

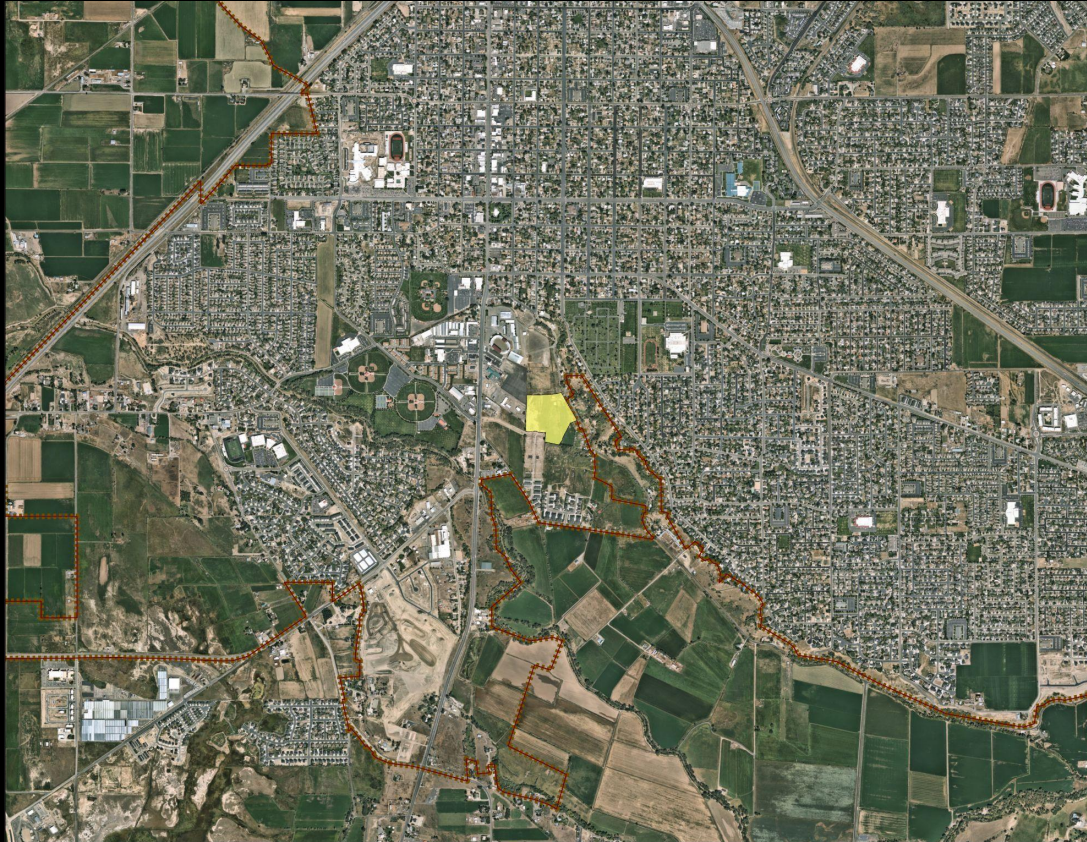
City Council

March 19, 2024



Zone Change (Public Hearing)

River Run Townhomes Expanded



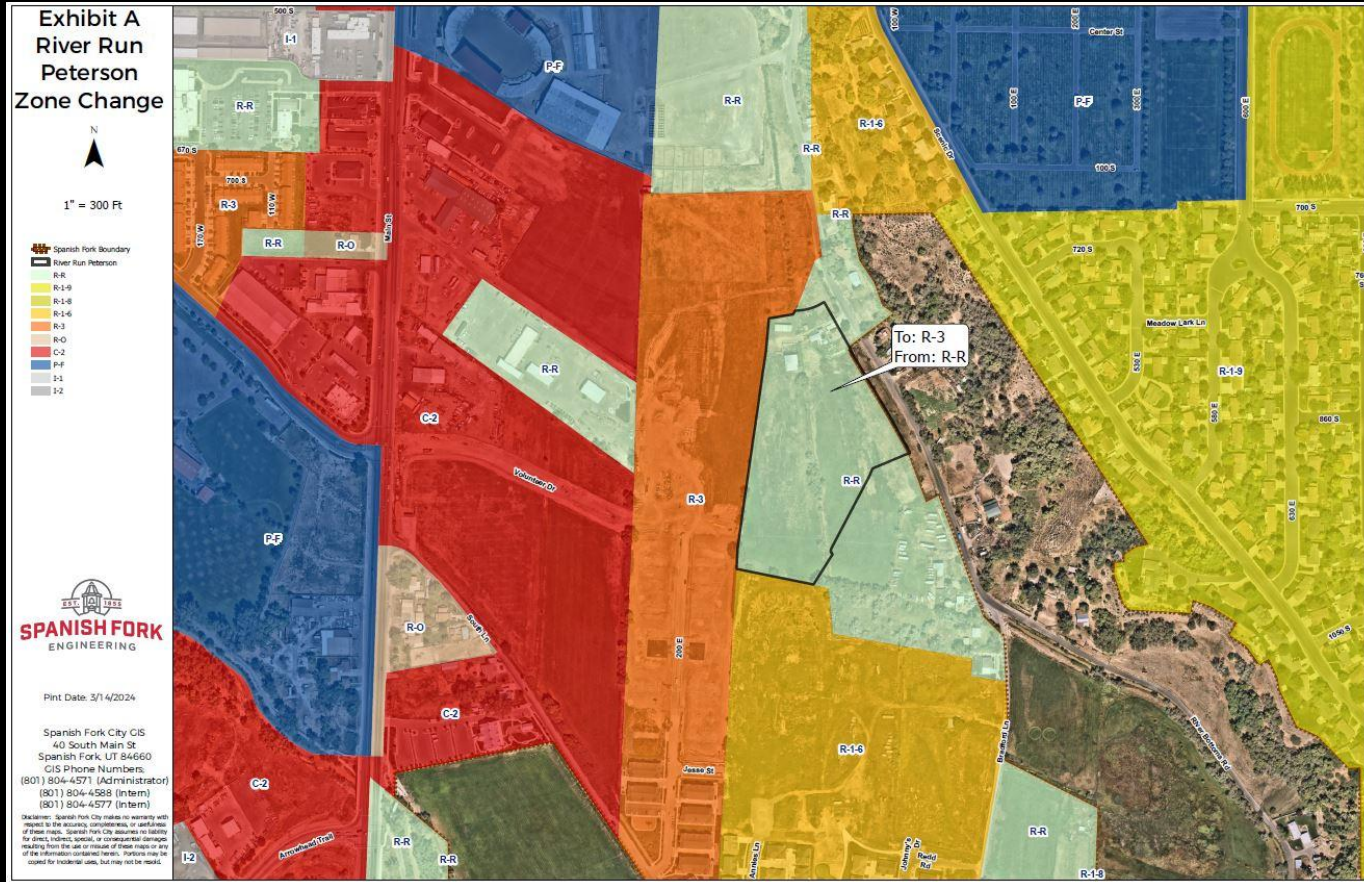
Zone Change (Public Hearing)

