



CITY OF OREM  
CITY COUNCIL MEETING  
56 North State Street, Orem, Utah  
November 18, 2014

*This meeting may be held electronically  
to allow a Councilmember to participate.*

**5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

PREVIEW UPCOMING AGENDA ITEMS

1. Staff will present to the City Council a preview of upcoming agenda items.

AGENDA REVIEW

2. The City Council will review the items on the agenda.

CITY COUNCIL - NEW BUSINESS

3. This is an opportunity for members of the City Council to raise issues of information or concern.

**6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS**

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

4. The minutes for the October 28 and November 11, 2014, City Council meetings will be available for approval on December 9, 2014.

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

5. UPCOMING EVENTS

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.  
If you need a special accommodation to participate in the City Council Meetings and Study Sessions,  
please call the City Recorder's Office at least 3 working days prior to the meeting.  
(Voice 229-7074)**

This agenda is also available on the City's Internet webpage at [orem.org](http://orem.org)

**6. APPOINTMENTS TO BOARDS AND COMMISSIONS**

- Arts Council.....1 vacancy
- Beautification Advisory Commission.....1 vacancy
- CDBG Advisory Commission .....1 vacancy
- Historic Preservation Advisory Commission .....3 vacancies
- Library Advisory Commission .....1 vacancy

*One name submitted for 2<sup>nd</sup> review.*

- Recreation Allocation Advisory Commission .....7 appointments
- CDBG Advisory Commission .....1 vacancy
- Senior Citizen Advisory Commission .....1 vacancy
- Summerfest Advisory Commission.....3 vacancies

*One name submitted for 1<sup>st</sup> review.*

*One name submitted for 2<sup>nd</sup> review*

**7. RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**

*Two names submitted for 2<sup>nd</sup> review.*

**8. REPORT – Orem Arts Council**

CITY MANAGER’S APPOINTMENTS

**9. APPOINTMENTS TO BOARDS AND COMMISSIONS**

The City Manager does not have any appointments.

PERSONAL APPEARANCES – 15 MINUTES

- 10. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. *(Please limit your comments to 3 minutes or less.)***

CONSENT ITEMS

- 11. There are no consent items.**

SCHEDULED ITEMS

**6:20 P.M. PUBLIC HEARING – PD-21 Concept Plan Amendment**

- 12. ORDINANCE – Amending Appendix O and various portions of Section 22-11-33 of the Orem City Code pertaining to development regulations in the PD-21 zone at 1200 South Geneva Road**

**RECOMMENDATION: The Planning Commission recommends the City Council amend, by ordinance, portions of Section 22-11-33 of the Orem City Code pertaining to development regulations in the PD-21 zone at 1200 South Geneva Road.**

*PRESENTER: Jason Bench*

## POTENTIALLY AFFECTED AREA: Sunset Heights West Neighborhood

**BACKGROUND:** The PD-21 zone was enacted in 2000 to create a mixed-use student-oriented development. The original concept plan of 6,000 students and multiple supporting commercial business has evolved into a less dense development consisting of apartments and limited commercial development. The requirement of student-only occupancy has also been removed. Instead of one owner as first envisioned, the PD-21 zone now encompasses seven property owners.

The PD-21 zone is split into two areas known as “Area 1” and “Area 2.” Area 1 is the existing Wolverine Crossing and Area 2 is the property to the east which is the subject of this request. It is anticipated that the remainder of the property along University Parkway, under separate ownership, will be called “Area 3.” A developer has recently applied for changes to develop Area 3.

The applicant requests several text changes and a concept plan change for Area 2. Most of the text changes affect all property in the PD-21 zone while the concept plan change affects only Area 2. The applicant proposes the following changes:

- Reduce the setback adjacent to 1000 South to ten feet – the same setback that applies to 1250 South. No setback is currently required from 1000 South;
- Require buildings higher than 20 feet to be set back at least 20 feet from a property line unless otherwise specified;
- Eliminate any setback requirement for buildings less than 20 feet high unless otherwise specified;
- Remove the requirement for alternative street pavements such as cobblestone, pavers, or brick on all private streets while still encouraging such alternative street pavements;
- Reduce the parking requirement in Area 2 from 0.65/stalls per occupancy unit to 0.62/stalls per occupancy unit;
- Limit occupancy in Area 2 by not allowing dwellings in Area 2 to be occupied by “up to six unrelated individuals” as is currently allowed in the PD-21 zone;
- Add cement fiber board siding as an approved material;
- Allow a fence up to twelve feet in height on the east side of the development along the railroad right-of-way;
- Limit fencing to a maximum height of seven feet in other areas;
- Allow two wall signs in Area 2 to be located on residential buildings and oriented to I-15 or University Parkway to allow identification of the project (similar to the wall signs that were approved for Midtown Village to identify that project). This is requested because Area 2 has no public street frontage;
- Permit one monument sign along 1000 South;
- Allow a cross-street architectural sign in Area 2 (similar to the one already existing in Wolverine Crossing);
- Allow a single interior sign in Area 2 with a height up to 27 feet with on premise or noncommercial messages (similar to existing Wolverine Crossing sign);
- Modify the approved style of building elevations as shown in Appendix “O;” and
- Amend the concept plan for Area 2 as shown in Appendix “O.”

The amended concept plan proposed by the applicant will also affect the future development of the property to the south. An application has been filed on the south property and the City Council will see that request at a future meeting. The current proposed concept plan for Area 2 shown with this staff report shows a limited access at the southeast corner of the project. "Limited" in this case means a gate that would prevent access between the two properties with the exception of emergency vehicles. Staff recommends this drive lane between the southeast corner of the applicant's project and the northeast corner of the adjacent property remain open to allow the free-flow of traffic. The concept plan should reflect this recommendation.

Staff initially had concerns with the proposed parking reduction for Area 2. However, at the Planning Commission, the applicant agreed to a change that would eliminate the ability to have six unrelated individuals live in a dwelling in Area 2 which is currently allowed in the PD-21 zone. The number of individuals who could live in a dwelling in Area 2 would therefore become the same as in any other residential area in the City. This reduces staff's concerns about the adequacy of parking in Area 2.

#### Advantages

- Allows additional flexibility in the development of property in the PD-21 zone. The proposed changes would allow the developer of Area 2 to construct a development that will cater less to single students and more to married couples and single professionals.
- Allows for greater variety in architectural design.
- Allows flexibility in parking requirements depending on the type of occupancy.

#### Disadvantages

- Reducing the parking requirement may compound a parking problem should a higher percentage of tenants have a vehicle. However, the reduction requested is relatively small and the project is located close to the intermodal hub.

#### COMMUNICATION ITEMS

- 13. There are no communication items.**

#### CITY MANAGER INFORMATION ITEMS

- 14. This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.**

#### ADJOURN

CITY OF OREM  
**CITY COUNCIL MEETING**  
 NOVEMBER 18, 2014



<b>REQUEST:</b>	<b>6:30 P.M. PUBLIC HEARING – PD-21 Zone Concept Plan ORDINANCE - Amending Appendix O and various portions of Section 22-11-33 of the Orem City Code pertaining to development regulations in the PD-21 zone at 1200 South Geneva Road</b>
<b>APPLICANT:</b>	Curtis Miner Architecture
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Mailed 120 PC/CC notices on October 15, 2014

**SITE INFORMATION:**

General Plan Designation:  
**High Density Residential**  
 Current Zone:  
**PD-21**  
 Acreage:  
**42.26**  
 Neighborhood:  
**Sunset Heights West**  
 Neighborhood Chair:  
**Frank Redd**

<b>PLANNING COMMISSION RECOMMENDATION</b>
Vote: Approve 4-2

<b>PREPARED BY: DAVID STROUD, AICP PLANNER</b>
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**RECOMMENDATION: The Planning Commission recommends the City Council amend, by ordinance, portions of Section 22-11-33 of the Orem City Code pertaining to development regulations in the PD-21 zone at 1200 South Geneva Road.**

**BACKGROUND: The PD-21 zone was enacted in 2000 to create a mixed-use student-oriented development. The original concept plan of 6,000 students and multiple supporting commercial business has evolved into a less dense development consisting of apartments and limited commercial development. The requirement of student-only occupancy has also been removed. Instead of one owner as first envisioned, the PD-21 zone now encompasses seven property owners.**

The PD-21 zone is split into two areas known as “Area 1” and “Area 2.” Area 1 is the existing Wolverine Crossing and Area 2 is the property to the east which is the subject of this request. It is anticipated that the remainder of the property along University Parkway, under separate ownership, will be called “Area 3.” A developer has recently applied for changes to develop Area 3.

