

ORDINANCE NO. 1091

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO DRAPER POINTE OFFICE PARK CSD.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, the City Council of Draper City finds good cause to revise the terms and provisions of Land Use and Development Code regarding the creation of a Draper Pointe Office Park Commercial Special District; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the creation of a Draper Pointe Office Park CSD: 1) The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan in that the text will further the purpose of the existing Destination Commercial zoning district by allowing a unique office park environment for the area. 2) The proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties. 3) The proposed amendment conforms to the general aesthetic and physical development of the area. 4) The subject property is within a larger regionally oriented area of the City. 5) The public services in the area are adequate to support the subject development which may result from the amendment.

Section 2. Revision. Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective 20 days after publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

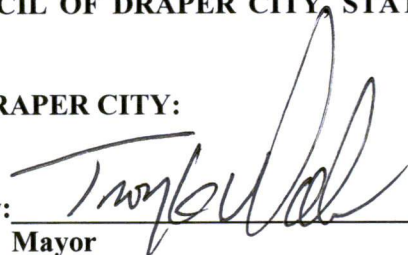
PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
THIS 15th DAY OF April, 2014.

ATTEST:



City Recorder

DRAPER CITY:

By: 

Mayor



EXHIBIT A
DRAPER POINTE OFFICE PARK CSD TEXT AMENDMENT

Section 9-18-080 Draper Pointe Office Park Commercial Special District

A. Purpose: The Draper Pointe Office Park Commercial Special District contains approximately 29.63 acres, located along 200 West and Galena Park Boulevard as shown in Exhibit A. The size of the property allows for a master-planned, mixed-use office park. The Draper City General Plan's goals and objectives are reflected in the overall district elements such as land use, architecture for office and retail uses, signage, site design, and landscape standards. The commercial district of the master plan aims to broaden the commercial tax base of the City while providing amenities to the City residents such as an improved Galena Park Boulevard and pedestrian access to Utah Transit Authority Front Runner Station.

B. Permitted Uses:

- Bank or financial institution with drive-through
- Business service
- Church or Place of Worship
- Club, dining
- Club, social
- Convenience store
- Cultural service
- Day care general
- Department store
- Franchise municipal use
- Gasoline service station
- Government service
- Health and fitness facility
- Higher education facility, private
- Higher education facility, public
- Hotel
- Laundry or dry cleaning, limited
- Laundry services
- Media services
- Medical services
- Municipal use
- Office, general
- Personal care service
- Personal instruction service
- Post office
- Pre-school
- Printing and photocopying, limited
- Recreation and entertainment, indoor
- Restaurant, fast food
- Restaurant, general
- Retail, general
- Wireless telecommunications facilities

C. Development Standards: The development standards of the Draper Pointe Office Park Commercial Special District will guide the design of the buildings, landscaping, parking and signage located within the district boundaries. The master plan provides for office and retail development in designated areas in accordance with the development standards set forth in this chapter.

1. **Commercial District:** The commercial district is located along Galena Park Boulevard and 200 West and may have retail pads along the 200 West frontage. All buildings within the commercial district shall comply with the following development standards:

i. Office buildings:

- (a) The architecture shall be the primary tool to create a strong sense of identity and place throughout the office park. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.
- (b) All building facades shall have the same character each utilizing the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes and depths as shown in Exhibit B.
- (c) Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC, tile or other similar material as approved by Draper City Staff.
- (d) More than one material shall be required on all building facades.
- (e) Buildings shall have a minimum of 40% high efficiency glazing.
- (f) Buildings shall use a minimum of 50% primary material.
- (g) Buildings shall have notable entry features which could include:
 - (1) an arch or canopy over entry doors;
 - (2) colors or materials that highlight the entry; and
 - (3) entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.
- (h) No building shall be taller than six stories not including the mechanical penthouse.
- (i) All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.
- (j) Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
- (k) The minimum front setback from right-of-way shall be ten feet.

ii. Retail buildings:

- (a) Each retail building shall utilize the same palette of materials compatibly configured to allow unique identity reflective of the established image of the intended user. (Exhibit C)
- (b) The minimum front setback from right-of-way shall be ten feet.
- (c) Buildings shall be single story.
- (d) More than one material shall be required on all building facades.

