceptual Plan and therefore the issues have remained the same, which staff will try its best to summarize for the current plan and use of the project.

ZONING MAP AMENDMENT – PLANNED DEVELOPMENT OVERLAY

The development application consists of rezoning approximately 16 acres of property into a planned development overlay (PDO) within the Industrial High (I-H) district of the West Centerville Neighborhood. The PDO 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.

Approval Procedure (Section 12.41.080.a):

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;*
 2. *A conceptual site plan as provided in Section 12-21-110 of this Title.*
- The PDO application contains several exhibits that identify the existing conditions of the site (zoning map, parcel map, wetlands planning, etc.). Also, the Conceptual Site Plan contains several exhibits depicting the master planned development and its associated landscaping, features and architectural concepts.

Approval Criteria (Section 12.41.080.b):

1. *Does not conflict with any applicable policy of the Centerville City General Plan;*
 - **Staff Response:** *West Centerville Neighborhood Plan, Goal 1- Enhance the Centerville Business Park*, the explanation states that “the goal primarily is to maintain and eventually upgrade the conditions and appearance of buildings and yard area...” The purpose of the PDO standards is to achieve a superior design in exchange to waive or modify the conventional zoning regulations. Thus staff believes that the request for allowing the Parrish Creek Business Park as a planned development is consistent with this future goal of the neighborhood plan.
2. *Meets the spirit and intent of the Zoning Ordinance as set forth in Section 12-41-060-c for Industrial Planned Developments:*
 - a. The criteria of this section consists of five (5) applicable development concepts:
 - ✓ *Uses are specifically authorized as part of a site plan approved pursuant to the provision of the Chapter;*

Staff's Response: The PDO Master Plan also sets forth a new synergy in investment and appeal for the West Neighborhood area than what has been done previously in the

industrial districts. Staff believes that an enhanced "campus style" business park that will draw uses that improve the industrial appeal of the Business Park. The uses proposed are those already listed in the I-H Use Tables, which are office and multiple sized warehouse space.

- ✓ *Uses and buildings are designed as an integral element of the planned development, including building and landscape design which is consistent with design elements of the development;*

Staff's Response: It is the opinion of staff that the "campus style" focus of the proposed development is visually appealing for both the Legacy Parkway and interior to the various future users. Staff believes that the general building layout, parking, uses, and landscaping and integration of wetland areas and natural vegetation are better suited to the project than what the general provisions of the I-H Zone requires.

- ✓ *Proposed lots or parcels are suitable in area and dimensions to the types of land uses anticipated;*

Staff's Response. As discussed further in the report, their Conceptual Subdivision Application is on track, with the correct development standards for lots, land uses, frontages. The biggest concern is the cul-de-sac that exceeds 400 feet, discussed later in the report.

- ✓ *Street design, rights-of-way and pavements are adequate to accommodate the type and volume of traffic anticipated.*

Staff's Response: The primary reason for seeking a PDO approval is the development parcel's constraints to establish access. The project is physically constrained by the construction of Legacy Parkway and the railroad lines, and therefore only has one interior access point. The sole and only ability for access is from the Hogan Office Park Subdivision off of 950 West located to the south of the project. The plans depict a cul-de-sac extension from 950 West that exceeds the subdivision ordinance length of 400 feet, with a diameter of 100' at the turnaround. The extra length is made up for by adding extra width to the road for safety reasons, which will be occupied by a landscaped median for aesthetic purposes. These standards and measurements met the desires of the City Engineer, Public Works and the South Davis Fire Department in regards to traffic flow and safety. Building C will only be able to be accessed through a private drive through the parking lot of Building B.

- ✓ *The project's design adequately provides the expected type and volume of needed utility services.*

Staff's Response: Additional service lines are needed to bring the type and volume needed to serve the project. Both the City Engineer and Public Works director believe that such services can be constructed by the developer to establish such services.

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:

3. *Allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;*
 - The campus style of this business park gives the area an architectural theme, and will consider designs along the Shorelands Commerce Park Design Guidelines in terms of color scheme and design. This is much more of an integration of these three parcels than developing piece by piece, and upgrades the Design Standards from an Industrial Zone to additionally incorporating Shorelands Design Standards.
 - From their submitted narrative: "Every building in the project will be built with a coordinated multiple color earth tone scheme which is controlled and consistent throughout the total project. Even though the project will include the multiple commercial uses of office space, industrial incubator space, and multiple size industrial warehouse spaces to meet the different demand elements of the market, all of the buildings in the project will have common architectural design and features as well as consistent and compatible construction materials. These design elements will create a consistent and integrated theme of design throughout the entire project."
4. *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;*
 - Yes, with two exceptions: the cul-de-sac length, and possibly the size of Building A. The current plan propose the cul-de-sac as over 400 feet , with consideration from the City Engineer and the Fire department, changes have been made so that the street is wide enough to fit four lanes of traffic for the case of an emergency. The road will fit the style of a Business Park and have landscape medians and view corridors.
 - Building A is proposed at 56,599 square feet, but the Industrial High Zone development standards cap building floor area at 50,000. This could be another amendment variation request included in PDO approval.
5. *Meets the density limitations of the General Plan; 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;*
 - No density bonus provided – No residential uses are proposed on the property.

The Applicant has:

1. *Sufficient control over the property to be developed to ensure development will occur as approved;*
2. *The financial capability to carry out the planned development project;*
3. *The capability to start construction within one (1) year of final plan approval.*
 - Tom Stuart and Rimini Properties is listed as the owner of all 3 parcels, so staff finds that sufficient proof of financial capability and control over the property. Verification should be provided.

A. 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:

1. *Accomplish the purpose of the Zoning Ordinance; and*
2. *Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and*
3. *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's Response: This section allows the approving entity (i.e. City Council) to apply conditions of approval necessary to accomplish the purposes of the PDO Zone. Such recommendations and conditions will be addressed later in this report with staff's recommended conditions of PDO approval that are needed to satisfy the above listed concepts.

B. Site Plan Approval :

The applicant has 12 months after PDO approval to obtain approval of a Final Site Plan, pursuant of 12.21.110

- The proposed PDO development will require the following additional minimum approvals:
 - Preliminary & Final Subdivision Plat Approvals
 - Final Site Plan Approval for Each Development Phase.

C. Subdivision Requirements

- a. Compliance with the requirements of this Chapter does not exempt from meeting requirements of CMC 15 except as may be modified pursuant to the provisions of this Chapter.

- **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's Response: This section allows the approving entity (i.e. City Council or Planning Commission) to vary any conventional regulations. After review of the submitted plans, there are two issues to be addressed.

- ✓ **Maximum Cul-de-sac length of 400 feet** – The development plans specifically need additional length allowance. Staff suggests that the PDO approval indicate that such additional length is allowed and that the final distance shall be determined at the final site plan or subdivision approval, whichever comes first.
- ✓ **[Possible] Increase Allowance for Floor Area for Building A:** If desired by the applicant, another variance could include an increase in the building floor area allowance to exceed 50,000 square feet for Building 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 I-H Zone. Such standards are summarized below:

Requirements	Specifications	Compliance
Access	<i>From interior streets, not perimeter streets</i>	Requesting an amendment for the cul-de-sac to be over 400 feet
Building Height	<i>Underlying Zoning = 35'</i>	Yes
Common Area	<i>Areas intended for public use – convey a sense of openness, Natural area, agriculture, garden plots, recreation areas, etc</i>	Yes, preservation of wetlands and open space, pedestrian walkways and view corridors
Distance Between Buildings	<i>Underlying Zoning = 6'</i>	Yes
Lot Area and Width	<i>Underlying Zoning = None/ 50'</i>	Yes
Required Improvements	<i>Streets, sidewalks, stormwater, water and sewage, other utilities</i>	Yes but with further reviews in regards to water and drainage necessary
Required Yards	<i>Yard and setback requirements shall NOT apply – but be as approved on site plan</i>	Yes
Track Perimeter Setback and Buffer Requirements	<i>Any perimeter property line not street adjacent must provide a setback equal to rear yard of the I-H Zone</i>	Yes
Walls and Fences	<i>May be required where it abuts an adjacent zone</i>	N/A

ZONING MAP AMENDMENT APPROVAL STANDARDS

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."

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;**
 - Yes, this plan is consistent with the General Plan of the West Centerville neighborhood as described in 12.430.3.(2)
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**
 - This project would be an improvement from the development in terms of design and aesthetic from many others in this zone and area.
- 3. The extent to which the proposed amendment may adversely affect adjacent property;**

- The property is in between a railroad and a highway, with only Hogan and Associates Offices to the south. It would not seem that it would be a detriment to the Hogan property.
- 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.**
 - Streets and drainage may be a small concern. This area will undoubtedly get more traffic than it is used to. Staff is confident that improvements will progress in a way that it will not be detrimental to this area.

CONCEPTUAL SITE PLAN ANALYSIS

Table of Uses Allowed – 12.36.040

According to the Conceptual Site Plan, there are only two proposed uses for this property: Office and Warehousing. Both uses are “Permitted” in an I-H zone, according to the Table of Uses in 12.36.040.

General Plan - 12-430-3(2)

According to the General Plan, the best use for Centerville west of I-15 is “well-planned highway commercial manufacturing, light industrial and permanent open space”. The Plan also advises that careful consideration should be given to the appearance of development from Highway 15. Planning staff agrees that this commercial business would be an adequate fit to this part of town, and with adequate design, it would fit the city’s desire for maintained appearances along the design of I-15.

Also, further goals listed in 12-480-6 call out Goal Number 1 to “Enhance the Centerville Business Park District” in order to “upgrade the conditions and appearance of buildings and yard areas”. Staff finds that the current proposed plan fits the General Plan accordingly.

Development Standards for the Industrial-High Zone --12.35.300			
Development Standards	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 feet	>80'	Yes
Maximum Height	35 feet	34'	Yes
Lot and Parcel Standards			
Minimum Area	None		
Minimum Frontage	50 feet	>100'	Yes
Minimum Width	50 feet	>200'	Yes
Setbacks			
Front	20 feet	65'	Yes
Street Side Yard	None	20'	Yes
Interior Side	0	90'	Yes
Rear	0	260'	Yes
Floor Area per Building, Maximum	50,000 square feet	Building A= 56,599	No

While many of these standards can be overwritten from the PDO allowances, they still meet almost all of the standards from the Industrial Zone on their own. The biggest concern is Building A which exceeds the square footage allowance for this zone.