River Run Townhomes Expanded



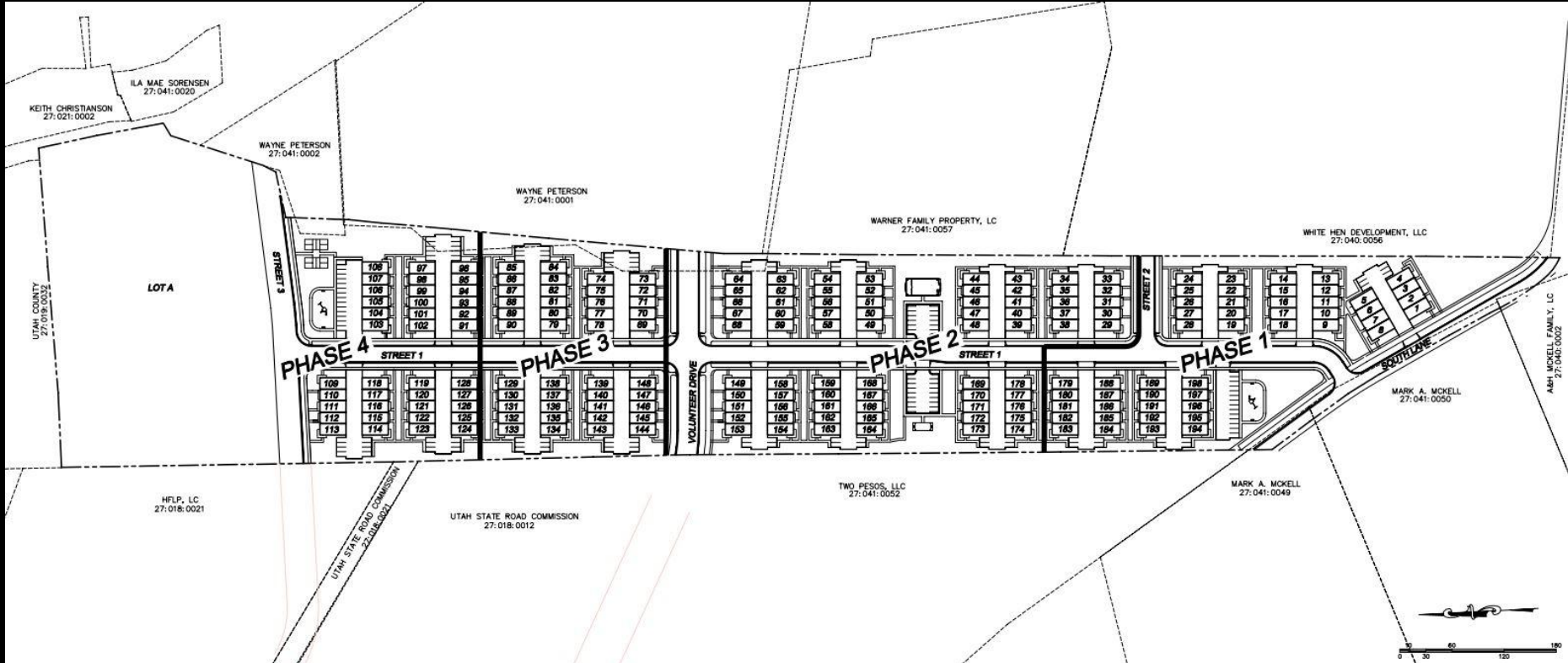
Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded

River Run 2.0



Zone Change (Public Hearing)

River Run Townhomes Expanded



Approved River Run Preliminary Plat

Conceptual Layout for Peterson Property



Combined River Run and Peterson Concept

APPROVED vs. PROPOSED



Zone Change (Public Hearing)

River Run Townhomes Expanded

River Run 2.0

R3 Zone: 12.0 u/a
Proposed: 10.6 u/a

- No “barrack style” rows
- Enhanced pedestrian network
- Distribution of amenities
- Central Clubhouse & Pool
- Transition of land uses



River Run 2.0

DEVELOPMENT PLAN



Zone Change (Public Hearing)

River Run Townhomes Expanded

TOTAL PROJECT DATA TABLE
 TOTAL ACRES=33.62
 TOTAL # OF CONDOS=90
 TOTAL # OF TOWNHOMES=216
 TOTAL # OF UNITS=306
 TOTAL ACREAGE OF LOTS=7.07
 ACREAGE IN ROADS=7.56
 ACREAGE OF OPEN SPACE/POND/S=9.87
 ACREAGE IN PRIVATE ROADS/PARKING=4.10
 PERCENT LANDSCAPING=34.45%
 UNITS/ACRE=18.70

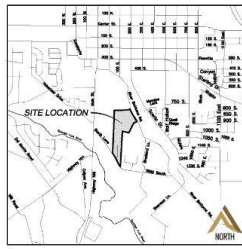
NEW PHASES DATA TABLE
 TOTAL ACREAGE=16.04
 TOTAL # OF CONDOS=90
 TOTAL # OF TOWNHOMES=98
 TOTAL # OF UNITS=188
 UNITS/ACRE=11.72
 UNITS W/ DRIVEWAY & 2-CAR GARAGE=18
 TOTAL UNITS LESS DRIVEWAY=170
 PARKING REQ'D FOR UNITS W/O DRIVEWAY=425
 CONDO GARAGES=90
 TOWNHOME GARAGES W/O DRIVEWAY=160
 GARAGES TOTAL W/O DRIVEWAY=250
 STALLS=173
 PARKING PROVIDED=425

PLAT "A" DATA TABLE
 TOTAL ACREAGE=5.40
 TOTAL # OF TOWNHOMES=48
 ACREAGE OPEN SPACE/POND/S=1.14
 PARKING REQ'D=120
 GARAGES=96
 STALLS=44
 PARKING PROVIDED=128