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#### **Advantages**

- Allows additional flexibility in the development of property in the PD-21 zone. The proposed changes would allow the developer of Area 2 to construct a development that will cater less to single students and more to married couples and single professionals.
- Allows for greater variety in architectural design.
- Allows flexibility in parking requirements depending on the type of occupancy.

#### **Disadvantages**

- Reducing the parking requirement may compound a parking problem should a higher percentage of tenants have a vehicle.

However, the reduction requested is relatively small and the project is located close to the intermodal hub.

# DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-33 AND PORTIONS OF APPENDIX "O" OF THE OREM CITY CODE PERTAINING TO DEVELOPMENT REGULATIONS IN THE PD-21 ZONE AT 1200 SOUTH GENEVA ROAD

WHEREAS on August 1, 2014, Curtis Miner filed an application with the City of Orem requesting the City amend Section 22-11-33 of the Orem City Code pertaining to development regulations in the PD-21 zone at 1200 South Geneva Road; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on October 22, 2014, and the Planning Commission recommended approval of the proposed amendments; and

WHEREAS a public hearing considering the subject application was held by the City Council on November 18, 2014; and

WHEREAS the City posted the City Council agenda in the City Offices at 56 North State Street, at [www.orem.org](http://www.orem.org), and a public hearing notice at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html); and

WHEREAS notices were mailed to all residents and property owners within 500 feet of the PD-21 zone; and

WHEREAS the matter having been submitted and the City Council 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 areas; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds this request is in the best interest of the City because it will allow additional flexibility in the development of property in the PD-21 zone and will allow the developer of Area 2 to construct a development that will cater less to single students and more to married couples and single professionals.
2. The City Council hereby amends portions of Section 22-11-33 of the Orem City Code to read as shown on Exhibit 'A' which is attached hereto and incorporated herein by reference.
3. The City Council here by amends Appendix "O" by changing the concept plan of Area 2 as shown on Exhibit 'B' which is attached hereto and incorporated herein by reference.

DRAFT

4. The City Council hereby amends Appendix 'O' by approving additional conceptual building elevations as shown on Exhibit 'C' which is attached here to and incorporated herein by reference.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper in general circulation in the City of Orem.

6. All other ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and APPROVED this 18<sup>th</sup> day of November 2014.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

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COUNCIL MEMBERS VOTING "NAY"

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EXHIBIT "A"

**22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

A. **Purpose.** The PD-21 Student Housing Village Zone is created for the purpose of providing student housing and other high-density residential housing in a mixed-use village, recognizing the present and future demand for student housing in the vicinity of Utah Valley State College. The objective of the PD-21 Zone is to create a mixed residential and commercial use village with a safe, comfortable and pleasant environment such as might be found in older European town villages. This includes the use of streetscape and landscape features, recreational amenities and social gathering areas. The village will include commercial businesses on the ground level with student housing residential units on the floors above. One intent for businesses within the village area will be to serve the commercial needs of the village residents. The PD-21 Zone is designed to provide a pedestrian friendly environment and to encourage travel to Utah Valley State College by walking, bicycle riding, and by use of a mass transit shuttle operation.

B. **Preliminary Development Plan.** The preliminary development plan included herein as Appendix "O," and incorporated herein by reference, designates in general terms the proportions, locations, and types of uses to be developed within the PD-21 Zone and shall guide site layout and development within the zone. The preliminary development plan shows generally where the commercial village area, parking, recreational amenities, open spaces and residential developments shall be located. Prior to final approval of any development site plan within the zone, the City shall verify that the project follows the general layout of the preliminary development plan. No request for development within the PD21 Zone shall be approved which significantly differs from the preliminary development plan. The preliminary development plan may be amended in the same manner as an amendment to the zoning ordinance, as set forth in Section 22-1-5 of the City Code. However, after a review by the Development Review Committee, minor amendments to the preliminary development plan may be administratively approved by the City Manager or the City Manager's designee.

C. **Phasing.** The construction of a development in the PD-21 Zone shall occur in substantial conformance with the phasing shown in the preliminary development plan, as shown in Appendix "O." All amenities that are identified within each phase shall be bonded for prior to construction of that phase. Phase One, as identified in the preliminary development plan, shall be constructed prior to all other phases. No priority for the construction of other phases is required. After a review by the Development Review Committee the City Manager or the City Manager's designee may administratively approve minor changes to the phasing.

D. **Zone Location and Boundaries.** The minimum acreage of the PD-21 Zone shall be forty (40) acres. The PD-21 Zone is located at the northeast corner of Geneva Road and 1200 South Street, the boundaries of which shall be designated on the Zoning Map of the City of Orem, Utah.

E. **Permitted Uses.** Permitted Uses. Student Housing (SLU 1240); Apartments (SLU 1120) and Condominiums (SLU 1112) shall be the only permitted residential uses. Permitted commercial uses shall be restricted to the following:

Standard Land

<u>Use Code</u>	<u>Category</u>
1510	Hotels and Motels only
4824	Gas Pressure Control Stations
5310	Department Stores
5330	Limited Price Variety Stores
5391	Dry Goods and General Merchandise
5392	General Stores
5393	Arts, Crafts and Hobbies
5394	Musical Instruments
5410	Groceries and/or Food
5440	Candy, Nut and Confectionery
5530	Gasoline Service Stations With Without Store
5600	Clothing, Apparel, and Accessories
5710	Furniture, Home Furnishings
5730	Music Supplies
5810	Restaurants
5811	Fast Food
5830	Drinking Places - Nonalcoholic
5910	Drug and Propriety - Major Drug and Related Dispensing
5941	Books
5942	Stationery
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras and Photographic Supplies
5947	Gifts, Novelties, and Souvenirs
5948	Florists

EXHIBIT "A"

Standard Land

<u>Use Code</u>	<u>Category</u>
5949	Video Rental
5951	Sporting Goods
5952	Bicycles
5953	Toys
5970	Computer Goods and Services
5996	Optical Goods
6110	Banking and Credit Services
6211	Laundering, Dry Cleaning and Dyeing Services (Except Rugs)
6214	Laundromats
6220	Photographic Services - Including Commercial
6231	Beauty and Barber Shops
6233	Massage Therapy
6251	Garment Repair, Pressing, Alterations, Laundry/Dry Clean Pick-up
6261	Commercial Day Care / Preschool Facility
6300	All Commercial Services NEC
6330	Travel Arranging Services
6331	Private Postal Services
6332	Blueprinting and Photocopying
6821	Universities and Colleges
6823	Professional and Vocational Schools
6911	Churches, Synagogues and Temples
7214	Legitimate Theater
7391	Arcades and Miniature Golf
7417	Bowling
7413	Tennis courts
7421	Playgrounds, play lots, tot lots
7424	Recreation Centers (General)
7425	Gymnasium and Athletic Clubs
7426	Health Spa
7432	Swimming Pools
7610	Parks - General Recreation

F. **Prohibited Uses.** Any use not listed in subsection (D) above is prohibited. Drive-up windows are prohibited.

G. **Residential Unit Rental Period.** Residential units in a PD-21 development may not be rented for a period of less than 30 days.

H. **Site Plan and Final Plat.** The application for a site plan shall include all applicable fees and documentation required by City ordinances. The site plan shall be reviewed by the Development Review Committee. The final approving authority for all PD-21 site plans shall be the Planning Commission.

I. **Site Plan Submittal.** The site plan shall be submitted to the Department of Development Services. The applicant shall pay a fee at the time the site plan is submitted in an amount established by resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the site plan has been approved by the Planning Commission, the final plat has been recorded, the necessary bonds have been posted, and the appropriate permits have been obtained. A site plan may be amended by following the same procedure required for limited approval of a site plan as set forth in subsection "J" below.

