

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, MARCH 27, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

- 7:00** **A. Welcome and Roll Call**
 B. Opening Comment / Legislative Prayer
 C. Minutes Review and Acceptance – March 13, 2013
 D. Commission Business

- 7:05** **1. PUBLIC HEARING | ISLAND PARCEL (IGGY'S) | 782 WEST PARRISH LANE**
 Consideration of a small subdivision waiver/lot split for the Island Parcel (Iggy's Sports Grill), which would create a building lot for a proposed future business, Wasatch Running Center, located at 782 West Parrish Lane, in the C-VH Zone. Mackey Investments Centerville LC, Applicant

- 7:25** **2. MTC BUILDING #2 & PARKING STRUCTURE | 550 NORTH MARKET PLACE DRIVE**
 Consideration of a final site plan for a second office building and parking structure next to the Management and Training Corporation (MTC); to be located on Lot 202 of the Centerville Corporate Park Amended Subdivision, 550 North Market Place Drive, in the C-VH Zone. Dayton West, LLC, Applicant

- 7:45** **3. TRAINING FOR COMMISSIONERS**
 Review Zoning Map Amendments (Rezones), by City Attorney, Lisa Romney

- 8:00** **4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • PC Meeting April 10, 2013: Nothing scheduled at this time

- 8:05** **E. Adjournment**

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, March 13, 2013

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Tamilyn Fillmore
Kent Holbrook
Brian Holman
Scott Kjar
Kevin Merrill, Chair
Debra Randall

MEMBERS ABSENT

Steven Markham

STAFF PRESENT

Corvin Snyder, Community Development Director
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Chair Merrill

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held February 27, 2013 were reviewed and amended. Commissioner Randall made a **motion** to approve the minutes as amended. The motion was seconded by Chair Merrill and passed by unanimous vote (6-0).

TRAINING FOR COMMISSIONERS – Review the purpose of the General Plan

Lisa Romney, City Attorney, trained the Commission on the purpose of a General Plan. She reviewed the general concepts and the effect of a General Plan. What is a General Plan and why is it used? She provided the State law definition of a General Plan explaining a General Plan includes policy statements that guide development. She explained the elements of a General Plan, the differences between a General Plan and zoning ordinances, and the Planning Commission's role with regard to the General Plan. Ms. Romney discussed the difference

1 between a legislative and an administrative decision. The adoption of a General Plan is a
2 legislative decision. The Commission's recommendations regarding the General Plan should
3 promote public good and general welfare. Ms. Romney responded to questions from the
4 Commission providing explanation and details as needed.

5
6 **DISCUSSION – Work Program and Goals**

7
8 Cory Snyder, Community Development Director, reviewed a list of the current planning
9 goals. The Commission reviewed the list and each weighed in on their priorities. The
10 Commission's top priorities were as follows:

- 11
12 1. General Plan Update – West Side Neighborhood, revise due to developing Legacy
13 Crossing with regard to residential.
14 2. Zoning Ordinance – Old Town Site & Historic Preservation
15 3. Infill – Accessory Dwelling Units
16 4. Misc. Project – Redevelopment of Pages Lane Area
17

18 Commissioner Holbrook made a **motion** to recommend to the City Council their top
19 planning priorities as listed. The motion was seconded by Commissioner Kjar and passed by
20 unanimous vote (6-0).
21

22 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 23
24 1. The next Planning Commission meeting will be held on March 27, 2013.
25 2. Upcoming Agenda Items
26 • Lot Split, Island Parcel
27 • Final Site Plan, MTC 2nd Building
28
29

30 The meeting was adjourned at 8:30 p.m.
31
32

33
34 _____
Kevin Merrill, Chair

35 _____
Date Approved

36
37 _____
38 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

**PROPERTY OWNER/
APPLICANT:** **MACKEY INVESTMENTS LC
1377 TOMAHAWK DRIVE
SALT LAKE CITY, UT 84103**

EMAIL/PHONE: **russ@mackeyinvestment.com 801-450-4151**

PROPERTY: **782 WEST PARRISH LANE (AKA: ISLAND PARCEL)
PARCEL #02-024-0064**

ACREAGE: **1.5 ACRES**

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

APPLICATION: **SMALL SUBDIVISION WAIVER**

BACKGROUND

The applicant desires to subdivide the property into two (2) Lots. One lot will be for the existing Iggy's Restaurant and the other lot for the proposed Wasatch Running Center (previously received concept plan acceptance on 2/13/2013). It is proposed that the subdivision will share the use of the two existing access drives.

SMALL SUBDIVISION PROCESS

General Plan

The Centerville General Plan indicates the proposed subdivision is located within Neighborhood 2, Southwest Centerville known as the Parrish Lane Commercial Area [12-480-3]. The goal for this area encourages commercial development. It requests that all commercial improvements be attractive in landscaping and design with special consideration for signage, curb cuts and proper traffic flow. The goal also went on to state that Parrish Lane should be considered a gateway to Centerville. Staff believes that allowing the division of the land to facilitate the complete development of the "island parcel" is consistent with the desires stated in the neighborhood plan.

Small Subdivision Waiver 15-2-106

A small subdivision is defined as a subdivision of not more than two (2) lots [15-1-104(45)]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

Criteria

- (a) The small subdivision does not require dedication of land for a street or other public purpose;

➤ **Staff Response:** Since the island parcel is surrounded on all sides with existing public streets, there is no need for additional dedication of public right-of way. However, the division will still need to provide the proper public utility easements for each lot (*easements are not considered a dedication and may be required, see 15-2-107.3*). These easements consist of a 10-foot easement along the frontage of existing roads and a 7-foot easement on the two sides of each lot. The easements must be accepted by the City, prior to the recordation of the subdivision.

