

RESOLUTION NO. PC-2024-0037

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION TO FORWARD A NEGATIVE RECOMMENDATION TO THE CITY COUNCIL TO ENACT SECTION 22-11-68 PD55 (DUNN REZONE) ZONE AND APPENDIX WW OF THE OREM CITY CODE AND AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE ON APPROXIMATELY 9.43 ACRES FROM THE OS5 ZONE TO THE PD55 ZONE LOCATED GENERALLY AT 1230 WEST 2000 SOUTH ZONE (APPROXIMATELY 9.43 ACRES).

WHEREAS on February 3, 2022, Skip Dunn filed an application with the City of Orem requesting the Planning Commission forward a recommendation to the City Council for the Dunn Rezone located generally 1230 West 2000 South in the OS5 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024; 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 negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby forwards a negative recommendation to the City Council to Enact Section 22-11-68 PD55 (Dunn Rezone) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres), as shown in Exhibit "A", which is attached here to

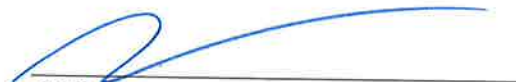
and incorporated herein by reference. The Planning Commission recommendation the City Council consider rezoning the property to a C3 zone.

3. This resolution shall take effect immediately upon passage.

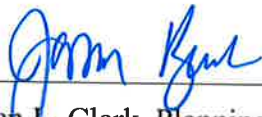
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 7th day of August 2024.


CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


for Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Mike Carpenter

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Gerald Crismon

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James Hawkes

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Rod Erickson

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Madeline Komen

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Britton Runolfson

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Haysam Sakar

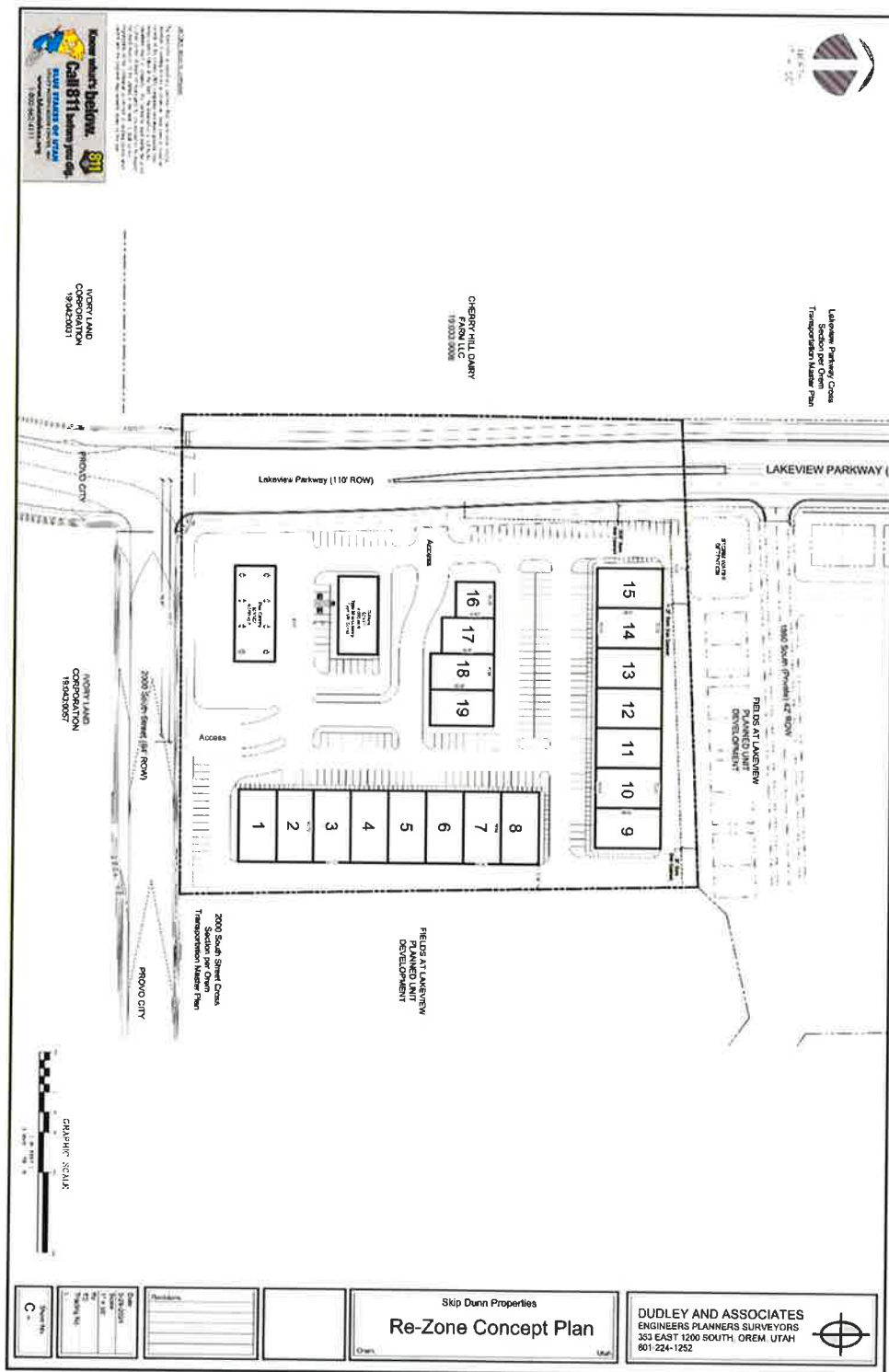
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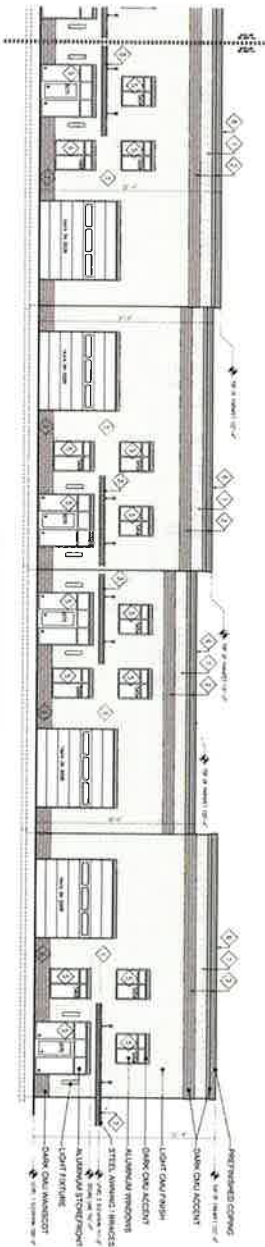
Exhibit "A"
Concept plan