J. **Contents of Site Plan.** The site plan for a development in the PD-21 Zone shall be a document consisting of one or more pages of maps and drawings drawn to scale. The applicant shall submit five (5) copies of the proposed site plan to the Department of Development Services. One of the copies shall be 8½" x 11", and the other four copies shall be at least 8½" x 11", but not larger than 24" x 36." The applicant shall also submit one computer-aided design (CAD) drawing on a computer disk formatted and compatible with the City's computer system of each sheet of the site plan. The proposed site plan shall be drawn to a scale large enough to clearly show all details and in any case not smaller than sixty feet (60') to the inch. The site plan shall include the following items:

1. Name of Development.
2. Name of applicant.
3. Name of owner of property.
2. North arrow.
3. Scale of drawing.
4. Area of lot in square feet.
5. Lot line dimensions.
6. A vicinity map containing sufficient information to accurately locate the property shown on the plan.
7. Tabulation table in the following format:

EXHIBIT "A"

	Square Footage	Acreage	Percent of Total
Total Area			
Total Building Area			
Total Impervious Area			
Total Landscaped Area			
Total Consolidated Open Space			
Total N Total Parking: Spaces: _____ Covered: _____ Uncovered: _____			

8. Names and locations of fronting streets and locations and dimensions of public and private streets.
9. Footprints of existing and proposed buildings and structures including a notation of each structure's height above the grade.
10. Location and size of existing and proposed sewer lines and manholes, storm drains and manholes, water supply main valves, water lines, culverts, and fire hydrants within the site and within two hundred (200') feet of the boundaries of the proposed development.
11. Location of existing and proposed fire protection devices.
12. Location, dimensions, and distance to property lines of existing and proposed drive accesses.
13. Location and dimensions of existing and proposed curbs, gutters, and sidewalks.
14. Location and dimension of off-street parking spaces.
15. Location and type of surface water drainage system.
16. Detailed landscape plan showing the specific types and locations of landscaping prepared by a landscape architect licensed to practice in Utah.
17. Drawings of proposed structure elevations, including covered parking, showing the height, dimensions, appearance and materials proposed.
18. Location and description (height, materials) of existing and proposed fences.
19. Location and description (dimensions, distance to property lines and type of lighting (direct or indirect)) of existing and proposed signs.
20. Location of solid waste disposal facilities.
21. Traffic analysis as required by Section 22-11-33(W).
22. Dwellings and other structures, parks, playgrounds, common areas and facilities, limited common areas, private areas and facilities, and other improvements within the development.
23. Basic floor plans for all buildings within the development.
24. A security lighting plan.
25. Soils report as required by Section 22-11-33(R)(22).
26. Summary of the neighborhood meeting as required by Section 22-11-33(Y).
27. A contour map drawn at two-foot intervals on all development plats, unless waived in writing by the Public Works Director.

**K. Site Plan Review and Approval.**

1. Development Review Committee. The Department of Development Services shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan to determine whether it complies with the Orem General Plan, the preliminary development plan, and all City ordinances, resolutions, and policies. The site plan shall not be forwarded to the Planning Commission unless it complies with the Orem General Plan, the preliminary development plan, and all City ordinances, resolutions, and policies.
2. Planning Commission. The Planning Commission shall review the site plan and shall be the final approving authority. The Planning Commission shall approve the site plan if it finds:
  - a. The proposed site plan complies with City ordinances, resolutions, and policies.
  - b. The proposed site plan promotes the health, safety and welfare of the community. In making this determination, the Planning Commission shall consider, among other things, the overall safety of the site, the impact that the site will have on traffic, the impact the site will have on surrounding properties, and the adequacy of police, fire, and utility service that can be provided for the site.
3. No element of any approved site plan shall be amended or changed without first following the procedure for approval of site plans as set forth in this subsection "J". However, after a review by the Development Review Committee, minor amendments to the site plan may be administratively approved by the City Manager or the City Manager's designee.

**L. Building Permits.** No building permit shall be issued for any project for which a site plan is required, until the site plan has been approved by the appropriate authority and a final plat has been approved and recorded by the City.

## EXHIBIT "A"

**M. Completion of Improvements.** 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 or recording of the site plan or final plat, whichever is later, or at such earlier time as the approving body may designate. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements, or of voiding the approval. An applicant may request an extension of up to one (1) year for the completion of improvements from the Planning Commission. An extension of one year may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

**N. Completion and Maintenance of Site.** Every PD-21 development shall conform to the approved site plan or amended site plan. No structures or improvements may be added to a PD-21 development that are not included on the approved site plan. All improvements shown on the approved site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a PD-21 development in accordance with this Chapter and with the approved site plan shall be a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceedings against any person, firm or corporation, whether acting as principal, agent, property owners, lessee, tenant, employee or otherwise, for failure to complete or maintain a PD-21 development in accordance with this Chapter and with the approved site plan.

### **O. Final Plat.**

1. The form and contents of the final plat shall be as required in Article 17-5 of the Orem City Code. The final plat shall also contain the following information.
  - a. A designation of common areas, limited common areas, and private ownership areas.
  - b. A designation of any cross easements.
  - c. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PD-21 development is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the condominium declaration and final plat have been recorded in the office of the Utah County Recorder that the proposed project will be a validly existing and lawful condominium project in all respects.
  - d. Written approval of adjoining ditch or canal companies authorizing mandatory fencing or piping of ditches or canals.
  - e. Plat restrictions, lot restrictions, and other information required by the Planning Commission or Director of Development Services.
2. The Director of Development Services shall approve a final plat within the PD-21 Zone provided he finds:
  - a. That all of the improvements and conditions of the approved site plan have been incorporated into the final plat.
  - b. That all construction drawings of the PD-21 development have been approved by the City Engineer.
3. The final plat shall be recorded by the City after all signatures are obtained, all approvals are given, and all bonds and fees are posted with the Public Works Department.
4. A final plat must be approved and recorded for each phase of construction.

**P. Development Standards and Requirements.** The following development standards and requirements shall apply to all PD-21 developments:

1. **Density** The minimum residential density of the completed project shall be one hundred forty (140) occupancy units per gross acre for Area One and ninety (90) occupancy units per gross acre for Area Two. Appendix O identifies Areas One and Two. An occupancy unit shall be defined as a bedroom having one hundred ten (110) square feet or less of floor space area. A bedroom having more than one hundred ten (110) square feet of floor space shall count as two (2) occupancy units. The maximum number of occupants per bedroom, for bedrooms having one hundred ten (110) square feet or less of floor space area shall be one (1), and maximum number of occupants per bedroom, for bedrooms having more than one hundred ten (110) square feet of floor space area shall be two (2). The term bedroom shall include all areas suitable as a private sleeping area such as a studio, den, etc. Closets and built-in desks shall not be included in the floor space area of the bedroom. Because the parking requirement for Area Two is lower than the parking requirement for Area One, subsection (6) of the definition of "Family" in Section 22-2-1 shall not apply to residential units in Area Two.
2. **Building Heights.** All residential buildings and mixed residential/commercial use buildings shall have a minimum of four stories. The maximum building heights shall be:
  - a. 56 feet for that part of a building that is adjacent to and within one hundred fifty feet (150') of a public street.
  - b. 62 feet\* for that part of a building that is adjacent to but more than one hundred fifty feet (150') from a public street.
  - c. 62 feet\* for that part of a building within fifty feet (50') of areas designated for required or optional commercial use.

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- d. 72 feet for parking structures.
- e. 86 feet or seven (7) stories whichever is less for all other buildings or parts of buildings.

\* Except clock towers and special architectural roof features, which are not a part of the standard required building roofing, up to a maximum of eighty-six feet (86').

3. **Building Setbacks.** All buildings adjacent to Geneva Road shall be set back at least forty (40) feet as measured from the back of the curb. All buildings adjacent to 1250 West, 1000 South or University Parkway shall be set back at least ten (10) feet as measured from the back of the sidewalk or property line, whichever results in a greater setback. With respect to all other property lines, buildings with a height greater than twenty feet (20') shall be set back at least twenty feet (20'), but no setback is required from all such other property lines for buildings with a height less than 20 feet. Buildings with commercial uses facing a private street shall be built to the back of sidewalk.