- (b) The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan;

➤ **Staff Response:** According to the Master Street Plan, Section 12-450-1, it does not appear that the sections of Frontage Road or Market Place Drive need widening in the future. Additionally, the Master Street Plan does not indicate any new roads being proposed to run through any portion of the future lots.

- (c) The lots are not part of a small subdivision approved less than three years earlier.

➤ **Staff Response:** The property configuration has been in its present form for a considerable amount of time (*previously part of a redevelopment area*). Thus, it is eligible for a small subdivision approval.

Zoning Ordinance Requirements 15-2-107(2)

Each lot must meet the zoning requirements for the Commercial-Very High Zone concerning frontage, width, and set backs. As stated previously, one lot will be for the existing Iggy's Restaurant and the other lot for the proposed Wasatch Running Center (previously received concept plan acceptance on 2/13/2013). It is proposed that the subdivision will share the use of the two existing access drives. According to Table 12-34-1 of the Zoning Ordinance, the Commercial-Very High Zone does not have any requirements in regards to minimum or maximum lot size. In addition, buildable area or density is also not applicable. It does however have a required street frontage of 80 feet, and the proposal complies with this standard.

Improvements and Utility Easements 15-2-107(3)

Generally, all needed utilities and services are available near or on-site and involve some minor lateral extensions for the new proposed lot. The applicant will still need to ensure that all the proper utility provider sheets have been submitted back to the City. This must be completed prior to the recordation of the subdivision to ensure that needed services are properly paid for and installed. As stated previously, it will still be required that the applicant provide the required easements on each property prior to the recordation of the subdivision. The applicant must also pay the associated impact fees and post the required bond for sewer,

culinary water and irrigation lateral extensions and for installation of the remaining public improvements (e.g. sidewalk).

General Requirements for all Subdivisions 15-5

It appears that both lots meet all the applicable requirements for a subdivision layout and the majority of lot requirements. One issue that may be questioned is that of "double frontage lots." Generally, the Ordinance prohibits the use of "double frontage" lots. However, such lot types are permitted on select roads (*see 15-5-102*). Accordingly, Parrish Lane (west of Main Street) is listed in this section. Technically, the island parcel is fronting on three (3) streets (*Parrish Lane, Frontage Road, and Market Place*), which situation is not specifically addressed by City Ordinance. However, since the division will now create two lots, with the new lot only fronting two streets (*Frontage Road & Market Place*) and now would function as a corner lot, staff believes the proposed division is consistent with the subdivision ordinance.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for the 782 West Parrish Lane (aka: Island Parcel); "I hereby make a motion for the Planning Commission to approve the small subdivision waiver for 782 West Parrish Lane (*Parcel #02-024-0064*), with the following conditions:

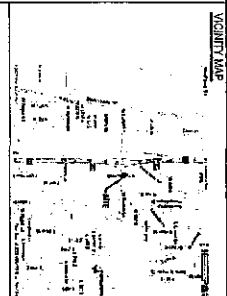
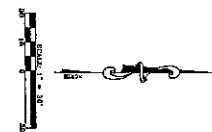
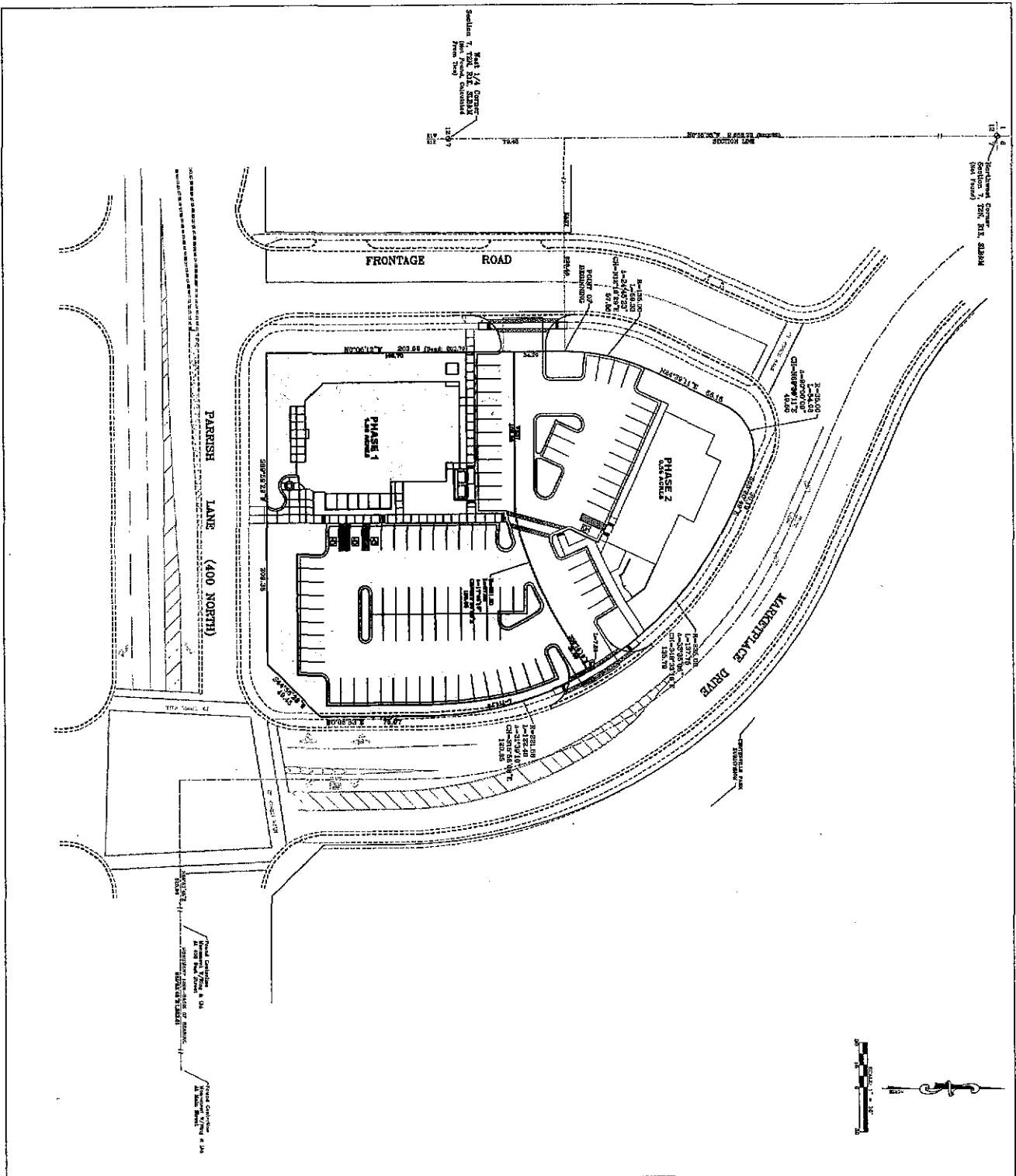
1. This small subdivision waiver shall be for the dividing of Parcel 02-024-0064.
2. This small subdivision waiver approval does not represent any site plan approval for future development for the new lot (*i.e. Wasatch Running Center*).
3. The applicant shall provide the proper public utility easements on each lot consisting of one 10-foot easement along the Frontage Road and two other 7-foot side or rear yard easements on each property.
4. The required cross-access agreements for parking and circulation to be deemed acceptable by the City Attorney and the City Engineer prior to the recordation of the subdivision.
5. All required utility provider sheets shall be received by the City prior to the recordation of the subdivision.
6. The applicant shall pay all applicable impact fees and post the related bonds for sewer, culinary water, and irrigation lateral extensions prior to recordation of the subdivision, as approved by the City Engineer in accordance with City Ordinances.
7. The applicant shall provide the correct address for the new lot, as approved by the Zoning Administrator in accordance with City Ordinances.
8. The following items, as recommended by the City Attorney, shall be effective or addressed as part of this small subdivision waiver approval:
 - a. This review and approval does not represent any site plan approval for future development on either lot. Any future site plans submitted shall meet all applicable City Ordinances and applicable governing documents for the property.
 - b. Applicant shall show all easements of record on the plat or submit a vacation of easement prior to recording the plat and subject to review by the City Engineer. Any additional easements, such as cross-access or parking easements shall be provided to City Engineer and City Attorney for review and acceptance prior to recording the lot split plat.

- c. Any delinquent taxes shall be paid prior to recording the lot split plat. Evidence of payment shall be provided by the applicant to the City.
- d. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire island parcel for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
- e. Prior to recording the small subdivision waiver plat, all easements on the plat shall be submitted to and accepted by the City Council.
- f. Prior to recording the small subdivision waiver plat, the Third Amendment to the ADL Agreement shall be executed by the parties and recorded against the property.
- g. Prior to transfer of any lot within the subdivision, the new owner and user must sign an Assignment and Assumption Agreement agreeing to be bound by the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended; including the RDA's reservation of right to approve successor users and/or tenants. Applicant shall condition the sale of any lot in the subdivision upon new owner entering into the Assignment and Assumption Agreement as part of closing documents and escrow instructions.
- h. The following plat notes shall be set forth on the final plat for the small subdivision waiver:
 - 1. Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
 - 2. All owners shall be required to provide utility easements for all as-built utilities after the utilities are installed if they do not lie within the boundaries of an existing PUE.
 - 3. All owners, users, lots and development within the subdivision shall be subject to all agreements, easements, and restrictions governing the property, including, but not limited to, the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the applicant has submitted an application for a Small Subdivision Waiver [15-2-107].
- b. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. The Planning Commission finds that the subdivision for two commercial lots is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 2, Southwest Centerville [12-480-3].
- d. The Planning Commission finds that the property is currently zoned Commercial-Very High (C-VH) and that the subdivision, with the conditions imposed, meets the applicable development standards found in Chapter 12-34 of the Zoning Ordinance in regard to layout and proper street frontage.

- e. The Planning Commission finds, with the conditions imposed, that the general requirements for all subdivisions have been addressed and fulfilled [15-5].”



OWNER/CLIENT CENTVILLE GATEWAY AT PARRISH LANE 14441 South 980 West Bluffdale, UT 84065 801-495-2844 801-495-2847	
DESIGNER LPI 14441 South 980 West Bluffdale, UT 84065 801-495-2844 801-495-2847	
PROJECT NAME CENTVILLE GATEWAY AT PARRISH LANE	
PROJECT NO. 200-00-005	
DATE 05/25/2010	
BY [Signature]	
CHECKED BY [Signature]	