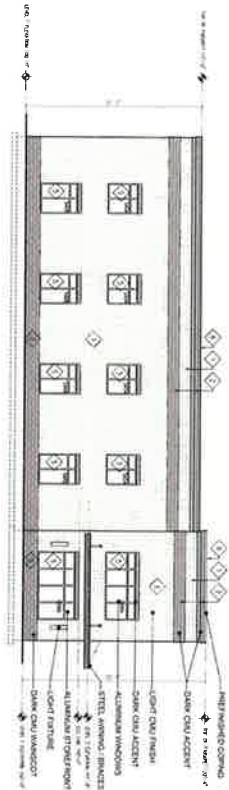
Elevations



1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
1	PRECAST CONCRETE	FINISH	1/2" THICK, 12" x 12"
2	ALUMINUM WINDOWS	FINISH	1/2" THICK, 12" x 12"
3	STEEL ALUMINUM FINISHES	FINISH	1/2" THICK, 12" x 12"
4	ALUMINUM STOREFRONT	FINISH	1/2" THICK, 12" x 12"
5	LOFT FINISH	FINISH	1/2" THICK, 12" x 12"
6	DARK GRAY ACCENT	FINISH	1/2" THICK, 12" x 12"
7	ALUMINUM STOREFRONT	FINISH	1/2" THICK, 12" x 12"
8	LOFT FINISH	FINISH	1/2" THICK, 12" x 12"
9	DARK GRAY ACCENT	FINISH	1/2" THICK, 12" x 12"
10	ALUMINUM STOREFRONT	FINISH	1/2" THICK, 12" x 12"
11	LOFT FINISH	FINISH	1/2" THICK, 12" x 12"
12	DARK GRAY ACCENT	FINISH	1/2" THICK, 12" x 12"

