EAGLE MOUNTAIN CITY

City Council Staff Report

NOVEMBER 18, 2014

Project:	**Gateway Park**
Applicant:	Scot Hazard
Request:	*(1)* Rezone areas of the property to Business Park and Commercial Storage
	(2) Master Site Plan
	(3) Preliminary Plat
Type of Action:	Public Hearing; Action Items
Planning Commission:	Recommended Approval (5-0) w/ conditions

Location

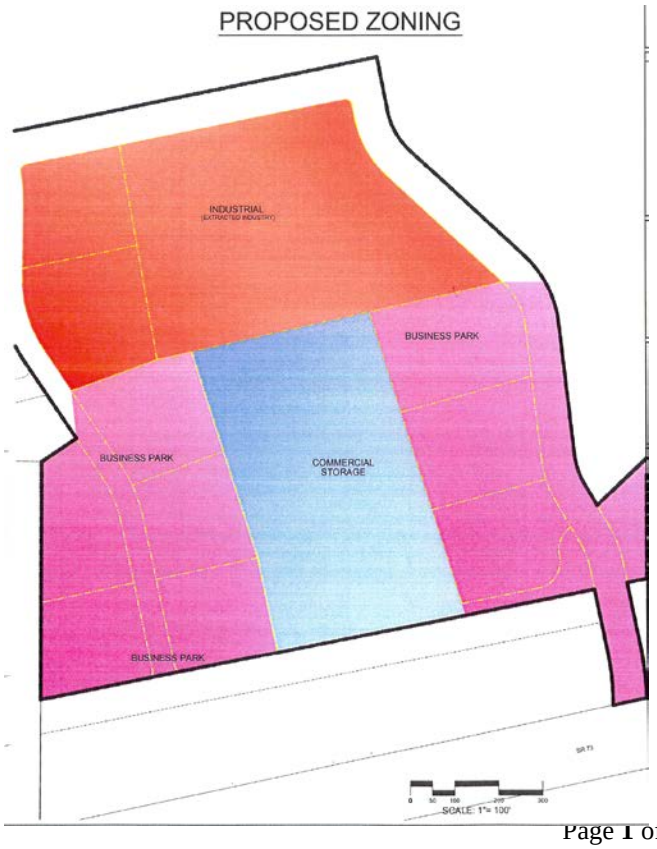
The proposed Eagle Mountain Business Park is located northwest of SR73 and Mt. Airey Drive. The properties have been referred to in the past as Talon Cove and the Smith Sisters properties.

Background

These properties were rezoned in 2013 from Industrial to Commercial Storage and Commercial in preparation for a storage unit development and commercial warehouse/office development. A preliminary plat was submitted in late 2013 and was tabled by the Planning Commission in January 2014 at the request of the applicant in order to work out the future of SR73 with UDOT, MAG, and the City.

Mountainland Association of Governments has now approved money for UDOT to purchase of a portion of this property for future ROW expansion. UDOT is also considering approval of additional funds in October for more ROW purchase. The agreed-upon property for ROW expansion is designated on the proposed plans. With the ROW now defined, the applicant is moving forward with plans for development.

The Planning Commission recommended approval on September 23, and the project was removed from a City Council agenda due to desired changes by the developer. The project has been revised since then and was given a recommendation of approval by the Planning Commission on November 11.

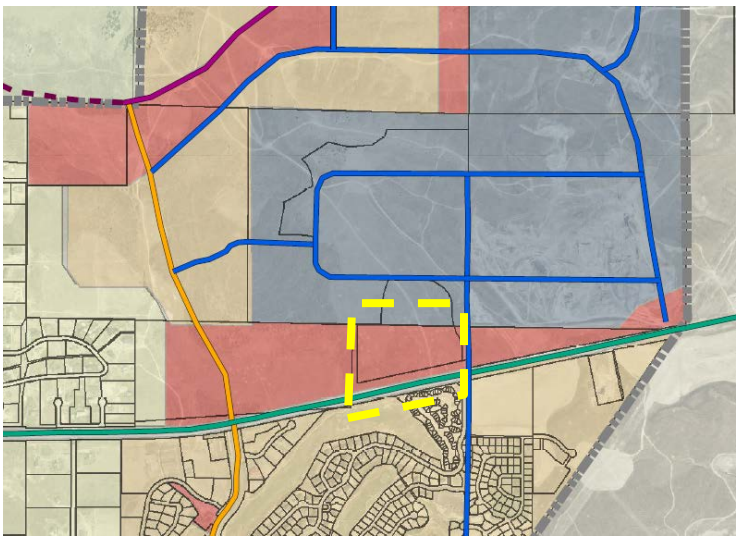


Proposal

The proposed project was modified to include a large 7-acre lot, to connect the planned roads, to remove multi-family parcels, and to change the zoning to Business Park instead of Commercial. This zone allows for the planned office warehouse buildings.

The proposed rezone includes the following changes:

- 11.13 Acres Business Park
- 7.06 Acres Commercial Storage
- 9.9 Acres Industrial



The City's current Future Land Use and Transportation Corridors Map (Map 2 of the General Plan) is displayed here, with the properties under rezone consideration outlined in the dashed yellow line.

Surrounding Zoning
These properties are bordered on the south by SR73, on the west by vacant commercial and Industrial property and on the east by agricultural and industrial land.

Business Park Zone
The purpose of the business park zone is to provide for professional offices, research and development uses, retail or commercial businesses, light manufacturing and assembly, and multifamily development in an attractive mixed-use environment that provides community and regional business opportunities.

Commercial Storage Zone
The purpose of the commercial storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices.

Rezone Criteria for Approval
The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezone proposals are evaluated using the following criteria:

A. Compliance with Future Land Use Plan. As discussed earlier in this report, the City's Future Land Use Plan designated this area as Mixed Use Commercial and Industrial. This proposal complies with that plan.

B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. Since the area proposed for business park and commercial storage zoning is surrounded by industrial and commercial land, and is adjacent to Highway 73, we suggest that this proposed zoning is compatible with adjacent land uses.

C. Buffering of Incompatible Uses. The Commercial Storage Zone would be surrounded by business and industrial uses, very similar to what you see in neighboring communities, including the storage unit facility in Saratoga Springs (north of Walmart). Since storage units are not always the most attractive uses, nor neighbors, the business park land provides an excellent buffer to this use.