4. **Street Design.** All streets within the PD 21 Zone may be private or public. The development review process will determine whether a proposed street will be private or public. Private streets may be designed and built according to the following minimum requirements:

- a. Project entrance streets and streets accessing parking structures shall have a minimum pavement width of twenty-eight feet (28').
- b. Street with no on-street parking: A forty-five foot (45') right-of-way with twenty-two feet (22') of pavement for travel lanes, and thirteen feet (13') of sidewalk and/or landscaping on both sides.
- c. Street with on-street parking on one side: A sixty-four foot (64') right-of-way with twenty-two feet (22') of pavement for travel lanes, thirteen feet (13') of sidewalk and/or landscaping on both sides, and sixteen feet (16') of pavement for angled parking.
- d. Street with on-street parking on both sides: A seventy-two foot (72') right-of-way with twenty-two feet (22') of pavement for travel lanes, thirteen feet (13') of sidewalk and/or landscaping on both sides, and sixteen feet (16') of pavement for angled parking on one side, and (8') of pavement for parallel parking on the other side.

5. **Street landscaping.** Landscaped islands may be approved in a private street. They shall be designed, maintained, and located to allow safe traffic flow.

6. **Sidewalks, plazas and outdoor café areas.** All private streets shall have a minimum sidewalk width of four (4') feet on both sides of the street. The village shall include at least one open space plaza and shall allow for outdoor café areas. Outdoor café awnings may not extend closer than four (4') to the street curb.

7. **Streetscape features.** The design of the commercial village area streets shall incorporate the use of streetscape features, such as trees, planters, benches, drinking fountains, decorative garbage cans, and at least one outdoor clock and one water fountain. A minimum of 15% of the sidewalk area of the sidewalks in the commercial village area shall be landscaped with trees, bushes, flowers, ground cover, etc. A minimum of two (2) trees shall be planted in the commercial village sidewalk area every fifty feet (50').

8. **Parking.**

- a. Parking for Area One shall be provided at the rate of (0.65) parking spaces per occupancy unit. Parking for Area Two shall be provided at the rate of 0.62 parking spaces per occupancy unit.
- b. Parking for commercial uses shall be provided at the rate of one (1) parking space per 500 square feet of floor area. Hotels shall have one (1) stall per room. Buildings over 30,000 square feet in size which have 50% or more of the building area used for commercial purposes must provide the required parking stalls, based on the rate listed above, next to the building.
- c. Parking stalls located in front of commercial uses shall be reserved exclusively for commercial use during business hours.
- d. No additional parking stalls shall be required for buildings used for student resident public assembly, fitness and recreation activities, or religious worship.
- e. The above parking requirements shall be met for each phase of construction.

9. **Landscaping.**

- a. All land within the PD-21 Zone not covered by buildings, streets, driveways, sidewalks, plazas, courtyards, structures, recreation facilities and parking areas, shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All landscaping shall have a permanent underground sprinkling system.
- b. One (1) deciduous tree, at least two (2) inches in caliper measured at ground level, and one evergreen tree at least five (5) gallons in size is required for every three thousand (3,000) square feet or fraction thereof of landscaped area. Evergreen shrubs, at least five (5) gallons in size, are required at a ratio of one (1) each per dwelling unit. A licensed landscape architect is hereby given the discretion to substitute deciduous trees for evergreen trees based on soil condition and water table depth.
- c. The required setback adjacent to dedicated streets shall be landscaped and shall include landscaped berms, trees, and shrubs.
- d. The required landscaping adjacent to 1250 West may be reduced to ten (10) feet.

10. **Lighting Plan.** The development site plan shall include a lighting plan, which is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties; and enhance the appearance and design of the project. Streetlights in the development shall have a decorative style and shall be dark-sky

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sensitive. No cobra-style light standards are allowed. Light standards shall be placed every 50 feet along all private streets and all pathways in the development. Parking lots and structures shall be well lit.

11. **Building Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, fluted block, colored textured block, glass, stucco, wood, and cement fiber siding. Other finishing materials may be used if approved by the City Council. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features. In determining whether or not a particular finishing material is acceptable, the City Council shall consider the following factors:

- a. The visibility of the site from public streets and neighboring residential uses.
- b. The degree to which the proposed finishing materials are compatible with the appearance of neighboring residential uses.
- c. The location of the proposed finishing materials on the building.
- d. The degree to which a particular finishing material may be shielded by landscaping or some other feature.
- e. The degree to which the proposed finishing materials are durable and have low maintenance characteristics.

12. **Commercial Locations.** Commercial businesses in the development shall be located on the ground floor of buildings in the commercial village area as identified in the preliminary development plan, either in required or optional commercial locations. All floors above the ground floor shall be for residential use with the exception of facilities used for educational, office, and religious purposes.

13. **Residential Entrances.** Ground floor entrances to the residential units in the commercial areas shall be permitted. Such entrances shall be designed with separate architectural features, such as varied facade depth and color, canopies, stairs, etc.

14. **Amenities.** Common social gathering areas and recreation amenities shall be incorporated into the development. Amenities required, as shown on the preliminary development plan, shall include:

- a. Five (5) BBQ and common open space areas.
- b. Four (4) swimming pools.
- c. Two (2) volleyball courts.
- d. One (1) student lounge / hall with a minimum size of 8,200 square feet.
- e. One (1) fitness center, including facilities for aerobics, weight training and basketball.
- f. Meandering pathways linking the common open spaces.

15. **Loading Areas.** Areas for loading and deliveries to the commercial businesses within the village shall be provided.

16. **Outside Storage.** The developer shall provide areas for the covered storage of bicycles and other large recreational items. Such items shall not be permitted to be stored on resident balconies, or within common interior or exterior hallways of the development.

17. **RV Storage.** The storage of Recreational Vehicles (RVs) shall not be permitted within the PD-21 zone.

18. **Solid Waste Receptacles.** Solid waste receptacles which are not located within a building, excluding small, decorative garbage cans, shall be enclosed on three sides with the same materials as used on the main structures within the PD-21 development.

19. **Fencing.** Fencing around buildings within the development is not required. Fences adjacent to a public or private street and within the building setback may have a maximum height of three feet (3') if sight-obscuring, or four feet (4') if non sight-obscuring. A sight-obscuring fence at least six feet (6') high and no more than twelve feet (12') high shall be constructed and maintained between the development and the railroad right-of-way to protect residents from the impacts associated with the adjoining railway operations. A primary or accessory structure may take the place of a fence where the required fence connects with the structure to form a continuous barrier. Except as otherwise provided herein, a fence up to seven feet (7') high may be constructed adjacent to other property boundaries. Fences made of chain link or chain link with slats are not permitted.

20. **Utilities.** All buildings shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas.

21. **Storm Water Runoff Plan.** All PD-21 developments shall have a storm water runoff plan designed to accommodate a 25-year storm.

22. **Soils Report.** A soils report prepared by a soils engineer shall be submitted to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future ground water problems and the City Engineer concurs in the analysis. Ground water drains shall be required if any part of a building's habitable floor level is below grade.

### Q. Signage.

1. Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone:

- a. Because Area Two does not have frontage on any arterial or collector street, two wall signs may be located on buildings in Area Two. The two wall signs shall conform to the following requirements:

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- (1) The wall signs shall consist of individual letters on a flat face in conformance with the general style and quality shown on the concept plan
  - (2) The dimensions of the signs shall not exceed fifteen feet (15') in height and forty feet (40') in width.
  - (3) The wall signs shall not be electronic message signs although they may be backlit.
  - (4) The wall signs shall be oriented toward I-15 to the west or University Parkway to the south.
  - (5) The wall signs must be on-premise signs.
2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:
- a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.
  - b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.
  - c. Wall signs extending more than six inches (6") from the wall and less than twenty-four inches (24") shall not be within seven feet (7') of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four inches (24") from the wall, are prohibited.
  - d. Canopy signs may only be placed above primary entrances to a business.
  - e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.
  - f. One (1) monument sign is permitted along Geneva Road, two (2) monument signs shall be permitted along University Parkway, and one (1) monument sign shall be permitted along 1000 South. All such signs shall be limited to a maximum height of sixteen (16) feet as measured from the existing grade and one hundred-fifty (150) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.
  - g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the sign to the bottom of the sign where it meets the grade.
  - h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.
3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in both Area 1 and Area 2 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of 13'6" for fire apparatus access and must be set back at least three hundred eighty-five feet (385') from University Parkway and one hundred seventy-five feet (175') from Geneva Road. A single support pylon may be used. A single support pylon sign may be used.
4. A single interior sign shall be allowed in both Area 1 and Area 2 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display non-commercial messages. The interior sign may have an electronic sign display on up to 50% of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five feet (175') from Geneva Road.