PRELIMINARY - NOT FOR CONSTRUCTION

A2.1

A NEW WAREHOUSE FOR
DUDLEY AND ASSOCIATES

REVISIONS



HARRIS ARCHITECTURE

100 EAST BROADWAY, SUITE 1000 NEW YORK, NY 10002 TEL: 212-691-8800 FAX: 212-691-8801 WWW.HARRIS-ARCHITECTURE.COM

DOWN BY

REVISIONS

EXTERIOR FINISH SCHEDULE			
1	PRECAST CONCRETE	EXTERIOR	1/2" x 1/2"
2	PRECAST CONCRETE	INTERIOR	1/2" x 1/2"
3	PRECAST CONCRETE	ROOF	1/2" x 1/2"
4	PRECAST CONCRETE	ROOF	1/2" x 1/2"
5	PRECAST CONCRETE	ROOF	1/2" x 1/2"
6	PRECAST CONCRETE	ROOF	1/2" x 1/2"
7	PRECAST CONCRETE	ROOF	1/2" x 1/2"
8	PRECAST CONCRETE	ROOF	1/2" x 1/2"
9	PRECAST CONCRETE	ROOF	1/2" x 1/2"
10	PRECAST CONCRETE	ROOF	1/2" x 1/2"
11	PRECAST CONCRETE	ROOF	1/2" x 1/2"
12	PRECAST CONCRETE	ROOF	1/2" x 1/2"
13	PRECAST CONCRETE	ROOF	1/2" x 1/2"
14	PRECAST CONCRETE	ROOF	1/2" x 1/2"
15	PRECAST CONCRETE	ROOF	1/2" x 1/2"
16	PRECAST CONCRETE	ROOF	1/2" x 1/2"
17	PRECAST CONCRETE	ROOF	1/2" x 1/2"
18	PRECAST CONCRETE	ROOF	1/2" x 1/2"
19	PRECAST CONCRETE	ROOF	1/2" x 1/2"
20	PRECAST CONCRETE	ROOF	1/2" x 1/2"

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A2.2

FEB 2024

A NEW WAREHOUSE FOR
DUDLEY AND ASSOCIATES
RE-ZONE 2024

 HARRIS ARCHITECTURE
10000 BENTLEY AVENUE, SUITE 100, BAYTOWN, TX 77610 | WWW.HARRISARCHITECTURE.COM

DRAWN BY

REVISIONS

PD-55 Zone, 2000 South & Lakeview Parkway

22-11-68. PD-55 Zone, Dunn Rezone, 1230 W 2000 South

- A. Purpose.** The PD-55 Zone 2000 South & Lakeview Parkway is established to:
1. Provide a location within the southwest section of the City where a neighborhood shopping center may be developed.
 2. Provide a well-planned, quality development for neighborhood shopping conveniences.
 3. Provide a mechanism to control the size, design and land uses of a neighborhood shopping center.
- B. Concept Plan.** Property in the PD-55 zone shall be developed in conformance with the concept plan included as Appendix WW of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-55 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.** The following shall be permitted uses within the PD-55 Zone. All other uses are prohibited:
- 5330 limited price variety store
 - 5393 arts, crafts and hobbies
 - 5394 musical instruments
 - 5410 groceries or food retail
 - 5440 candy and other confectionery products
 - 5530 gas station with or without store
 - 5600 clothing, apparel, and accessories
 - 5710 furniture and home furnishings
 - 5730 music supplies
 - 5810 restaurants, including fast food
 - 5811 fast food
 - 5931 antiques
 - 5910 drug store
 - 5941 books
 - 5943 office supplies
 - 5945 newspapers magazines
 - 5948 florist
 - 5951 sporting goods
 - 5952 bicycles
 - 5970 computer goods and services
 - 6150 real estate agent, broker, associated services
 - 6231 beauty and barber shops
 - 6251 apparel repair alterations laundry and dry cleaning services.
 - 6291 catering services
 - 6370 office warehousing

6331 private postal services
6392 business and management consulting services
6395 auto rental
6510 all medical and other professional services
6514 chiropractors and osteopaths
6515 veterinarian services small animals
6530 professional office
6591 engineering and architectural
6599 interior design
6835 dancing schools

- D. Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
- E. Site Development Standards.** The following development standards and requirements shall apply to all development in the PD-55 zone:
1. **Building Setback.** The building set back from any dedicated street right of way or adjacent residential property line shall be 20 feet or the height of the building in accordance with Appendix WW.
 2. **Maximum Area.** The maximum area of the development size shall be 8.7 acres.
 3. **Building Height.** The height of any structure or portion thereof shall not exceed the height of said structure (or portion thereof) shown in Appendix WW. The maximum heights for structures in the PD-55 zone which are set back less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. Once beyond the one hundred feet (100'), the maximum height of any structure shall be forty-eight feet (48').

Belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, and properly screened mechanical appurtenances may extend up to an additional ten feet above the maximum height allowed in the applicable zone. However, the combination of such items shall not occupy more than thirty percent 30% of the area of the uppermost floor of the building.

4. **Architectural Design.** The architecture design theme and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall have the same architectural design theme as those portions of the building that get high visibility from the public. The following construction materials are acceptable: brick, block, fluted block, colored texture block, concrete tilt up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and other similar architectural features. Other materials may be used if approved by the planning commission.
5. **Building Orientation.** No building adjacent to a residential property containing a retail use shall face east. Public access shall be from the West or south side of the structure.
6. **Lighting Plans.** Any development in the PD-55 zone shall include a lighting plan. Freestanding lighting fixtures of at least 8 feet in height and not to exceed 20 feet in height and producing at least one foot candle of illumination shall be installed and maintained along Lakeview Parkway. These lights shall be placed along the street right-of-way line and shall be designed to shine away from residential developments. Lighting shall be designed to:
 - a. Discourage graffiti;
 - b. Enhance crime prevention environment;

- c. Shall not glare into adjacent residential areas;
 - d. Lighting and parking areas shall not glare into adjacent residential areas.
- 7. Landscaping.**
- a. A landscape strip shall be installed adjacent to all dedicated streets. The landscape strip shall be at least 10 feet in width along 2000 South and Lakeview Parkway, and shall encompass the entire setback area specified in subparagraph.
 - b. Trees planted along 2000 South and Lakeview Parkway shall be in accordance with the city tree master plan and shall be at least two inches in caliper measured 4 feet above the ground with a minimum spacing of 40 feet apart.
 - c. Landscaped end islands shall be located each end-row of parking. Each island shall have one deciduous tree unless the island is within 75 feet of a dedicated street right of way or within 75 feet of a storefront. Each landscaped area shall be at least three feet along and three feet wide as generally shown in the Concept Plan ~~the plan~~ showing planting areas shall show the general location, number, and type of plants along with provisions for irrigation system.
 - d. Concrete curbs shall be provided between landscaped areas and off-street parking areas.
- 8. Parking Areas.** Parking stalls shall be provided in the PD-55 zone as shown in Appendix WW. All parking shall be designed to retain and dispose of surface water runoff on this site.
- 9. Design.** The elements of the site plan, e.g., buildings, circulation, open space and landscaping etc. shall be designed and arranged to produce an efficient functionally organized, and cohesive plan development.
- 10. Traffic Design.** The site plan shall be designed to facilitate traffic flow on 2000 South and Lakeview Parkway. The applicant shall provide a traffic impact study showing impacts development of a proposed site plan will have on traffic on 2000 South and Lakeview Parkway. The traffic impact study shall be used by the city to impose necessary conditions on site plan to mitigate negative impacts on traffic circulation it's caused by the site development.
- 11. Signage.** All signage shall be in accordance with Chapter 14 of the City of Orem.
- 12. Masonry Wall.** There shall be installed and maintained a seven (7) foot high ~~fence~~ masonry wall along property lines in common with adjacent residential zone. No fence shall be required along 2000 South or Lakeview Parkway. The fence shall be constructed of masonry and treated on both sides with anti-graffiti sealant.
- 13. Vehicular Access.** Access to the site shall be from 2000 South and Lakeview Parkway.
- 14. Outside Storage and Display Areas.** The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscape areas shall not be used for the display of merchandise nor storage of materials.
- 15. Solid Waste Areas.** Solid waste dumpster shall be located in an enclosure the materials of which will be approved by the City as a part of the site plan.
- 16. Site Maintenance.** Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site at any time as necessary. The site shall be maintained free from trash, weeds, garbage, paper and other refuse.
- 17. Certificate of Occupancy.** No certificate of occupancy shall be issued for any building or on any portion of the development until the landscaping plan is in place, or bond, cash deposit, or equivalent is deposited

with the City conditioned on guaranteeing the installation of all landscapes shown on the approved site plan. All landscaped areas shall be maintained in a neat clean and orderly and sightly condition. The shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing dead plants and the regular watering of all plantings. Failure to maintain the landscape as provided herein shall be a violation of this chapter and enforceable as provided by law.

18. **Public Hearing.** No site plan or site plan amendment shall be approved without first holding a public hearing with the Planning Commission.
19. **Other Regulations.** Except as otherwise specified in this section, the standards and requirements of the C2 Zone shall apply to the PD-55 Zone.
20. **Site Plan.** A site plan shall substantially conform to the concept plan.