

ORDINANCE NO. 0-2023-0027

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY ENACTING ARTICLE 22-11-65 AND APPENDIX ZZ OF THE OREM CITY CODE AND BY REZONING THE PROPERTY LOCATED GENERALLY AT 1350 EAST 740 NORTH FROM THE R12 TO THE PD52 ZONE (APPROXIMATELY 6 ACRES).

WHEREAS on July 25, 2023, Gardner & Assoc. Inc. filed an application with the City of Orem to request approval to amend Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on December 6, 2023, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on December 12, 2023; and

WHEREAS notices were mailed to 179 property owners within a 1,000 square foot radius of the property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request will be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 and Appendix ZZ of the Orem City code and by rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres) as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 12th day of **December 2023**.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCILMEMBER

AYE NAY ABSTAIN

Mayor David A. Young
Jeff Lambson
Debby Lauret
Tom Macdonald
LaNae Millett
Terry Peterson
David Spencer

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CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

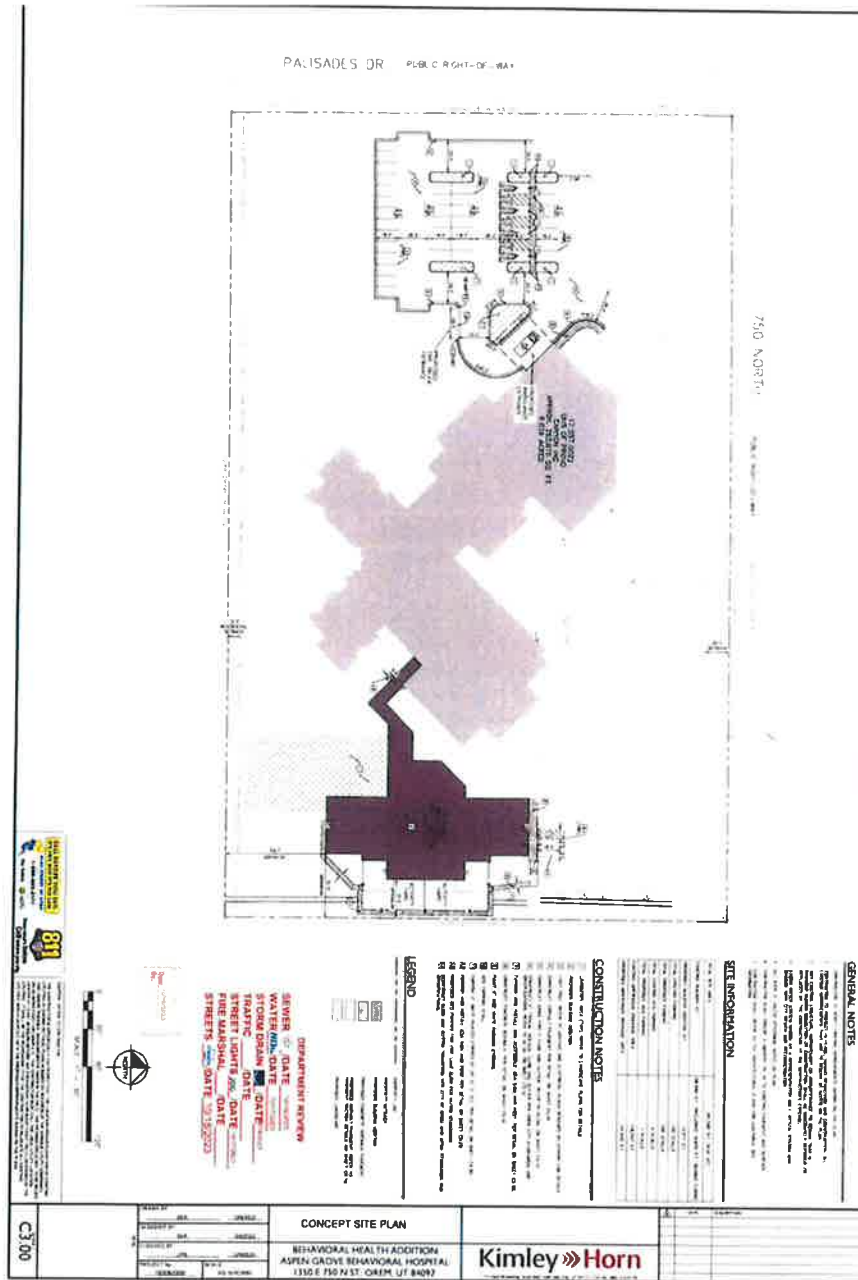
22-11-65. PD-52 Zone (Behavioral Health Hospital) – 1350 East 750 North

