

RESOLUTION NO. PC-2024-0012

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ENACT ARTICLE 22-11-66 (PD-53) 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).

WHEREAS on September 28, 2023, David Vincent filed an application with the City of Orem requesting the Planning Commission recommend to the City Council to enact Article 22-11-66 (PD-53) 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

WHEREAS 377 notices were mailed to the property owners within 1,000 feet of the property; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission 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 the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby recommend the City Council enact Article 22-11-66 (PD-53) 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), as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.

- 3. This resolution shall take effect immediately upon passage.
- 4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
- 5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 6<sup>th</sup> day of March 2024.



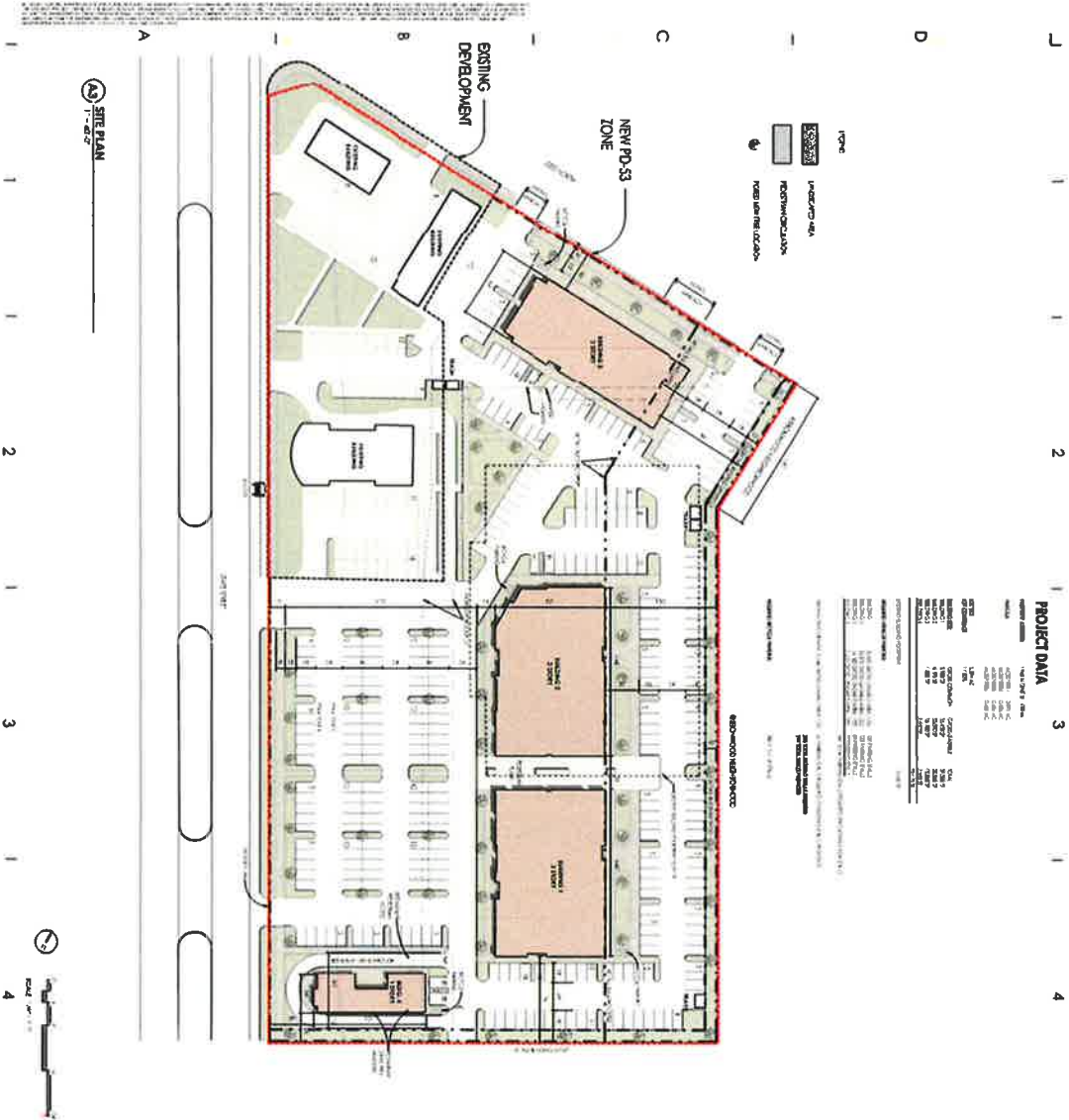
CITY OF OREM, by  
Madeline Komen, Chair