- (e) Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC, tile or other similar material as approved by Draper City Staff.

D. Landscape Standards: Landscape design is a major component of the Draper Pointe Office Park Commercial Special District. The overall project shall be landscaped with sensitivity to its environment. A consistent palette of drought tolerant tree types, plant materials, and groundcovers shall be incorporated throughout in relation to the architecture to create a strong and consistent sense of place and identity. The tree and plant palette shall be submitted in conjunction with specific site plan approval application for each phase. The landscape design shall comply with the following standards:

1. The landscaping shall define and enhance primary public entrances into the campus.
2. Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances as shown in Exhibit D.
3. The landscape shall promote water conservation by the use of water-wise, drip irrigation, and drought tolerant plant types.
4. A landscaping buffer around the office and retail park shall be provided to obscure parking fields from street view.
5. The main corridor that goes east to west through the project shall be lined with trees on both sides. Forty-foot maximum tree spacing shall be required for this corridor.
6. Tree palette shall be a combination of deciduous and non-deciduous trees and shade and ornamental trees.
7. The initial tree size shall have a minimum two inch caliper and be a minimum six feet high.
8. The minimum landscape percentage for the park shall be 20% inclusive of all phases.
9. Landscaping berms measuring three feet in height shall be used around the perimeter of the project to help minimize the visual impact of the parking field.

E. Parking Design: The commercial district shall be configured to reduce the appearance of large parking expanses and be designed in accordance with the following standards:

1. The range of parking for office buildings shall be a minimum of 3.5 stalls and a maximum of six stalls per 1,000 SF.
2. Retail uses shall have the range of parking be a minimum of 3.5 stalls and a maximum of ten stalls per 1,000 SF.
3. Parking stalls shall be 18 feet in length and nine feet in width.
4. Landscape islands shall measure eight feet in width and 18 feet in length and shall be placed at either end of parking rows longer than 15 stalls.

F. Lighting Design:

1. Parking lot lighting in commercial areas shall provide adequate illumination at a minimum 0.5 foot-candles and maximum of four foot-candles.
2. Parking lot lighting shall utilize cutoff type fixtures.
3. Parking lot lighting shall not be taller than 30 feet. (Exhibit E)

4. The "Main Corridor" shall have decorative black streetlights. Spacing shall be no more than 250 feet on center. (Exhibit E)

G. Signage: Signage design and location shall be an important component of the Draper Pointe Office Park Commercial Special District. All signs shall be reviewed and approved by the Draper Pointe Office Park Commercial Special District Architectural Review Committee. Signage shall comply with the following standards:

1. One monument sign shall be allowed per building. Each monument sign shall have a uniform, architecturally compatible design consistent with the Draper Pointe Office Park Commercial Special District design theme with faces not larger than 100 square feet. Locations shall be approved by the City to ensure clearance of sight distance requirements at entries and adequate separation for readability. Monument signs shall not exceed seven feet in height and 14 feet in width. (Exhibit F)

2. In addition to monument signs allowed per building, one monument sign shall be allowed per entrance to the office park. They shall follow the same guidelines as stated in subsection G.1. (Exhibit F)

3. Wall signage may be installed by individual businesses/buildings on freestanding and inline single/multi-tenant buildings. Such signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.

4. For every one linear foot of building length, two square feet of wall signage shall be allowed.

5. Way finding signs shall be allowed in the project. Height shall not exceed eight feet. The area of the sign shall not exceed 100 square feet.

6. Suspended or blade type projecting signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet above the pavement.

7. If flags or banners are placed on light poles, they will need to be seven feet above the pavement.

H. Architectural Review Committee: The construction of any building or other structure within the office park, including the design, architecture, exterior elevations, exterior finished and other architectural attributes will first be approved by the Architectural Review Committee. The Architectural Review Committee shall have the right to establish standardized construction guidelines for the office park which are binding on the owners. No building or structure within the office park will be reconstructed, altered, added to or maintained in such a fashion as to alter, in any material respect, the architectural appearance, character, motif or functional purpose of such item, unless such alteration is first approved in writing by the Architectural Review Committee. The Architectural Review Committee is not responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental restrictions, all of which are the responsibility of the applicable owner. The Architectural Review Committee shall consist of as many persons, but not less than three, as the Declarant, during the Declarant Control Period, or the Owners, following the expiration of the Declarant Control Period, may from time to time appoint. At least one member shall be a professional in the field of architecture.