CENTERVILLE GATEWAY AT PARRISH LANE CENTERVILLE, UTAH PHASE 2 EXHIBIT	
REVISION	
DATE	
BY	

REVISION	
DATE	
BY	



CENTERVILLE CITY ATTORNEY'S OFFICE

250 North Main Street
Centerville, Utah 84014
801.335.8842

Suggested Conditions of Approval for Island Parcel Lot Split

March 20, 2013

- x. This review and approval does not represent any site plan approval for future development on either lot. Any future site plans submitted shall meet all applicable City Ordinances and applicable governing documents for the property.
- x. Applicant shall show all easements of record on the plat or submit a vacation of easement prior to recording the plat and subject to review by the City Engineer. Any additional easements, such as cross-access or parking easements shall be provided to City Engineer and City Attorney for review and acceptance prior to recording the lot split plat.
- x. Any delinquent taxes shall be paid prior to recording the lot split plat. Evidence of payment shall be provided by the applicant to the City.
- x. Prior to recording the lot split plat, applicant shall submit an updated title report for the entire Island Parcel for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
- x. Prior to recording the lot split plat, all easements on the plat shall be submitted to and accepted by the City Council.
- x. Prior to recording the lot split plat, the Third Amendment to the ADL Agreement shall be executed by the parties and recorded against the property.
- x. Prior to transfer of any lot within the subdivision, the new owner and user must sign an Assignment and Assumption Agreement agreeing to be bound by the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended; including the RDA's reservation of right to approve successor users and/or tenants. Applicant shall condition the sale of any lot in the subdivision upon new owner entering into the Assignment and Assumption Agreement as part of closing documents and escrow instructions.

- x. The following plat notes shall be set forth on the final plat for the lot split:
- a. Approval of the lot split subdivision plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
 - b. All owners shall be required to provide utility easements for all as-built utilities after the utilities are installed if they do not lie within the boundaries of an existing PUE.
 - c. All owners, users, lots and development within the subdivision shall be subject to all agreements, easements, and restrictions governing the property, including, but not limited to, the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended.

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER/ APPLICANT:	DAYTON WEST, LLC 500 NORTH MARKET PLACE DRIVE CENTERVILLE CITY, UT 84014
EMAIL/PHONE:	<u>david.broadbent@mtctrains.com</u> 801-693-2801
PROPERTY:	550 NORTH MARKET PLACE DRIVE
ACREAGE:	2.92 ACRES
ZONING:	COMMERCIAL – VERY HIGH (C-VH)
APPLICATION:	FINAL SITE PLAN ACCEPTANCE - MTC 2ND OFFICE BUILDING

BACKGROUND

On February 27, 2013, the Planning Commission reviewed and accepted the MTC 2nd office building to be located at approximately 550 North Market Place Drive. In addition, on March 19, 2013, the City Council and RDA reviewed the final development plans of the office building and parking structure for compliance with the Governing Documents for the Centerville Corporate Park Subdivision Amended. The applicant has addressed the previous conditions of approval and the Commission's concern from the February meeting, and they are now ready for review of the final site plan approval by the Planning Commission.

PREVIOUS CONDITIONS OF APPROVAL

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
 - **Staff Response:** Submitted on March 6, 2013.
2. A landscaping plan shall be created and stamped by a licensed landscape architect and submitted to staff for review. The plans shall depict the following:
 - a. All applicable requirements found in Chapter 12-51 in relation to landscaping shall be completed
 - b. Location and type of all vegetation
 - c. Total number of trees and shrubs
 - d. Total percentage of overall landscaping and parking lot landscaping
 - e. An irrigation plan shall be created
3. All landscaping for the second MTC Building shall be cohesive to the design and landscaping of the existing MTC building.

- **Staff Response:** A landscaping plan has been submitted and indicates that it has been created and stamped by a landscape architect. The vegetation appears to be in harmony with the landscaping already existing on site. In addition, the plans meet all applicable requirements concerning an irrigation plan, the location, type and number of all vegetation to be planted and the total percentage of landscaping. With a total of 45 new trees, 713 shrubs, 17% overall landscaping and 11% landscaping within the parking lot, all landscaping requirements have been satisfied.
4. Public amenities *should* be addressed which may include benches or raised landscaping beds that would act as a permanent bench.
- **Staff Response:** Additional tables, chairs and a trellis feature will be provided in the common area between the existing and proposed buildings.
5. All areas around pedestrian crossings and pathways *should* have increased landscaping designs.
- **Staff Response:** Plantings can be found alongside the majority of pedestrian pathways.
6. Pedestrian circulation *should* be re-evaluated to ensure proper connection from all buildings within the Centerville Corporate Park. Special consideration should be evaluated as to the most likely path pedestrian will take and to draw the flow of traffic to other adjacent restaurants and businesses.
- **Staff Response:** The applicant will provide a crosswalk from the southwest corner of the Performing Arts Center to the northeast corner of the existing MTC building. Staff believes the applicant has re-evaluated the pedestrian circulation and made the necessary improvements to draw the flow of pedestrian traffic to adjacent businesses.
7. The dumpster shall be properly screened from view following the criteria found in Section 12-51-110(a) of the Zoning Ordinance.
- **Staff Response:** The dumpster will be screened from view with a solid dumpster enclosure. The walls will be CMU with a Farmington Fieldstone finish. The gate will be solid and match in color to the surrounding buildings.
8. The following engineering concerns shall be addressed and shown on the final site plan:
- a. Detail regarding the waterline location and the dumpster construction detail shall be submitted and reviewed by the City Engineer to ensure no conflict shall take place
 - b. All easements shall be clearly marked on the site plan
 - c. The location of the sub drain shall be located and depicted
 - d. Detention calculations shall be submitted
 - e. A bond must be established for all on-site improvements by the City Engineer and posted by the applicant prior to receiving a building permit
- **Staff Response:** The above issues have been reviewed by the City Engineer and they were found to be adequately covered. A bond will still need to be posted

prior to receiving a building permit. The applicant will also need to attend a preconstruction meeting with the City Engineer to ensure all engineering issues are being addressed during the construction process.