Architecture –

The Conceptual Plan exhibits and narrative show a strong architectural theme throughout the Business Park, and according to its vision statement, intends to be built with a “coordinated multiple color earth tone scheme which is controlled and consistent throughout the entire project”. The front facing buildings show large windows, wood paneling, and an appealing scheme at the Conceptual Stage. The only concern from staff’s point of view is the back of Building B – which faces Legacy Highway. Frontage towards this highway should also be considered for its high visibility – continuation of the design and color scheme even on these warehouses would be a desired improvement on this building.

Landscaping 12-51

Landscaping is a large part of this project, and its dedication to preserving the wetlands of Banard Creek is part of what makes this project unique. No official landscaping plan has been submitted, but the narrative provided describes the incorporation of tree types of landscape elements, consisting of native shrubs, grasses, and elements associated with an uplands environment. Native grasses will also be planted on the areas adjacent to the wetlands that are intended to adapt to the wetlands environment, blending in the Shorelands Commercial Park District design standards, which is on the other side of Legacy Parkway.

Briefly mentioned in the narrative is a commitment to identify walkways “for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of these who occupy the buildings. The developer would also commit to tying a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access to legacy parkway trail” Staff would encourage these pedestrian walkways throughout the Business Park and over Legacy Parkway Trail and think this would greatly add to the human scale of such large Industrial space.

The only other concern is that once the lots are subdivided, each lot will need to meet the 10% landscaping requirement on their own. Although the entire project has more than enough landscaping at almost 40%, the vast majority of this is between lots 2 and 3. Lots 4 and 5 may run the risk of not having enough and additional landscaping may be needed to be provided on these lots to meet zoning requirements. Specific calculations will need to be provided.

A table below outlined what landscaping is necessary in future plans:

Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Required On Site	Compliance
Total Area Landscaping	10%	70,262 SF	170,410 SF =38.5% Yes!
Total Required Trees	1 Tree per 500 square feet of landscaping		TBD
Trees for Street Frontage	1 per 25 linear feet		TBD
Building Frontage/Foundation	50%		Likely
Total Interior Parking Lot Landscaping	5%		Likely
Total Interior Parking Lot Trees and Shrubs	For every 6 required stalls: 1 tree		
	For every 6 required stalls: 2 shrubs		Likely

Parking Requirements – 12.52.

More than adequate parking is provided in the Conceptual Site Plan. While the parking calculations submitted state that Buildings C and D are at 17,396 square feet, they are labeled at only 8,698 on the plan. This could be the cause for the error in such a tremendous excess in parking for some of the buildings. If the size of these buildings is in fact 8,698 and not 17,396 square feet, staff would recommend elimination at least some of the excess and unnecessary parking around these two lots.

The table below breaks down the parking by use and building, as required in 12.53.300.

Use	Minimum Standard	Needed / Provided	Compliance
Office, general	1 space per 200 SF	Building A = 19/20 Building B = 10/10 Building C = 43/87 Building D = 43/87 Building E = 47/47 Building F = 47/47	All in compliance, But Building C and D double the necessary amount!
Warehouse and wholesale	1 per 1,000 SF	Building A = 53/52 Building B = 10/10 Building C = X Building D = X Building E = 5/6 Building F = 6/6	Good
Total Needed			279
Total Provided			372 Almost 100 more than needed

CONCEPTUAL SUBDIVISION ANALYSIS

Layout Section 15-5-101 and Lots Section 15-5-102

The layout, size of the lots, and frontage of all 5 Lots seems to be adequate for the development standards outlined in Chapter 15.

Street, Drainage, and Utility Improvements Section 15-5-103, 105, 106

The biggest concern is the cul-de-sac of over 500 feet in length that provides the only access to the Business Park. This standard would be amended to the satisfaction of all staff by exceeded the width of the road in exchange for the exceptional length of the cul-de-sac.

PLANNING STAFF RECOMMENDATIONS

Pending that the Planning Commission recommends and that the City Council approves the proposed zoning text amendments proposed by staff to allow industrial zones to utilize the City's Planned Development Overlay provisions, the staff recommends that the Commission recommend approval of the proposed PDO for the Parrish Creek Business Park, as follows:

Motion One:

Suggested Motion for Rezone Recommendation from the Planning Commission to the City Council - I hereby make a motion for the Planning Commission to recommend APPROVAL to the City Council regarding the request for the I-H/PDO Zone for the proposed Parrish Creek Business Park, as follows:

1. The properties shall be rezoned to I-H/PD and limited to the area shown in the illustrative Aerial Parcel Map, submitted March 21, 2011; also known as Parcels 06-003-0034, 06-003-0036, & 06-003-0038.
2. The PDO approval shall be subject to the City Council approval of proposed PDO and proposed amendment variations within.
3. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval, or may be extended upon approval for one (1) additional year, in accordance with Section 12-41-080 of the Zoning Ordinance.
4. As part of the PDO approval, the Parrish Creek Business Park Final Site Plan, and all subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan.
5. The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by A E Urbia architects and engineers.
6. Variations may be allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan and subdivision approval:
 - i. **Maximum Cul-de-sac length of 400 feet** -- The development plans specifically need additional length allowance for access into the furthest buildings of the lot. The additional length will mitigate concerns of safety by provided additional width of the road, and aesthetic concerns by providing landscaped medians for visual relief.
 - ii. **Building Floor Area** -- Building A may exceed the 50,000 square foot maximum requirement and have a floor area of a maximum of 57,000 square feet.

Suggested Reasons for Action (findings):

- a. The Commission finds that Section 12-21-080.c. authorizes a “property owner or authorized agent” to initiate a PDO zone map amendment.
- b. The Commission finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.
- c. The Commission finds that the Parrish Creek Development Plan also sets forth a new synergy in investment and appeal for the West Neighborhood area.
- d. In order to make findings necessary to approve a PDO zone, the Commission finds that Section 12-41-080-c allows for Conditions to be imposed to assure the planned development will follow the listed and the applicable development standards of Section 12-41-100.
- e. The Commission finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibility of the I-H and PDO Zoning Ordinance provisions.

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ***ACCEPT*** the Conceptual Site Plan for Parrish Creek Business Park at 1030 North 950 West, with the following directives:

1. Conceptual Site Plan is subject to the acceptance of PDO Approval by the Planning Commission and City Council.
2. A final site plan application shall be submitted following the criteria found in Section 12-21-110(e)(2) of the Zoning Ordinance.
3. A complete landscape plan shall be prepared by a licensed landscape architect and follow the criteria found in Chapter 12-51 of the Zoning Ordinance. This plan shall be submitted with the final site plan and indicate the following: Type and location of all vegetation, total calculations and percentages of landscaping vegetation, and irrigation plan. This should be done with adherence to the Landscape narrative provided by Tom Stuart Construction on February 3, 2017.
4. The final plans shall indicate the location and types of all signage, which follow the codes in 12-54.
5. Ensure all utility lines are noted on the Final Plan. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application.

REASONS FOR ACTION

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan, 12-480-3
- c) The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with the applicable provisions of the Industrial – High Zone and other relevant regulations, as discussed in the Planning Staff Report.

Motion Two:

Suggested Motion for the Conceptual Subdivision Plat for Parrish Creek Business Park at 1030 North 950 West: I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Subdivision Plat for The Parrish Creek Business Park, located at 1030 North 950 West, subject to the following conditions:

1. The Conceptual Subdivision is subject to the PDO approval by the Planning Commission and City Council.
2. Preliminary and Final Subdivision Plans must be submitted in accordance with Municipal Code Chapter 15.
3. Final Subdivisions Plans will need approval of the City Council.

Suggested Reasons for the Action (Findings):

- a) The conceptual subdivision appears to be consistent with the General Plan
- b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Chapter 15-5. The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

STORM DRAIN NOTE:
STORM WATER RUNOFF FROM THE SITE TO BE TREATED FOR
WATER QUALITY AND RELEASED INTO WETLAND AREAS.

LEGACY PARKWAY

N 50° 29' 27" E 201.36'

WETLANDS

PROPOSED LOT 1

BLDG A
56,599 SQ. FT.

BLDG B
34,112 SQ. FT.

PROPOSED LOT 2

PROPOSED LOT 3

BLDG C
8,698 SQ. FT.

BLDG D
8,698 SQ. FT.

PROPOSED LOT 4

BLDG E
14,698 SQ. FT.