I. Procedures: Approval of this Commercial Special District text and accompanying exhibits constitutes conceptual site plan approval for the commercial components in accordance with City

ordinances. Except provided otherwise herein, all other permits shall be processed in accordance with the Draper City requirements, ordinances and procedures.

Exhibit A - Draper Pointe Office Park Commercial Special District
Site Plan Plans



200 West

Galena Park Blvd.

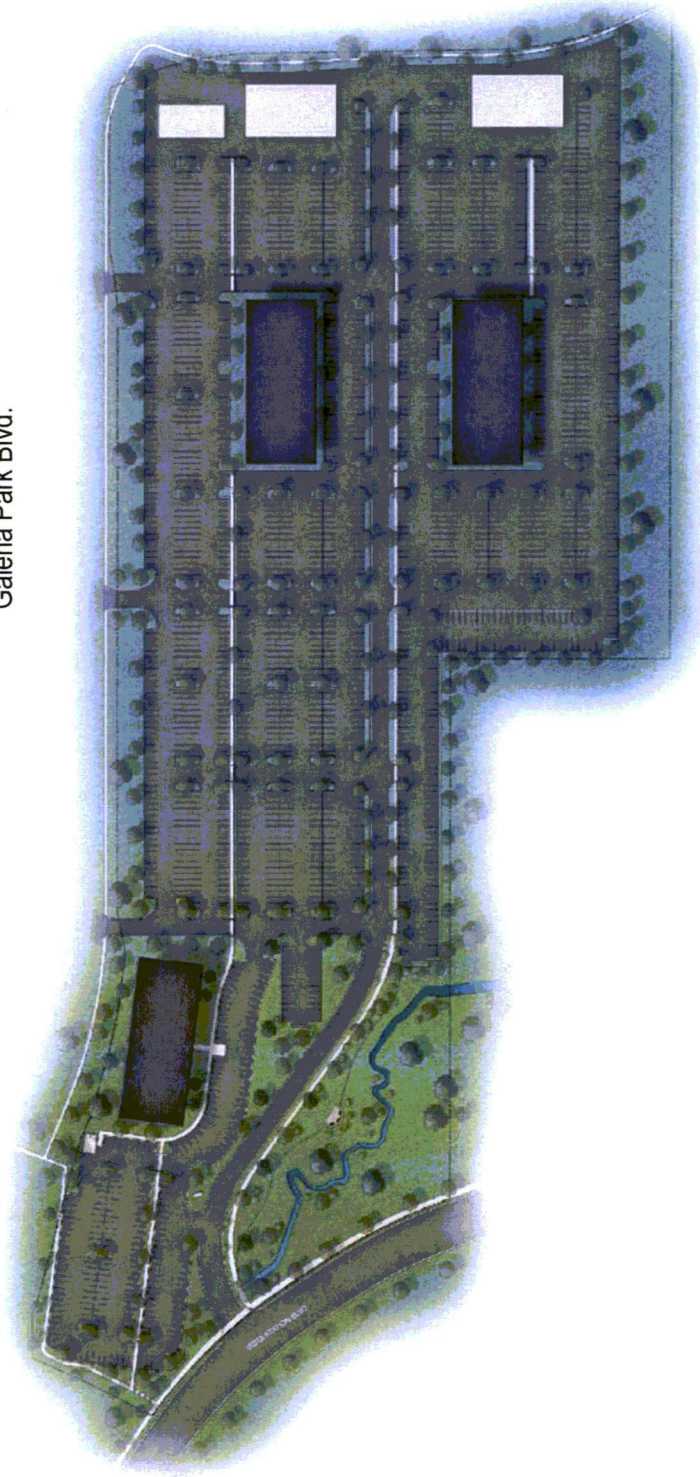


Exhibit B
Sample Office Buildings











Exhibit C

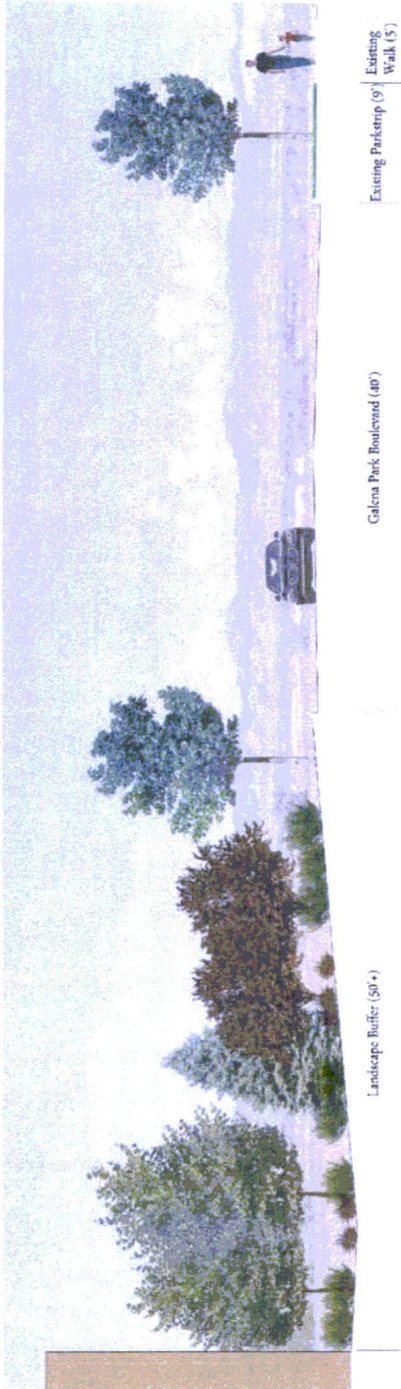
Sample Retail Buildings





Exhibit D
Landscaping

Galena Park



"Main East/West Corridor"



