EAGLE MOUNTAIN CITY

Planning Commission Staff Report

AUGUST 5, 2014

Project:	**Porter's Crossing Town Center Master Development Plan Amendment & Amendment to the City's General Plan**
Applicant:	Trevor Hull / SK Hart
Request:	Master Development Plan Amendment & General Plan Amendment
Type of Action:	Master Development Plan Amendment -- Public Hearing, Action Item General Plan Amendment – Public Hearing, Action Item

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General Plan Amendment

The 31.09 acre area proposed as townhouses, multi-family, and condensed family cluster are in a zone designated on the future land use map as Mixed Use Commercial. The definition intends this zone to be used for retail, office, and commercial development with a provision for some residential incorporated into this zone. As proposed, the townhouses, multi-family, and condensed family cluster are exclusively residential and do not meet the intent of the General Plan's Mixed Use Commercial designation. Amending the General Plan to include these areas as Mixed Use Residential will accurately reflect the intent of the General Plan's Mixed Use Commercial designation.

> *MIXED USE: COMMERCIAL- This category is for areas where retail and office development occurs at traditionally desirable locations including the intersections of major streets, appropriate neighborhood activity centers, or adjacent to other compatible land uses. Appropriate industrial uses will be considered for compatibility for surrounding developments. It is anticipated that development will primarily be non-residential; however, mixed-use developments that incorporate medium and high-density housing types may be recommended by the Planning Commission and approved by the City Council during the zoning process.*
>
> *MIXED USE: RESIDENTIAL- This category will allow a mix of residential densities and small-scale commercial such as restaurants, retail shops, professional services and entertainment. The Planning Commission will recommend and the City Council may approve the commercial uses that are deemed appropriate for this category.*

Planning Commission Recommendation

On July 8 the Planning Commission voted to recommend approval of the Amendment to the City's General Plan.

Porter's Crossing Master Development Plan Amendment

Planning Commission Recommendation

This project was reviewed by the Planning Commission on May 13, May 27, June 24, and July 8. On July 8 the Commission voted to recommend approval of the Porter's Crossing Town Center Master Development Plan Amendment with the following recommended conditions of approval:

1. A detailed parks/landscaping plan be required to return to the Planning Commission for a recommendation prior to approval of the master development agreement by the City Council. This plan must include the proposed amenities, trails, trees, and equipment required to meet the point values found in *Table 16.35.130(c) Pocket and Neighborhood Park Elements.*

2. The Master Development Agreement must include language requiring that Area 3 provides a variety of housing products.
3. The cul-de-sac and stub road in Area 5 must be reviewed for approval by the Fire Marshal.
4. Revise Area 5 lots to reflect 55-ft minimum frontage standard.
5. The hash-marked space in Area 5 remains reserved for future community uses approved by the City.
6. The bonus density requirements must be detailed in the master development agreement.
7. The traffic study requirements must be met and detailed in the master development agreement.
8. The wash must either be piped or a 100-foot buffer from the top of the bank must be shown on the plans.
9. This approval is contingent upon a general plan amendment being approved to allow for these land uses.

Location
This 145-acre project is located north of Pony Express Parkway, concentrated around Porter's Crossing in the Ranches.

Proposal
This Master Development Plan was last amended by the City Council in September, 2013. At that time the Council approved changes allowing a minor increase in a residential area (5 du/ac) from 61 to 76 units, achieved by a slight reduction in commercial/office that accommodated the inclusion of a church site and additional area available for residential development.

The proposed amendments to the land use element of the master development plan are substantial and significantly change the land uses and densities. Some of the more noteworthy changes are listed below. A more detailed overview can be seen in the included land use tables for both the existing and proposed land uses and densities.

- **Commercial Property.** Removal of 31.79 acres of commercial/office, replaced with 3 residential products including multi-family, townhouses and condensed family cluster.
- **Open Space.** Reduction in overall open space from 29.04 acres to 24 acres.
- **High Density.** High density residential relocated from western side of project moved to former commercial area.
- **Northern Residential Zones.** Some changes in density and configuration for residential zones in northern section of project.
- **Piping of Wash.** The northern portion of the wash is proposed to be piped under the street until it reaches the detention basin area. The wash area that will be bypassed is planned to be improved as open space.
- **Total Unit Increase.** Total residential units increasing from 443 to 726.
- **Gross Density Increase.** Gross density increasing from 3.06 to 5.04 du/ac.

Concerns
City Staff still has the following concerns for this proposed master development plan:

- Even with a requirement for some variety in building types in Area 3, it is still concerning that the area is planned for 223 units at a density of 11 units/acre.
- The hash-marked area in Area 5 is adjacent to the City's electrical substation, and is not appropriate for residential use. The existing approved master plan, however, has this area as residential. It is more appropriate as some type of community use.
- Area 8, designated as the neighborhood park, is not centrally located to be more accessible by the most people.
- Area 5 contains too many units, with lot frontages planned at smaller than 55 feet.
- There are a lot of details that need to be worked out with the master development agreement, including but not limited to: park & landscape plans, timing of park improvements, timing of road connections to the northwest, traffic study requirements, etc.

Existing			
Total Site Area	144.83 AC		
Total Open Space	29.04 AC		
Total Commercial	35.12 AC		
Total Professional Office	22.27 AC		
Church	3.32 AC		
Residential 1	22.22 AC	80 Lots	3.5
Residential 2	14.92	76 Lots	5
High Density Residential	10.84 AC	287 Units	9.6
Total Residential Units	443		
Gross Density	3.06 du/ac		

Proposed			
Total Site Area	143.9 AC		
Total Open Space	24 AC		
Total Commercial	25.6 AC		
Total Professional Office	0		
Church	4.1 AC		
Residential Single Family Detached 4100	23.6 AC	139 Lots	5.9 du/ac
Residential Single Family Detached 5000	9.1 AC	53 Lots	5.8 du/ac
Residential Single Family Detached 5500	11.2 AC	61 Lots	5.4 du/ac
Residential Single Family Detached 6500	2.7 AC	9 Lots	3.3 du/ac
Multi-Family Residential	8.3 AC	180 Units	21.7 du/ac
Townhomes	20.1 Acres	223 Units	11.1 du/ac
Condensed Family Cluster	7.4 AC	61 Lots	8.2 du/ac
Total Residential Units	726		
Gross Density	5.04 du/ac		

CRITERIA FOR REVIEW

The Development Code specifies the following criteria for evaluation of master development plans.