Master Site Plan & Preliminary Plat
The preliminary plat contains the following breakdown:

- 1 commercial storage lot (7.06 acres)
- 8 business park lots (11.13 acres)
- 1 detention pond parcel (0.41 acres)
- 2 parcels being preserved for UDOT right-of-way (8.29 acres)
- Mt. Airey Drive – a minor collector road
- Brad's Blue Spruce – a minor collector road
- Talons Drive – a local 51-foot wide road

UDOT is planning to expand SR73 (aka Cory Wride Memorial Highway) in the next 10 years to become a freeway, similar to the eventual build out of 2100 North in Lehi, with freeway in the middle and 2-lane one-way frontage roads along each side. Lots 109 and 110 contain notes on the preliminary plat that state "Requires frontage road." According to the Fire Marshal, all of the western lots (lots 105-111) will require a second access to Ranches Parkway, the constructed UDOT frontage road, or SR73, unless given a special approval by the head Fire Marshal.

A conceptual master site plan has been submitted showing a potential layout of the buildings and parking. Since this specific use is different than standard retail or office, there may be a need to consider some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to contain parking on the sides of the buildings rather than the front. This would likely result a different number of buildings than proposed. If you feel inclined to approve the proposed conceptual master site plan with the parking between the street and the buildings, then it should be clear that the landscaping treatments in this area should be fairly extensive, with shrubs and berms for headlight screening, trees, etc. You should also consider amending the City Code Chapter 17.72 Multi-Family and Commercial Design Standards to address office-warehouse uses.

Again, this site plan is conceptual only and does not vest the developer with any specific building or parking layout. An individual site plan approval is required for every lot in this development prior to development. Some uses will require a conditional use permit as well. Final plats are also required.

This plat will not require parks or improved open space. No landscaping plan was submitted with this application, as each site will provide a landscape plan with a site plan application.

The utilities have been reviewed by the City Engineer. Water modeling is required for this project. The project must comply with any determinations from the water model, whether it means upsizing water lines, building a water tank, or some other solution. Utility plans will have to be finalized with final plat applications.

Concerns

- Storage Unit Access. The access for the storage units is awkward, putting trucks in conflict with parking for lot 101. While it is located away from the main intersection, it provides an awkward entrance. This should be reevaluated with the first final plat and individual site plans.
- Truck Access. The gravel pit trucks will be accessing this roadway at the place designated on the proposed plan. This provides potential conflicts with business traffic. The access is improved from the original plan, but still provides some concern.
- The layouts of the buildings and parking are conceptual only, and do not comply with the commercial design standards. These will have to be evaluated with each individual site plan.
- Any dead-end road beyond 750 feet requires special Fire Marshal approval or a second access.
- The natural drainage patterns of the property must be handled appropriately to the satisfaction of the City Engineer.

Planning Commission Recommendations

In the Planning Commission's opinion, the proposed rezone meets the rezone criteria for approval, so they recommend that the City Council approve the request. The Council can approve, deny, or table this application.

The Planning Commission recommends that the Master Site Plan application be approved with the following condition:

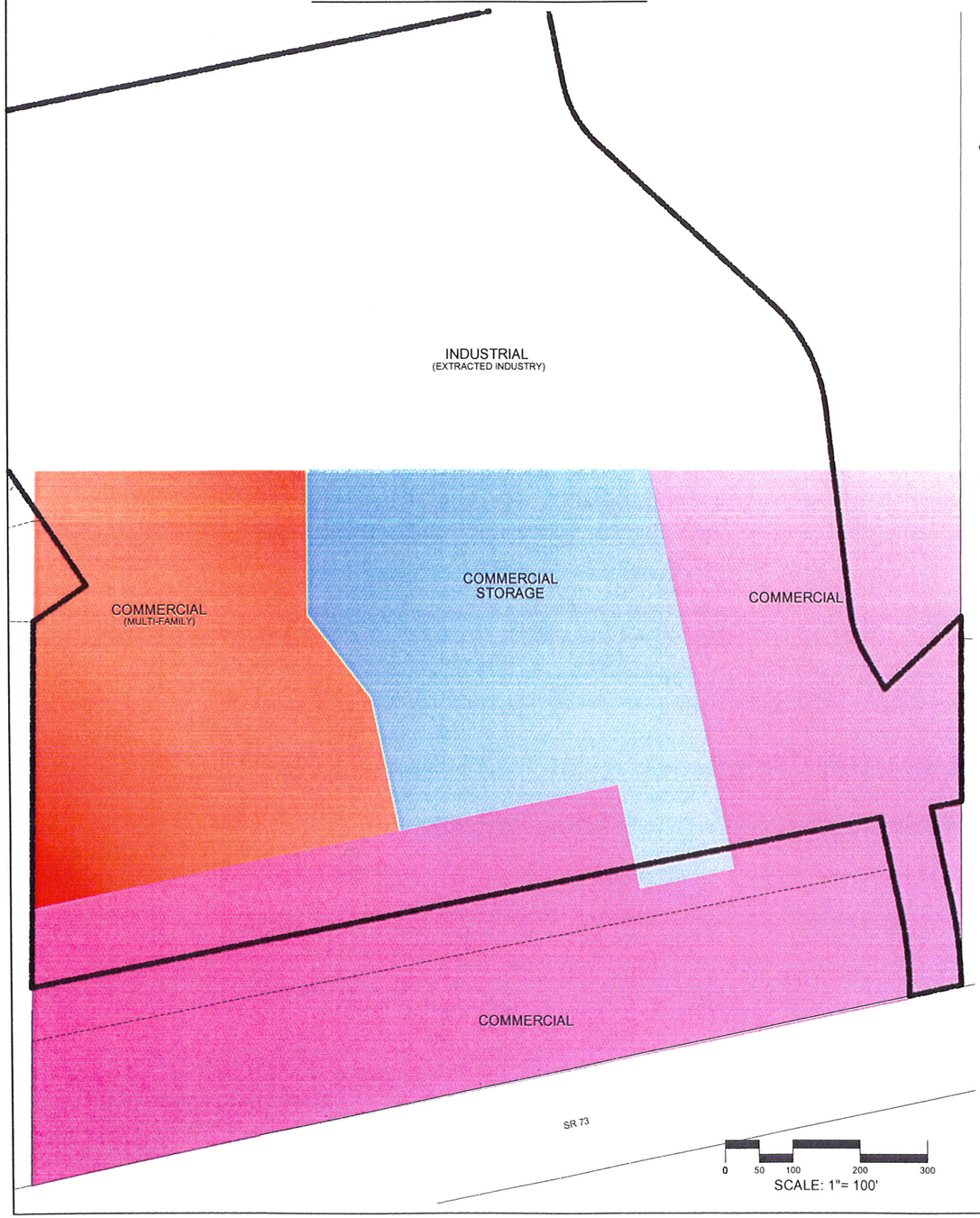
1. *Individual site plan approvals are required for each lot. Landscaping, architecture, parking and building layout will be reviewed at that time.*