ATTEST:

*for Ryan L. Clark*  
\_\_\_\_\_  
Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Mike Carpenter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Exhibit "A"



**GENERAL NOTES:**

1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

**ZONING:**

1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

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5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

**NOT FOR CONSTRUCTION**

1201 N. STATE ST. ARCHITECTURAL SITE PLAN

**PROJECT INFORMATION:**

PROJECT NUMBER: 1201 N. STATE ST.

PROJECT ADDRESS: 1201 N. STATE ST., CHICAGO, IL 60602

PROJECT DATE: 12/15/2023

PROJECT SCALE: 1/8" = 1'-0"

PROJECT SHEET: AS101

PROJECT TOTAL SHEETS: 10

PROJECT DRAWN BY: J. SMITH

PROJECT CHECKED BY: M. JONES

PROJECT APPROVED BY: K. BROWN

**ARCHITECTURAL SITE PLAN**

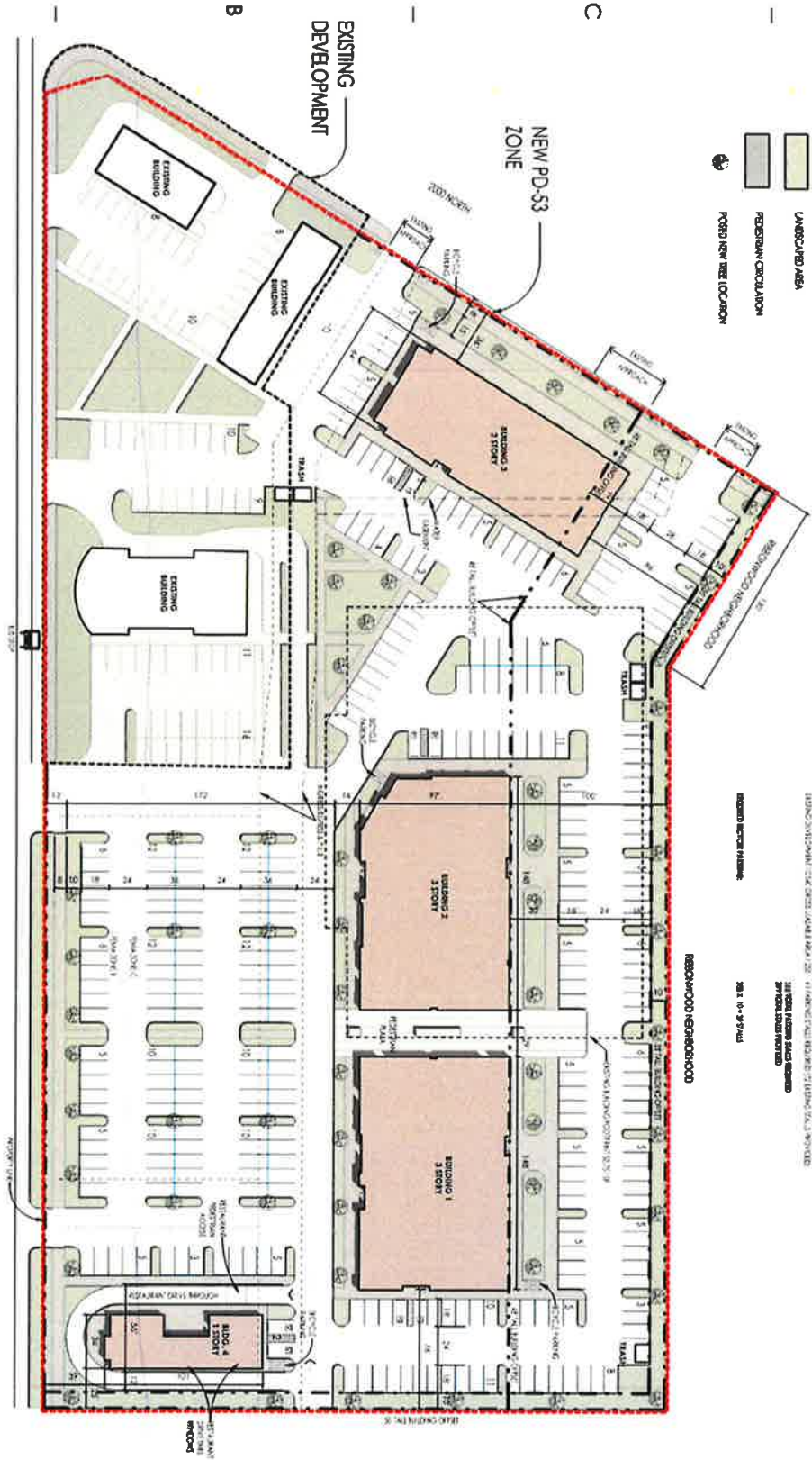
**DATE:** 12/15/2023

**PROJECT:** 1201 N. STATE ST.

**ARCHITECT:** [Redacted]

**SCALE:** 1/8" = 1'-0"

**SHEET NUMBER:** AS101



die architecht  
 275 East 100 South  
 Salt Lake City, UT 84103  
 diearchitect.com

**NOT FOR  
 CONSTRUCTION**

ARCHITECT CONSULTANT

AIRPORT BANK AUDITORIUM  
 PROJECT: TICKETBOX  
 Knorrer 1960 N State  
 St. Orem, UT 84057