General Criteria

- **Slopes, Natural Hazards, Natural Channels, Storm Water Runoff** – There is a minor storm drainage wash on this property. The developer must obtain any required stream alteration permits from the State prior to making any changes, and the wash must either be piped according to City standards or all development must be kept 100 feet away from the top bank of the wash on either side. Some of the wash is planned to be piped, and some will remain open.

- **Soil Characteristics** – A geotechnical study will be reviewed along with each plat.

Infrastructure Criteria

- **Utilities**

  Water & Sewer – An updated water model will be required for this project. The City Engineer and Public Works Directors have not expressed any other concerns with the wet utilities.

  Electric & Natural Gas – No concerns have been expressed by the Energy Department for this project. There is a Kern River Gas high-pressure line that passes through this property

(shown on the plan as an open space corridor). Improvements in this easement will be limited by Kern River's standards. Rocky Mountain Power and Eagle Mountain City power lines also cross this property. These areas are shown as open space areas and must be deeded to the City along with subdivision plats.

Storm Drainage – See slopes/natural channels category above.

- **Streets**
    - A traffic study has been completed for this development by Hales Engineering, although with a slightly different mix of housing types and numbers than the proposed master plan (378 Single-family homes, 240 Apartments, 244 Townhouses, Commercial square feet 111,000). The developer will have to comply with the traffic study recommendations, as included below (these must be detailed in the master development agreement):

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- Both major intersections on Pony Express Parkway (Porters Crossing Parkway and Smith Ranch Road) fail in the future conditions.
    - The Porters Crossing Parkway / Pony Express Parkway intersection should by signalized sometime before the year 2020 with project traffic. This intersection will need a signal before 2040 without project traffic.
    - All-way-stop control should be removed on Smith Ranch Road when the signal is installed on Porters Crossing Parkway. It is recommended that this be replaced with north-south stop control. This could also be replaced with a signal if desired.
- The eastbound and westbound left-turn storage length needs to be increased to 200 feet plus the taper length at the Porters Crossing Parkway / Pony Express Parkway intersection. This should be completed before 2020 with project traffic, and is need for the 2040 conditions with and without project traffic.
- The east and west RIRO intersections fail only when blocked due to downstream queuing. No changes are recommended for these intersections.
- The Porters Crossing Parkway / Turnburry Road intersection operates at excellent levels of service in all conditions.

    - It should be noted that Areas 6 and 7 will be limited based upon the Code's restriction of a maximum of 30 units/lots on one access, and a 500-foot maximum cul-de-sac or dead-end road length.
    - Area 6 should provide a stub road to the vacant property to the north and/or east.
    - The Pony Express Townhomes (approved project to the east of Area 2) have provided a stub road for future access to a road in this development. Area 2 should connect with this road.

- **Water Rights** – water rights are required (or purchase of City water) for each project at plat recording or building permit, depending on the type of development.

Compatibility Criteria

- **Compatible Densities** – The site is bordered by the following land uses:
    - North – Electrical substation, power line and gas corridor, and vacant property in Saratoga Springs City.

- West – Power line and gas corridor, Eagle's Gate neighborhood, Plum Creek multi-family neighborhood.
- South – Pony Express Parkway
- East – The approved Pony Express Townhomes project and vacant property in Saratoga Springs City.

Design Criteria

- **Open Space** –

  - **Required Open Space**: This development is required to provide 8% of the buildable area (excluding commercial areas, major roads, and utility corridors) + 10% of Tier III and Tier IV development (densities higher than 5.2 units per acre).
    - 8% x approximately 95.2 = **7.62 acres.** The plan needs to very clearly show that at least 7.62 acres will be improved as usable park space.
    - 10% of 73.6 = **7.36 acres** (within the Tier III and Tier IV areas). This open space can simply be shown on the map as "10%" within each Tier III & IV area (Areas 2, 3, 5, 7, 13, and 14).

  - **Provided Open Space**: The proposed project includes approximately 19 acres of improved open space, although some of that is located within wash and on the gas and power line easements. We recommend that the plan be revised to include more useable improved open space to provide a more major area for neighborhood park uses. In lieu of open space, a more creative approach may be possible, such as a donation of park land and funds to construct a community recreation center, or some similar community-wide amenity. The required community improvement funds may be used toward this community-wide amenity.

  - ***Does the proposed pattern of uses and densities attempt to make effective use of the planned community open space?***
    - The open space and park areas are being relegated to the areas that are either unbuildable or left over after the developments are planned. Public spaces, including parks and other gathering places, should be planned as central or important features in a development. They should be consolidated, where possible, to provide large and creative amenities along with recreation fields. Neighborhood parks are also recommended to be between three and five acres in size. This plan contains a trail system with workout stations throughout the project, along with a small neighborhood park in the northwest. In addition, the areas exceeding 5.2 units/acre (Tier III) must provide a pool and clubhouse, along with additional open space and amenities within their developments.

  - **Amenities**: This development would be required to provide a total of 533 points towards park amenities found in *Table 16.35.130(c) Pocket and Neighborhood Park Elements*, and an additional 515 points within the Tier III and IV areas. We recommend that a more detailed park plan be required to return to the Commission for your review and recommendation of approval after receiving approval of the master development plan. This park plan must include the amenities to meet the point values provided in the park and open space areas.