Overall Landscaping



Exhibit E - Site Lighting

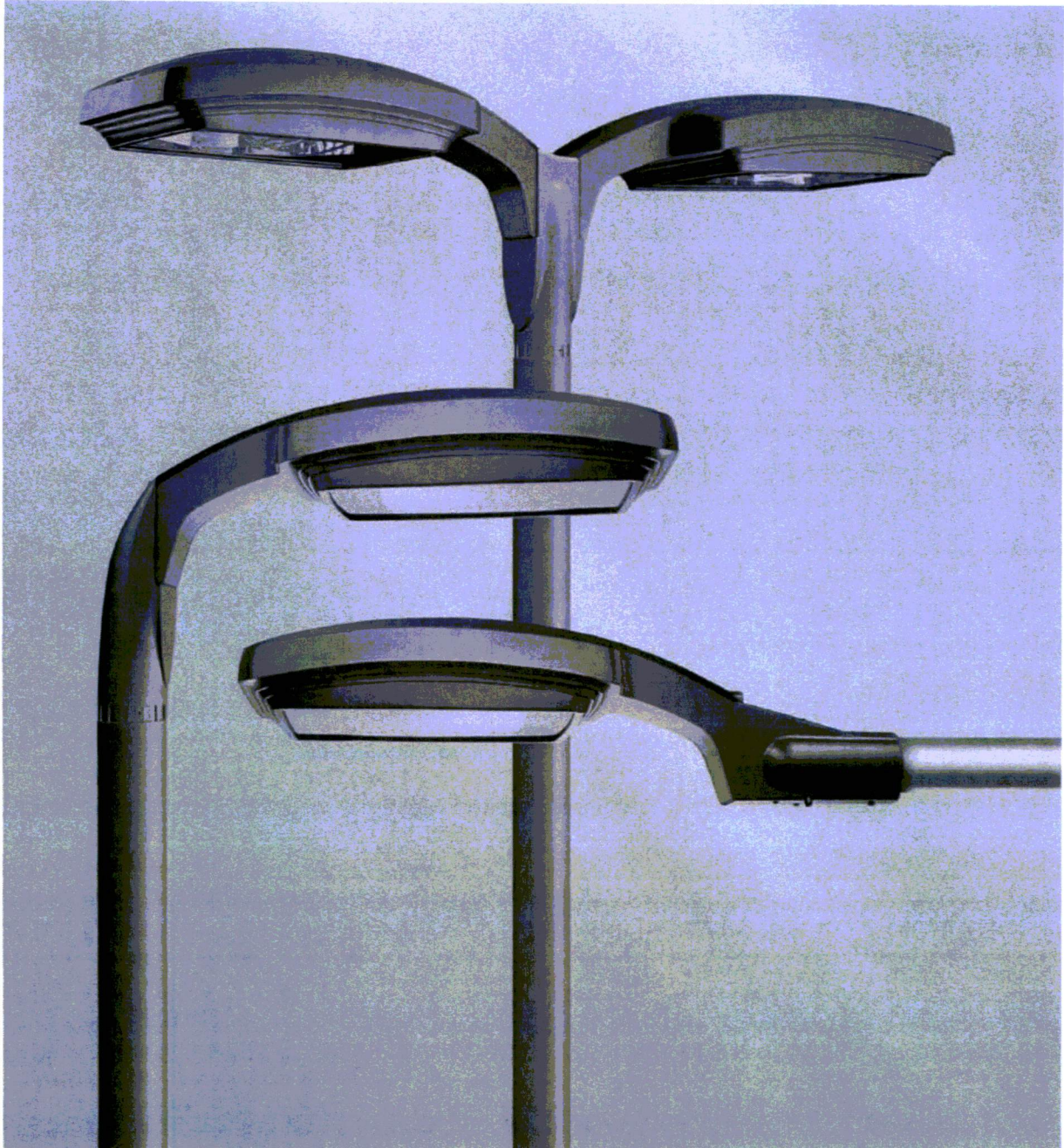
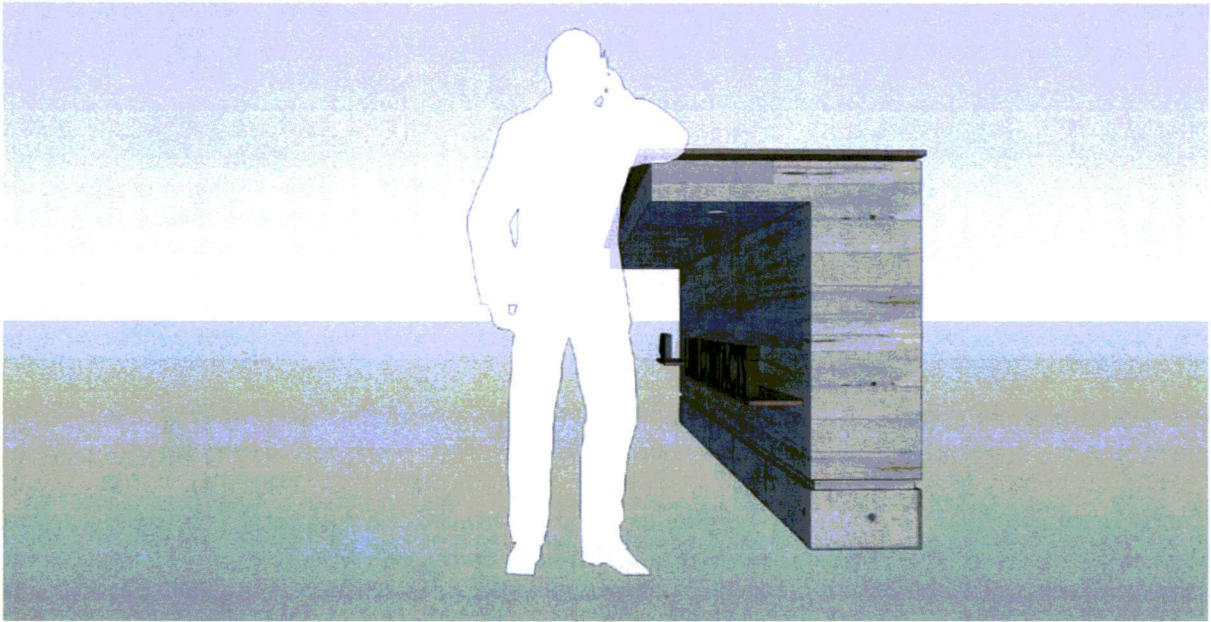