PROPOSED LOT 5

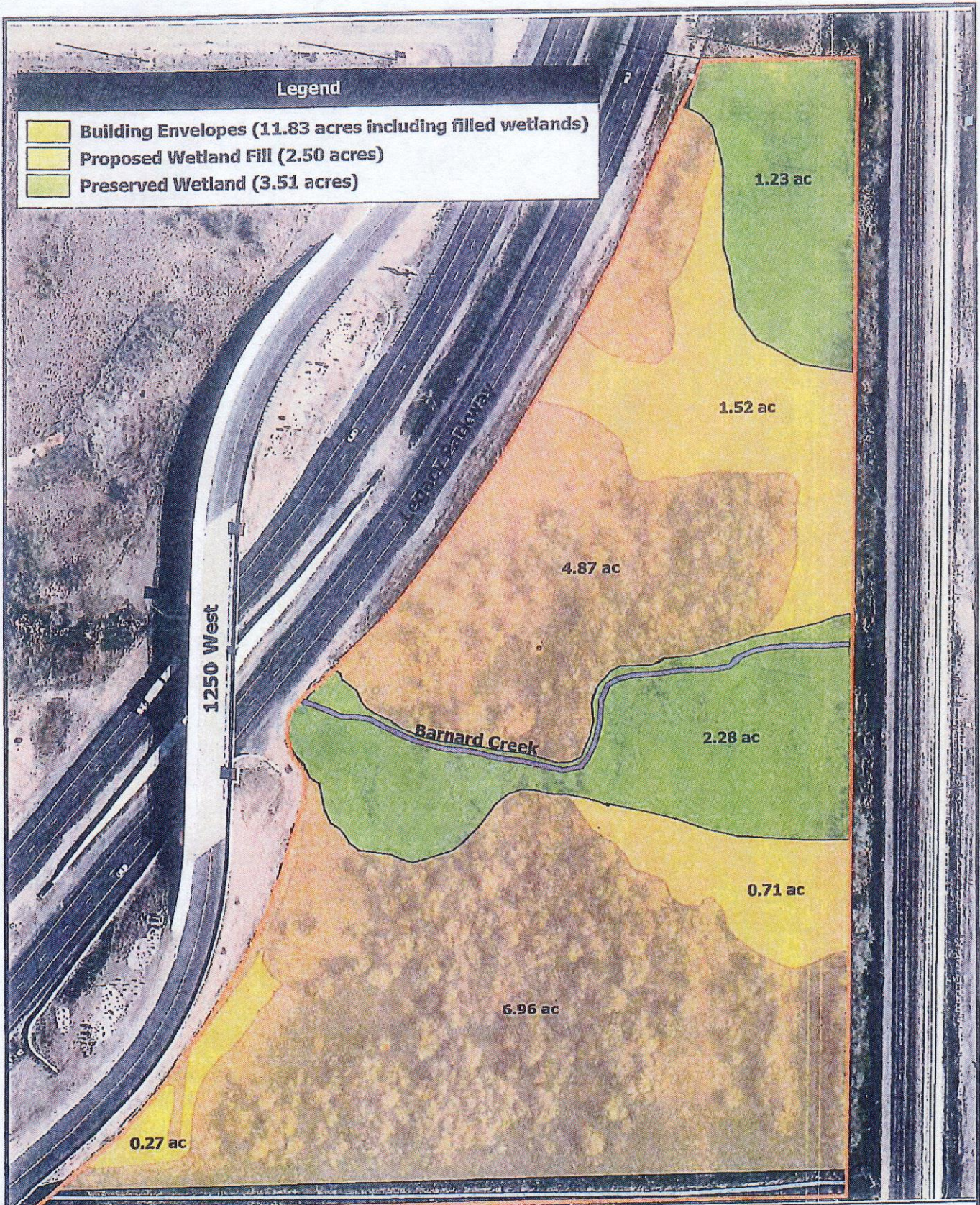
BLDG F
14,698 SQ. FT.

WETLANDS

WETLANDS

S 0° 16' 53" W 1294.55'

GALEWAY

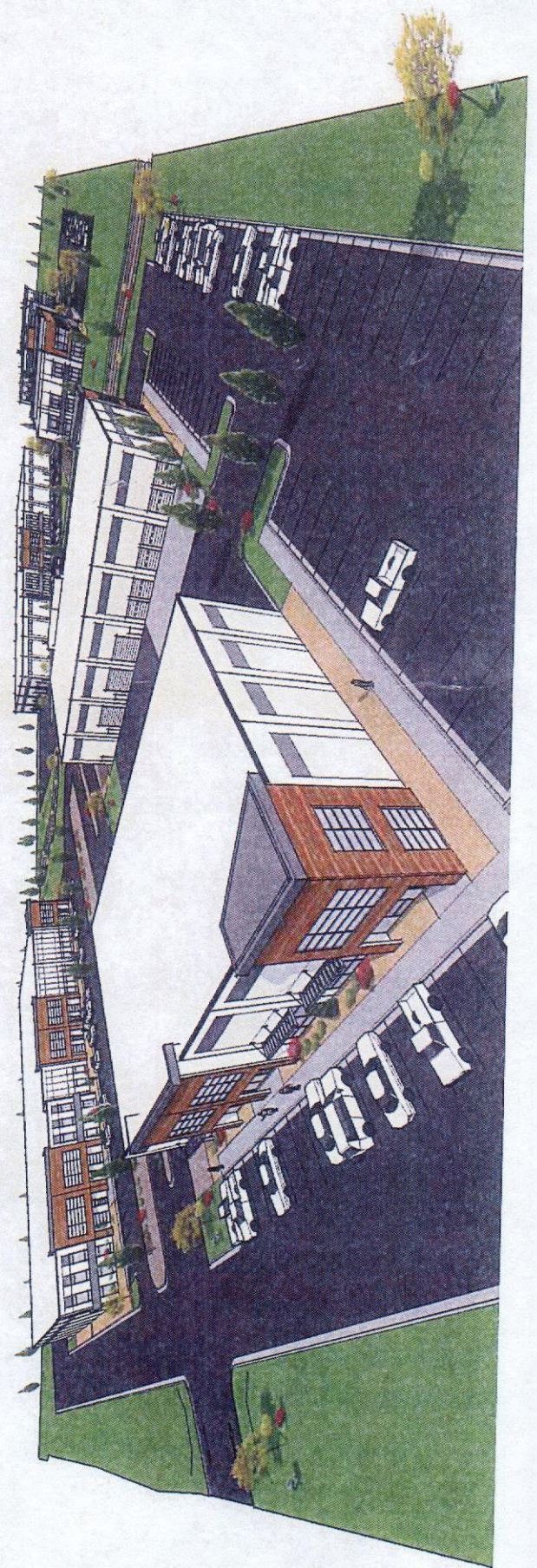
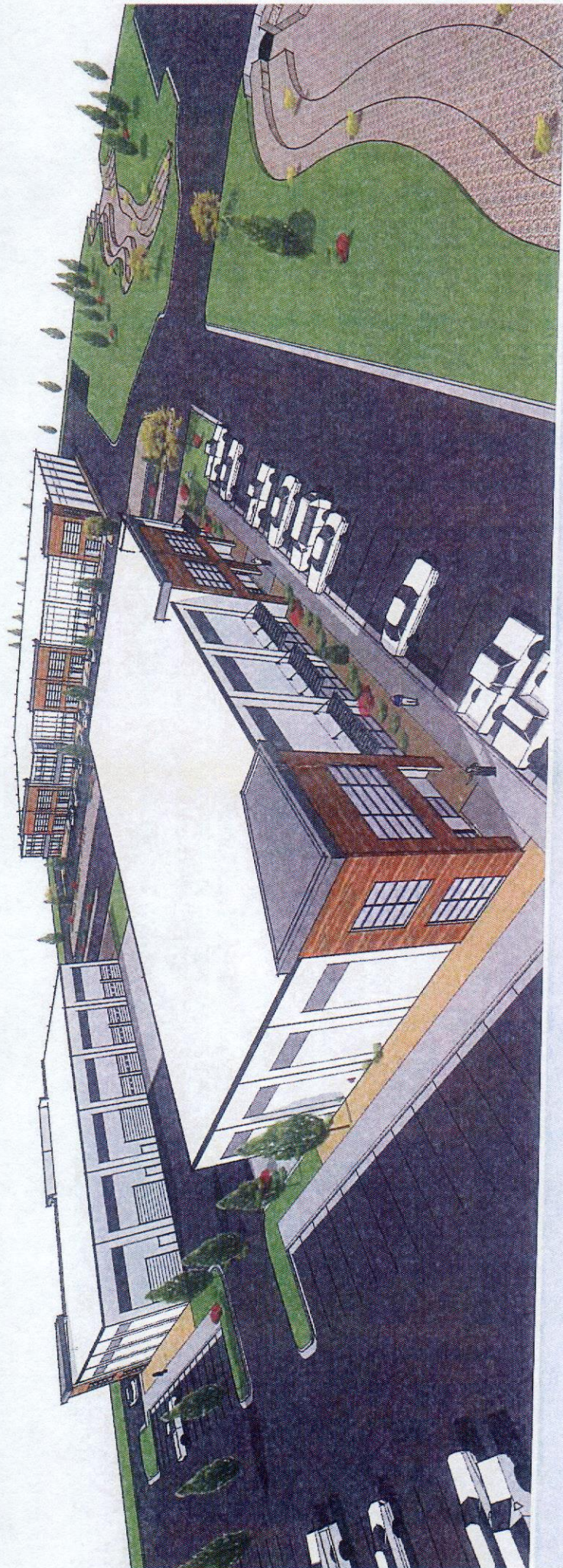


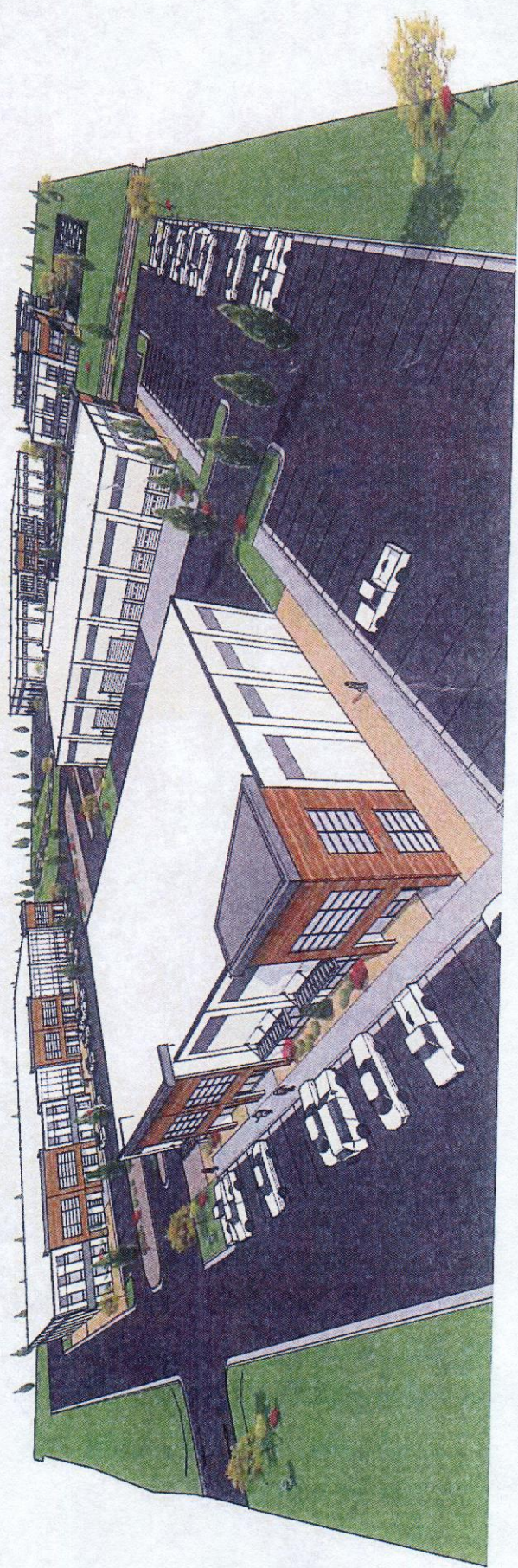
This map is based on a jurisdictional wetland delineation. The proposed fill areas were provided to Wetland Resources by the project proponent. This map is for planning purposes only.