9. All utility provider sheets shall be submitted as part of the final site plan process.
 - **Staff Response:** All utility companies have submitted information stating they are able to provide service. The Fire Marshal and City Engineer have requested that an additional fire hydrant be located in the northwest parking island in order to have full fire coverage for the new building. In addition, it was requested that a standpipe be required in the parking structure for fire protection.
10. All proposed signage shall follow applicable standards found in Chapter 12-54 of the Zoning Ordinance.
 - **Staff Response:** This condition still remains in effect.
11. A lighting plan shall be submitted as part of the final site plan application and shall include:
 - a. Parking lot lighting which matches other designs found within the Centerville Corporate Park
 - b. Pedestrian bollards *should* be considered, in order to enhance the pedestrian experience
 - c. Applicant shall work with the Public Works Director concerning any required pedestrian lighting along Market Place Drive and their exact location and design
 - d. Lighting for the parking lot structure shall ensure safety within the structure and *should* be designed as to soften the design on the outside
 - **Staff Response:** A lighting plan has been submitted indicating the location and type of lighting that will be used on site. They have also indicated that they will be placing two pedestrian Parrish Lane lights along the street frontage of Market Place Drive, located 90 feet from one another. Actual style and placement will need to be determined by the Public Works Director. Finally, the applicant has placed bollard lighting in areas around the building and in pedestrian areas to enhance the pedestrian experience.
12. A storyboard for all proposed buildings shall be submitted as part of the final site plan and include all material and color detail.
 - **Staff Response:** A storyboard has been submitted showing detail on the materials and colors that will be used on the building. The building will have an earth tone appearance that will blend in well with the surrounding buildings located in the development. The materials consist of a textured tile, aluminum, glass and other metal accents. Staff believes the color choices and material are consistent with the Parrish Lane Guidelines and the proposed storyboard meets the requirements of the Ordinance.
13. The architectural detail for the new MTC Building shall be re-evaluated and address the following:
 - a. The building shall be stepped horizontally and vertically in order to meet the requirements of Section 12-63-040 (a)(1) of the Zoning Ordinance

- b. Architectural upgrades shall be located on the building and may include: column bump-outs, decorative trim elements, additional canopies or other similar architectural detail
 - c. Architectural upgrades shall include 25% of the primary wall, 15% of the secondary wall and 5% all other walls
 - **Staff Response:** The applicant has made several alterations to the architecture of the building, without being required to modify the square footage. They have added vertical and horizontal relief by stepping the first floor out slightly away from the building, popping out the columns and adding accent lighting at the top. In addition, the front of the building has also been pushed out near the entrance with a parapet added at the top to give vertical relief. Finally, they have added decorative elements and architectural upgrades to the outer appearance of the structure. Staff believes the above changes satisfy the Parrish Lane Guidelines and the concerns of the Planning Commission expressed at the February 27, 2013 meeting. The building has improved substantially from the conceptual design to its final drawings. The new design will be an added addition to the Parrish Lane Gateway Area.
14. Architectural detail for the parking garage shall also be depicted and include the following:
- a. Enhanced architectural features such as color, differing cement designs, lighting, landscape trellis or other architectural designs to soften the appearance of the garage
 - b. Roof covering design including proper water and snow run off design
 - **Staff Response:** The full purpose of a parking garage is for vehicle parking and should be designed in this way. The parking structure for the MTC building is found behind or to the side of all buildings and will not necessarily be visible from the street. However, staff felt that some architectural relief was important. The applicant has stated the garage will be painted as to match the surrounding buildings, yet not stand out. In addition, landscaping has been added around the base of the structure and a trellis system to cover the main walls over time with vegetation. They have also provided information concerning the roof covering and it will meet the Centerville wind load of 110 mph and snow loads of 30. This detail will be verified at the time of the building permit review for the parking garage. Staff believes with the new improvements, and all concerns regarding the parking structure have been satisfied.
15. Detail concerning the mitigations for the possible vehicular conflict area at the bottom of the parking garage ramp, shall be indicated on the final site plan.
- **Staff Response:** A three-way stop has been added to this area, with proper ground and pole signage. The City Engineer has reviewed the traffic circulation and did not have any further comment.
16. Applicant shall comply with all Governing Documents of the Centerville Corporate Park Subdivision, as amended and conditions of lot split approval for the subdivision. Staff shall review submitted documents and plans for compliance with Governing Documents with final site plan review.

- **Staff Response:** City Attorney, Lisa Romney, has reviewed the Governing Documents and believes the proposed projects meets the requirements. However, she has also stated that, any and all development on Lot 201 must still comply with and be subject to all Governing Documents for the Centerville Corporate Park Subdivision, as amended, and all conditions of lot split approval for the subdivision. Therefore, she has requested a condition to state this requirement.

17. Applicant shall obtain acceptance of the site plan and development by the RDA and the City Council as required under the Governing Documents for the subdivision prior to final site plan approval.

- **Staff Response:** The RDA/City Council reviewed the plans on March 19, 2013 and is in favor of the design and use for the second MTC office building.