PLAT "C" DATA TABLE
 TOTAL ACREAGE=3.91
 TOTAL # OF TOWNHOMES=40
 ACREAGE OPEN SPACE/POND/S=0.95
 PARKING REQ'D=100
 GARAGES=80
 STALLS=44
 PARKING PROVIDED=124

PLAT "B" DATA TABLE
 TOTAL ACREAGE=1.11
 TOTAL # OF TOWNHOMES=30
 ACREAGE OPEN SPACE/POND/S=1.11
 PARKING REQ'D=75
 GARAGES=60
 STALLS=28
 PARKING PROVIDED=88

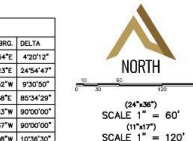
BOUNDARY DESCRIPTION:
 BEGINNING AT A POINT LOCATED N02°12'30"W 1510.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'06"E 133.70 FEET; THENCE N02°06'06"E 188.38 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00-FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N8°49'53"E 37.84 FEET); THENCE N85°39'47"E 282.55 FEET; THENCE ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE LEFT 78.27 FEET (CHORD BEARS N23°22'27"E 77.65 FEET); THENCE N62°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 198.89 FEET, (2) N85°30'00"W 3.46 FEET, (3) S31°00'00"E 265.98 FEET, AND (4) S28°15'00"E 168.86 FEET; THENCE S87°11'22"W 147.38 FEET; THENCE SOUTHWESTERLY 26.57 FEET ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°50"; THE CHORD BEARS S22°59'52"W 26.54 FEET; THENCE S27°45'17"W 302.27 FEET; THENCE SOUTHEASTERLY 22.40 FEET ALONG THE ARC OF A 150.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°47'28"; THE CHORD BEARS S19°15'47"E 20.38 FEET; THENCE S32°01'45"W 130.03 FEET; THENCE N02°39'50"W 265.51 FEET; THENCE N02°30'51"E 74.12 FEET; THENCE N08°03'15"E 10.84 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°00'00"; THE CHORD BEARS N45°27'23"W 21.21 FEET; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00"; THE CHORD BEARS S48°02'37"E 21.21 FEET; THENCE N86°57'23"W 101.47 FEET; THENCE NORTHWESTERLY 47.68 FEET ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°36'10"; THE CHORD BEARS N81°39'08"W 47.61 FEET TO THE POINT OF BEGINNING, CONTAINING 16.04 ACRES.



NOTES:
 1. METRIC DATA BASED ON NAD 83.
 2. COORDINATE SYSTEM = NAD83

- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPERTY BOUNDARY
 - CENTURLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - EXISTING STORM DRAIN W/ MANHOLE
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PINK)

OWNER/DEVELOPER
 WHITE HORSE DEVELOPERS
 TYLER HORNAN
 801-330-2140
 tyler@whitehorsedevelopers.com



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEAR.	DELTA
C1	37.85	500.00	37.84	N8°49'54"E	420°12'
C2	78.27	180.00	77.65	N73°22'27"E	245°44'
C3	26.57	180.00	26.54	S22°59'52"W	93°50'
C4	22.40	150.00	20.38	S19°15'47"E	85°47'28"
C5	23.56	15.00	21.21	N45°27'23"W	90°00'00"
C6	23.56	15.00	21.21	S48°02'37"E	90°00'00"
C7	47.68	257.50	47.61	N81°39'08"W	10°36'10"

SHEET NO. 2A

OVERALL BOUNDARY

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
 CIVIL-STRUCTURAL-SURVEY

SCALE 1" = 60'
 SCALE 1" = 120'



Zone Change (Public Hearing)

River Run Townhomes Expanded



River Run 2.0

ARCHITECTURAL OFFERING



Zone Change (Public Hearing)

River Run Townhomes Expanded



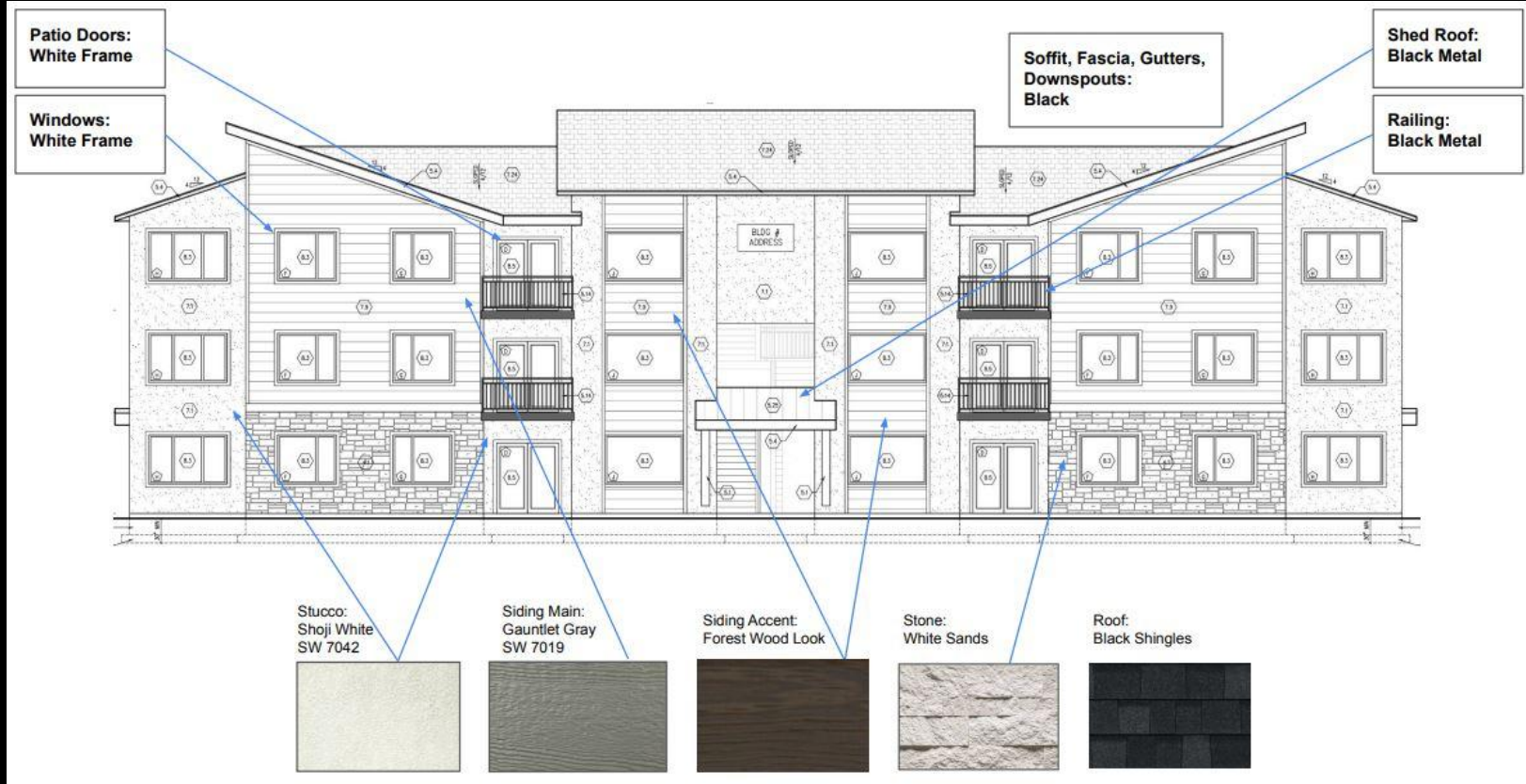
Zone Change (Public Hearing)