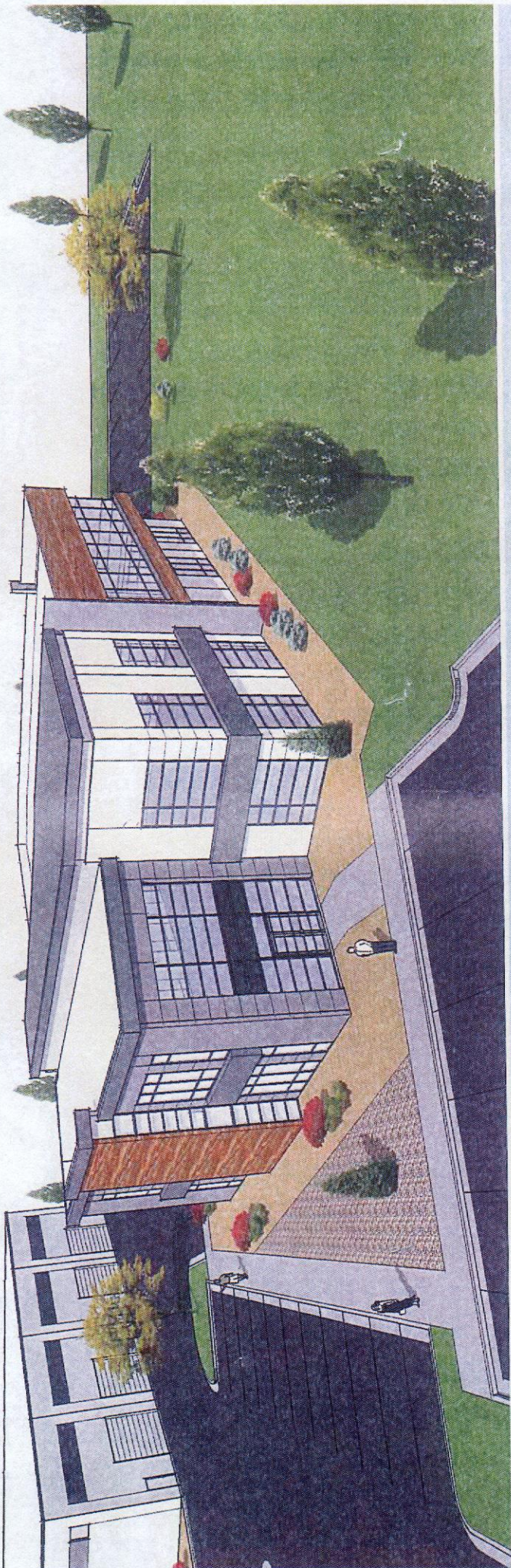
Wetland Planning Map

Prepared By: Wetland Resources
Prepared For: UBS Properties
August 2010

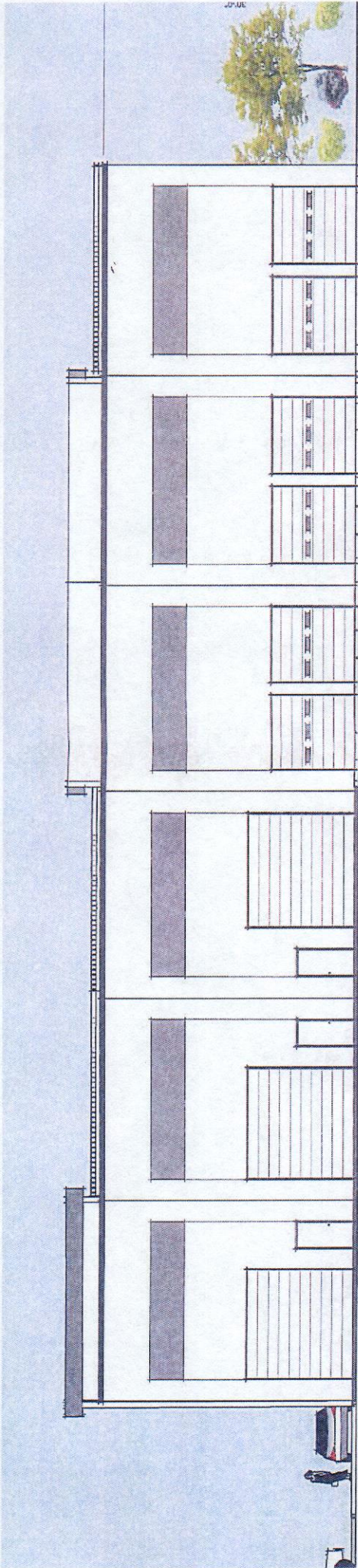




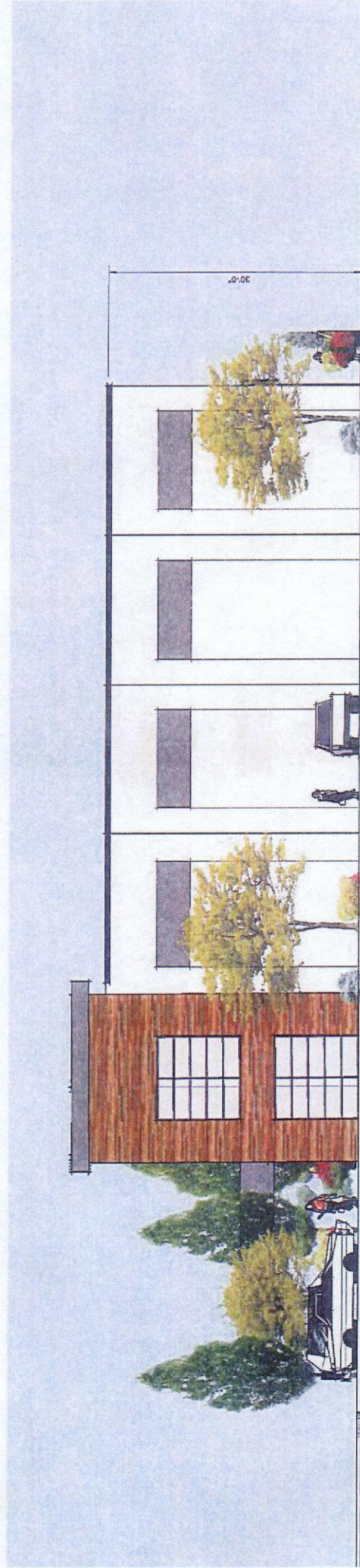








Rear Elevation



Side Elevation

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/8/2017**

Item No. 3.

Short Title: Public Hearing - Amended Site Plan and PDO Approval - 1250 W Parrish Lane

Initiated By: Fred Hale, Applicant

Scheduled Time: 8:00

SUBJECT

LEGISLATIVE DECISION

Consider proposed Amended Site Plan and Amended Site Plan approval for Legacy Trails Apartments at 1250 Parrish Lane.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Planning Staff Report
- ☐ Applicant's Proposal Exhibits

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

**STAFF REPORT
AGENDA: ITEM 3**

**PROPERTY OWNER/
APPLICANTS:**

**H&S LLC
FRED HALE/CHAD SALMON
1778 WEST 1180 SOUTH
WOODS CROSS, UT 84087
chad@salmonelectric.com
fredh@colonialbuilding.com**

PROPERTY: **SOUTHWEST CORNER/ 1250 WEST PARRISH LANE**
(AKA: LEGACY TRAIL DEVELOPMENT)

ACREAGE: **APPROXIMATELY 12 ACRES**

ZONING: **COMMERCIAL VERY-HIGH/(PD)**

APPLICATION: **PDO ZONE PLAN AMENDMENT FOR:**

- **A FENCING DESIGN CHANGE**
- **ELIMINATION OF A FENCE SEGMENT ALONG PARRISH LANE**
- **MINOR TRAIL ALIGNMENT ADJUSTMENT**

RECOMMENDATION: **CONSIDER APPROVING THE PROPOSED AMENDMENTS**

BACKGROUND

The applicants desire to amend the approved project's fencing design scheme along Parrish Lane and along the trail system path. Additionally, due to lack of space, the applicants desire to eliminate the decorative barrier fence (park strip) that was required by UDOT and became part of the agreement between an agreement with the developer, City, and UDOT. Lastly, a small segment of the trail system was realigned around a ground-based power box. Thus, a property line adjustment is needed to place the trail back into the UDOT Right-of-way, as per the agreements with the developer, City, and UDOT.

STAFF REVIEW AND ANALYSIS

PDO Amendment Procedure, Section 12-41-080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. conceptual approval associated with the PDO rezone*), as stated in Section 12-41-080.g. Thus, the process to amend the PDO Conceptual Plan (*i.e. preliminary plan*) is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

Propose Fencing Amendments:

Original PDO/Final Site Plan Approvals – Fence Design

[Original PDO Rezone Approval] On February 12, 2014, Condition #1(e) requires the fencing to comply with the submitted exhibit describing a “blue/red colorized layout depicting a 4-foot and 6-foot fence locations and the selected designs.” The exhibit shows a 3-rail open design for the 4-foot fence and a solid design for the 6-foot fence.

[Original Final Site Plan Approval] On April 24, 2015, Condition #5(ii) it required the applicant to address (*i.e. a resubmittal to be deemed acceptable by staff*) the design and materials of the expected fencing plan. Additionally, it required the resubmittal to “address the Design Guidelines requiring the use of periodic interval pillars for visual relief.”

Amendments Requested by Applicants – Fence Design

A new fence design is being proposed to eliminate the 3-rail and solid fence style to an “open metal design, similar to what has been used on the Parrish Lane/Overpass Pedestrian Trail. The design can be described as follows:

- a. *A short 4-5' wrought-iron & intermittent brick/rock pillars fence.* The fence would be constructed along the landscaped entrance at the Parrish Lane and ty into a monument entry sign at the entrance and then proceed west along the inside trail shoulder along Parrish Lane and terminate at the detention/dog park facility.

Staff Comment – It is staff’s opinion proposed design is consistent with the expectations of the original PDO approval and with the Parrish Lane Gateway Design Standards, which is particularly concerned with a project’s design details as viewed from and along the Parrish Lane corridor.

- b. *Elimination of the 3-rail barrier fence along Parrish Lane.* Due to the small park strip width, number of underground utilities, and the decorative pedestrian light poles, it is proposed that the UDOT required decorative barrier fence be eliminated.