  - **Residential Bonus Density*:*** Each residential development within this project must comply with the bonus density entitlement requirements found in *Tables 17.30.110* of the City Code. The code states that *"All Tier III residential developments are required to provide the Tier III clubhouse."* The following items should be considered by the developer, and included as requirements in the master development agreement for the project:
    - Fund or Construct Community Improvements/Amenities ($2,000/buildable acre)
    - Entryways and Monuments
    - Residential Lot Landscaping
    - Recreational amenities
    - Clubhouse
    - Swimming pool

- Garages / Covered parking
- Storage Units

Attachments

Existing Land Use Plan
Proposed Land Use Map, Table, Open Space Plan, Trail Plan,
Proposed Open Space Plan
Proposed Land Use Table

ORDINANCE NO. O- -2014

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE GENERAL PLAN AND GENERAL PLAN MAP 2 FOR EAGLE MOUNTAIN CITY AND APPROVING THE MASTER DEVELOPMENT PLAN FOR PORTER'S CROSSING TOWN CENTER

PREAMBLE

The City Council of Eagle Mountain City finds all required public notices and hearing requirements have been completed and that it is in the public interest to amend the City's General Plan and General Plan Map, and to approve the Master Development Plan for Porter's Crossing Town Center.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

Section 1. The General Plan, which is set forth more specifically on Exhibit A to this Ordinance, is hereby amended and adopted as set forth on Exhibit A.

Section 2. Map 2 of the General Plan for Eagle Mountain City, which is set forth more specifically on Exhibit B to this Ordinance, is hereby amended and adopted as set forth on Exhibit B.

Section 3. The Master Development Plan, which is set forth more specifically on Exhibit C to this Ordinance, presented to the City Council for Porter's Crossing Town Center, is hereby approved.

Section 4. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of August, 2014.

EAGLE MOUNTAIN CITY, UTAH

_____

Chris Pengra, Mayor

ATTEST:

_____

Fionnuala B. Kofoed, CMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 5th day of August, 2014.

Those voting aye:	Those voting nay:
☐ Adam Bradley	☐ Adam Bradley
☐ Donna Burnham	☐ Donna Burnham
☐ Ryan Ireland	☐ Ryan Ireland
☐ Richard Steinkopf	☐ Richard Steinkopf
☐ Tom Westmoreland	☐ Tom Westmoreland

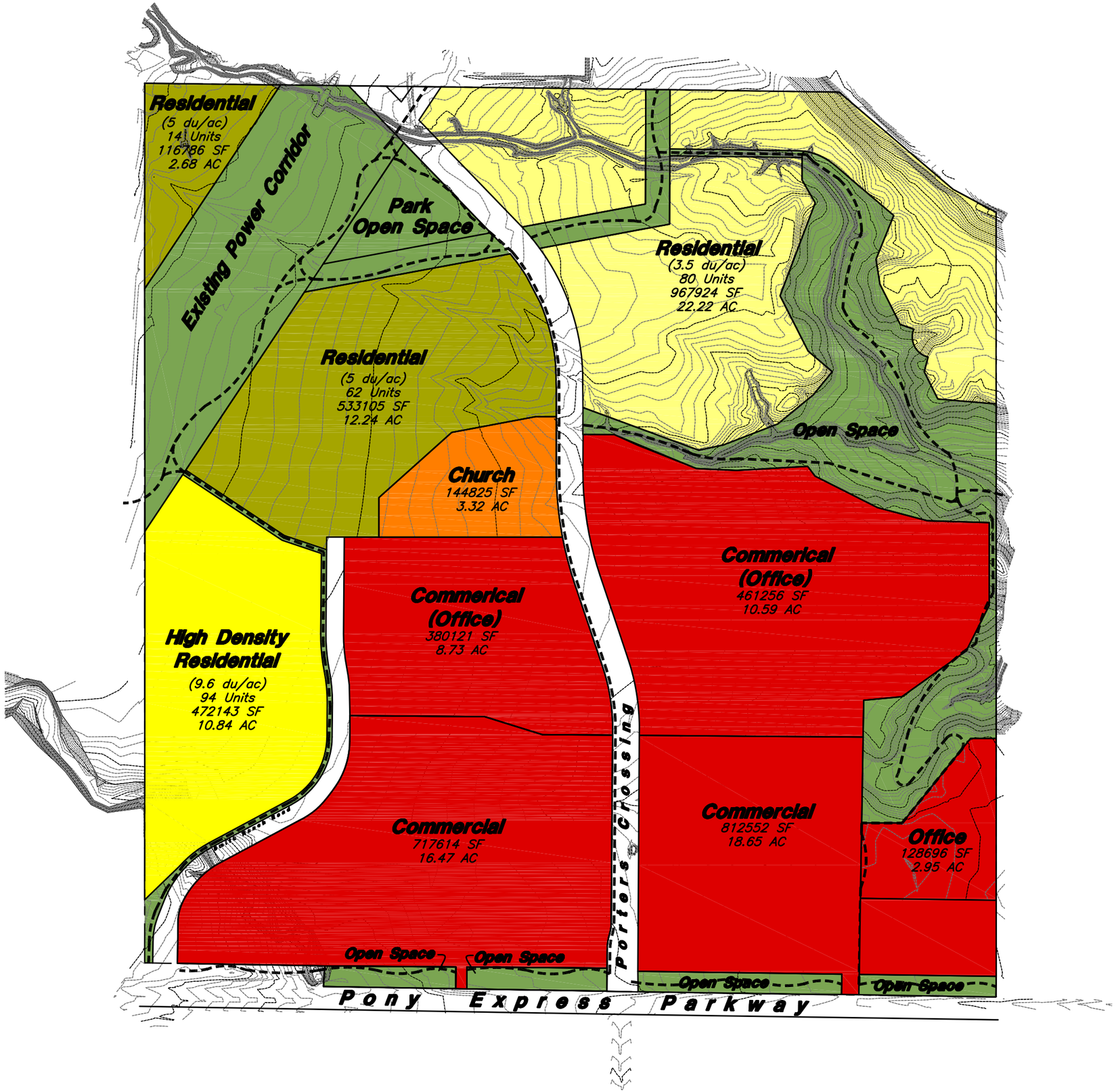
_____
Fionnuala B. Kofoed, CMC
City Recorder