The Planning Commission recommends that the City Council approve the Gateway Park Preliminary Plat application with the following conditions:

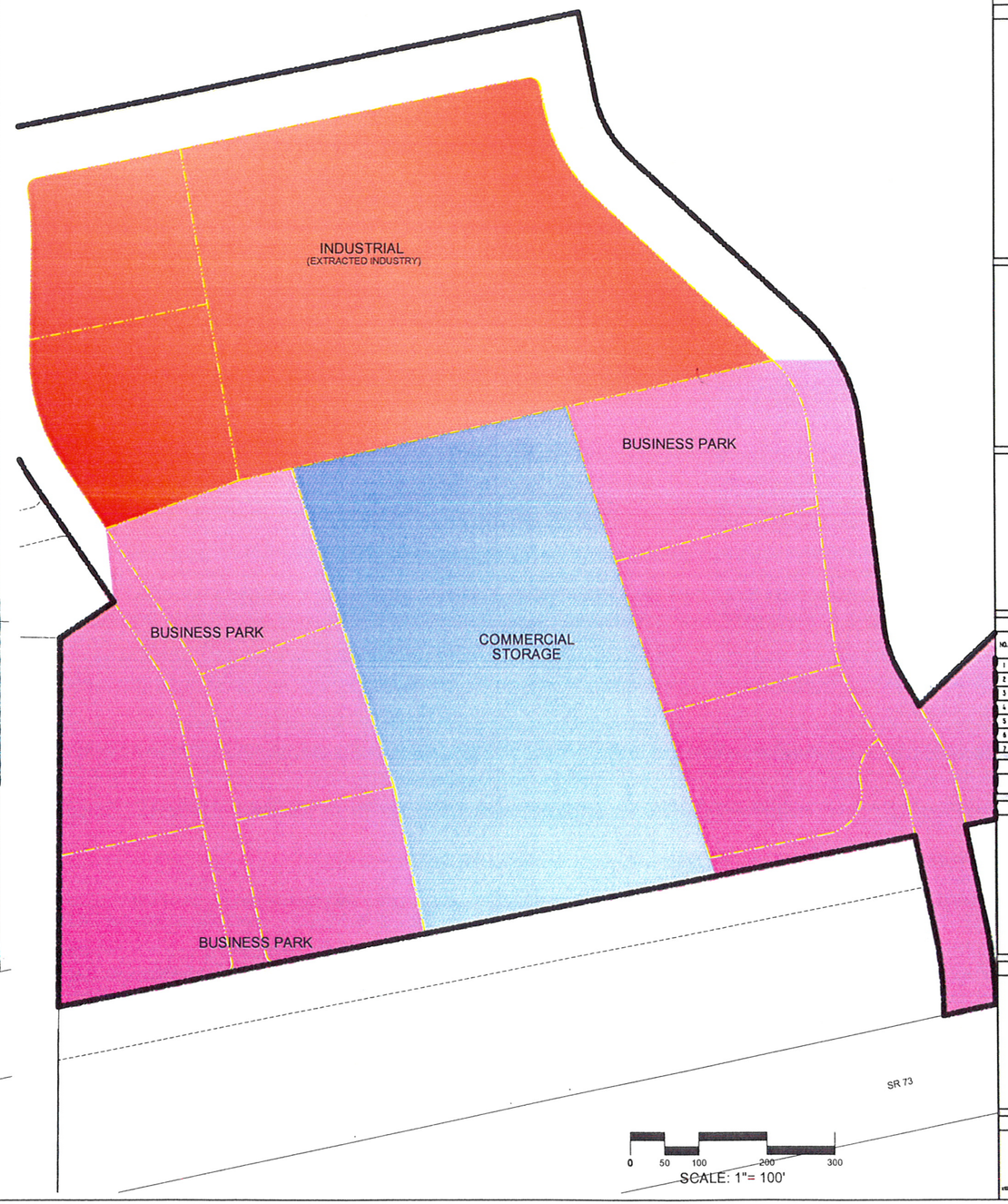
1. *Developer must provide a water model for the project and must comply with any requirements as a result of the water model.*
2. *A second access is required for construction or permits for lots 105-111, unless approved by the Fire Marshal.*
3. *Storm drain calculations and plan must be approved by the City Engineer.*
4. *Developer must provide an access agreement with UDOT for utilities located within UDOT right-of-way or install utilities outside of the UDOT right-of-way.*
5. *All offsite sewer will need to be installed prior to construction of phase 1. Provide offsite sewer design with the first final plat.*
6. *A detailed sign plan is required with the first site plan, including details for an entryway monument for the project. The entryway monument must be completed with the first final plat.*

GATEWAY PARK

EXISTING ZONING



PROPOSED ZONING



DEVELOPMENT

GATEWAY PARK

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*ZONE*

GATEWAY PARK

LOT 100

BUILDING SF = 145,778 SF
TYPE = SELF-STORAGE

REQUIRED PARKING = TBD
PROVIDED PARKING = 7 SPACES
LANDSCAPE % 0.72 AC = 10%

LOT 101

BUILDING SF = 18,906 SF
TYPE = OFFICE-WAREHOUSE
6000 SF OFFICE 12906 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 31 SPACES
PROVIDED PARKING = 31 SPACES
LANDSCAPE % 0.32 AC = 24%

LOT 102

BUILDING SF = 18,000 SF
TYPE = OFFICE-WAREHOUSE
7500 SF OFFICE 10500 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 36 SPACES
PROVIDED PARKING = 36 SPACES
LANDSCAPE % 0.34 AC = 23%

LOT 103

BUILDING SF = 19,800 SF
TYPE = OFFICE-WAREHOUSE
8000 SF OFFICE 11800 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 38 SPACES
PROVIDED PARKING = 38 SPACES
LANDSCAPE % 0.51 AC = 30%

LOT 107

BUILDING SF = 16,000 SF
TYPE = OFFICE-WAREHOUSE
10000 SF OFFICE 6000 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 43 SPACES
PROVIDED PARKING = 43 SPACES
LANDSCAPE % 0.32 AC = 23%

LOT 108

BUILDING SF = 16,000 SF
TYPE = OFFICE-WAREHOUSE
7500 SF OFFICE 8500 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 35 SPACES
PROVIDED PARKING = 35 SPACES
LANDSCAPE % 0.27 AC = 23%