Staff Comment – It is staff’s position that this was a limited concern that was originally required by UDOT. UDOT desired a park strip barrier fence along the trail to discourage west bound users from crossing Parrish Lane at the Legacy ramp area by requiring them to cross at the 1250 west/Parrish Lane intersection to access the trail. Provided that UDOT re-evaluates their concern, staff sees no local design need to maintain the park strip barrier fence.

- c. *A 6-foot vinyl coated open chain-link fence w/ 5"x5" tube poles every 40'.* This style of fence would begin at the detention/dog park facility and then continue along the

trail system on the west side of the development. The fence would temporally terminate about 2/3rds of the way along the south, until the applicants gain permission to either cross over the underground pipelines in the area or if allowed in the future to continue to the south property line.

Staff Comment – The main concern for staff is that a solid fence along the trail pathway system connecting to the Legacy Trail would likely fall victim to “graffiti.” Thus, an open style fence would mitigate this problem. The Commission will need to determine if the fencing design is acceptable. It is staff’s opinion that it is preferable “no fence” is constructed to maintain a sense of openness for the trail users. However, the applicants have expressed it is needed to provide greater security for limiting unauthorized persons from wandering around the development project. However, it is staff’s position that the two (2) originally planned west side access points need to be installed to allow resident access to the trail system.

Propose Trail Re-Alignment:

Original PDO Approval – Pedestrian Circulation Plan

[Original PDO Rezone Approval] On February 12, 2014, Condition #1(d) requires compliance with the exhibit depicting a trail/pathway connection along the west side of the project to connect to the Legacy Parkway Trail system. In an agreement with UDOT, the trail (for this area) was to be located entirely on the UDOT off-ramp area and the City entered into an interlocal agreement to maintain the pathway of the trail. During the construction of the trail, it required the trail to be adjusted to avoid a ground-based power box. As a result, it was later discovered that the realignment slightly encroached onto private property. Therefore, the applicants need to deed over to UDOT that portion of the trail that encroached onto private land and have UDOT accept the transfer.

PLANNING STAFF RECOMMENDATION

(Suggested Motion for the amendments with regards to the original PDO Approval). I hereby make a motion for the Planning Commission to recommend to the City Council to approve the petition to amend the Legacy Trails Development’s PDO Approval, as follows:

- a. All fencing shall comply with the new design consisting of the following:
 - i. A short 4-5’ wrought-iron & intermittent brick/rock pillars fence. The fence would be constructed along the landscaped entrance at the Parrish Lane and tie into a monument entry sign at the entrance and then proceed west along the inside trail shoulder along Parrish Lane and terminate at the detention/dog park facility.
 - ii. A 6-foot vinyl coated open chain-link fence w/ 5”x5” tube poles every 40’. This style of fence would begin at the detention/dog park facility and then continue along the trail system on the west side of the development.
- b. The two (2) originally planned west side access points shall be installed to allow resident access to the trail system.
- c. The applicants shall obtain UDOT’s approval for the elimination of the fencing within the Parrish Lane park strip, which shall be formalized upon amending the existing agreement between the City and UDOT, and/or as deemed acceptable by the City.

- d. A lot line adjustment, between the land owner and UDOT, for the trail alignment shall be completed, as deemed acceptable by the City Attorney.
- e. All other related or associated conditions of the Legacy Trail Development PDO Approval remain in effect with this amendment.

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval.
- b) The Planning Commission finds that amendments are consistent and compatible with the originally approved expectations of the PDO Plan for the Legacy Trails Development.

Legacy Trails Apartments
1778 W 1180 S
Woods Cross, UT 84087

To: Centerville City

2-6-2017

Re: Plat Amendment Application

1. Fencing

- a. We are requesting a change to our fencing plan
 - i. 5' 3 rail vinyl fence along Legacy Trail to 5' brown chain link fence with 5"x5" square posts spaced every 40'
- b. Eliminate 5' 3 rail vinyl fence in the park strip along Parrish lane

2. Trail Alignment

- a. It was necessary to move the trail east to avoid a concrete vault with manhole lids out of the trail alignment.

Regards,



Fred Hale

Staff Note: Applicant will present the change to the fencing design along Parrish Lane at the meeting.

RECEIVED FEB 10 2017





**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/8/2017**

Item No. 4.

Short Title: Public Hearing - PDO Zoning Map Amendment & Conceptual Site Plan- NW Corner Parrish Lane and 1250 West

Initiated By: Spencer Wright, Applicant

Scheduled Time: 8:30

SUBJECT

ADMINISTRATIVE DECISION

Consider proposed Conceptual Site Plan and Zoning Map Amendment of Legacy Commons Planned Development at the northwest corner of Parrish Lane and 1250 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Planning Staff Report
- ☐ Applicant's Proposal Exhibits

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

STAFF REPORT AGENDA: ITEM 4

APPLICANT: **WRIGHT DEVELOPMENT GROUP
C/O SPENCER WRIGHT
1178 W. LEGACY CROSSING BLVD. SUITE 100
CENTERVILLE, UTAH 84014
(spencer@wrightdevelopmentgroup.net)**

PROPERTY: **NORTHWEST CORNER OF PARRISH LANE & 1250 WEST**

ACREAGE: **APPROXIMATELY 8.4 ACRES, COMPRISED OF:**
 ○ *OWNER'S = 06-006-0082 – 5.92 AC*
 ○ *UDOT's – EXCESS R-O-W LEGACY PARKWAY:*
 ▪ *06-006-0083 – 1.63*
 ▪ *06-006-0102 - 0.94*

ZONING: **COMMERCIAL - VERY HIGH (C-VH)**

- APPLICATIONS:** **1. REZONE PETITION PROPERTIES FROM C-VH TO C-VH / PLANNED DEVELOPMENT (PDO):**
- 2. PLANNED DEVELOPMENT OVERLAY AND CONCEPTUAL PLAN ACCEPTANCE FOR A MASTER PLANNED MIXED-USE PROJECT:**
- a. Hotel
 - b. Commercial
 - c. Multi-Family Residential

BACKGROUND & GENERAL INTRODUCTION OF THE PROJECT

The proposed master plan project (*aka, Legacy Commons*) 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 (see attachments for this report) would consist of the following:

Hotel Use – 1.75 acres, Max. Four-story Main Building.

Commercial Uses (*e.g. Credit Union & Carwash*) – 1.25 acres, two (2) sites

Multi-family Residential Uses - 5.18 acres, consisting of:

- *Max. 3-story Main Buildings:*
- *120 Dwelling Units (48 – 1bedroom & 72 – 2bedroom)*
- *221 Parking Spaces (120 w/carports & 26 w/ garages)*
- *2.17 acres Open Space (42% of Residential Area)*

Shorelands Commerce Park Style Design Theme – A pitched-roof building architecture w/ colors compatible with Shorelands Commerce Park color palette located further north in the West Centerville Neighborhood

Site Plan Phased Construction – Construction Activities are to be phased, as follows:

- *Phase One – Hotel Building & related elements*
- *Phase Two – Multi-family Residential Buildings & related elements*
- *Phase Three – Commercial Buildings (2 sites)*

GENERAL APPLICATION REVIEW AND APPROVAL PROCESS OVERVIEW - The development application consists of master planning approximately eight (8) acres of property (*see Conceptual Site Plan Exhibits*). With this PDO project proposal, there are two application processes that the Planning Commission will be considering. These processes are as follows:

- ✓ **Rezone the land of the development project from C-VH to C-VH/PD** – The Planning Commission will be reviewing a petition to rezone properties to a Planned Development Overlay status. The Planning Commission should be reminded that 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 an overlay rezone to “PD” to the City Council.
- ✓ **PDO Zone Conceptual Site Plan** – The Planning Commission will additionally be reviewing an associated conceptual site plan, which is a mandatory 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.

REZONE PROCESS OVERVIEW AND STAFF COMMENT FOR THE REQUEST FOR AN OVERLAY PDO 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.” Nevertheless, the Zoning Ordinance provides to the owner of this site the ability to make a request for a PDO designation. The purpose of a PDO designation is to allow design flexibility, integration, clustering, optimum land planning than what is possible under conventional zoning regulations. Thus, without a guarantee, a project meeting the PDO development standards is eligible

to be considered for a PDO designation.

B. Process and 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 general rezone request:

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

- ✓ 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:

- Ensuring that zoning supports proper development of the gateway
- Compliance with the Parrish Lane Design Guidelines
- Controlling or limiting types of commercial uses with a size cap of 125,000 square feet
- Use of a residential component in a development project is capped at 15 units per gross acre
- 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. Additionally, the area would be subject to the Parrish Lane Design Guidelines. However, the General Plan has a maximum building size limit of 125,000 feet, which is small to medium box type commercial use. Additionally, the proposed resident component is depicted at the limit of 15 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 industrial, commercial, and two (2) existing similar mixed-use centers. The opportunity to develop a gateway mix of hotel, commercial, multi-family residences will be a significant enhancement that should add additional value to surrounding properties and provide some services and needs missing in the area, specifically with providing hotel space for the Class "A" Office buildings located in the neighborhood and just

across the freeway. The hotel provides options for companies to host events, particularly training seminars for their employees and clients.

Furthermore, staff believes that this is the last and final segment to implement the multi-family residential element that was originally envisioned at this neighborhood node. A strong multi-family neighborhood identity creates synergy for this particular housing style, which in turn promotes continued investment in maintenance and upkeep for to encourage housing product longevity and stability.

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.

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 in an area that infrastructure and services already exist. Regardless of what uses are developed, the traffic impact would be of the greatest concern. A previous traffic report (*i.e. CDA Creation by A-Trans*) for this node indicated that generally there was capacity for the expected land use pattern. However, the I-15 interchange would experience increased delays during peak times at the ultimate build-out of the CDA. Additionally, the State has now installed the long-desired traffic signal at 1250 West/Parrish Lane. This maximizes the ability to manage traffic in this area.

For staff, the largest concern this site is vehicle access and circulation. Nevertheless, this concern can be best addressed in the review and acceptance of the site plan approval processes. For the Planning Staff, not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by selling off excess public property. Allowing a PDO development to occur gives greater opportunity to coordinate a shared access and common internal circulation lanes. Nonetheless, the proposed plan does depict a new access onto 1250 West located between the 1250 West/Parrish Lane intersection and 500 North. This new access is potential cause for concern for the City Engineer and Public Works Director. Staff believes that a Traffic Study would help evaluate this concern and also, the City should consider whether a limited right in/right out on Parrish Lane would potentially alleviate some problems, akin to what has been done directly south across Parrish Lane.

