

ORDINANCE NO. 0-2024-0008

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING ARTICLE 22-11-66 (PD-53 ZONE) AND APPENDIX OO OF THE OREM CITY CODE AND AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1960 NORTH STATE STREET FROM THE C2 ZONE TO THE PD-53 ZONE (APPROXIMATELY 6.8 ACRES).

WHEREAS on September 28, 2024, David Vincent filed an application with the City of Orem to enact Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 6, 2024, 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 April 9, 2024; and

WHEREAS notices were mailed to 377 property owners within a 1,000 square foot radius of the property; and

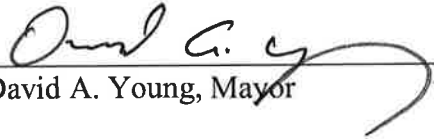
WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

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 enacts Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).
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 9th day of April 2024.


 David A. Young, Mayor

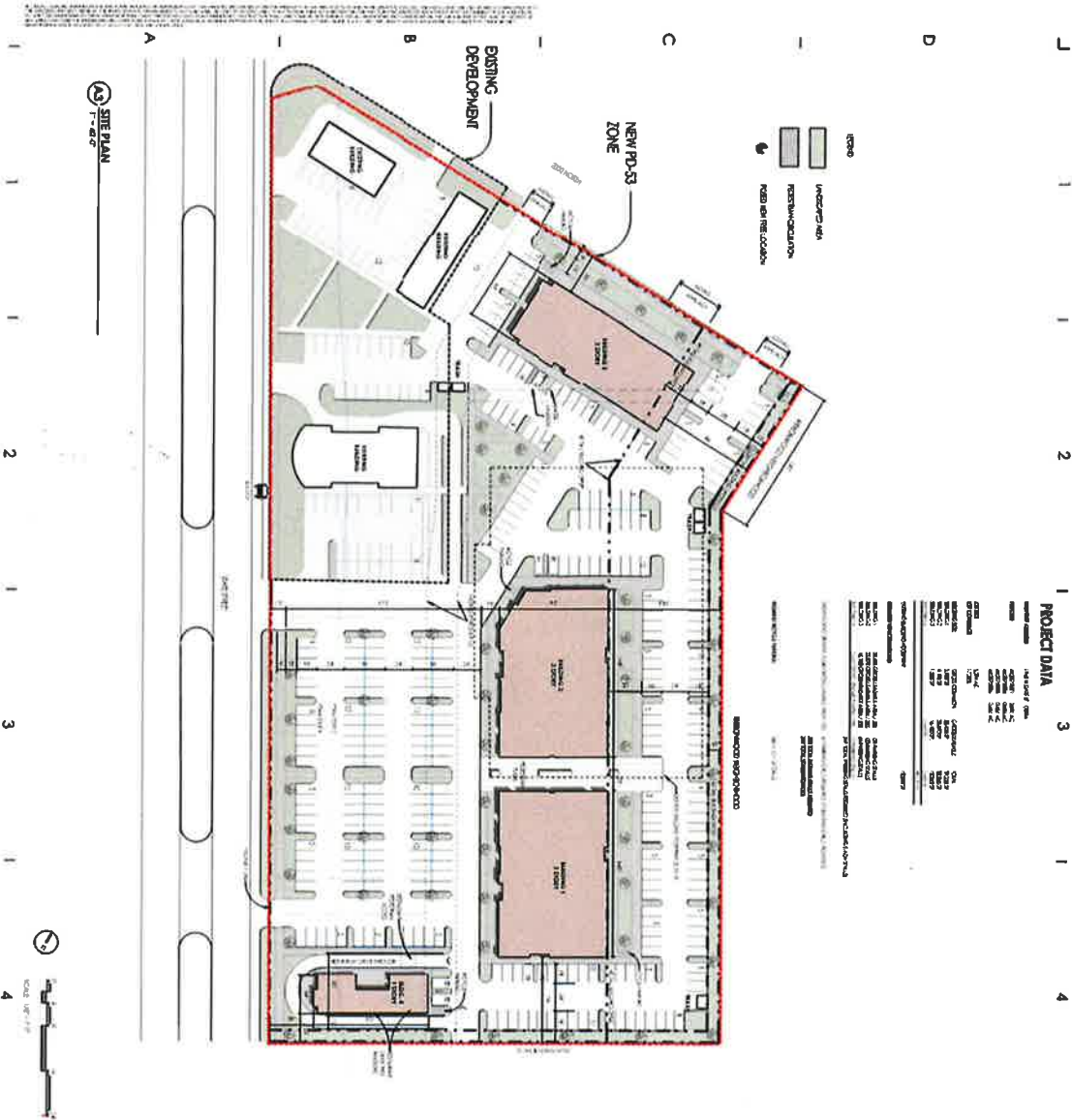
ATTEST:


 Teresa McKittrick, City Recorder



| COUNCILMEMBER | AYE | NAY | ABSTAIN |
|----------------------|-------------------------------------|--------------------------|--------------------------|
| Mayor David A. Young | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jeff Lambson | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jenn Gale | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tom Macdonald | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LaNae Millett | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Chris Killpack | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| David Spencer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

EXHIBIT A



A SITE PLAN

LEGEND

- [Hatched Box] UNDEVELOPED AREA
- [Solid Grey Box] EXISTING DEVELOPMENT
- [Red Dashed Line] BOUNDARY OF THE LOCATION

PROJECT DATA

| | |
|---------------------|-------------------------------|
| PROJECT NAME | 1540 N. STATE |
| OWNER | AMERICAN AIR FORCE |
| DESIGNER | AMERICAN AIR FORCE |
| DATE | 11/14/17 |
| DRAWN BY | J. W. HARRIS |
| CHECKED BY | J. W. HARRIS |
| SCALE | AS SHOWN |
| PROJECT LOCATION | 1540 N. STATE, WASHINGTON, DC |
| PROJECT DESCRIPTION | INDUSTRIAL DEVELOPMENT |

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HANDBOOK.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.

4. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

PROJECT INFORMATION

PROJECT: **1540 N. STATE**
 ADDRESS: **1540 N. STATE, WASHINGTON, DC 20004**
 CLIENT: **AMERICAN AIR FORCE**

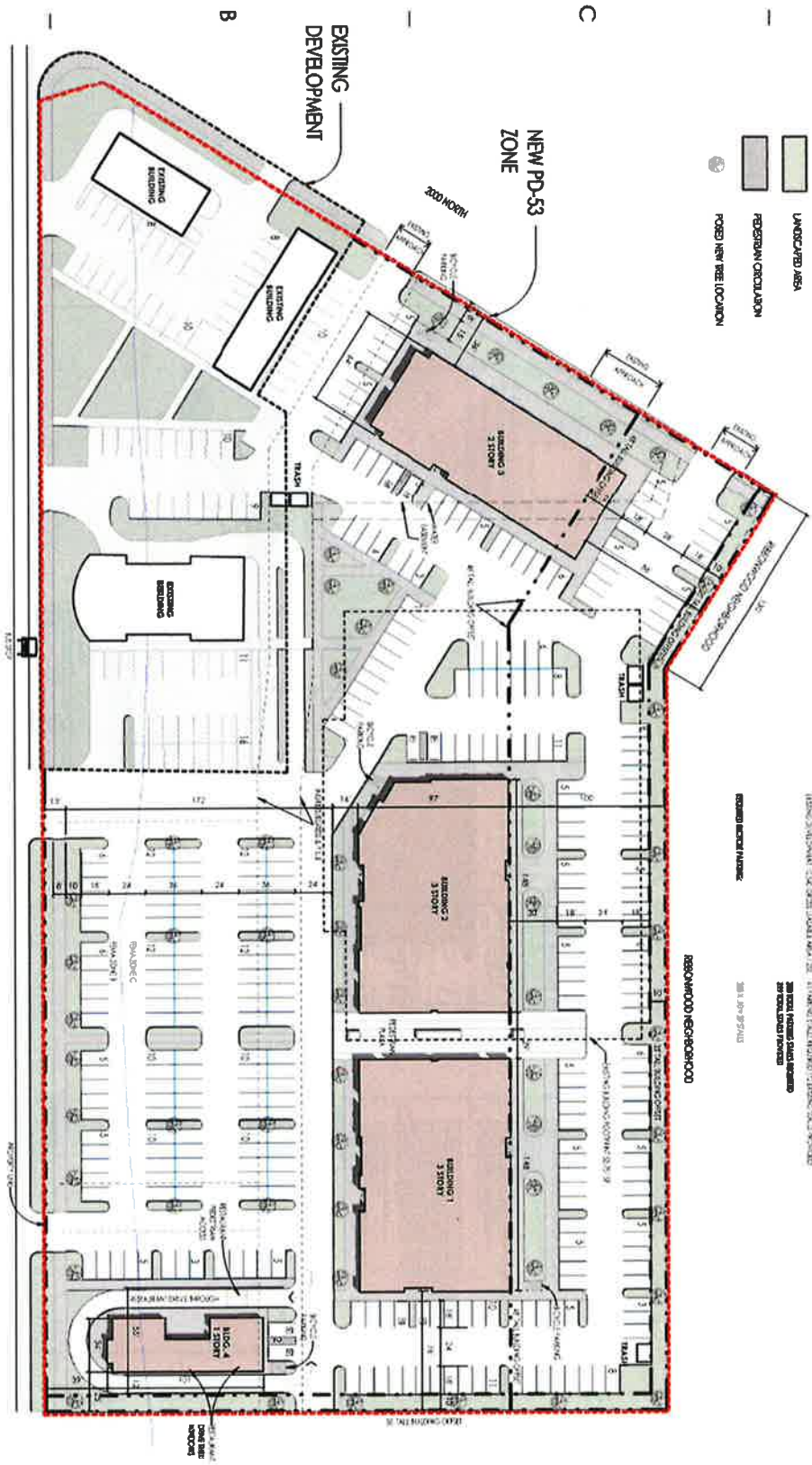
DATE: 11/14/17

SCALE: AS SHOWN

PROJECT NUMBER: AS101

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 1 | 11/14/17 | ISSUED FOR PERMITTING |
| 2 | 11/14/17 | REVISED PER COMMENTS |





oic architects
 200 East 1700 South
 Salt Lake City, UT 84119
 801.466.8888
 www.oicarchitects.com

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

PROGRAM MANAGER / ARCHITECT
 PRODUCED BY
 Kennedys 1940 N. State
 St. Orem, UT 84057

SHEET NAME:
**FLOOR PLANS
 BUILDING - 1**

REVISION:
 ISSUE DATE: DESCRIPTION

DATE DATE 2017
 DATE TIME 5:40
 DRAWN BY SK
 CHECKED BY MCM
 PROJECT 2000
 SHEET NUMBER

A101



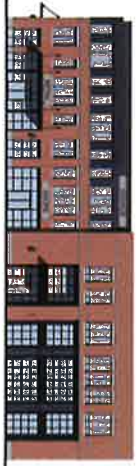
2 BLDG-1 EAST



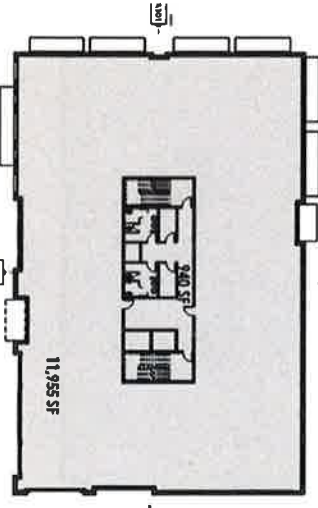
1 BLDG-1 NORTH



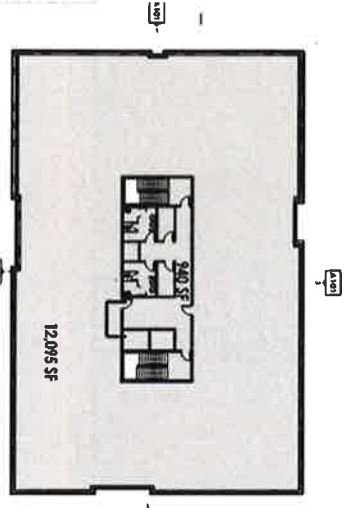
3 BLDG-1 SOUTH



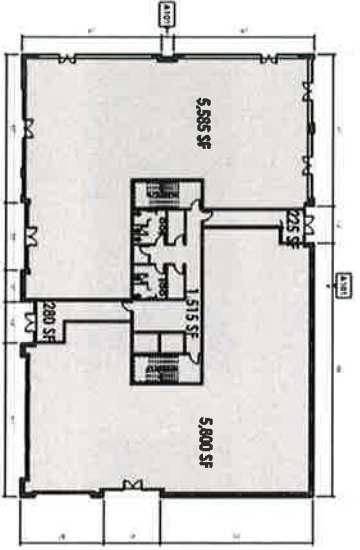
7 BLDG-1 WEST



5 LEVEL 2 BLDG-1



6 LEVEL 3 BLDG-1



4 LEVEL 1 BLDG-1

BUILDING 1
 TOTAL COMMON AREA 3,700 SF
 TOTAL LEVEL AREA 35,435 SF





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 801.466.1000
 dieomnibeam.com