- A. **Purpose.** The purpose of the PD-52 zone is to allow an existing behavioral hospital to remain and allow an additional 24-bed expansion to be constructed at approximately 1350 East 750 North, Orem, Utah as shown in Appendix “ZZ”.
- B. **Concept Plan.** Property in the PD-52 zone shall be developed in conformance with the concept plan included as Appendix “ZZ” of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-52 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance.
- C. **Permitted Uses.** Hospital Services (SLU 6511) and Secondary Schools (SLU 6812) are permitted uses in the PD-52 zone. All other uses are prohibited. The total number of beds related to the hospital use shall be limited to a maximum of 154 beds.
- D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
- E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-52 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.
- F. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-52 zone:
 - 1. **Height.** The height of any structure or portion thereof shall not exceed the height of said structure (or portion thereof) shown in Appendix ZZ. The maximum height of any new addition shall not exceed 15 feet from top of floor slab to top of parapet coping. The mechanical unit (air conditioning unit) shall be placed on the roof of the new 24-bed addition at the most northern point as functionally practical and shall not exceed 10 feet in additional height from the top of the roof deck.
 - 2. **Setbacks.** All buildings shall be set back a distance from all streets, exterior property lines and other buildings as shown in Appendix ZZ. In accordance with Appendix ZZ, the setbacks of the 24-bed addition shall be at least 80 feet from the south property line and the new parking lot area to the west of the current structure shall be at least 110 feet from the south property line.
 - 3. **Architectural Style.** Development in the PD-52 zone shall incorporate an aesthetically pleasing architectural and design theme that conforms to the style and quality shown in

Appendix ZZ. The facade *of* the new 24-bed addition shall be of similar masonry materials as the existing building.

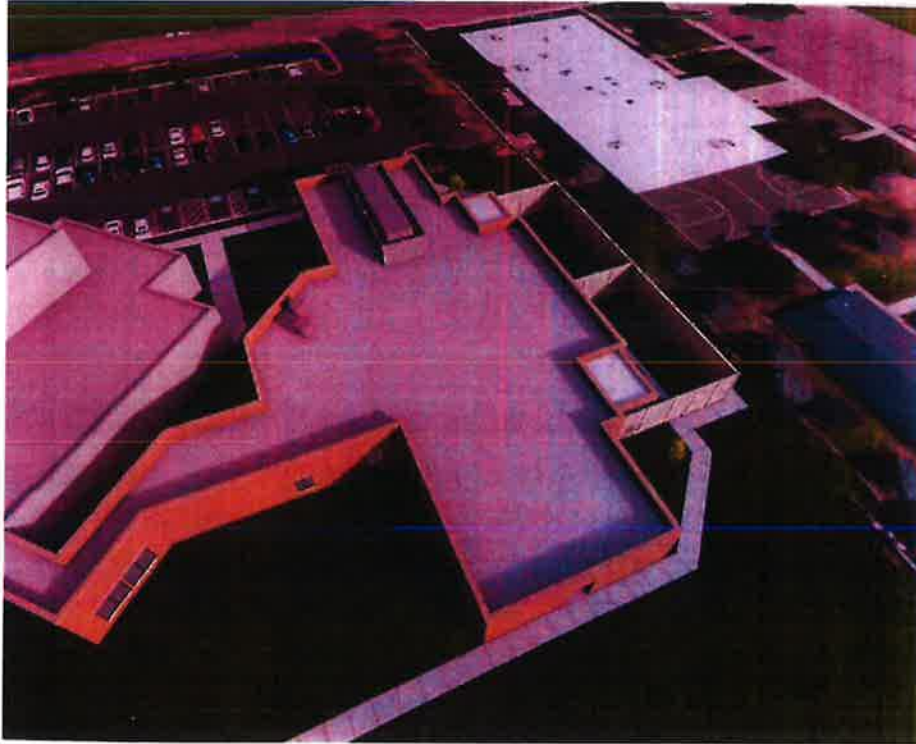
4. **Windows.** There shall be no windows facing to the south at the facade closest to the south property line in the new 24-bed addition except as it pertains to the emergency fire exit door which faces south.
5. **Utilities.** All structures shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas.
6. **Landscaping.** Landscaping shall be provided as generally shown in the concept plan and in accordance with Section 22-14-13. All land not covered by buildings, driveways, sidewalks or parking areas shall be permanently landscaped with trees, shrubs, lawn, or living ground cover.
7. **Lighting Plan.** Any development in the PD-52 zone shall include a lighting plan. There shall be no direct glare onto adjacent properties. All parking lots shall be well lit and in accordance with Appendix “ZZ”. The lighting plan shall be designed to:
 - a. discourage crime;
 - b. enhance the safety of the pedestrians and guests of the PD-52 development; and
 - c. enhance the appearance and design of the project.
8. **Parking.** A minimum of 139 parking stalls shall be provided in the PD-52 zone as shown in Appendix ZZ. The new addition parking requirement is based on the specific parking requirement of one (1) parking space for every two (2) beds. All parking spaces, parking areas and driveways shall be paved with asphalt, concrete and/or concrete pavers and shall be designed to allow for proper drainage.
9. **Minimum Lot Size.** The minimum lot size in the PD-52 zone shall be six (6.00) acres.
10. **Storage Areas and Solid Waste Receptacles.** All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.
11. **Masonry Wall.** A seven foot (7') high masonry wall is required along all property lines that adjoin a residential zone. However, the height of the masonry wall shall be reduced to three feet in clear vision areas.
12. **Storm Water Facilities Plan.** Development in the PD-52 zone shall conform to all current City storm water ordinances, standards, and specifications. Roof drainage shall discharge through landscaped areas where practical.
13. **Signs** All signage in the PD-52 zone shall comply with Chapter 14 of the Orem City Code.
14. **Site Maintenance.** The site shall be maintained free from trash, weeds, garbage, paper and other refuse.

APPENDIX ZZ





24 Bed Addition



24 Bed Addition



24 Bed Addition



Existing Elevation



Existing Elevation