Planning Staff's Conclusions for Generally Supporting a PDO Rezone Request -

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

- a. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- b. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000 sq. ft.
- c. The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
 - i. Farmington Station Park was developed after the West Centerville Plan adoption.
 - ii. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- d. To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two (2) smaller commercial lots that have not yet come to full fruition.
- e. Limiting the allowance of other types of multi-family development negatively impacts the planned allowance of multi-family development at this node in the West Centerville Neighborhood.
- f. Not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT's ability selling off excess public property. This will need to become a partnership with the property owner, the City, and UDOT
- g. Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses.
- h. Lastly, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

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:

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

Staff Response: The submitted application contains the conceptual site plan layout and design concepts. However, the applicant has indicated to staff that if the City is not willing to consider allowing the multi-family option for acquisition of UDOT's excess property adjacent to their land, then it would not be costs effective for them to expend monies on the engineering costs for the "existing conditions inventory" and other like design preparation expenses. Consequently, they desire to seek an understanding of the political and public will and if favorable, move forward with the expenses to complete the conceptual plan expectations. Staff will address how to approach this concern and matter in the "Planning Staff Recommendation" section of this report. Therefore, at this time, staff has suspended any further detailed review of the PDO Conceptual Plan for the proposed project.

PLANNING STAFF RECOMMENDATION

At the Planning Commission meeting, the Planning Staff will be prepared to discuss staff's visioning for the project and pointing out some the design expectations, if such development idea were to proceed. However, due to the applicant's desire to assess the Planning Commission's, City Council's, and overall the public's tolerance for the proposal, staff has not taken the time communicate them to the developer and have them submit an altered/edited concept plan to reflect the thoughts of staff. For now, here are staff's two (2) recommendations:

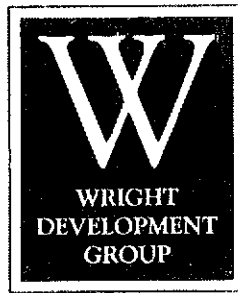
Suggested Staff Motions for the proposed PDO Rezone to the Planning Commission:

Option #1 - I hereby make a motion for the Planning Commission to recommend the following action for the PDO Rezone and Conceptual Plan, as follows:

1. The Planning Commission has determined that the rezone request for a PDO is or can be likely conditioned to be consistent with the provisions of the West Centerville Neighborhood Plan and the PDO Approval Standards.
2. The Planning Commission is referring the matter to the City Council to provide the applicant their desire the assess the legislative discretion of rezoning to a "planned development" status.
3. If the City Council finds it favorable to consider approving the project, then the Conceptual Plan needs to be remanded back the to the Planning Commission to have the applicant expend the necessary costs to develop and design the site and have the Commission make a full PDO Concept Plan recommendation to the City Council.

Option #2 - 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 submit a full Conceptual Plan submittal in accordance with Section 12.34.060 and include the following:

- a. An Existing Conditions Inventory
- b. Address any design variations from the C-VH Zone, or other applicable regulation
- c. Address the Parrish Lane Design Gateway Design Guidelines
- d. Address any other Commission or identified element



February 15, 2017

To: Centerville City Planning Commission and City Council
From: Wright Development Group
Re: Planned Development Overlay Zone - NWC Parrish Lane and 1250 West

Wright Development Group ("Applicant") respectfully requests that the planning commission and city council of Centerville City, Utah approve the establishment of a Planned Development Overlay Zone ("PDO") on approximately eight acres of land located on the northwest corner of the intersection of Parrish Lane and 1250 West within Centerville City, Utah. The applicant has recently purchased approximately six acres of this land from the Savage Companies and is under contract to purchase an additional approximately two acres from the Utah Department of Transportation ("UDOT"), pending the approval of the PDO by the City. The purchase of the additional acreage from UDOT will allow the applicant to integrate all of the frontage along Parrish Lane into the development and will provide viable, commercial pads for service oriented users. The applicant requests that the PDO be approved for the following reasons.

First, the conceptual plan shows - and the applicant is committed to providing the city and its residents with - a planned development that meets all of the "Approval Criteria" requirements of 12-41-080(b) of the Centerville City code. Specifically, the Applicant believes that the proposed development does not conflict with any applicable policy of the Centerville City General Plan; meets the spirit and intent of the purpose of the Planned Development Overlay Zone, will allow integrated planning and design of the entire eight acres within the project and, on the whole, better development than would be possible under conventional zoning regulations, meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, and provides superior site design and increased amenities which ameliorate the potential impact of the proposed mixed use.

Additionally, the applicant has sufficient control over the property to be developed to ensure development will occur as approved, the financial capability to carry out the planned development project and the capability to start construction within one year of the final plan approval.

The applicant has spent more than a decade developing commercial retail projects throughout the Wasatch Front, including other commercial projects within Centerville City. The applicant is excited about the potential to develop additional commercial uses within the city at this location. The final commercial uses to be developed at the property will be determined by the interest level of specific retail tenants, however, the applicant has already begun and will continue to actively and aggressively market the frontage along Parrish Lane to commercial users including hospitality, food service, personal

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care, medical care, child care and other types of commercial uses that will serve the local residents of Centerville City.

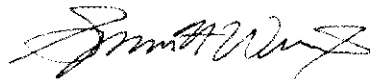
Because it is highly unlikely that commercial users will be attracted to the northern half of the proposed development based on its lack of street frontage and visibility, the applicant is proposing to develop that portion of the property in a residential use consistent with the density specified in 12-41-060(b)(5). The applicant is committed to constructing a residential use with superior amenities, high quality and enduring exterior building materials, covered parking and significant landscaping, all of which will enhance the viability of the existing and future commercial uses within the proposed development and on the west side of Centerville in general.

Additionally, the applicant is committed to incorporate the city's Shorelands Commerce Park District Design Standards into the developments design and construction. Specifically, the applicant is committed to create a development that will include a sense of openness, low, native, grassy meadow and upland vegetation, natural materials, textures and color palette, grassy swales and berms and interesting details and textures.

We are excited about this opportunity to augment Centerville City's growth in this core area of the city, particularly because of its proximity to our own office in Centerville. We appreciate the opportunity to continue to work with you, and we are committed to do all that we can to help provide developments that benefit and enhance Centerville City.

Please don't hesitate to contact me should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer H. Wright", written in a cursive style.

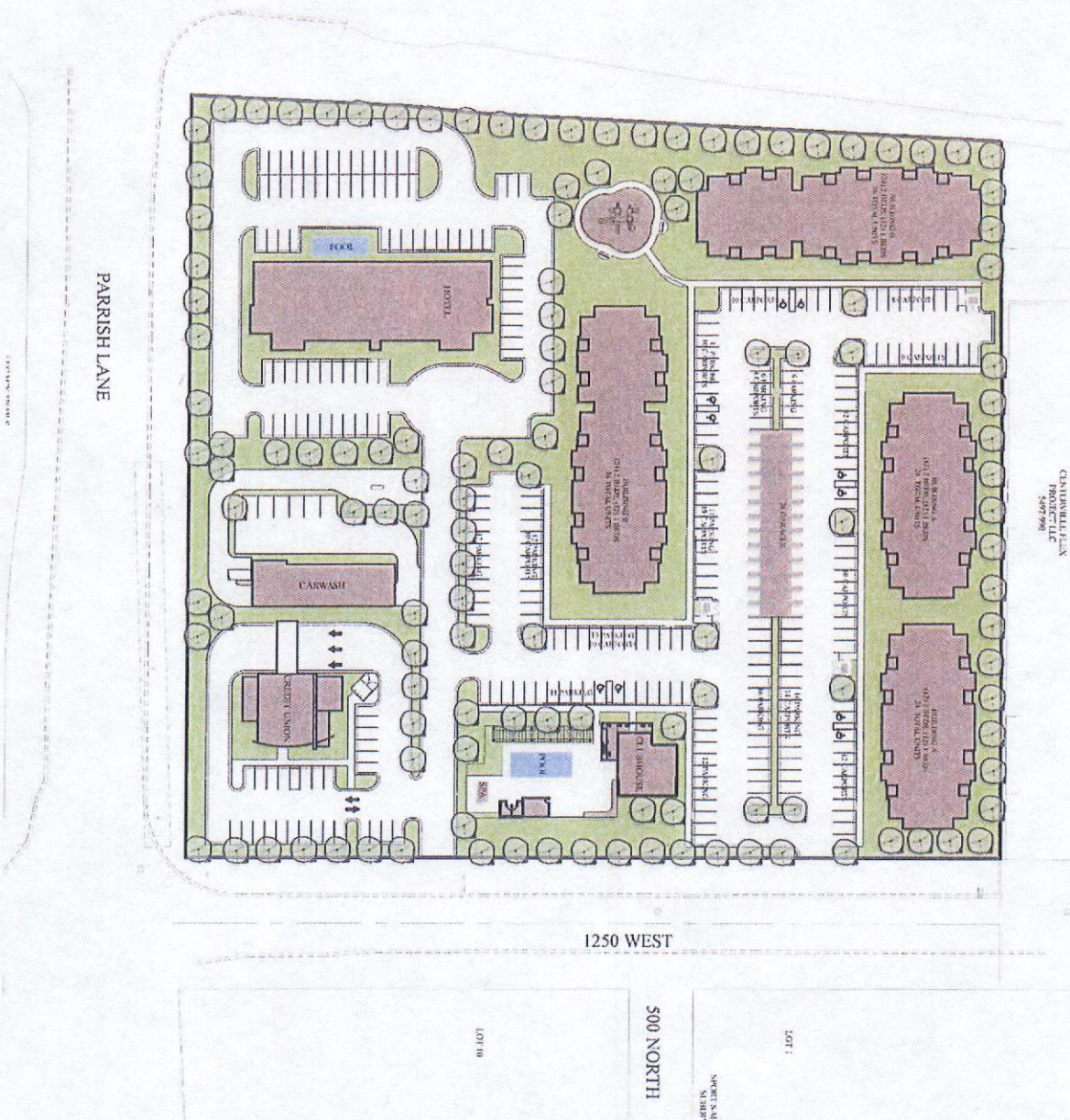
Spencer H. Wright



CONCEPT LAND USE

LOCATED IN CENTREVILLE, DAVIS COUNTY, GEORGIA

COMMERCIAL PROPERTY 3.18 ACRES
 COMMERCIAL PROPERTY 1.34 ACRES
 HOTEL PROPERTY 1.75 ACRES
 MULTIFAMILY PROPERTY 5.18 ACRES
 OPEN SPACE FOR DEVELOPMENT 2.17 ACRES (42%
 21.7 ACRES, 18.140 BARN, 2.540 DAM
 2.7 PASTURE, 2.000 FARM - 75
 2.7 PASTURE, 2.000 FARM - 11;
 CATTLE, 2.000 FARM - 3
 CARRIAGES - 120
 GARAGES - 30