River Run Townhomes Expanded



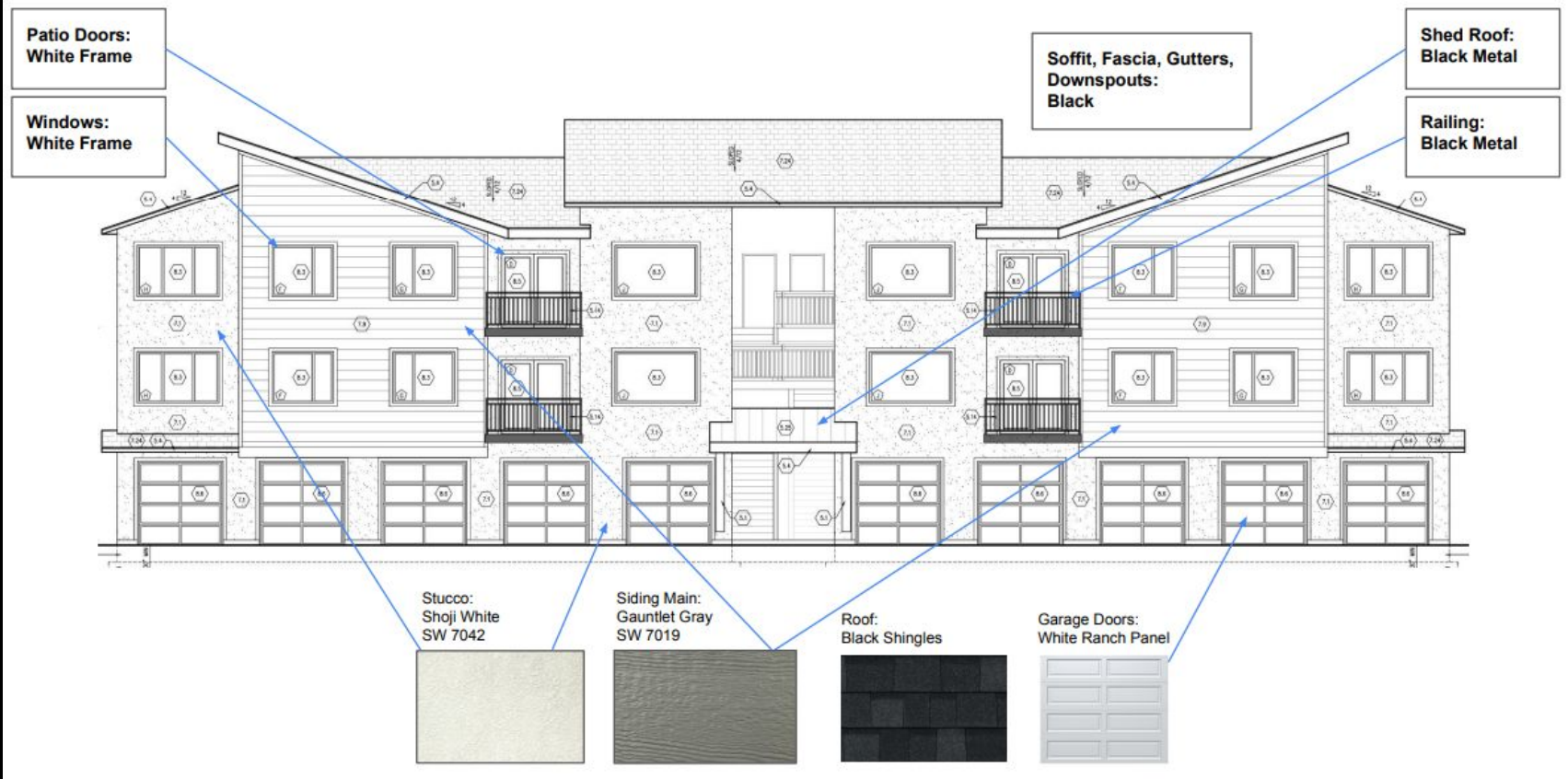
Zone Change (Public Hearing)