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 CONSTRUCTION**

ARCHITECT / CONSULTANT

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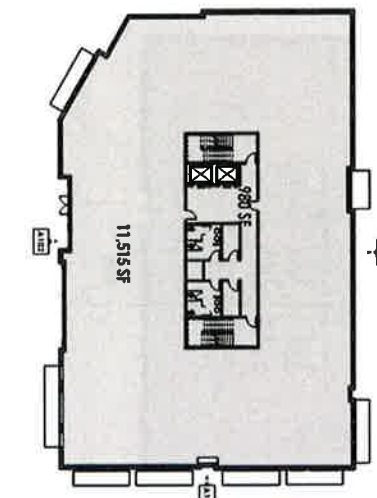
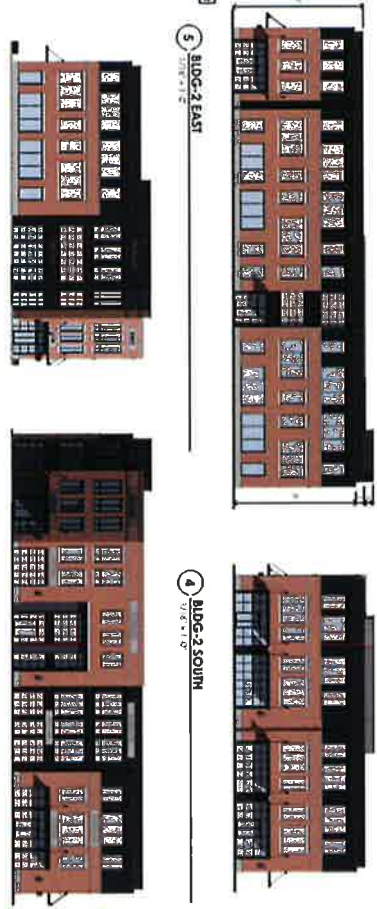
PROJECT DESCRIPTION
 Kneaded 1940 N. St. in
 St. Orren, UT 84057