**R. Architectural Styling.** The architectural style of the development shall substantially conform to the renderings in the preliminary development plan. The sides of all buildings facing the commercial village area, as identified in the preliminary development plan, shall be constructed to achieve a village atmosphere, by using a variety in color, facade depth and roof line height, with changes occurring in all these areas at least every sixty-six (66') linear feet. All other sides of buildings, except for parking structures, shall be constructed with variety in color, relief and rhythm so as to be compatible in appearance with the buildings in the commercial village area. Balconies and canopies on building sides facing village streets or plazas shall not exceed three (3') feet in depth. Windows or other compatible architectural features facing the street shall be required on all commercial and residential units adjacent to streets.

**S. Architectural Review.** The Planning Commission shall perform architectural review of the development at site plan review. The site plan must demonstrate that the development will:

1. Meet the general purpose and spirit of the PD-21 zoning ordinance.
2. Use a good mix of building materials, colors and architectural features to create an attractive, European-style mixed-use village.
3. Include sufficient amenities, landscaping and public open spaces that will provide a safe, comfortable and pleasant environment.
4. Substantially conform to the architectural style shown on the exhibits of the preliminary development plan.

**T. Security.** The owner or manager of the development shall provide adequate on-site security in all areas of the development.

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U. **Repealed.**

V. **Reserved.**

W. **Traffic Study.** The developer shall be required to submit a comprehensive traffic study with the concept plan application that evaluates both vehicular and pedestrian traffic patterns on site and off site. The traffic study shall include the impact on east-west traffic patterns on the Interstate 15 interchange at University Parkway. The site plan will reflect and incorporate the recommendations of the traffic study.

X. **Bonds.**

1. **Purpose.** Prior to the recording of any documents concerning any phase of an approved PD-21 development, and prior to the issuance of any building permit on land included within a PD-21 development, the applicant shall post a bond with the City in an amount sufficient to cover the cost of all public improvements required for that phase by the approved site plan, preliminary plat, final plat, preliminary development plan, development agreement, the PD-21 ordinance and other applicable City ordinances, including but not limited to, landscaping and sprinkling systems, asphalt, curb, gutter, sidewalk, fencing, recreational facilities, piping of irrigation ditches, and any other item required as part of the approved site plan. The bond shall be a guarantee that the proper installation of all required improvements 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 or at such time as the approving body may designate, and that the improvements shall remain free from defects for six (6) months or until April 15 of the following year, whichever is longer. The City shall not release this bond until the City accepts the improvements.

2. **Type.** The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are found in Section 17-6-6 of the Orem City Code. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. The bond shall be delivered to the Department of Development Services.

3. **Amount.** The Public Works Director or his designee shall determine the amount of the required bond by estimating the cost of completing the required improvements. The amount of the bond shall be at least one hundred ten percent (110%) of the estimated costs of the required improvements.

4. **Nonwaiver.** This section does not waive the bonding, licensing, or permit requirements set forth in other City ordinances except that this section replaces the subdivision bond required in section 17-6-6 Orem City Code.

5. The City shall not record the final plat until the developer of the PD-21 development has tendered the bond and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Article and agrees to indemnify and hold the City harmless from any claims, suits or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period.)

6. An applicant may request an extension of up to two (2) years for the completion of improvements from the Public Works Director. The Public Works Director may grant an extension of up to two years if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

7. If, for any reason, the bonds providing for the guarantee of improvements are insufficient to properly complete the improvements, the developer shall be personally liable to complete the improvements required by this Article.

8. The bonds required by this Section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within the PD-21 development. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or materials shall have a cause of action against the City or the bond for providing labor or materials.

Y. **Neighborhood Meeting.** The applicant for any PD-21 development shall conduct at least one (1) neighborhood meeting, prior to the submission of the site plan application, to explain the proposed development and to address all neighborhood concerns. Written notice shall be given by the applicant to all property owners within a 200' foot radius of the development, as well as to the owners of all residential property within 1/4 mile of the of the development. Notice shall also be given to the chair and vice-chair of the Vineyard, Cherry Hill and Westmore Neighborhood Communities. Notice of the meeting shall be delivered by the applicant at least one (1) week prior to the date of the meeting. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. Such meeting(s) shall be accomplished prior to the site plan being submitted to the City. The application for site plan approval shall include a list of all individuals who were notified, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting.

Z. **Repealed.**

**22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

A. **Purpose.** The PD-21 Student Housing Village Zone is created for the purpose of providing student housing and other high-density residential housing in a mixed-use village, recognizing the present and future demand for student housing in the vicinity of Utah Valley State College. The objective of the PD-21 Zone is to create a mixed residential and commercial use village with a safe, comfortable and pleasant environment such as might be found in older European town villages. This includes the use of streetscape and landscape features, recreational amenities and social gathering areas. The village will include commercial businesses on the ground level with student housing residential units on the floors above. One intent for businesses within the village area will be to serve the commercial needs of the village residents. The PD-21 Zone is designed to provide a pedestrian friendly environment and to encourage travel to Utah Valley State College by walking, bicycle riding, and by use of a mass transit shuttle operation.

B. **Preliminary Development Plan.** The preliminary development plan included herein as Appendix “O,” and incorporated herein by reference, designates in general terms the proportions, locations, and types of uses to be developed within the PD-21 Zone and shall guide site layout and development within the zone. The preliminary development plan shows generally where the commercial village area, parking, recreational amenities, open spaces and residential developments shall be located. Prior to final approval of any development site plan within the zone, the City shall verify that the project follows the general layout of the preliminary development plan. No request for development within the PD21 Zone shall be approved which significantly differs from the preliminary development plan. The preliminary development plan may be amended in the same manner as an amendment to the zoning ordinance, as set forth in Section 22-1-5 of the City Code. However, after a review by the Development Review Committee, minor amendments to the preliminary development plan may be administratively approved by the City Manager or the City Manager’s designee.

C. **Phasing.** The construction of a development in the PD-21 Zone shall occur in substantial conformance with the phasing shown in the preliminary development plan, as shown in Appendix “O.” All amenities that are identified within each phase shall be bonded for prior to construction of that phase. Phase One, as identified in the preliminary development plan, shall be constructed prior to all other phases. No priority for the construction of other phases is required. After a review by the Development Review Committee the City Manager or the City Manager’s designee may administratively approve minor changes to the phasing.

D. **Zone Location and Boundaries.** The minimum acreage of the PD-21 Zone shall be forty (40) acres. The PD-21 Zone is located at the northeast corner of Geneva Road and 1200 South Street, the boundaries of which shall be designated on the Zoning Map of the City of Orem, Utah.