LOT 109

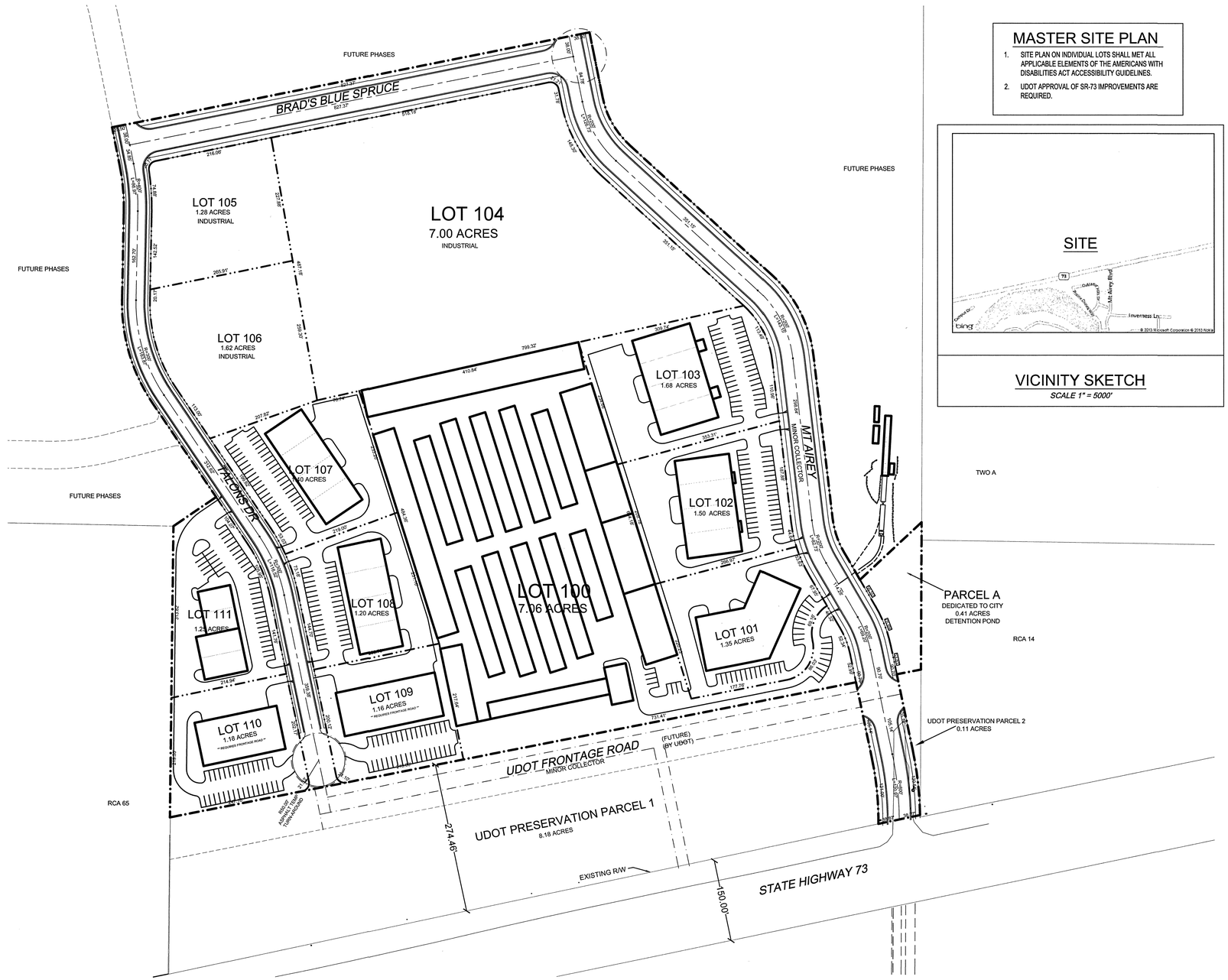
BUILDING SF = 14,951 SF
TYPE = OFFICE-WAREHOUSE
7750 SF OFFICE 7201 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 35 SPACES
PROVIDED PARKING = 35 SPACES
LANDSCAPE % 0.31 AC = 27%

LOT 110

BUILDING SF = 12,398 SF
TYPE = OFFICE-WAREHOUSE
7000 SF OFFICE 5398 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 31 SPACES
PROVIDED PARKING = 31 SPACES
LANDSCAPE % 0.34 AC = 29%

LOT 111

BUILDING SF = 11,200 SF
TYPE = OFFICE-WAREHOUSE
9500 SF OFFICE 1700 SF WAREHOUSE
REQUIRED PARKING 1/250 OFFICE 1/2000 WH = 39 SPACES
PROVIDED PARKING = 39 SPACES
LANDSCAPE % 0.27 AC = 21%



MASTER SITE PLAN

1. SITE PLAN ON INDIVIDUAL LOTS SHALL MET ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
2. UDOT APPROVAL OF SR-73 IMPROVEMENTS ARE REQUIRED.

VICINITY SKETCH
SCALE 1" = 5000'

DEVELOPMENT

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REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/18/13

PROJECT

GATEWAY PARK

DESCRIPTION

MASTER SITE PLAN

SHEET NAME	SHEET NUMBER
MASTER SITE PLAN	C0

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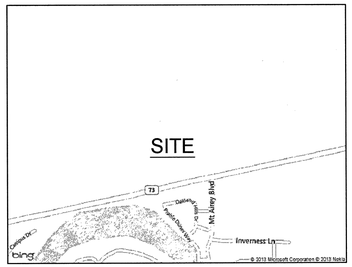
GATEWAY PARK



VICINITY SKETCH

SCALE 1" = 5000'

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE NE AND SE QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE EAST QUARTER CORNER OF SAID SECTION 17. RUNNING;