SHEET NAME
**FLOOR PLANS
 BUILDING - 2**

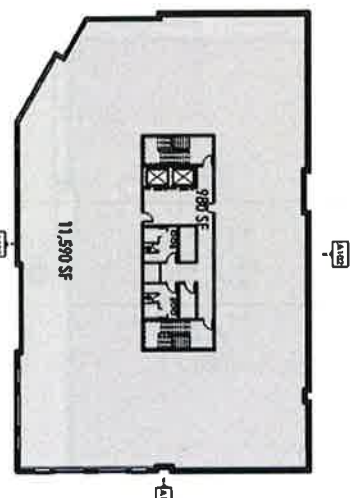
REVISIONS
 MARK DATE DESCRIPTION

DATE DATE 2017
 ISLE 11-16 2017
 SWANN BT DK
 CHICKLA BT E. BREW
 PROJECT 2222
 SHEET NUMBER

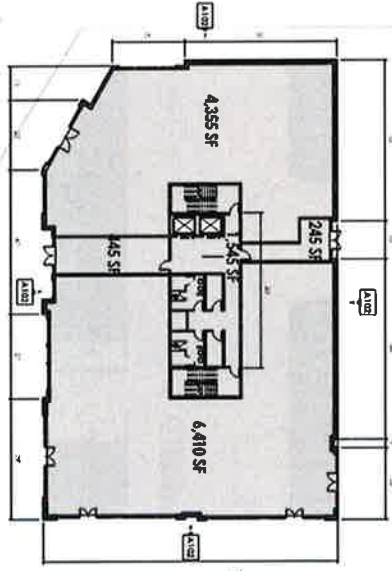
A102



2 LEVEL 2 BLDG-2



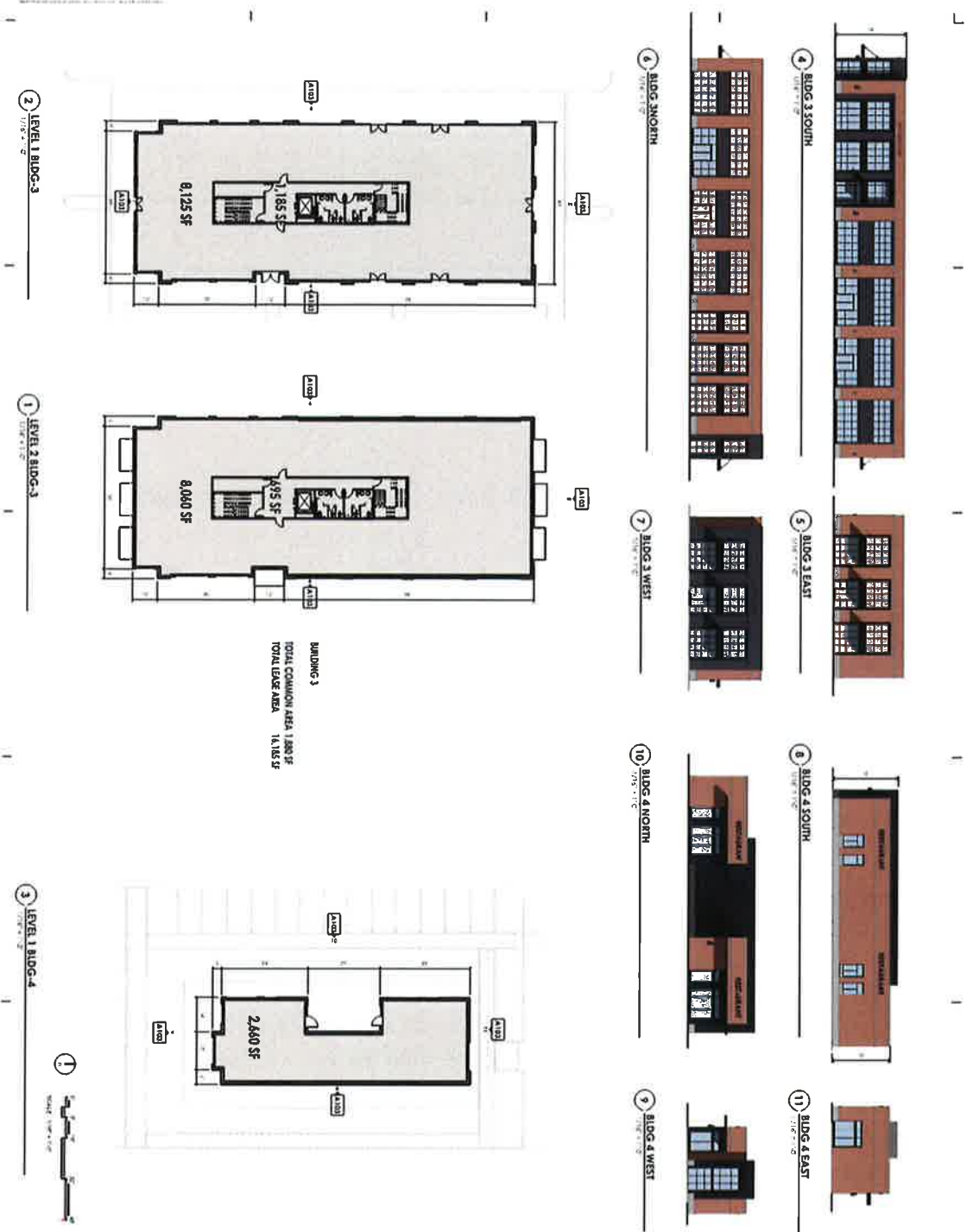
3 LEVEL 3 BLDG-2



1 LEVEL 1 BLDG-2

BUILDING 2
 TOTAL COMMON AREA 4,195 SF
 TOTAL LEASE AREA 33,870 SF





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 223 EAST 100 SOUTH
 SUITE 200
 OREM, UT 84401
 801.225.1000
 WWW.OIEARCHITECTS.COM

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ARCHITECT / CONSULTANT

ARCHITECTURAL JURISDICTION
 PROJECT: SKETCHBOOK
 Kneeland, 1940 N Side
 St. Orem, UT 84057

PROJECT NAME:
**FLOOR PLANS
 BUILDING 3 & 4**

REVISIONS:
 MARK DATE DESCRIPTION

SCALE DATE 2011
 1/8" = 1'-0" 2/11/11
 DRAWN BY: E. BRYAN
 CHECKED BY: E. BRYAN
 PROJECT: SKETCHBOOK
 SHEET NUMBER:
A103

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

- A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.
- B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 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. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.
- C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.
- 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 developments in the PD-53 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.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:

1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at least ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and state Street Connector Streets.

| Zone Development Standards | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| | PD-53 |
| From back of sidewalk adjacent to State Street or State Street Connector Street: | 10' |
| From all other streets: | 20'***** |
| From an adjoining property in a nonresidential zone: | 0' |
| From an adjoining property in a residential zone: | 10' |
| Structure Heights: | |
| Minimum: | 8' |
| Maximum: | 48'*** |
| <p>*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.</p> <p>***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at</p> | |

least one foot (1') from the back of the required sidewalk (the side furthest from the street).

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street Connector Streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).
3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.
4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter strips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.
5. **Off-Street Parking.**
 - a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
 - b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.