E. **Permitted Uses.** Permitted Uses. Student Housing (SLU 1240); Apartments (SLU 1120) and Condominiums (SLU 1112) shall be the only permitted residential uses. Permitted commercial uses shall be restricted to the following:

Standard Land

<u>Use Code</u>	<u>Category</u>
1510	Hotels and Motels only
4824	Gas Pressure Control Stations
5310	Department Stores
5330	Limited Price Variety Stores
5391	Dry Goods and General Merchandise
5392	General Stores
5393	Arts, Crafts and Hobbies
5394	Musical Instruments
5410	Groceries and/or Food
5440	Candy, Nut and Confectionery
5530	Gasoline Service Stations With Without Store
5600	Clothing, Apparel, and Accessories
5710	Furniture, Home Furnishings
5730	Music Supplies
5810	Restaurants
5811	Fast Food
5830	Drinking Places - Nonalcoholic
5910	Drug and Propriety - Major Drug and Related Dispensing
5941	Books
5942	Stationery
5943	Office Supplies
5945	Newspapers / Magazines
5946	Cameras and Photographic Supplies
5947	Gifts, Novelties, and Souvenirs

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5948	Florists
5949	Video Rental
5951	Sporting Goods
5952	Bicycles
5953	Toys
5970	Computer Goods and Services
5996	Optical Goods
6110	Banking and Credit Services
6211	Laundering, Dry Cleaning and Dyeing Services (Except Rugs)
6214	Laundromats
6220	Photographic Services - Including Commercial
6231	Beauty and Barber Shops

### Standard Land

<u>Use Code</u>	<u>Category</u>
6233	Massage Therapy
6251	Garment Repair, Pressing, Alterations, Laundry/Dry Clean Pick-up
6261	Commercial Day Care / Preschool Facility
6300	All Commercial Services NEC
6330	Travel Arranging Services
6331	Private Postal Services
6332	Blueprinting and Photocopying
6821	Universities and Colleges
6823	Professional and Vocational Schools
6911	Churches, Synagogues and Temples
7214	Legitimate Theater
7391	Arcades and Miniature Golf
7417	Bowling
7413	Tennis courts
7421	Playgrounds, play lots, tot lots
7424	Recreation Centers (General)
7425	Gymnasium and Athletic Clubs
7426	Health Spa
7432	Swimming Pools
7610	Parks - General Recreation

F. **Prohibited Uses.** Any use not listed in subsection (D) above is prohibited. Drive-up windows are prohibited.

G. **Residential Unit Rental Period.** Residential units in a PD-21 development may not be rented for a period of less than 30 days.

H. **Site Plan and Final Plat.** The application for a site plan shall include all applicable fees and documentation required by City ordinances. The site plan shall be reviewed by the Development Review Committee. The final approving authority for all PD-21 site plans shall be the Planning Commission.

I. **Site Plan Submittal.** The site plan shall be submitted to the Department of Development Services. The applicant shall pay a fee at the time the site plan is submitted in an amount established by resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the site plan has been approved by the Planning Commission, the final plat has been recorded, the necessary bonds have been posted, and the appropriate permits have been obtained. A site plan may be amended by following the same procedure required for limited approval of a site plan as set forth in subsection "J" below.

J. **Contents of Site Plan.** The site plan for a development in the PD-21 Zone shall be a document consisting of one or more pages of maps and drawings drawn to scale. The applicant shall submit five (5) copies of the proposed site plan to the Department of Development Services. One of the copies shall be 8½" x 11", and the other four copies shall be at least 8½" x 11", but not larger than 24" x 36." The applicant shall also submit one computer-aided design (CAD) drawing on a computer disk formatted and compatible with the City's computer system of each sheet of the site plan. The proposed site plan shall be drawn to a scale large enough to clearly show all details and in any case not smaller than sixty feet (60') to the inch. The site plan shall include the following items:

1. Name of Development.
2. Name of applicant.
3. Name of owner of property.
2. North arrow.
3. Scale of drawing.
4. Area of lot in square feet.
5. Lot line dimensions.

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6. A vicinity map containing sufficient information to accurately locate the property shown on the plan.
7. Tabulation table in the following format:

	Square Footage	Acreage	Percent of Total
Total Area			
Total Building Area			
Total Impervious Area			
Total Landscaped Area			
Total Consolidated Open Space			
Total N Total Parking: Spaces: _____ Covered: _____ Uncovered: _____			

8. Names and locations of fronting streets and locations and dimensions of public and private streets.
9. Footprints of existing and proposed buildings and structures including a notation of each structure's height above the grade.
10. Location and size of existing and proposed sewer lines and manholes, storm drains and manholes, water supply main valves, water lines, culverts, and fire hydrants within the site and within two hundred (200') feet of the boundaries of the proposed development.
11. Location of existing and proposed fire protection devices.
12. Location, dimensions, and distance to property lines of existing and proposed drive accesses.
13. Location and dimensions of existing and proposed curbs, gutters, and sidewalks.
14. Location and dimension of off-street parking spaces.
15. Location and type of surface water drainage system.
16. Detailed landscape plan showing the specific types and locations of landscaping prepared by a landscape architect licensed to practice in Utah.
17. Drawings of proposed structure elevations, including covered parking, showing the height, dimensions, appearance and materials proposed.
18. Location and description (height, materials) of existing and proposed fences.
19. Location and description (dimensions, distance to property lines and type of lighting (direct or indirect)) of existing and proposed signs.
20. Location of solid waste disposal facilities.
21. Traffic analysis as required by Section 22-11-33(W).
22. Dwellings and other structures, parks, playgrounds, common areas and facilities, limited common areas, private areas and facilities, and other improvements within the development.
23. Basic floor plans for all buildings within the development.
24. A security lighting plan.
25. Soils report as required by Section 22-11-33(R)(22).
26. Summary of the neighborhood meeting as required by Section 22-11-33(Y).
27. A contour map drawn at two-foot intervals on all development plats, unless waived in writing by the Public Works Director.

**K. Site Plan Review and Approval.**

1. Development Review Committee. The Department of Development Services shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan to determine whether it complies with the Orem General Plan, the preliminary development plan, and all City ordinances, resolutions, and policies. The site plan shall not be forwarded to the Planning Commission unless it complies with the Orem General Plan, the preliminary development plan, and all City ordinances, resolutions, and policies.
2. Planning Commission. The Planning Commission shall review the site plan and shall be the final approving authority. The Planning Commission shall approve the site plan if it finds:
  - a. The proposed site plan complies with City ordinances, resolutions, and policies.
  - b. The proposed site plan promotes the health, safety and welfare of the community. In making this determination, the Planning Commission shall consider, among other things, the overall safety of the site, the impact that the site will have on traffic, the impact the site will have on surrounding properties, and the adequacy of police, fire, and utility service that can be provided for the site.
3. No element of any approved site plan shall be amended or changed without first following the procedure for approval of site plans as set forth in this subsection "J". However, after a review by the Development Review Committee, minor amendments to the site plan may be administratively approved by the City Manager or the City Manager's designee.

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L. **Building Permits.** No building permit shall be issued for any project for which a site plan is required, until the site plan has been approved by the appropriate authority and a final plat has been approved and recorded by the City.

M. **Completion of Improvements.** 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 or recording of the site plan or final plat, whichever is later, or at such earlier time as the approving body may designate. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements, or of voiding the approval. An applicant may request an extension of up to one (1) year for the completion of improvements from the Planning Commission. An extension of one year may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

N. **Completion and Maintenance of Site.** Every PD-21 development shall conform to the approved site plan or amended site plan. No structures or improvements may be added to a PD-21 development that are not included on the approved site plan. All improvements shown on the approved site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a PD-21 development in accordance with this Chapter and with the approved site plan shall be a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceedings against any person, firm or corporation, whether acting as principal, agent, property owners, lessee, tenant, employee or otherwise, for failure to complete or maintain a PD-21 development in accordance with this Chapter and with the approved site plan.

O. **Final Plat.**

1. The form and contents of the final plat shall be as required in Article 17-5 of the Orem City Code. The final plat shall also contain the following information.

a. A designation of common areas, limited common areas, and private ownership areas.

b. A designation of any cross easements.

c. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PD-21 development is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the condominium declaration and final plat have been recorded in the office of the Utah County Recorder that the proposed project will be a validly existing and lawful condominium project in all respects.

d. Written approval of adjoining ditch or canal companies authorizing mandatory fencing or piping of ditches or canals.

e. Plat restrictions, lot restrictions, and other information required by the Planning Commission or Director of Development Services.

2. The Director of Development Services shall approve a final plat within the PD-21 Zone provided he finds:

a. That all of the improvements and conditions of the approved site plan have been incorporated into the final plat.

b. That all construction drawings of the PD-21 development have been approved by the City Engineer.

3. The final plat shall be recorded by the City after all signatures are obtained, all approvals are given, and all bonds and fees are posted with the Public Works Department.