THENCE S 00°16'01" W 236.44 FEET ALONG THE SECTION LINE; THENCE S 78°51'16" W 45.01 FEET; THENCE S 11°45'52" E 142.03 FEET TO A POINT ALONG A CURVE. THENCE ALONG THE ARC OF 638.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.70 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°50'30" AND A CHORD S06°20'37" E 120.54 FEET); THENCE S 78°01'22" W 77.64 FEET TO A POINT ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF 562.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 121.23 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°21'34" AND A CHORD N05°35'05" W 121.00 FEET); THENCE N 11°45'52" W 142.85 FEET; THENCE S 78°51'16" W 1278.58 FEET; THENCE N 00°41'47" E 533.35 FEET; THENCE N 55°58'52" E 94.40 FEET; THENCE N 34°04'08" W 208.56 FEET; THENCE ALONG THE ARC OF 325.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 199.50 FEET (CURVE HAVING A CENTRAL ANGLE OF 35°07'01" AND A CHORD N16°27'38"W 196.39 FEET); THENCE N 01°05'52" E 162.70 FEET; THENCE ALONG THE ARC OF 374.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.43 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°27'29" AND A CHORD N05°07'52" W 81.27 FEET); THENCE N 11°21'37" W 72.85 FEET; THENCE N 78°38'23" E 890.87 FEET; THENCE S 11°21'37" E 122.78 FEET; THENCE ALONG THE ARC OF 162.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.65 FEET (CURVE HAVING A CENTRAL ANGLE OF 36°18'19" AND A CHORD S29°30'46"E 100.94 FEET);THENCE S 47°39'56" E 351.15 FEET; THENCE ALONG THE ARC OF 238.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 170.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 41°00'30" AND A CHORD S27°09'41"E 166.73 FEET); THENCE S 06°39'26" E 298.84 FEET; THENCE ALONG THE ARC OF 162.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 67.01 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°41'58" AND A CHORD S18°30'26" E 66.53 FEET); THENCE S 30°21'25" E 57.78 FEET; THENCE N 46°59'20" E 153.92 FEET; THENCE S 00°13'48" W 33.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: 33.77 ACRES

TABULATIONS

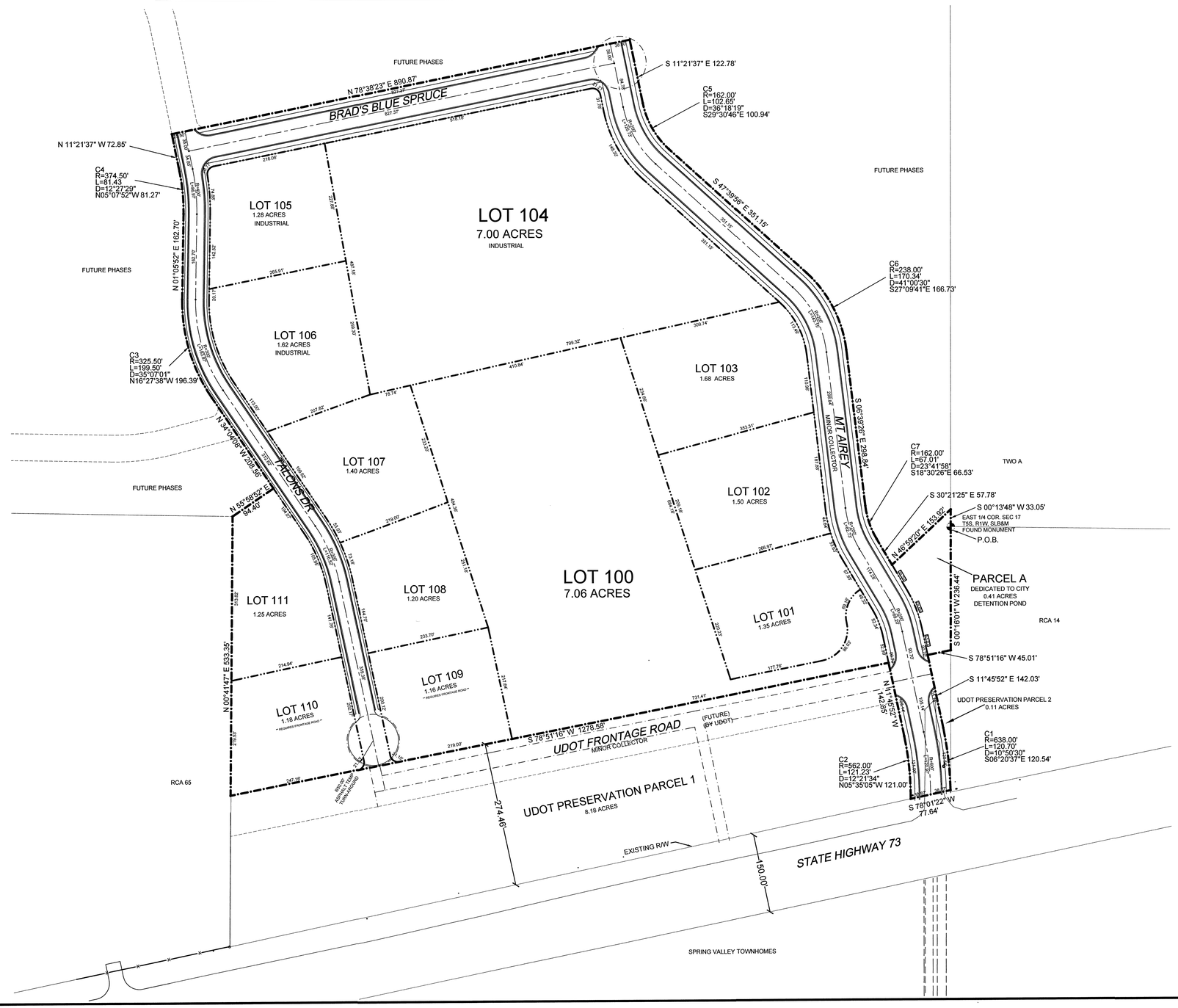
TOTAL ACREAGE	33.77 AC
TOTAL ACREAGE IN LOTS	27.68 AC
TOTAL ACREAGE IN STREETS	5.68 AC
TOTAL ACREAGE IN POND	0.41 AC
AVERAGE LOT SIZE	2.31 AC
LARGEST LOT SIZE	7.06 AC
SMALLEST LOT SIZE	1.16 AC
TOTAL # OF LOTS	12

SHEET INDEX

C1	PRELIMINARY PLAT
C2A-C2B	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN
C5	SIGNAGE

PRELIMINARY NOTES:

1. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO THE COMMERCIAL ZONE: LANDSCAPING. ALL LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL CITY ORDINANCES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THE CITY BUILDING OFFICIAL MAY APPROVE EXCEPTIONS AS SEASONAL CONDITIONS WARRANT. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL APPROVED LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN AND IN COMPLIANCE WITH THE CITY'S PARKING AND LANDSCAPING REQUIREMENTS.