CONCEPT PLAN

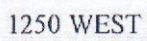
CENTERVILLE, DAVIS COUNTY, UTAH



CONCEPT PLAN

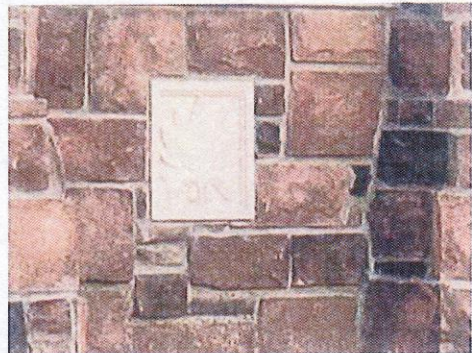
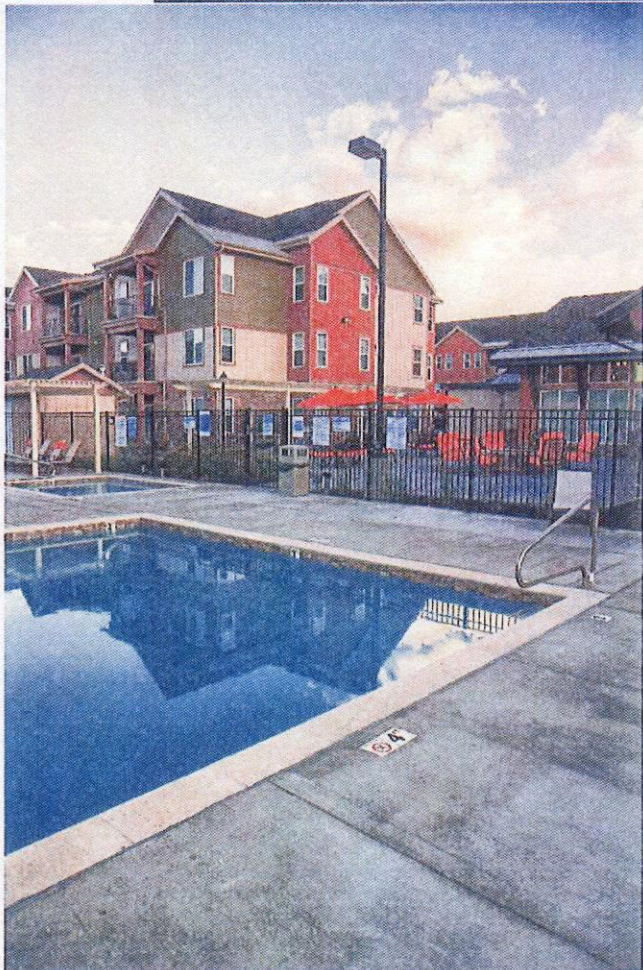
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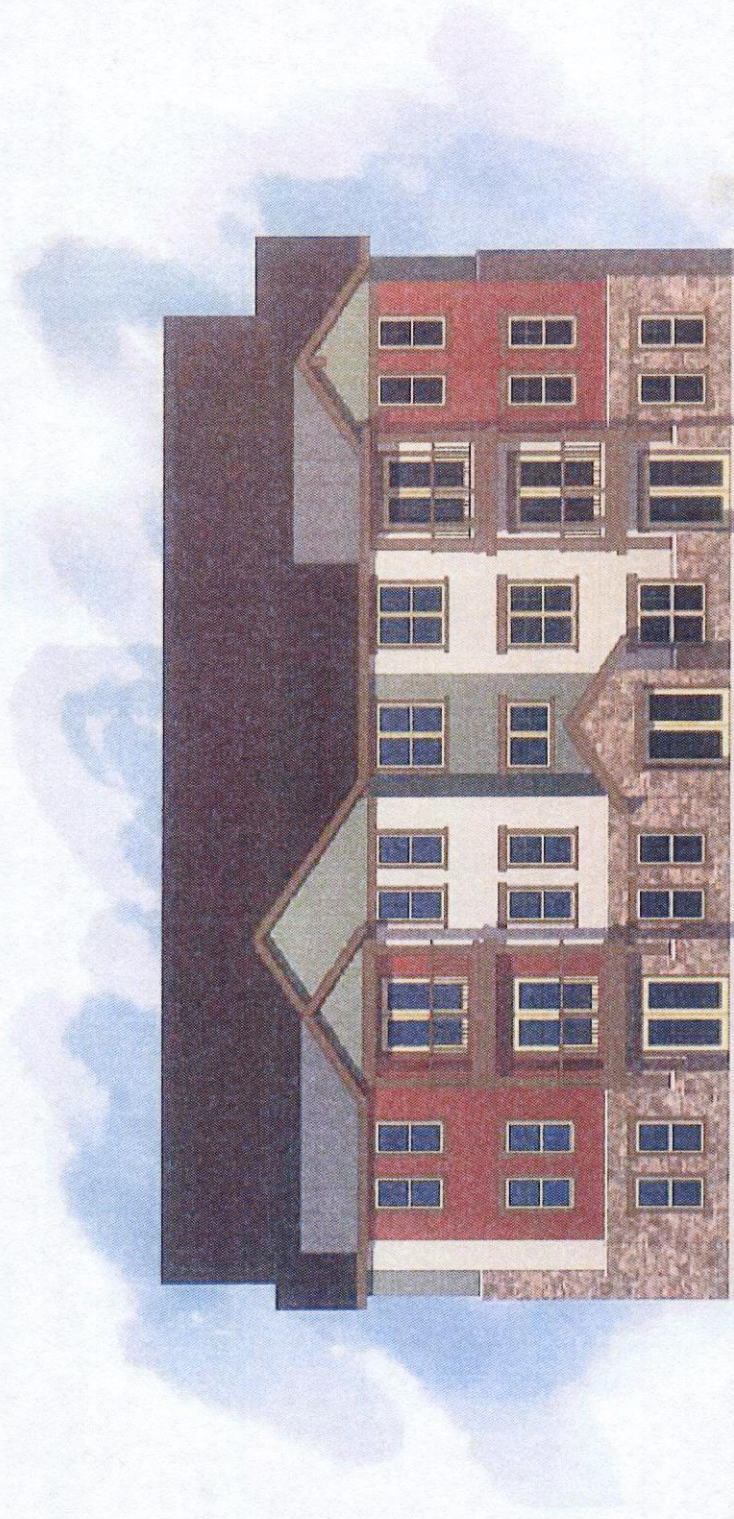
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SPORTS & SLEUTHS
SUTBURY

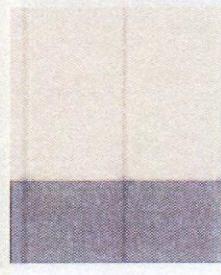
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PARRISH LANE