EXHIBIT
A and B

EXHIBIT
C

Land Use Plan

Porters Crossing Town Center

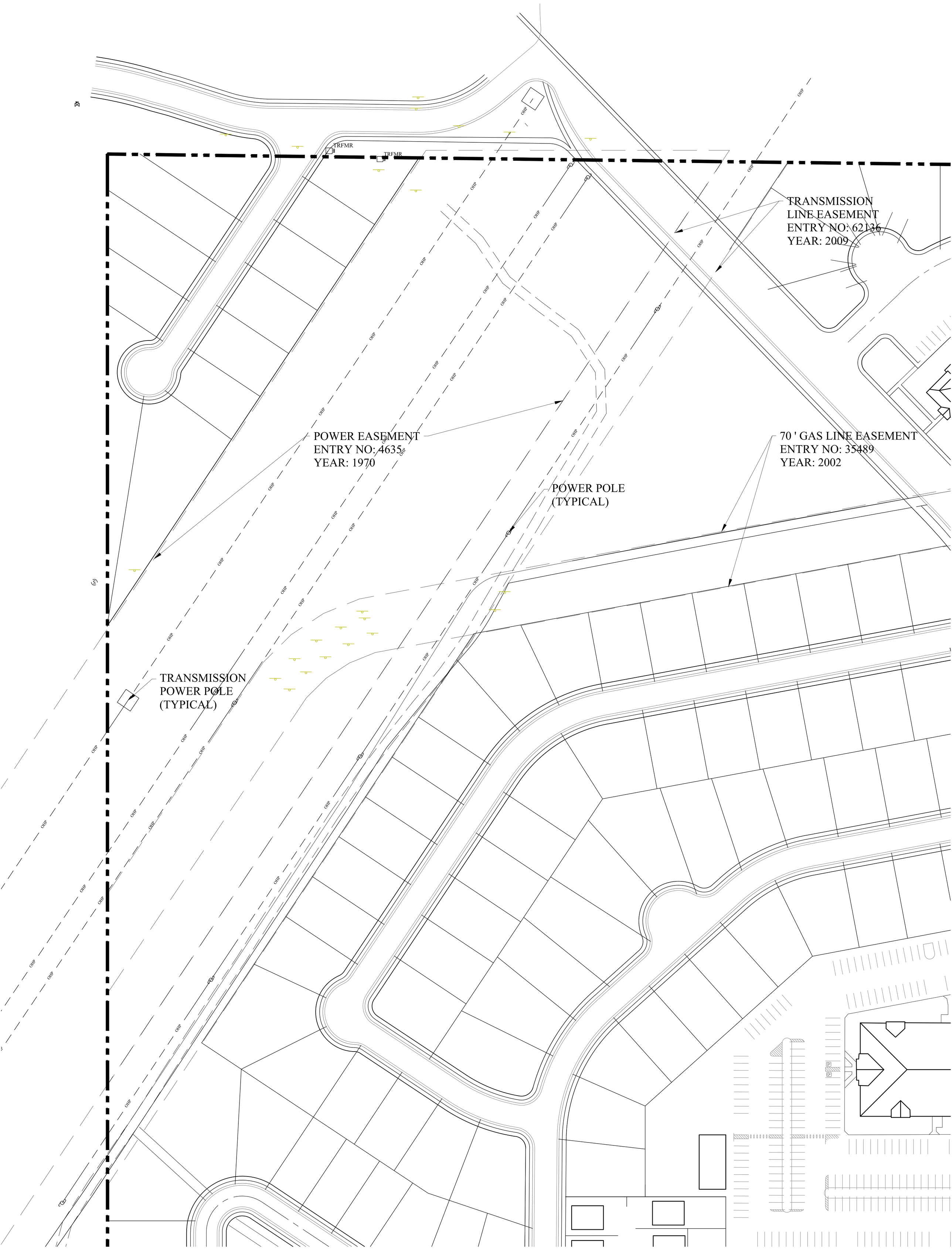


- Residential (3.5 du/ac)
- Residential (5 du/ac)
- Residential (9.6 du/ac)
- Commercial
- Church
- Open Space
- Proposed Trails

Site Summary

Total Site Area	144.83 AC
Total Open Space*	29.04 AC
Total Commercial	28.59 AC
Total Professional Office	2.95 AC

Residential (3.5 du/ac)	80 Units
Residential (5 du/ac)	76 Units
Residential (9.6 du/ac)	287 Units
Total Residential Units	443 Units
Gross Density	3.06 du/ac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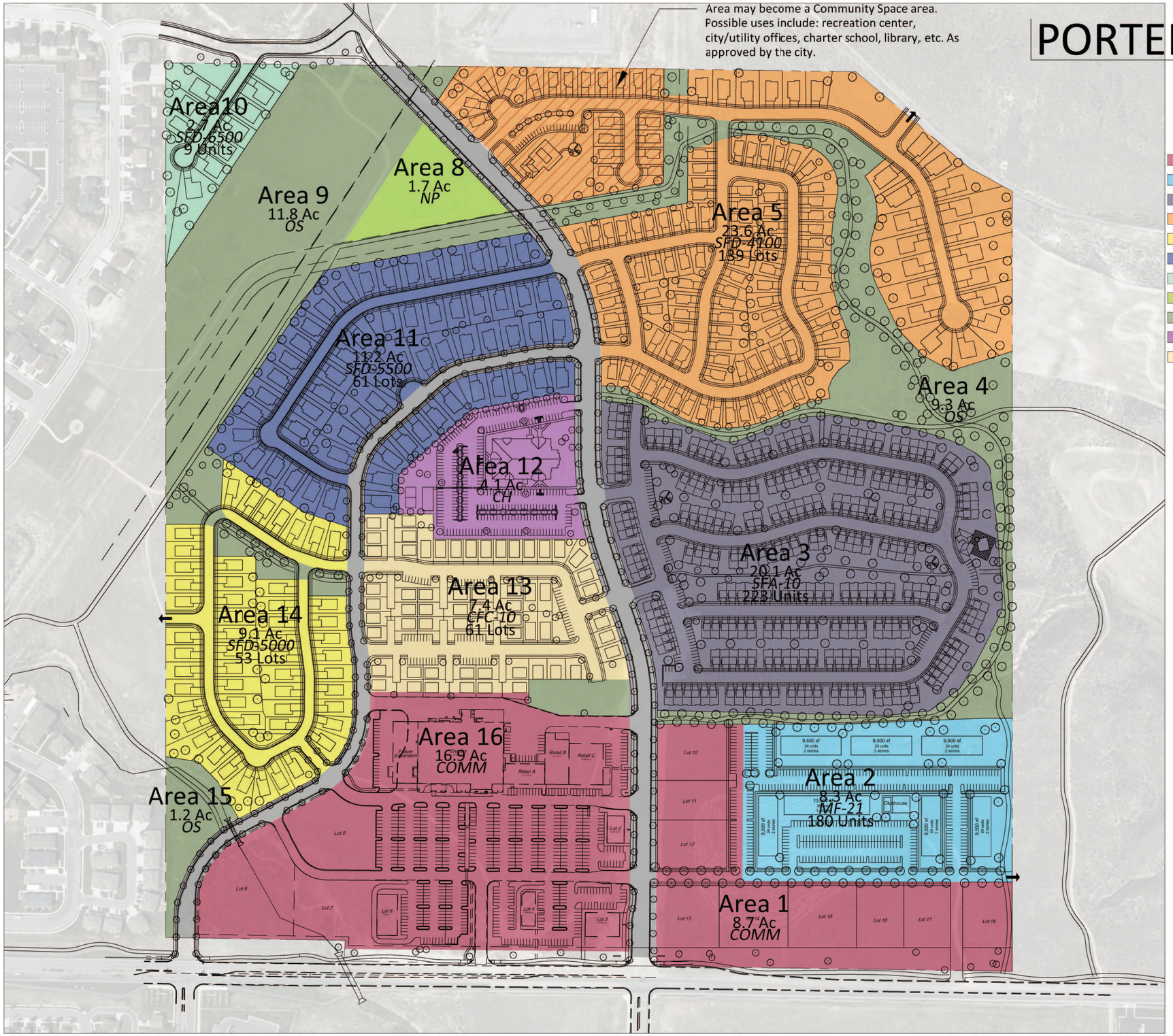
TRFMR
OHP
TRANSMISSION
LINE EASEMENT
ENTRY NO: 62136
YEAR: 2009
POWER EASEMENT
ENTRY NO: 4635
YEAR: 1970
POWER POLE
(TYPICAL)
70 ' GAS LINE EASEMENT
ENTRY NO: 35489
YEAR: 2002
TRANSMISSION
POWER POLE
(TYPICAL)