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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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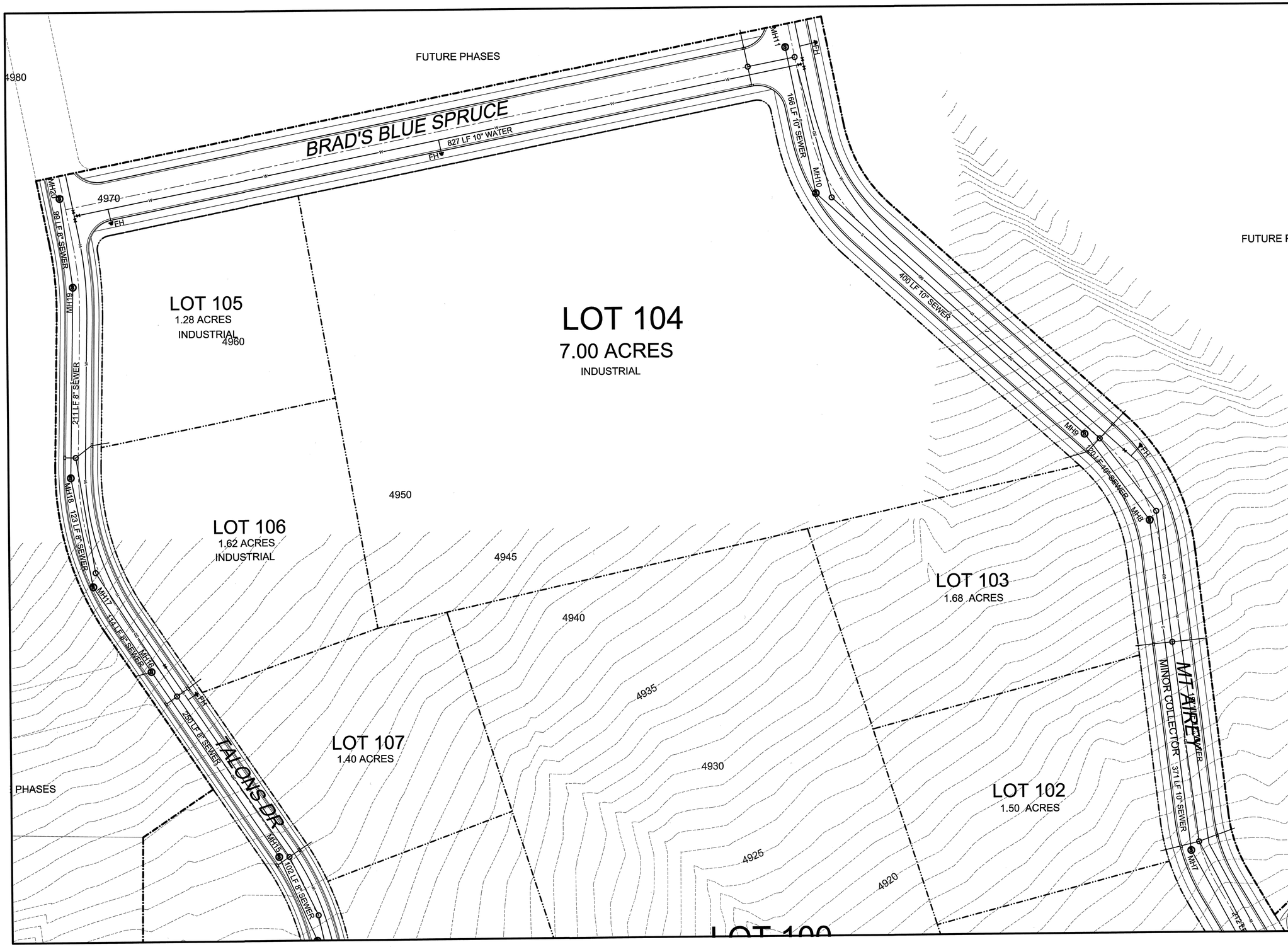

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

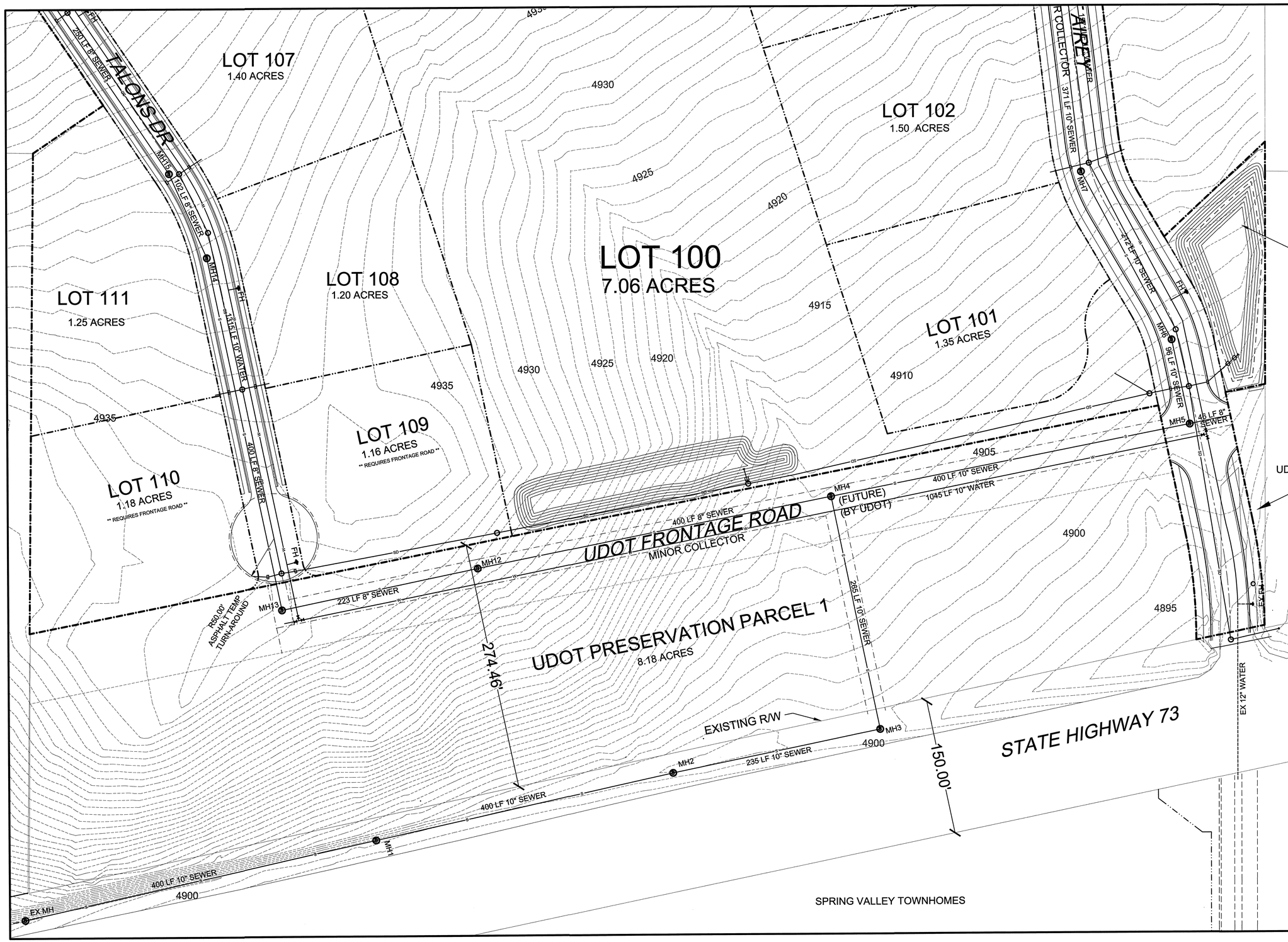
PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY (NORTH)	C2A