4. A final plat must be approved and recorded for each phase of construction.

P. **Development Standards and Requirements.** The following development standards and requirements shall apply to all PD-21 developments:

1. **Density** The minimum residential density of the completed project shall be one hundred forty (140) occupancy units per gross acre for Area One and ninety (90) occupancy units per gross acre for Area Two. Appendix O identifies Areas One and Two. An occupancy unit shall be defined as a bedroom having one hundred ten (110) square feet or less of floor space area. A bedroom having more than one hundred ten (110) square feet of floor space shall count as two (2) occupancy units. The maximum number of occupants per bedroom, for bedrooms having one hundred ten (110) square feet or less of floor space area shall be one (1), and maximum number of occupants per bedroom, for bedrooms having more than one hundred ten (110) square feet of floor space area shall be two (2). The term bedroom shall include all areas suitable as a private sleeping area such as a studio, den, etc. Closets and built-in desks shall not be included in the floor space area of the bedroom. Because the parking requirement for Area Two is lower than the parking requirement for Area One, subsection (6) of the definition of "Family" in Section 22-2-1 shall not apply to residential units in Area Two.

2. **Building Heights.** All residential buildings and mixed residential/commercial use buildings shall have a minimum of four stories. The maximum building heights shall be:

a. 56 feet for that part of a building that is adjacent to and within one hundred fifty feet (150') of a public street.

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- b. 62 feet\* for that part of a building that is adjacent to but more than one hundred fifty feet (150') from a public street.
- c. 62 feet\* for that part of a building within fifty feet (50') of areas designated for required or optional commercial use.
- d. 72 feet for parking structures.
- e. 86 feet or seven (7) stories whichever is less for all other buildings or parts of buildings.

\* Except clock towers and special architectural roof features, which are not a part of the standard required building roofing, up to a maximum of eighty-six feet (86').

3. **Building Setbacks.** All buildings adjacent to Geneva Road shall be set back at least forty (40) feet as measured from the back of the curb. All buildings adjacent to 1250 West, 1000 South or University Parkway shall be set back at least ten (10) feet as measured from the back of the sidewalk or property line, whichever results in a greater setback. With respect to all other property lines, buildings with a height greater than twenty feet (20') shall be set back at least twenty feet (20'), but no setback is required from all such other property lines for buildings with a height less than 20 feet. Buildings with commercial uses facing a private street shall be built to the back of sidewalk.

4. **Street Design.** All streets within the PD 21 Zone may be private or public. The development review process will determine whether a proposed street will be private or public. ~~Alternative street pavement, such as cobblestone, concrete pavers, and brick is encouraged on all private streets, but is not required where shown on the preliminary development plan.~~ Private streets may be designed and built according to the following minimum requirements:

- a. Project entrance streets and streets accessing parking structures shall have a minimum pavement width of twenty-eight feet (28').
- b. Street with no on-street parking: A forty-five foot (45') right-of-way with twenty-two feet (22') of pavement for travel lanes, and thirteen feet (13') of sidewalk and/or landscaping on both sides.
- c. Street with on-street parking on one side: A sixty-four foot (64') right-of-way with twenty-two feet (22') of pavement for travel lanes, thirteen feet (13') of sidewalk and/or landscaping on both sides, and sixteen feet (16') of pavement for angled parking.
- d. Street with on-street parking on both sides: A seventy-two foot (72') right-of-way with twenty-two feet (22') of pavement for travel lanes, thirteen feet (13') of sidewalk and/or landscaping on both sides, and sixteen feet (16') of pavement for angled parking on one side, and (8') of pavement for parallel parking on the other side.

5. **Street landscaping.** Landscaped islands may be approved in a private street. They shall be designed, maintained, and located to allow safe traffic flow.

6. **Sidewalks, plazas and outdoor café areas.** All private streets shall have a minimum sidewalk width of four (4') feet on both sides of the street. The village shall include at least one open space plaza and shall allow for outdoor café areas. Outdoor café awnings may not extend closer than four (4') to the street curb.

7. **Streetscape features.** The design of the commercial village area streets shall incorporate the use of streetscape features, such as trees, planters, benches, drinking fountains, decorative garbage cans, and at least one outdoor clock and one water fountain. A minimum of 15% of the sidewalk area of the sidewalks in the commercial village area shall be landscaped with trees, bushes, flowers, ground cover, etc. A minimum of two (2) trees shall be planted in the commercial village sidewalk area every fifty feet (50').

### 8. **Parking.**

a. ~~Parking for Area One for student housing units shall be provided at the rate of (0.65) parking spaces per occupancy unit. Parking for Area Two shall be provided at the rate of 0.62 parking spaces per occupancy unit.~~

b. Parking for commercial uses shall be provided at the rate of one (1) parking space per 500 square feet of floor area. Hotels shall have one (1) stall per room. Buildings over 30,000 square feet in size which have 50% or more of the building area used for commercial purposes must provide the required parking stalls, based on the rate listed above, next to the building.

c. Parking stalls located in front of commercial uses shall be reserved exclusively for commercial use during business hours.

d. No additional parking stalls shall be required for buildings used for student resident public assembly, fitness and recreation activities, or religious worship.

e. The above parking requirements shall be met for each phase of construction.

### 9. **Landscaping.**

a. All land within the PD-21 Zone not covered by buildings, streets, driveways, sidewalks, plazas, courtyards, structures, recreation facilities and parking areas, shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All landscaping shall have a permanent underground sprinkling system.

b. One (1) deciduous tree, at least two (2) inches in caliper measured at ground level, and one evergreen tree at least five (5) gallons in size is required for every three thousand (3,000) square feet or fraction thereof of landscaped area. Evergreen shrubs, at least five (5) gallons in size, are required at a ratio of one (1) each per dwelling unit. A licensed landscape architect is hereby given the discretion to substitute deciduous trees for evergreen trees based on soil condition and water table depth.

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c. The required setback adjacent to dedicated streets shall be landscaped and shall include landscaped berms, trees, and shrubs.

d. The required landscaping adjacent to 1250 West may be reduced to ten (10) feet.

10. **Lighting Plan.** The development site plan shall include a lighting plan, which is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties; and enhance the appearance and design of the project. Streetlights in the development shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. Light standards shall be placed every 50 feet along all private streets and all pathways in the development. Parking lots and structures shall be well lit.

11. **Building Materials.** All buildings shall be completed on all sides with acceptable finishing materials. The following materials are acceptable: brick, stone, fluted block, colored textured block, glass, stucco, and wood, ~~and cement fiber siding.~~ Other finishing materials may be used if approved by the City Council. However, sheet metal, corrugated metal, PVC and vinyl siding shall be prohibited except for trim, soffits, fascia, mansards and similar architectural features. In determining whether or not a particular finishing material is acceptable, the City Council shall consider the following factors:

- a. The visibility of the site from public streets and neighboring residential uses.
- b. The degree to which the proposed finishing materials are compatible with the appearance of neighboring residential uses.
- c. The location of the proposed finishing materials on the building.
- d. The degree to which a particular finishing material may be shielded by landscaping or some other feature.
- e. The degree to which the proposed finishing materials are durable and have low maintenance characteristics.

12. **Commercial Locations.** Commercial businesses in the development shall be located on the ground floor of buildings in the commercial village area as identified in the preliminary development plan, either in required or optional commercial locations. All floors above the ground floor shall be for residential use with the exception of facilities used for educational, office, and religious purposes.

13. **Residential Entrances.** Ground floor entrances to the residential units in the commercial areas shall be permitted. Such entrances shall be designed with separate architectural features, such as varied facade depth and color, canopies, stairs, etc.

14. **Amenities.** Common social gathering areas and recreation amenities shall be incorporated into the development. Amenities required, as shown on the preliminary development plan, shall include:

- a. Five (5) BBQ and common open space areas.
- b. Four (4) swimming pools.
- c. Two (2) volleyball courts.
- d. One (1) student lounge / hall with a minimum size of 8,200 square feet.
- e. One (1) fitness center, including facilities for aerobics, weight training and basketball.
- f. Meandering pathways linking the common open spaces.

15. **Loading Areas.** Areas for loading and deliveries to the commercial businesses within the village shall be provided.