PORTER'S CROSSING
Site Map

July 02, 2014

PORTER'S CROSSING

July 02, 2014



LEGEND

COMM-	Commercial
MF-	Multi-Family Residential
SFA-	Single Family Attached (Townhome)
SFD-	Single Family Detached- Avg. 4,100 sq ft
	Single Family Detached- 5,000 sq ft
	Single Family Detached- 5,500 sq ft
	Single Family Detached- 6,500 sq ft
NP-	Neighborhood Park
OS-	Open Space
CH-	Church
CFC-	Condensed Family Cluster

0 50 100 200 300

PRELIMINARY

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040 FX: 801. 487. 8668

CLIENT:
DWG:
JOB No:
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DESIGN BY:
CHECKED BY:
DATE: 05/28/14

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LAND USE TABLE

PLANNING AREA	SF	ACRES		LAND USE	OPEN SPACE	DENSITY (DU/ACRE)	LOTS/UNITS
1	377,150.89	8.7	COMM	Commercial			
2	363,507.09	8.3	MF-21	Multi-Family Residential- 21		21.7	180.0
3	873,498.25	20.1	SFA-10	Townhomes		11.1	223.0
4	405,572.20	9.3	OS	Open Space	9.3		
5	1,026,928.18	23.6	SFD-4100	Single Family Detached- 4100		5.9	139.0
8	74,361.68	1.7	NP	Neighborhood Park	1.7		
9	511,916.22	11.8	OS	Open Space	11.8		
10	116,930.10	2.7	SFD-6500	Single Family Detached- 6000		3.3	9.0
11	487,558.92	11.2	SFD-5500	Single Family Detached- 5500		5.4	61.0
12	176,755.11	4.1	CH	Church			
13	321,881.10	7.4	CFC-10	Condensed Family Cluster		8.2	61.0
14	397,966.61	9.1	SFD-5000	Single Family Detached- 5000		5.8	53.0
15	51,949.17	1.2	OS	Open Space	1.2		
16	734,028.89	16.9	COMM	Commercial			
SUBTOTAL	**5,920,004.41**	**136.1**			**24.0**		**726.0**
Streets	339,247.49	7.8					
TOTAL	**6,259,251.90**	**143.9**			**24.0**		**726.0**