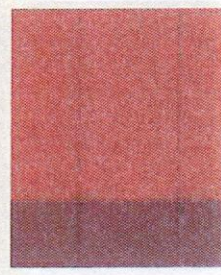




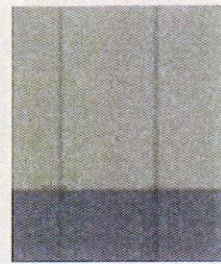
Stone
Prairie Fieldstone



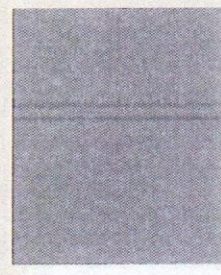
Lap Siding
Tan
Hardie Board



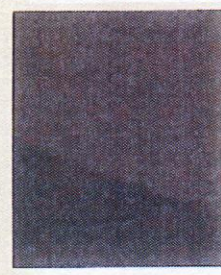
Lap Siding
Burnt Red
Hardie Board



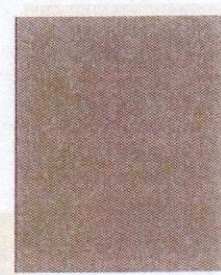
Lap Siding
Green
Hardie Board



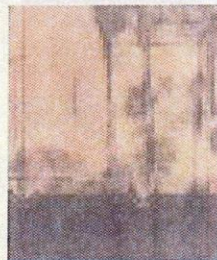
Standing Seam
London Gray
Aluminum



Asphalt Shingles
Weathered Wood
Tomko

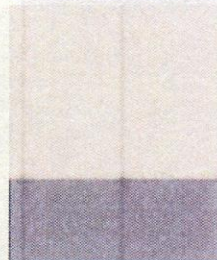


Trim
Tan
Stained Timber



Stone

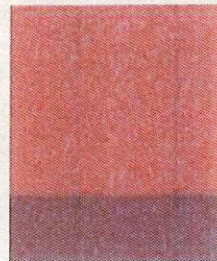
Prairie Fieldstone



Lap Siding

Tan

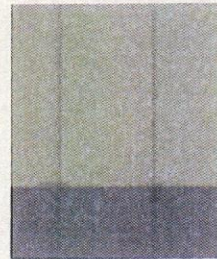
Hardie Board



Lap Siding

Burnt Red

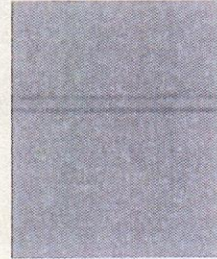
Hardie Board



Lap Siding

Green

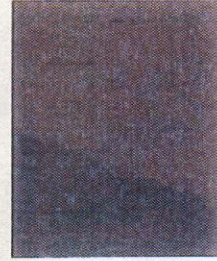
Hardie Board



Standing Seam

London Gray

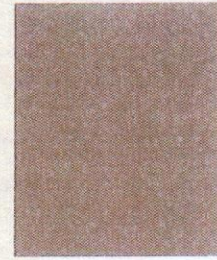
Aluminum



Asphalt Shingles

Weathered Wood

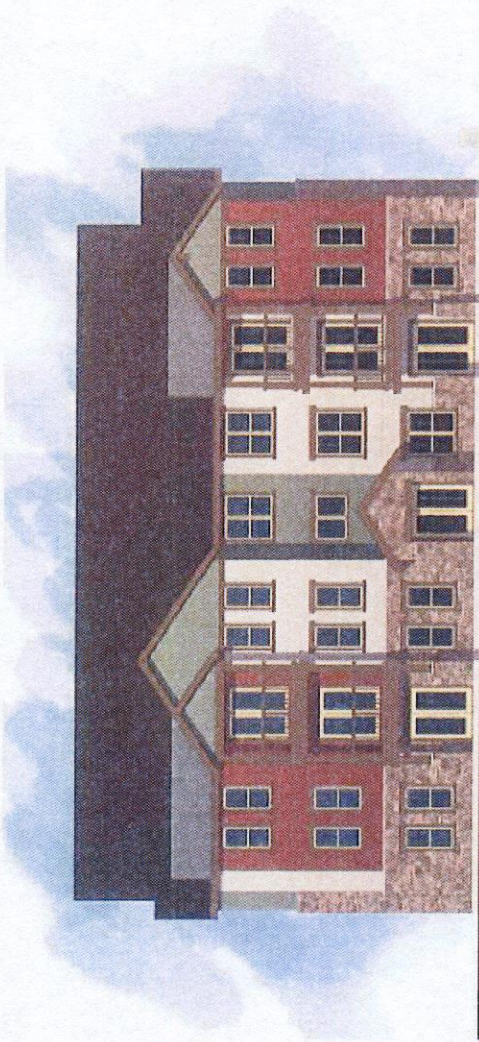
Tamko



Trim

Tan

Stained Timber



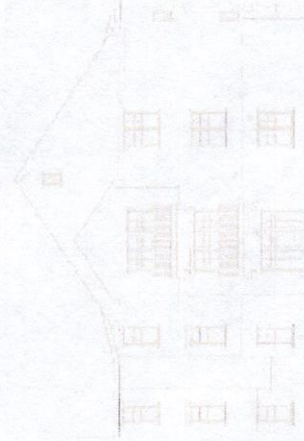
FRONT



SIDE



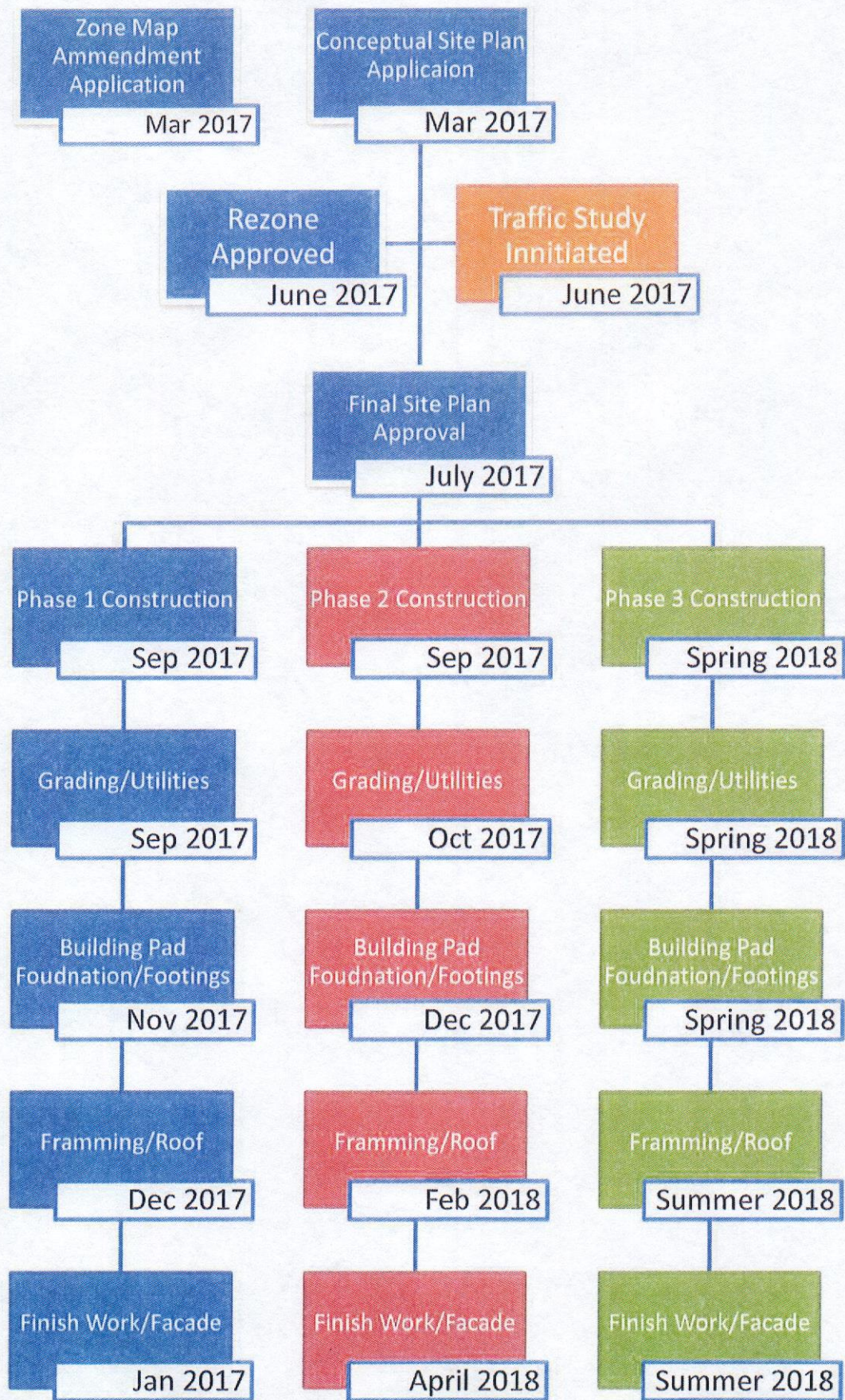
REAR



SIDE

BUILDING 1 ELEVATIONS

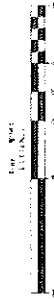
Conceptual Development Schedule – Legacy Commons



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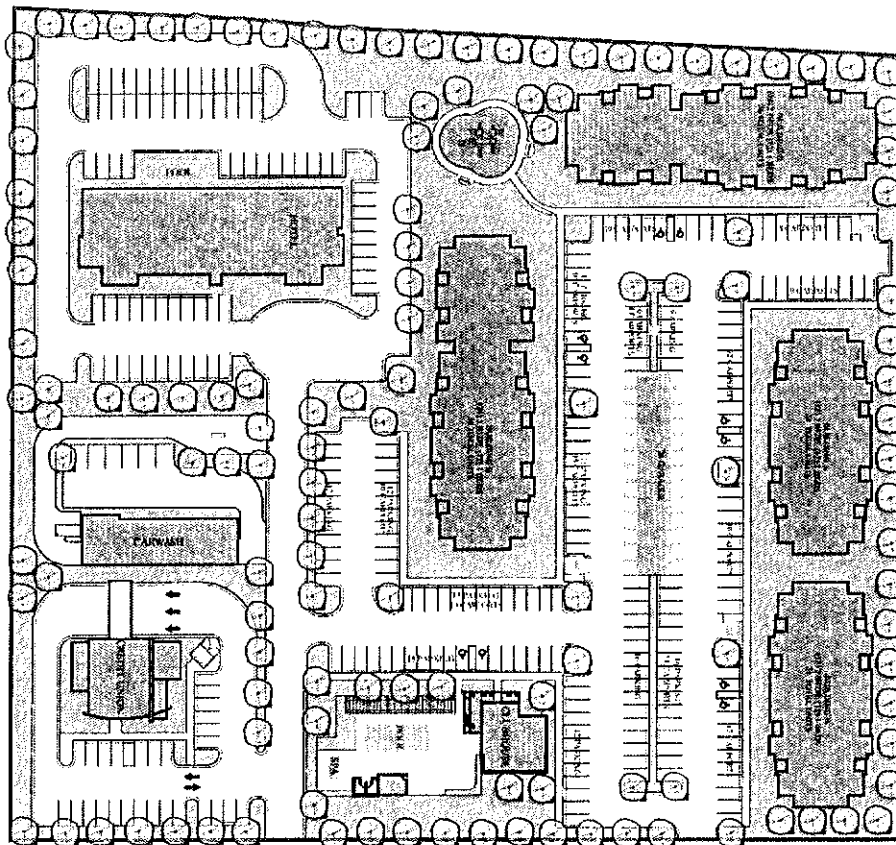


GRAPHIC SCALE



CONCEPT LAND USE

LOCATED IN CENTERVILLE, DAVIS COUNTY, UTAH
 ORIGINAL PROPERTY 3.48 ACRES
 CONVEYED TO PROPERTY 1.24 ACRES
 PART 22 PROPERTY 1.24 ACRES
 PART 23 PROPERTY 1.24 ACRES
 OPEN SPACE FOR RECREATION 1.24 ACRES (27.4
 120' NITS 48' 10" DRIVE 2' 0" DRIVE 4' 0"
 221' PARKING STRIPS
 1' PARKING STRIP 2' 0" DRIVE 4' 0"
 1' PARKING STRIP 2' 0" DRIVE 4' 0"
 1' PARKING STRIP 2' 0" DRIVE 4' 0"
 1' PARKING STRIP 2' 0" DRIVE 4' 0"
 1' PARKING STRIP 2' 0" DRIVE 4' 0"



PARRISH LANE

1250 WEST

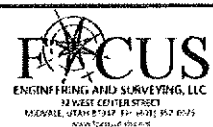
500 NORTH

LOT 10

LOT 11

LOT 12

CONCEPT PLAN CENTERVILLE, DAVIS COUNTY, UTAH



CONCEPT
 PLAN

0

CENTERVILLE

**Staff Backup Report
3/8/2017**

Item No. 6.

Short Title: City Council's Report

Initiated By:

Scheduled Time:

SUBJECT

Acceptance of Chitose Johnson's Zoning Map Amendment into R-L

RECOMMENDATION

BACKGROUND