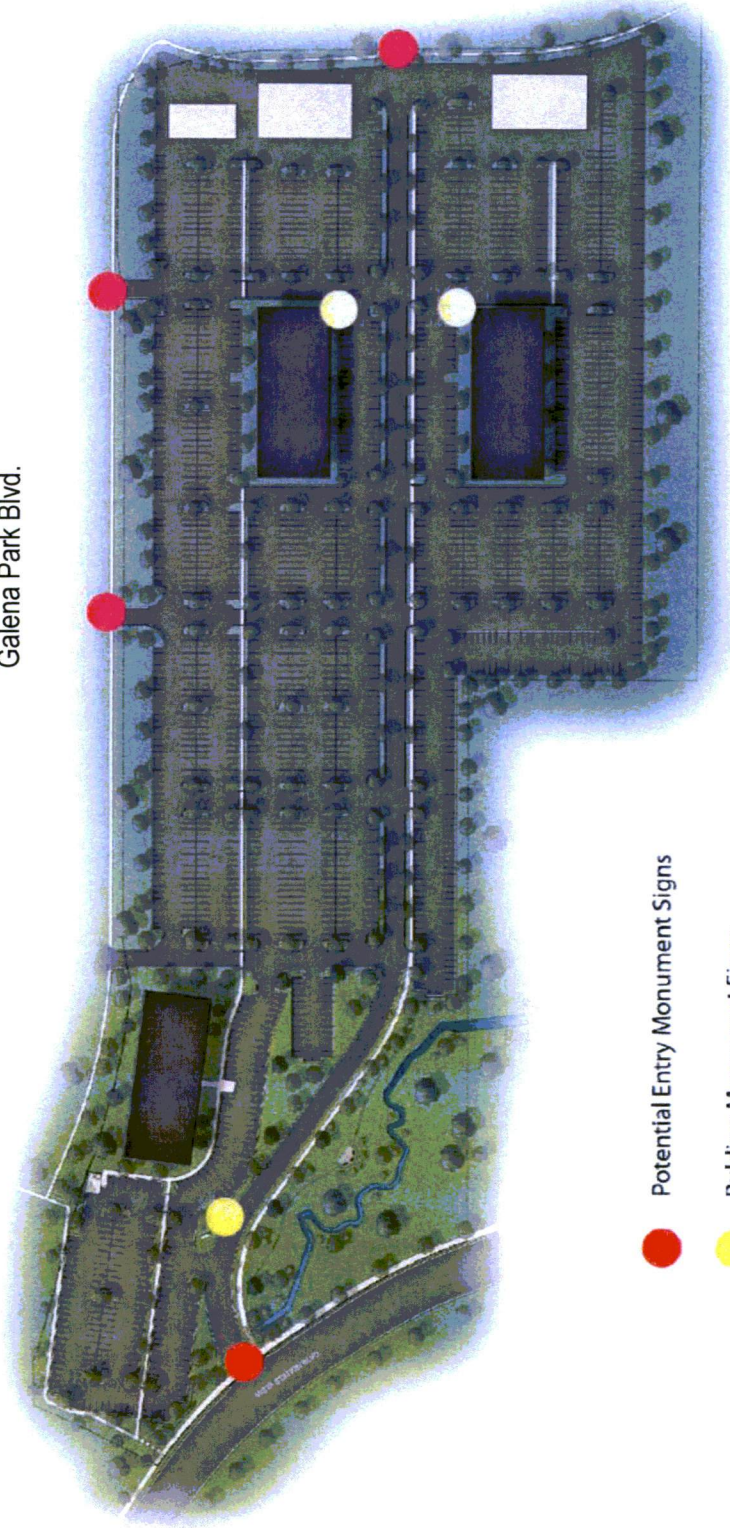
Exhibit F - Signage





200 West

Galena Park Blvd.



Potential Entry Monument Signs

Building Monument Signs