July 01, 2014

PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

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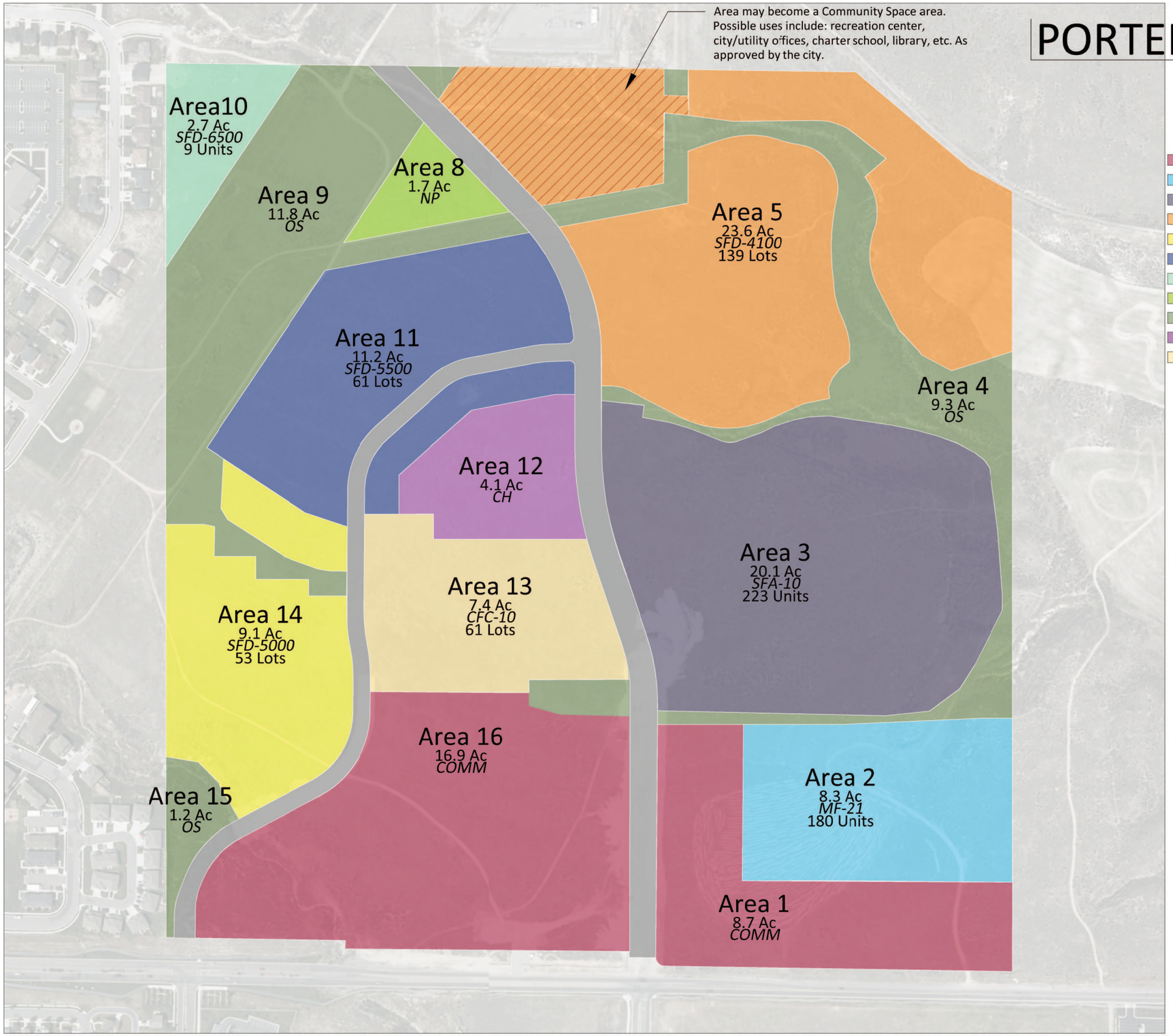
PORTER'S CROSSING

July 02, 2014



LEGEND

COMM-	Commercial
MF-	Multi-Family Residential
SFA-	Single Family Attached (Townhome)
SFD-	Single Family Detached- Avg. 4,100 sq ft
	Single Family Detached- 5,000 sq ft
	Single Family Detached- 5,500 sq ft
	Single Family Detached- 6,500 sq ft
NP-	Neighborhood Park
OS-	Open Space
CH-	Church
CFC-	Condensed Family Cluster

0 50 100 200 300

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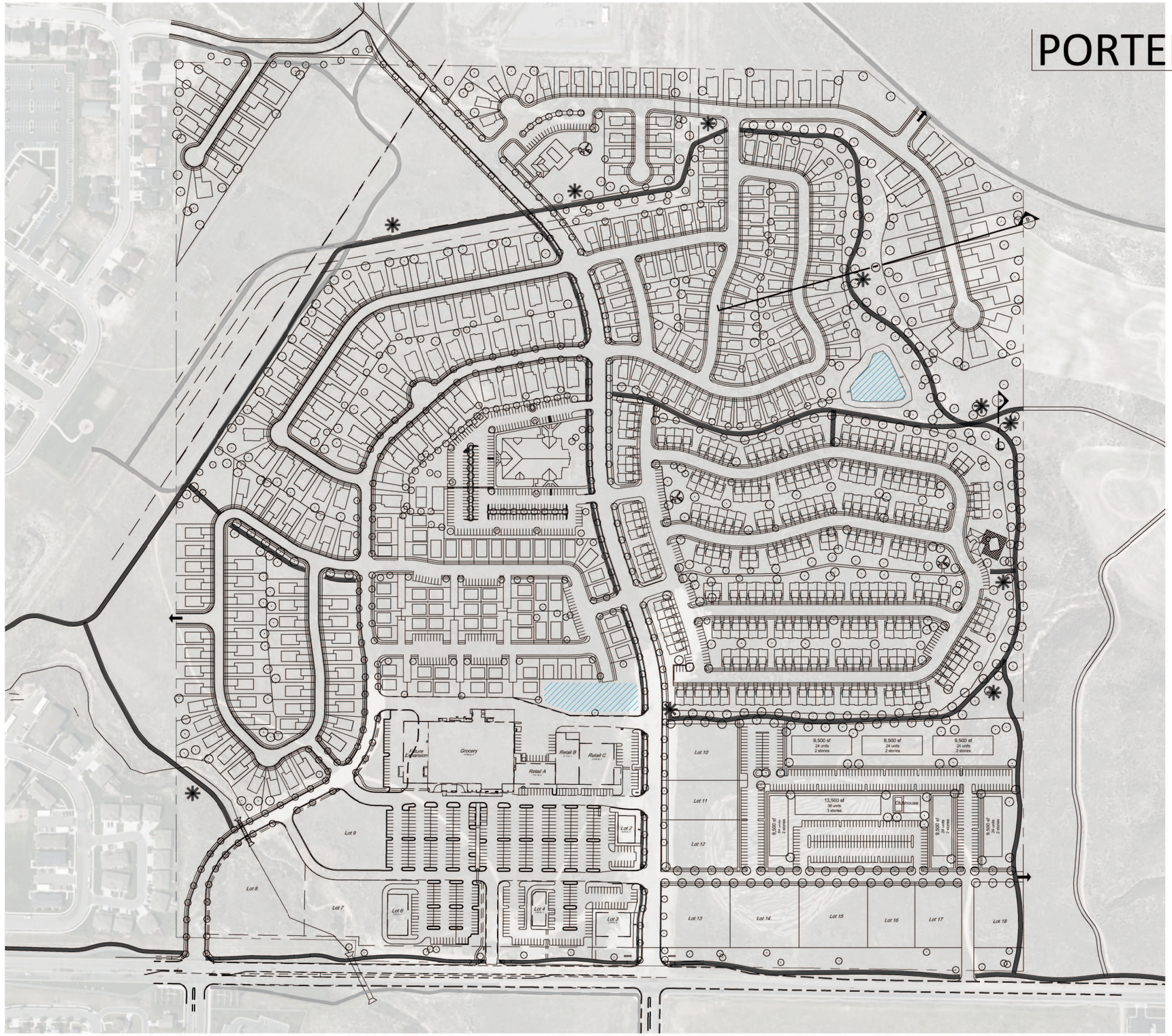
PORTER'S CROSSING