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

REVISIONS  
 MARK DATE DESCRIPTION

TITLE DATE BY  
 ISSUE 1/19/2019 EMB  
 CHECKED BY E. REAY  
 PROJECT# 20180114

SHEET NUMBER  
**A101**



2 BLDG-1 EAST



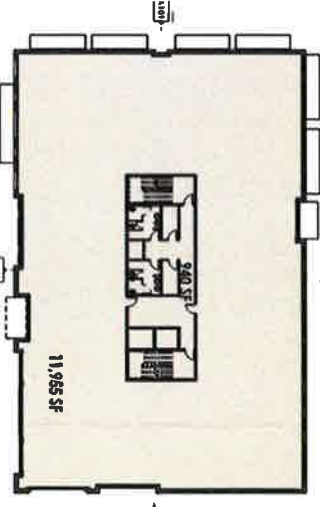
1 BLDG-1 NORTH



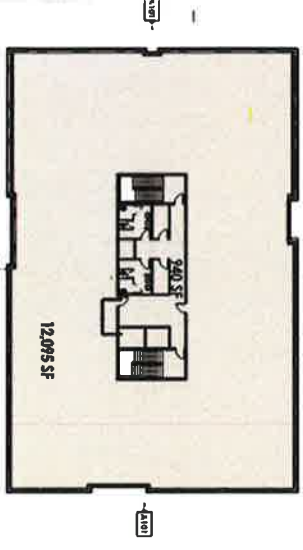
3 BLDG-1 SOUTH



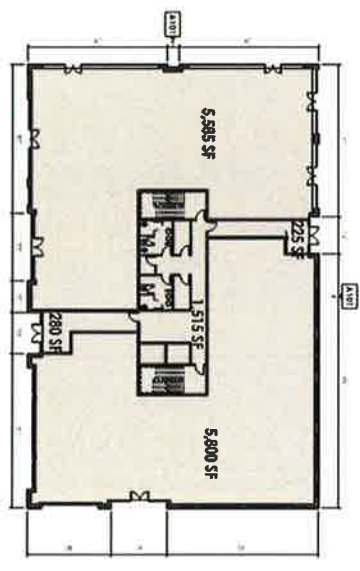
7 BLDG-1 WEST



5 LEVEL 2 BLDG-1



6 LEVEL 3 BLDG-1



4 LEVEL 1 BLDG-1

BUILDING 1  
 TOTAL COMMON AREA 11,985 SF  
 TOTAL FLOOR AREA 23,485 SF



**QIC GIERMACH**  
 203 South 1200 East  
 Suite 200  
 Salt Lake City, UT 84143  
 801.466.1000  
 www.qicgiermach.com

**NOT FOR CONSTRUCTION**

ARCHITECT/CONSULTANT

ARCHITECT/CONSULTANT

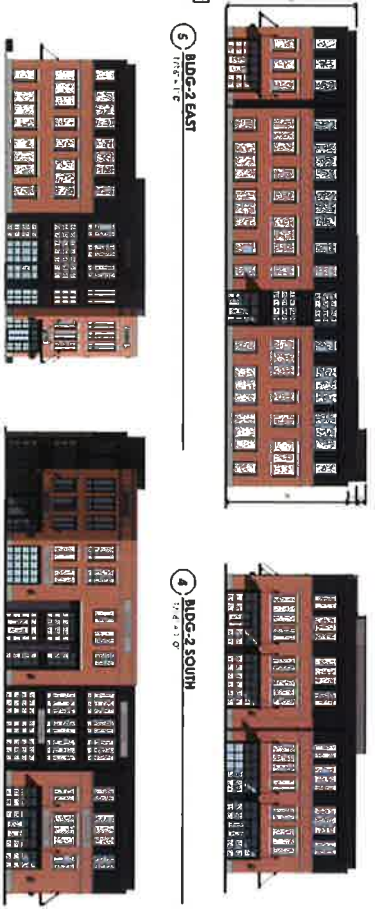
PROJECT DESCRIPTION  
**Kroeders 1960 N Stn  
 St. Crem, UT 84057**

SHEET NAME:  
**FLOOR PLANS  
 BUILDING -2**

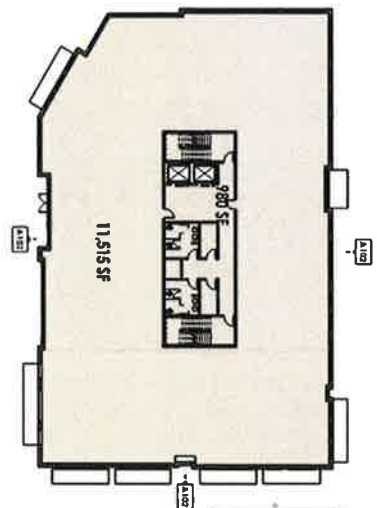
PROVISIONS  
 MAKE DATE DESCRIPTION

ISSUE DATE: 2017  
 DATE ITRN: STAFF  
 DRAWN BY: DE  
 CHECKED BY: E. BERRY  
 PROJECT: XXXX  
 SHEET NUMBER:

**A102**



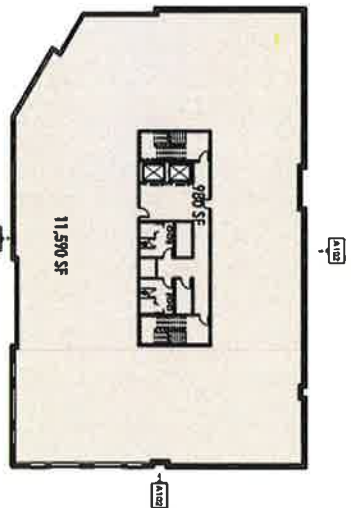
**2 LEVEL 2 BLDG-2**  
 11,515 SF



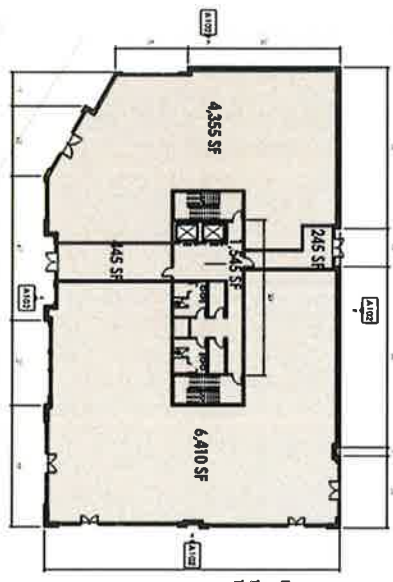
**7 BLDG-2-NORTH**  
 11,515 SF

**8 BLDG-2-WEST**  
 11,515 SF

**3 LEVEL 3 BLDG-2**  
 11,590 SF



**1 LEVEL 1 BLDG-2**  
 11,515 SF



**BUILDING 2**  
 TOTAL COMMON AREA 4,195 SF  
 TOTAL LEASE AREA 33,820 SF





720 East 1000 South  
Salt Lake City, UT 84102  
(801) 466-1000  
www.oicarchitect.com

NOT FOR  
CONSTRUCTION

ARCHITECT: COLLIER

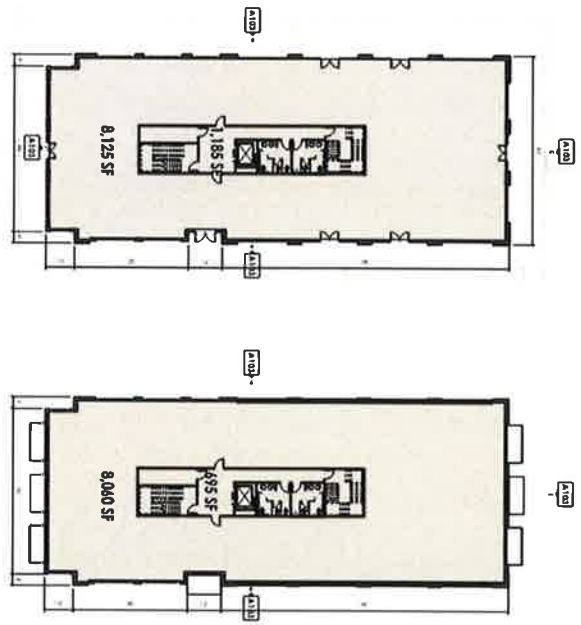
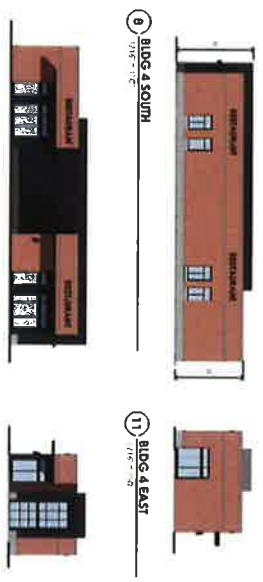
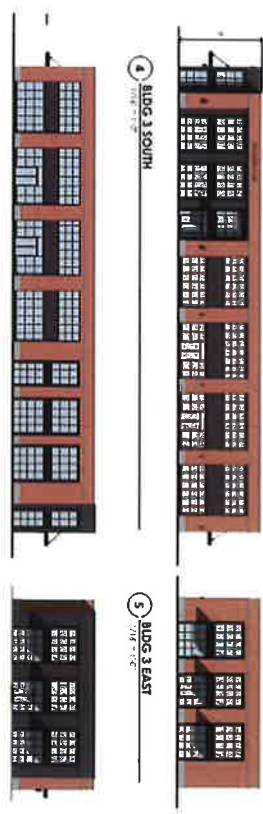
ARCHITECTING JURISDICTION:  
PROJECT DIVISION  
Kneadler 1900 N State  
St., Orem, UT 84057

DATE:  
DRAWN:  
CHECKED BY:  
APPROVED BY:  
SCALE:

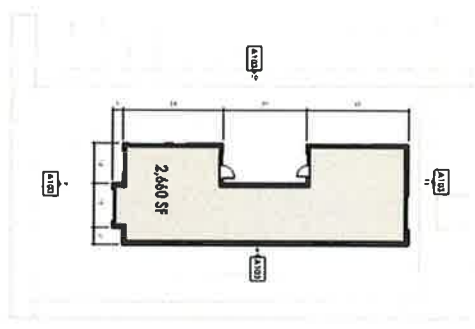
WORKSHEET:  
MAIN DATE: DESCRIPTION

DATE: 2017  
DRAWN: JLD  
CHECKED BY: JLD  
APPROVED BY: E. BUSH  
SCALE: XXXX

PROJECT NAME:  
**A103**



BUILDING 3  
TOTAL COMMON AREA 1,280 SF  
TOTAL LEASE AREA 14,185 SF



2 LEVEL 1 BLDG-3

1 LEVEL 2 BLDG-3

3 LEVEL 1 BLDG-4

# CODE OF ORDINANCES

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## CHAPTER 22. ZONING

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### Article 22-11. PD Zone

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

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- 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'
<b>Structure Heights:</b>	
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.