River Run Townhomes Expanded



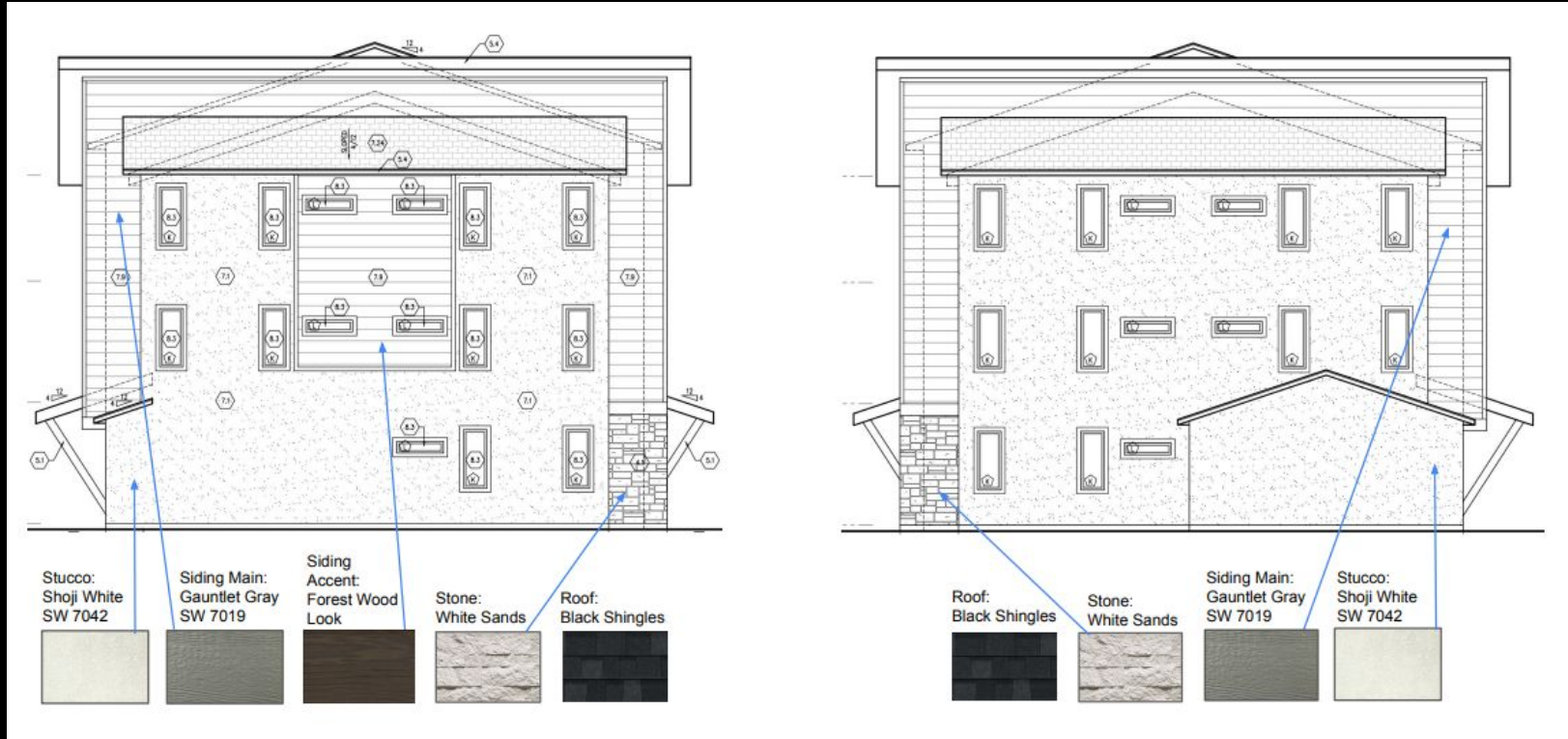
Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded

Farmhouse #1



Stucco: All Units
Shoji White
SW 7042



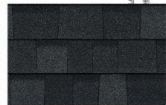
Siding & Shakes:
All Units
Shoji White
SW 7042



Brick: All Units
Red Flashed Brick



Roof: All Units
Black Shingles



1 FRONT ELEVATION

18' x 12' ARCH
16' x 12' ARCH



Stucco: Shoji White SW 7042
Siding: Shoji White SW 7042
Brick: Red Flashed Brick
Roof, Soffit and Fascia: Black
Front Door: Full Lite Frosted,
Painted Tricorn Black SW 6258
Garage Doors: White Ranch
Panel, Windows at Top
Windows: Black Exterior Frame

Zone Change (Public Hearing)

River Run Townhomes Expanded

Farmhouse #1



1 REAR ELEVATION

1/8" = 1'-0" (2025)
1/8" = 1'-0" (2025)

Stucco: All Units
Shoji White
SW 7042



Siding & Shakes:
All Units
Shoji White
SW 7042



Brick: All Units
Red Flashed Brick



Roof: All Units
Black Shingles



2 RIGHT ELEVATION

1/8" = 1'-0" (2025)
1/8" = 1'-0" (2025)

Stucco: Shoji White SW 7042
Siding: Shoji White SW 7042
Brick: Red Flashed Brick
Roof, Soffit and Fascia: Black
Front Door: Full Lite Frosted,
Painted Tricorn Black SW 6258
Garage Doors: White Ranch
Panel, Windows at Top
Windows: Black Exterior Frame

Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



River Run 2.0

AMENITY OFFERING



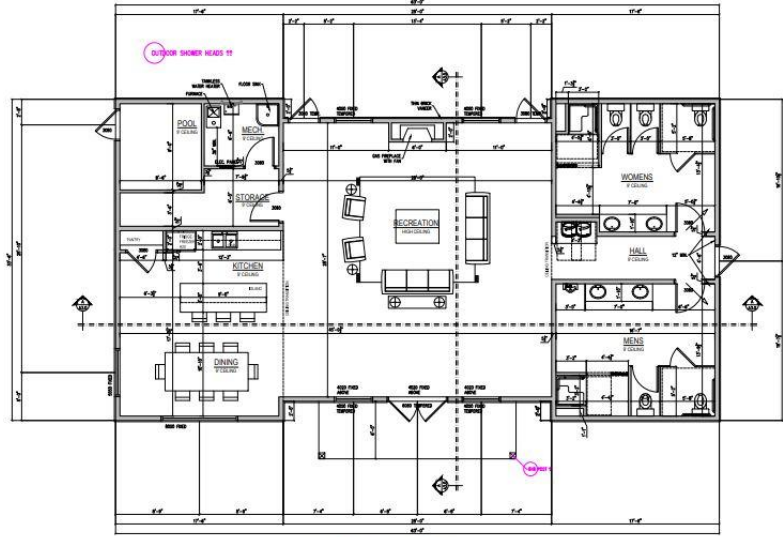
Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



OPTION 2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" MAIN LEVEL: 1988 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS



A NEW CLUBHOUSE FOR RIVER RUN TOWNHOMES
RIVER RUN - CLUBHOUSE
MAIN FLOOR PLAN

JUN 2024
SHEETS: 001R - 01
A1.1



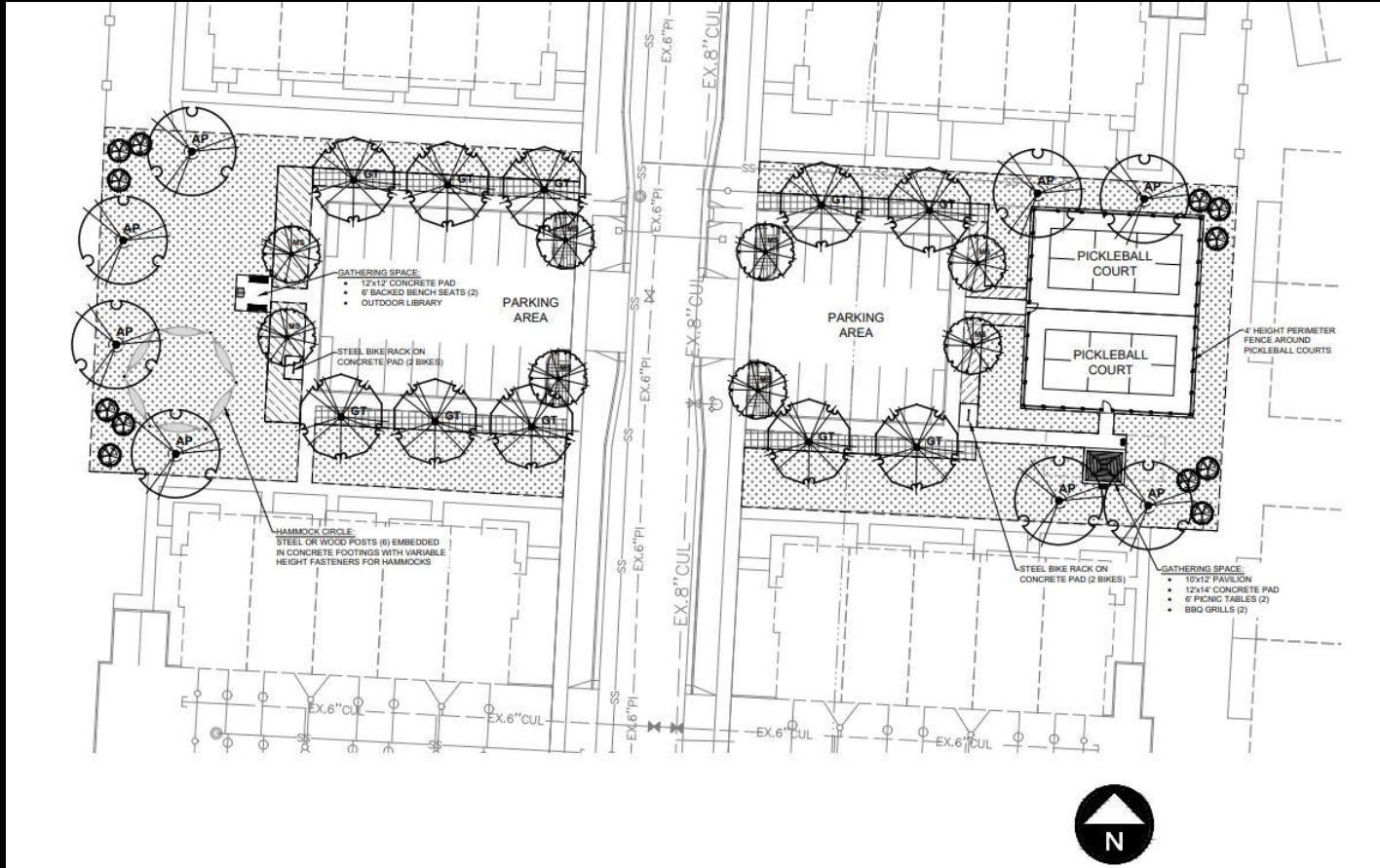
Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded



Zone Change (Public Hearing)

River Run Townhomes Expanded

Recommendation

That the proposed Zone Change with the associated Preliminary Plat be approved based on the following findings and subject to the following conditions.

Findings

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposed Zone Change meets the findings of the Master Planned Development Overlay.

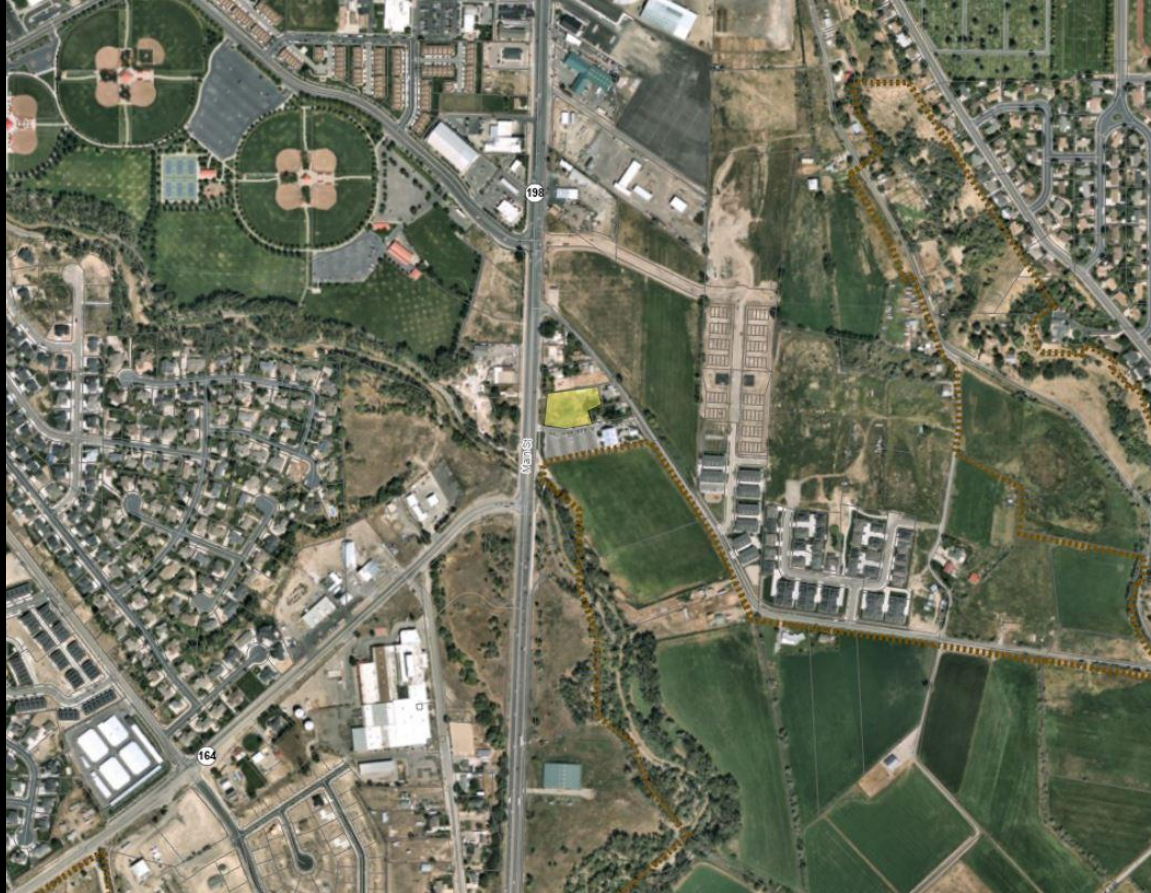
Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the highly visible sides of the condominium building elevations be enhanced.
4. That the Preliminary Plat approval is contingent upon approval of the Zone Change.