FINAL SITE PLAN REVIEW - SECTION 12-21-110(e)

The final site plan conforms to the original accepted conceptual design, with the exception of added architectural detail and a more detailed landscaping design. The final site plan shows great detail and clearly indicates how the entire property will be developed and how each use and building will function together within the subdivision. Upon review, staff has found that all applicable standards found within the Zoning Ordinance have been satisfied. Again, the applicant will still be responsible in posting any bonding and paying any professional service fees. The applicant will need to submit a building permit application and meet with City staff for a preconstruction meeting. No construction on the building may begin until permits have been issued. The MTC and Chick-Fil-A Restaurant will need to coordinate the construction of the shared parking and shared parking lot island west of the proposed office building.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the final site plan for the 2nd MTC Building, located at approximately 550 North Market Place Drive, with the following conditions:

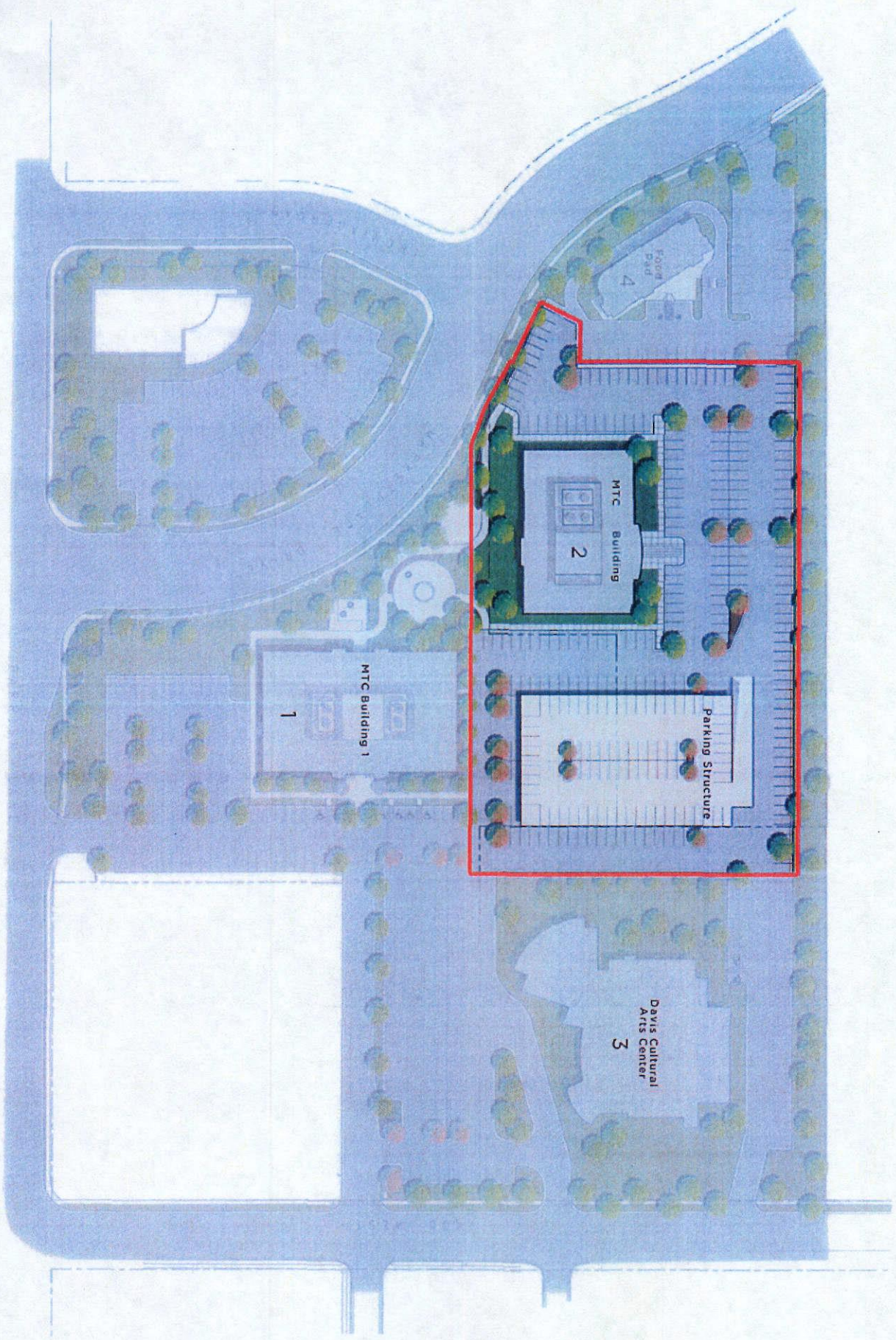
1. All professional service fees shall be paid.
2. A bond shall be posted for all on site improvements and landscaping prior to the issuance of a building permit.
3. The applicant shall attend a preconstruction meeting prior to any work being constructed for public improvement.
4. The applicant shall work closely with the City Engineer to ensure proper drainage, water line protection and connection has been satisfied.
5. The MTC shall coordinate the construction with any shared parking and parking lot landscaping with Chick-Fil-A Restaurant, west of the proposed office building.
6. A new fire hydrant shall be located in the parking island north of the new MTC Building, with the location determined by the Fire Marshal.
7. The parking garage shall include a standpipe for adequate fire protection.
8. The actual design of the pedestrian lighting and hookup location along Market Place Drive shall be determined by the Public Works Director.
9. All signage requires a separate permit and shall follow all applicable standards found in Chapter 12-54 of the Zoning Ordinance.

10. Any and all development on Lot 201 shall comply with and be subject to all Governing Documents for the Centerville Corporate Park Subdivision, as amended, and all conditions of lot split approval for the subdivision.