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PRELIMINARY PLAN	8/12/14

PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY (SOUTH)	C2B

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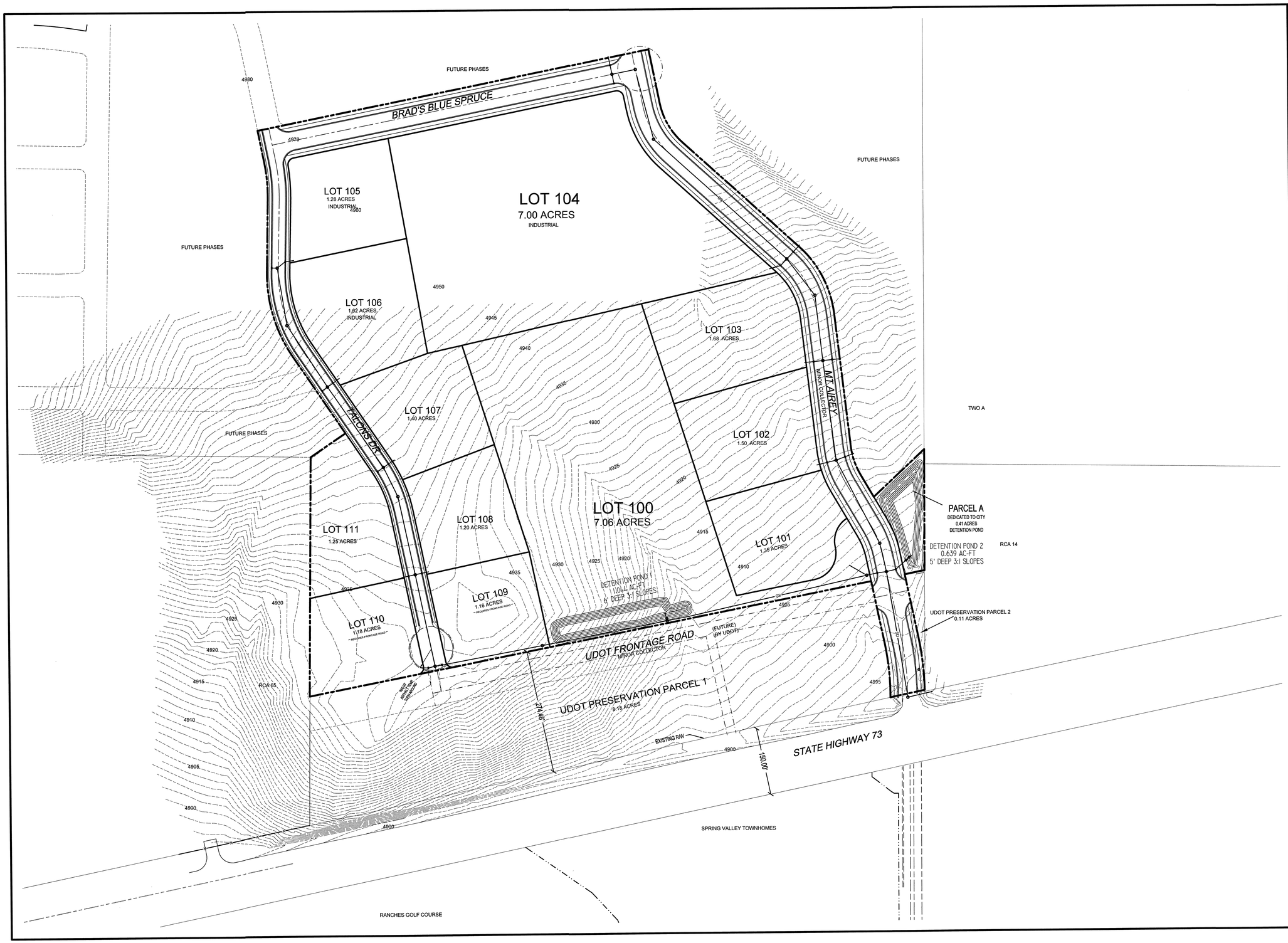