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



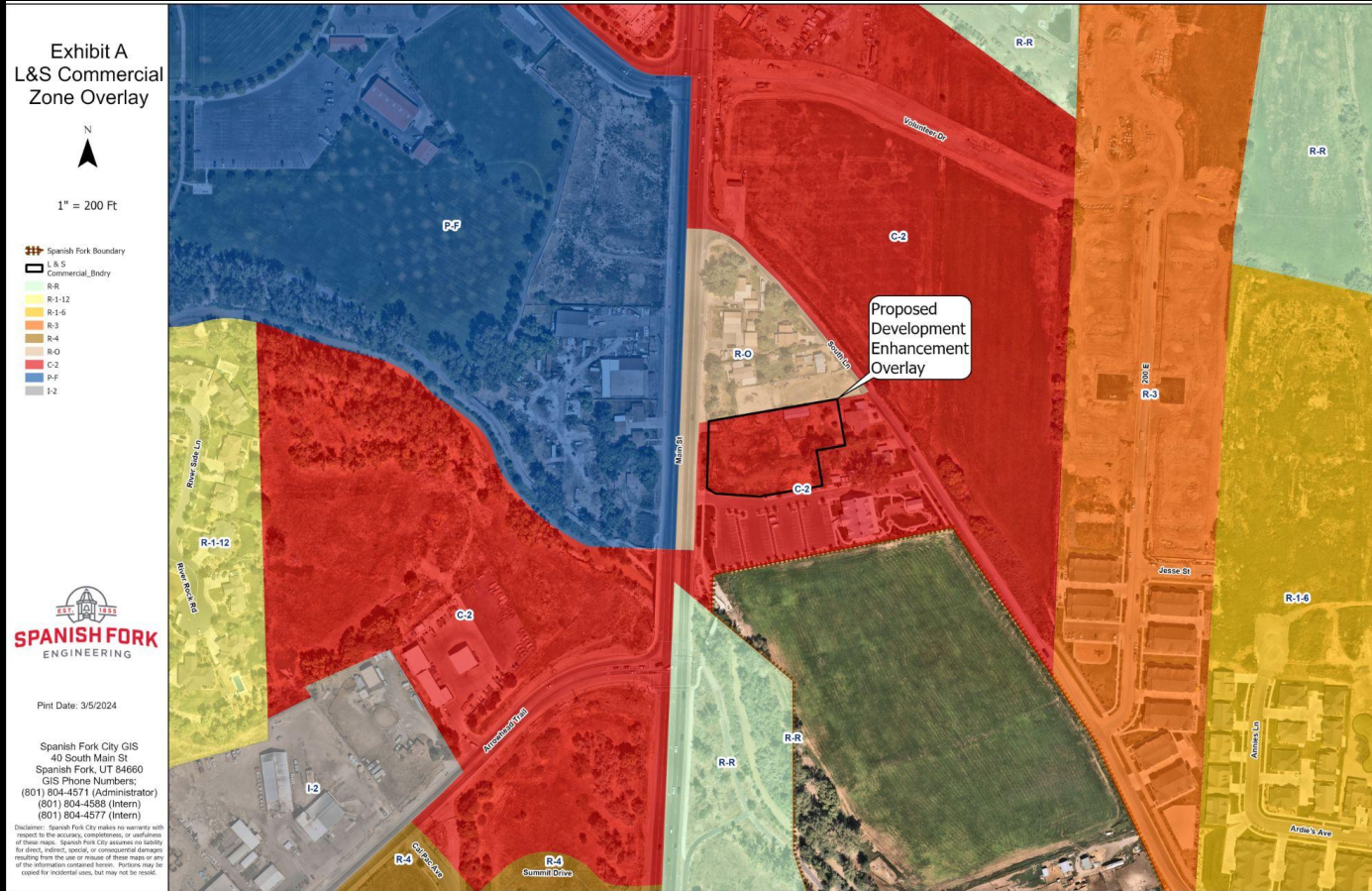
Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



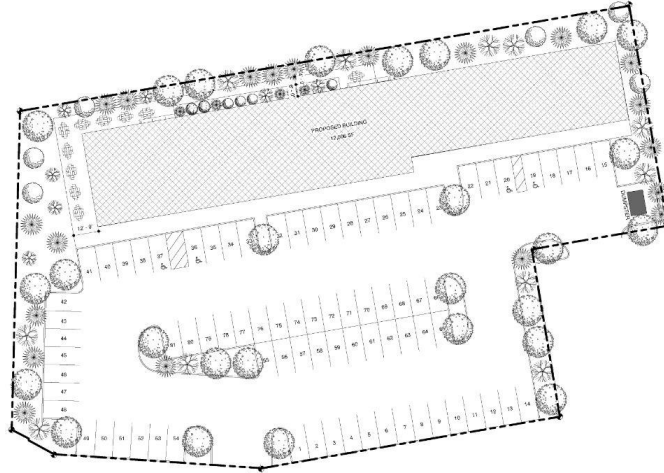
Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



PARKING CALCULATIONS					
USE	AREA	FORMULA	SPACES	SPACES	ADA SPACES
OFFICE SPACE	-	ONE CAR PER 1,000	ROUNDED UP	ROUNDED DOWN	PER ADA 2010.1
		1 SPACE PER 200 S.F.	81	81	4 REQUIRED 4 PROVIDED

SITE TABULATION TABLE		
BUILDING	AREA	PERCENTAGE
BUILDINGS	-	-
LANDSCAPE	-	-
TOTAL SITE	-	100

REVISIONS
DATE

ARCHITECTURAL COALITION
102 West 130th Street, Suite 102
PH: 801-911-9278

PRELIMINARY
CONSTRUCTION

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L&S COMMERCIAL
102 West 130th Street, Suite 102
Spokane, WA 99201