SUGGESTED REASONS FOR THE ACTION:

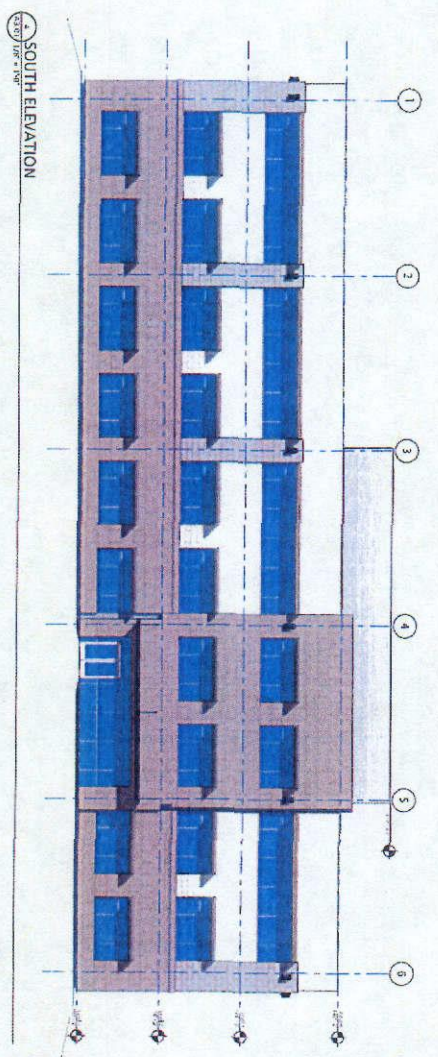
1. The final site plan submittal has adequately shown how the property may be developed and met all applicable submittal requirements [12-21-110(e)(1)].
2. The MTC building is found within the Parrish Lane Gateway and is subject to all requirements found there in [12-63-020(b)].
3. A storyboard was submitted with detailed information on the color and material to be used on the new office building [12-63-040(c)(1)].
4. The MTC is part of the Centerville Corporate Park and is subject to other restrictions, conditions and guidelines [Parrish Lane Gateway Neighborhood Development Plan, August 1 1989, and as amended February 1, 2008, Conditional Use Permit for the Planned Center, May 10, 2000 and as amended 2008, Development Agreement May 24, 2000, Grant of Easements and restrictions, June 23, 2000].
5. The applicant has fully addressed all concerns by the Planning Commission from the February 27, 2013 Meeting.

CENTERVILLE CORPORATE PARK SUBDIVISION AND DAVIS CULTURAL ARTS CENTER

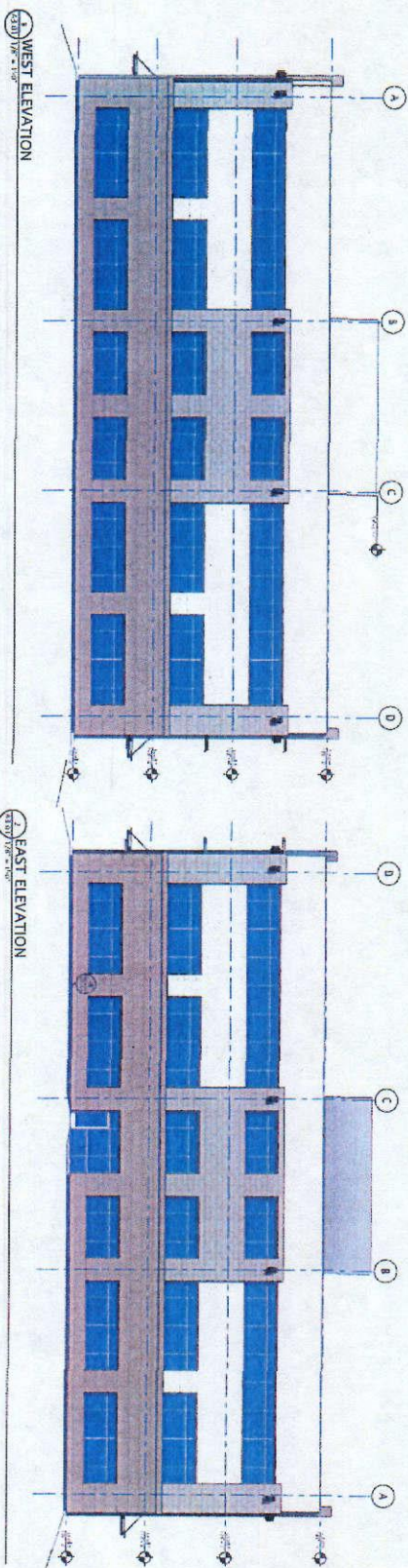




SITE PLAN APPROVAL
MARKETPLACE
BUSINESS PARK:
BUILDING #2 AND
PARKING
STRUCTURE
DAYTON WEST
PLANTING PLAN

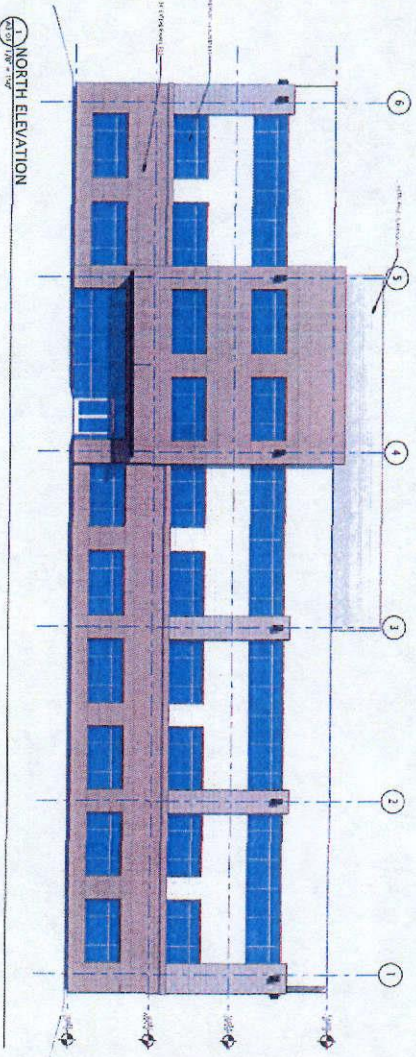


4 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"