TRAIL PLAN

July 02, 2014



LEGEND

- Workout Station
- Proposed Trail
- Existing Trail

0 50 100 200 300

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May 20, 2014

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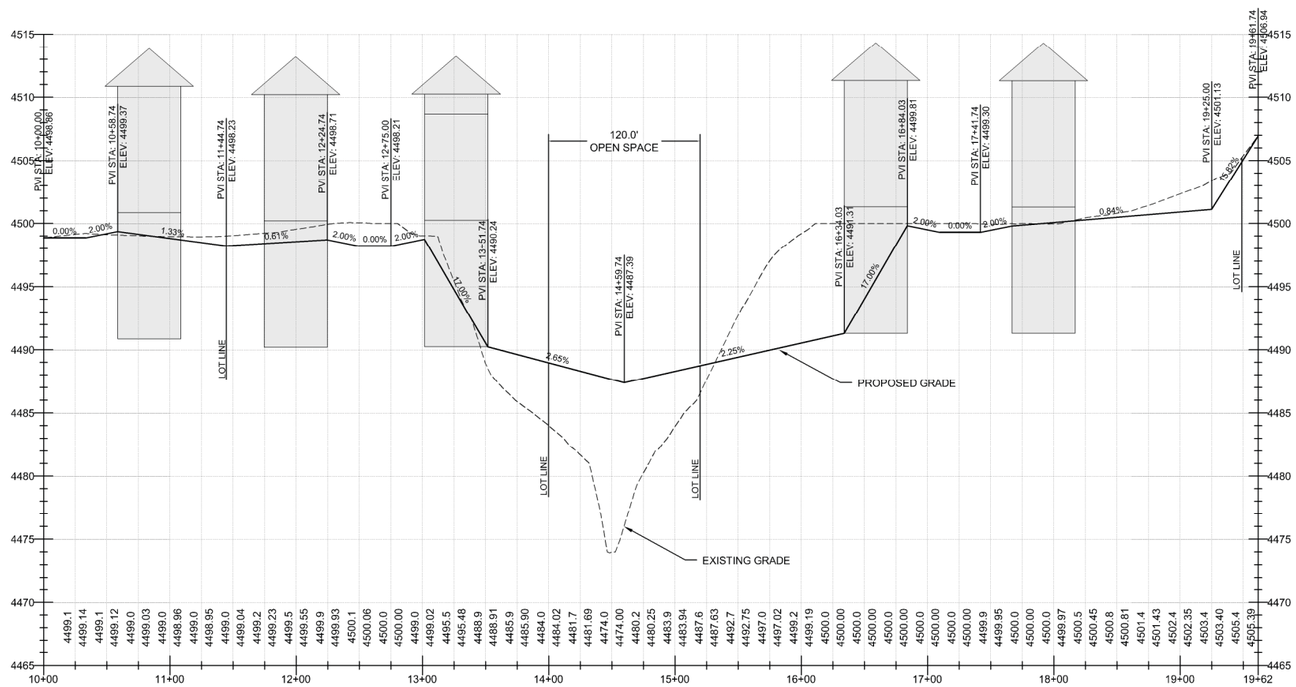
Profile View of Section B



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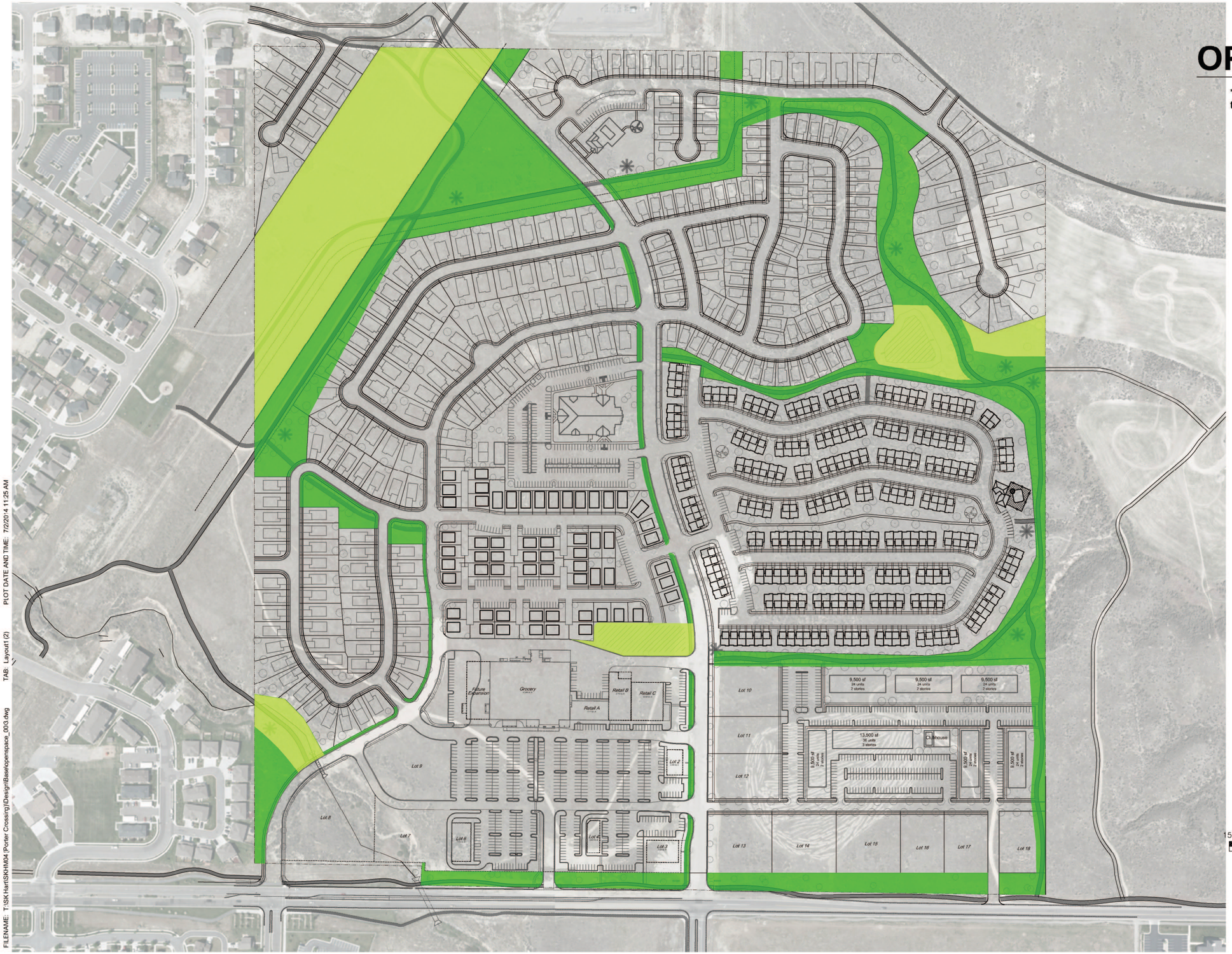