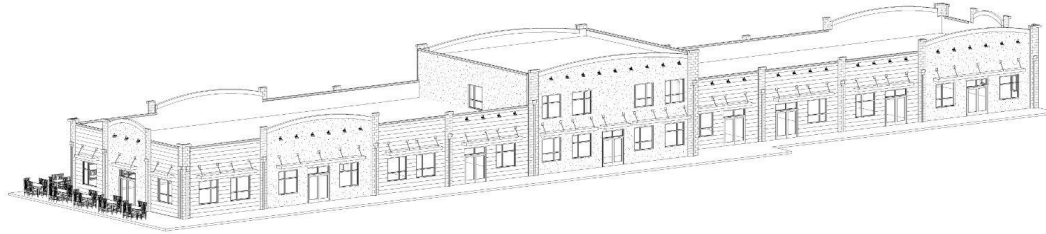
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A-0.7

DATE
03/05/2024

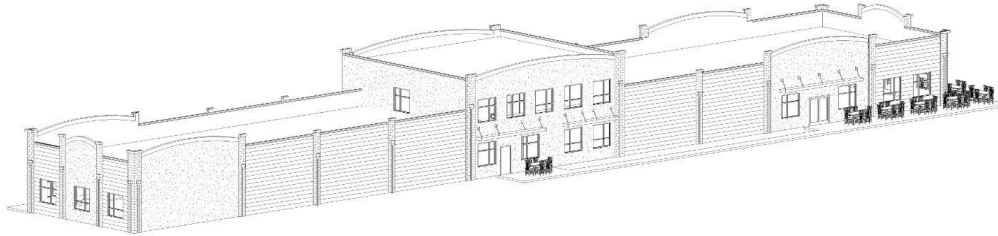


Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



FRONT 3D REVIEW
SCALE _____



REAR 3D REVIEW
SCALE _____

REVISIONS
DATE

▲
▲
▲
▲
▲

ARCHITECTURAL COALITION
152 West 100 North, One Utah, 84501 PH: 801-461-1276



PREPARED FOR
NOT FOR
CONSTRUCTION

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L&S COMMERCIAL
A ZONE CHANGE FOR THE ESTABLISHMENT OF REVENUE NEUTRALITY
Sponsor: Exton, 2024

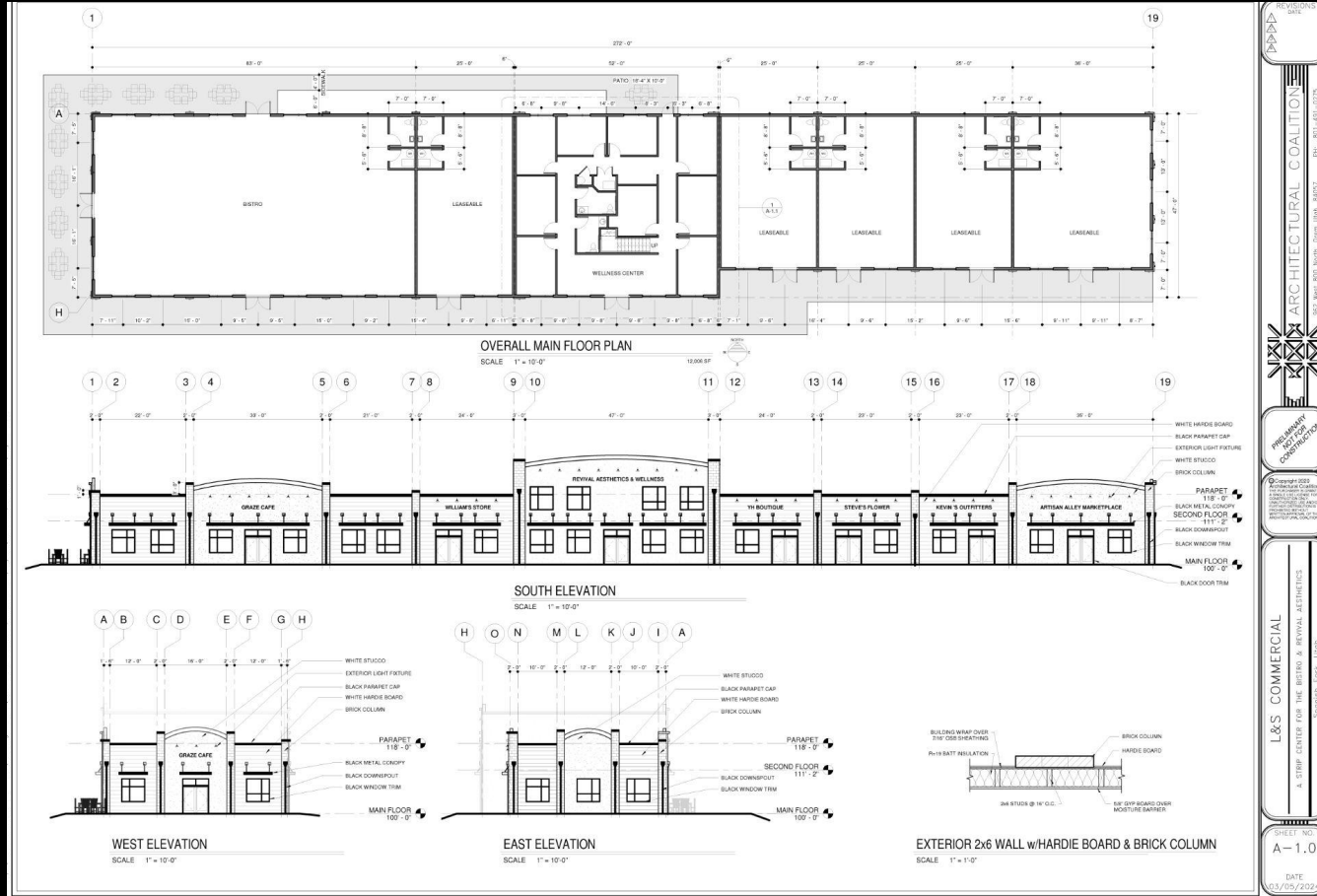
SHEET NO.
A-1,2

DATE
02/05/2024



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay



Zone Change (Public Hearing)

L&S Commercial Development Enhancement Overlay

Recommendation

That the proposed Zone Change be approved based on the following findings and subject to the following conditions.

Finding

1. That with the proposed modifications and improvements, the proposal will conform to the intent of the Development Enhancement Overlay.
2. That the proposed Zone Change meets the findings of the Development Enhancement Overlay.

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant applies for and obtains site plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.
5. That the design plan as presented with the enhanced elevations be substantially conformed to with the site plan application.