6 EAST ELEVATION
1/8" = 1'-0"



7 NORTH ELEVATION
1/8" = 1'-0"



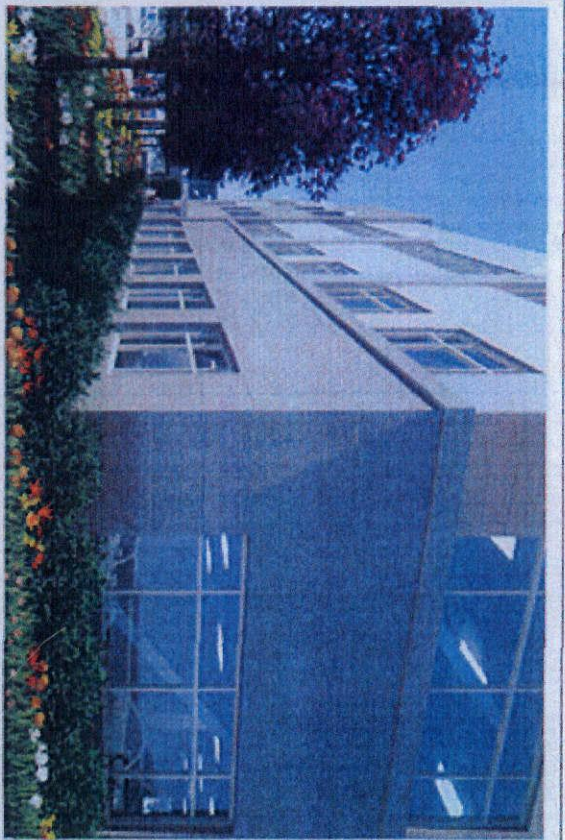
SITE PLAN APPROVAL

MARKETPLACE
BUSINESS PARK
BUILDING #2 AND
PARKING
STRUCTURE

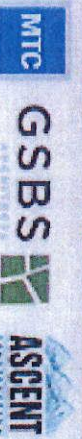
DATON WEST

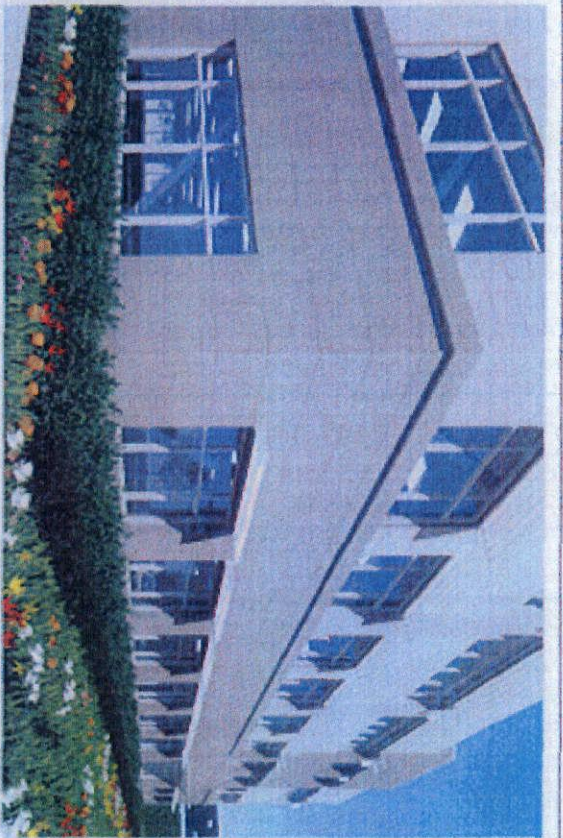
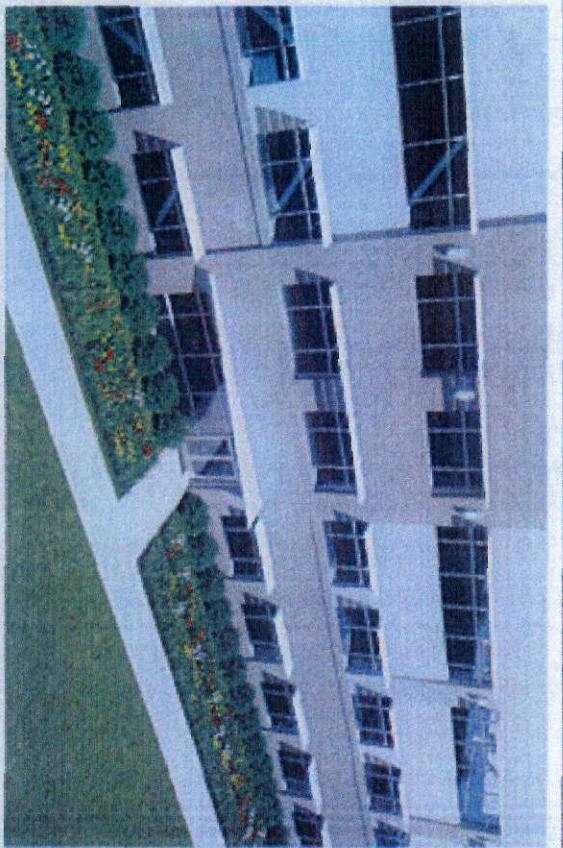
DATE: 10/1/10
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
APPROVED BY: J. L. HARRIS

EXTERIOR ELEVATIONS



Marketplace Business Park - BUILDING 1
Centerville, Utah





Marketplace Business Park

Centerville, Utah





Marketplace Business Park - Covered Parking
Centerville, Utah