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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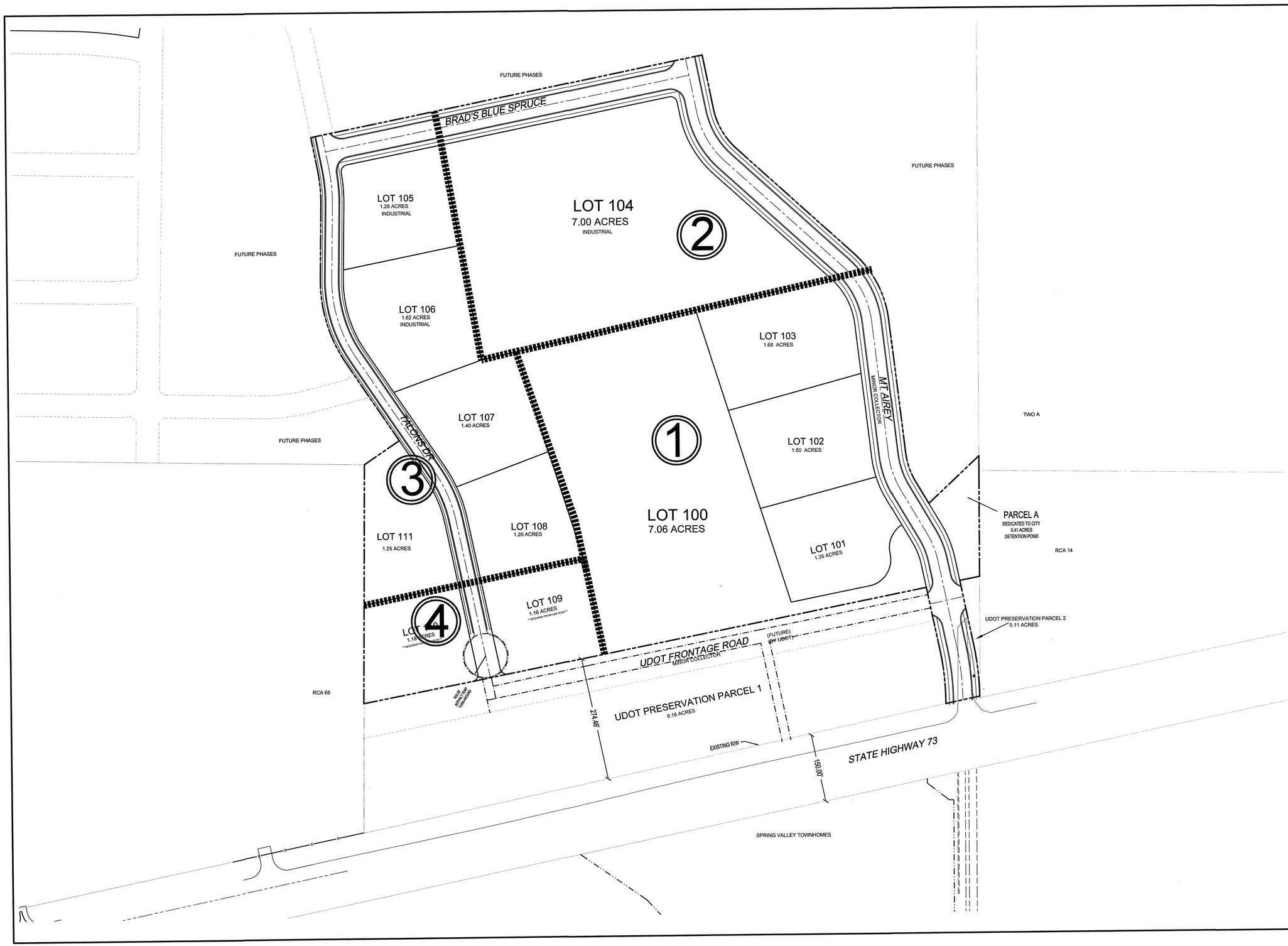

DEVELOPMENT

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

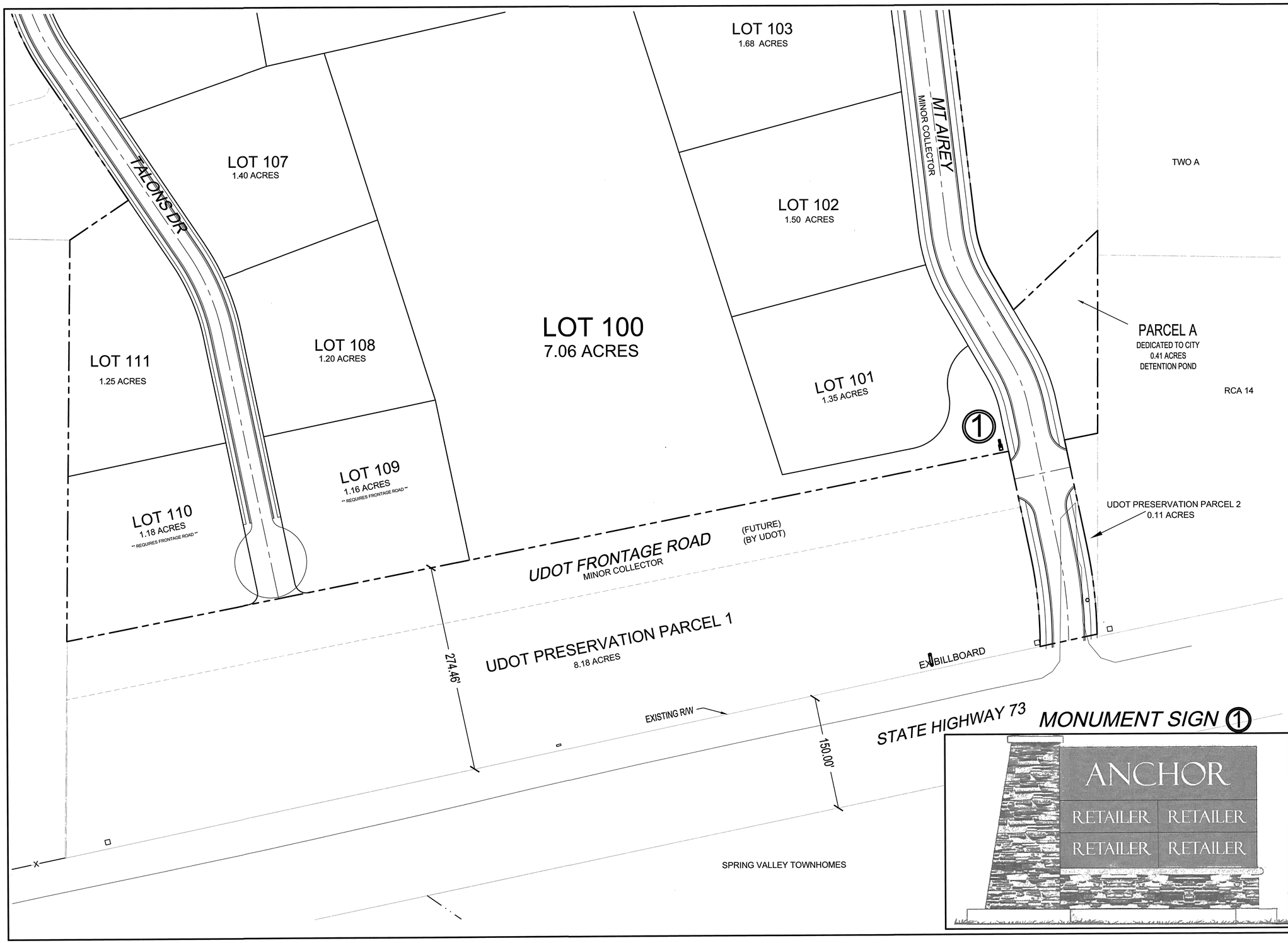
PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING PLAN	C4



SIGNAGE NOTES:

1. COMBINED MONUMENT SIGNAGE LOCATIONS ARE SHOWN ON THIS PLAN.
2. EACH COMMERCIAL LOT WILL ALSO BE ALLOWED TO CONSTRUCT AN INDIVIDUAL MONUMENT SIGN TO BE LOCATED ON EACH LOT AS APPROVED DURING SITE PLAN.

DEVELOPER

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PROJECT

GATEWAY PARK

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SIGNAGE PLAN	C5

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