OPEN SPACE PLAN

*Required Improved Open Space needed is minimum 8% of the space used for residential land use.

IMPROVED OPEN SPACE

NATURAL OPEN SPACE

TOTAL AREA	143.9 AC
RESIDENTIAL	90.2 AC
TOTAL OPEN SPACE	29.5 AC

REQUIRED

TIER I & II	(8%)	0.22 AC
TIER III & IV	(8% + 10%)	14.34 AC
TOTAL REQUIRED IMPROVED OPEN SPACE		14.56 AC

PROVIDED

IMPROVED OPEN SPACE	19.0 AC
NATURAL OPEN SPACE	10.5 AC

N

150 0 150 300 450

Scale 1" = 300'

July 02, 2014

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IMPROVED OPEN SPACE CALCULATIONS

TIER I		TIER II		TIER III		TIER IV	
Dwelling Units Per Acre: .81-1.6		Dwelling Units Per Acre: 1.61-5.2		Dwelling Units Per Acre: 5.21-12.2		Dwelling Units Per Acre: 12.21-22.7	
PLANNING AREA	ACRES	PLANNING AREA	ACRES	PLANNING AREA	ACRES	PLANNING AREA	ACRES
		10	2.7	3	20.1	2	8.3
				5	23.6		
				11	11.2		
				13	7.4		
				14	9.1		
TOTAL ACRES	**0**		**2.7**		**71.4**		**8.3**
IMPROVED OPEN SPACE	4%		8%		8%+10% Tier III development acreage		8%+10% of Tier III & Tier IV development acreage

PROJECT AREA	143.90	
RESIDENTIAL BUILDABLE AREA	82.4 x 8%	**6.592**
TIER III & TIER IV BUILDABLE AREA	79.7 x 10%	**7.97**

IMPROVED OPEN SPACE REQUIRED **14.562**

July 02, 2014

PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

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PORTER'S CROSSING

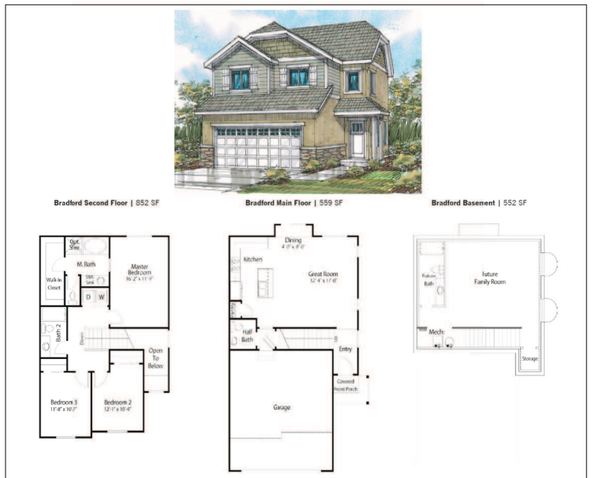
SMALL HOUSING UNITS

July 01, 2014

HOUSE TYPE ASPEN

HOUSE TYPE COTTONWOOD

HOUSE TYPE HICKORY

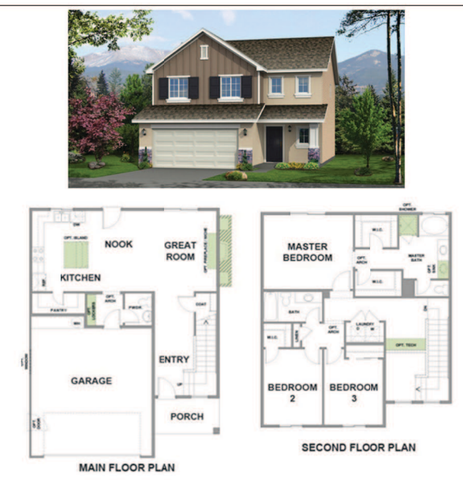


HOUSE TYPE BRADFORD

NOTE: Add 15' to back and front. This module is a 50'x50'

HOUSE TYPE 50'x65' MIX SFD

HOUSE TYPE WOODSIDE-1



HOUSE TYPE WOODSIDE-2

May 20, 2014

PRELIMINARY
PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040 FX: 801. 487. 8668

CLIENT:
DWG:
JOB No:
DO NOT SCALE THIS DRAWING. DRAWING IS DIGITIZED FLAT. USE ONLY DIMENSIONS AND NOTES THAT PREVAIL.

DRAWN BY: SK
DESIGN BY:
CHECKED BY:
DATE: 05/28/14

REVISIONS

FILENAME: T:\SK Hart\SK-HM04 (Porter Crossing)\Design\Base\HATCH-2_002.dwg TAB: Layout2 (9) PLOT DATE AND TIME: 7/2/2014 10:22 AM