16. **Outside Storage.** The developer shall provide areas for the covered storage of bicycles and other large recreational items. Such items shall not be permitted to be stored on resident balconies, or within common interior or exterior hallways of the development.

17. **RV Storage.** The storage of Recreational Vehicles (RVs) shall not be permitted within the PD-21 zone.

18. **Solid Waste Receptacles.** Solid waste receptacles which are not located within a building, excluding small, decorative garbage cans, shall be enclosed on three sides with the same materials as used on the main structures within the PD-21 development.

19. **Fencing.** Fencing around buildings within the development is not required. Fences adjacent to a public or private street and within the building setback may have a maximum height of three feet (3') if sight-obscuring, or four feet (4') if non sight-obscuring. A sight-obscuring fence at least six feet (6') high and no more than twelve feet (12') high shall be constructed and maintained between the development and the railroad right-of-way to protect residents from the impacts associated with the adjoining railway operations. A primary or accessory structure may take the place of a fence where the required fence connects with the structure to form a continuous barrier. Except as otherwise provided herein, a fence up to seven feet (7') high may be constructed adjacent to other property boundaries. Fences made of chain link or chain link with slats are not permitted

20. **Utilities.** All buildings shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas.

21. **Storm Water Runoff Plan.** All PD-21 developments shall have a storm water runoff plan designed to accommodate a 25-year storm.

22. **Soils Report.** A soils report prepared by a soils engineer shall be submitted to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future ground water problems and the City Engineer concurs in the analysis. Ground water drains shall be required if any part of a building's habitable floor level is below grade.

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### Q. Signage.

1. ~~Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone: for residential portions of a building shall be limited to flags, governmental, holiday, incidental, interior, name plate, political and real estate and shall comply with the provisions of Chapter 14 of the Orem City Code for such signs.~~

~~a. Because Area Two does not have frontage on any arterial or collector street, two wall signs may be located on buildings in Area Two. The two wall signs shall conform to the following requirements:~~

~~(1) The wall signs shall consist of individual letter-s on a flat face in conformance with the general style and \_\_\_\_\_ quality shown on the concept plan~~

~~(2) The dimensions of the signs shall not exceed fifteen feet (15') in height and forty feet (40') in width.~~

~~(3) The wall signs shall not be electronic message signs although they may be backlit.~~

~~(4) The wall signs shall be oriented toward I-15 to the west or University Parkway to the south.~~

~~(5) The wall signs must be on-premise signs.~~

2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:

a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.

b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.

c. Wall signs extending more than six inches (6") from the wall and less than twenty-four inches (24") shall not be within seven feet (7') of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four inches (24") from the wall, are prohibited.

d. Canopy signs may only be placed above primary entrances to a business.

e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.

f. One (1) monument sign is permitted along Geneva Road, ~~and two (2) monument signs shall be permitted along University Parkway, and one (1) monument sign shall be permitted along 1000 South.~~ ~~and a~~ All such signs shall be limited to a maximum height of sixteen (16) feet as measured from the existing grade and one hundred-fifty (150) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.

g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the sign to the bottom of the sign where it meets the grade.

h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.

3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in both Area 1 and Area 2 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of 13'6" for fire apparatus access and must be set back at least three hundred eighty-five feet (385') from University Parkway and one hundred seventy-five feet (175') from Geneva Road. A single support pylon may be used. ~~A single support pylon sign may be used.~~

4. A single interior sign shall be allowed in both Area 1 and Area 2 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display non-commercial messages. The interior sign may have an electronic sign display on up to 50% of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five feet (175') from Geneva Road.

R. **Architectural Styling.** The architectural style of the development shall substantially conform to the renderings in the preliminary development plan. The sides of all buildings facing the commercial village area, as identified in the preliminary development plan, shall be constructed to achieve a village atmosphere, by using a variety in color, facade depth and roof line height, with changes occurring in all these areas at least every sixty-six (66') linear feet. All other sides of buildings, except for parking structures, shall be constructed with variety in color, relief and rhythm so as to be compatible in appearance with the buildings in the commercial village area. Balconies and canopies on building sides facing village streets or plazas shall not exceed three (3') feet in depth. Windows or other compatible architectural features facing the street shall be required on all commercial and residential units adjacent to streets.

S. **Architectural Review.** The Planning Commission shall perform architectural review of the development at site plan review. The site plan must demonstrate that the development will:

1. Meet the general purpose and spirit of the PD-21 zoning ordinance.

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2. Use a good mix of building materials, colors and architectural features to create an attractive, European-style mixed-use village.
3. Include sufficient amenities, landscaping and public open spaces that will provide a safe, comfortable and pleasant environment.
4. Substantially conform to the architectural style shown on the exhibits of the preliminary development plan.

T. **Security.** The owner or manager of the development shall provide adequate on-site security in all areas of the development.

U. **Repealed.**

V. **Reserved.**

W. **Traffic Study.** The developer shall be required to submit a comprehensive traffic study with the concept plan application that evaluates both vehicular and pedestrian traffic patterns on site and off site. The traffic study shall include the impact on east-west traffic patterns on the Interstate 15 interchange at University Parkway. The site plan will reflect and incorporate the recommendations of the traffic study.

X. **Bonds.**

1. **Purpose.** Prior to the recording of any documents concerning any phase of an approved PD-21 development, and prior to the issuance of any building permit on land included within a PD-21 development, the applicant shall post a bond with the City in an amount sufficient to cover the cost of all public improvements required for that phase by the approved site plan, preliminary plat, final plat, preliminary development plan, development agreement, the PD-21 ordinance and other applicable City ordinances, including but not limited to, landscaping and sprinkling systems, asphalt, curb, gutter, sidewalk, fencing, recreational facilities, piping of irrigation ditches, and any other item required as part of the approved site plan. The bond shall be a guarantee that the proper installation of all required improvements 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 or at such time as the approving body may designate, and that the improvements shall remain free from defects for six (6) months or until April 15 of the following year, whichever is longer. The City shall not release this bond until the City accepts the improvements.

2. **Type.** The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are found in Section 17-6-6 of the Orem City Code. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. The bond shall be delivered to the Department of Development Services.

3. **Amount.** The Public Works Director or his designee shall determine the amount of the required bond by estimating the cost of completing the required improvements. The amount of the bond shall be at least one hundred ten percent (110%) of the estimated costs of the required improvements.

4. **Nonwaiver.** This section does not waive the bonding, licensing, or permit requirements set forth in other City ordinances except that this section replaces the subdivision bond required in section 17-6-6 Orem City Code.

5. The City shall not record the final plat until the developer of the PD-21 development has tendered the bond and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Article and agrees to indemnify and hold the City harmless from any claims, suits or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period.)

6. An applicant may request an extension of up to two (2) years for the completion of improvements from the Public Works Director. The Public Works Director may grant an extension of up to two years if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

7. If, for any reason, the bonds providing for the guarantee of improvements are insufficient to properly complete the improvements, the developer shall be personally liable to complete the improvements required by this Article.

8. The bonds required by this Section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within the PD-21 development. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or materials shall have a cause of action against the City or the bond for providing labor or materials.

Y. **Neighborhood Meeting.** The applicant for any PD-21 development shall conduct at least one (1) neighborhood meeting, prior to the submission of the site plan application, to explain the proposed development and to address all neighborhood concerns. Written notice shall be given by the applicant to all property owners within a 200' foot radius of the development, as well as to the owners of all residential property within 1/4 mile of the of the development. Notice shall also be given to the chair and vice-chair of the Vineyard, Cherry Hill and Westmore Neighborhood Communities. Notice of the meeting shall be delivered by the applicant at least one (1) week prior to the date of the meeting. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. Such meeting(s) shall be accomplished prior to the site plan

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being submitted to the City. The application for site plan approval shall include a list of all individuals who were notified, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting.

Z. **Repealed.**

**PLANNING COMMISSION MINUTES – OCTOBER 22, 2014**

**AGENDA ITEM 3.2** is a request by Curtis Miner to amend Appendix O and various portions of **SECTION 22-11-33 OF THE OREM CITY CODE PERTAINING TO DEVELOPMENT REQUIREMENTS IN THE PD-21 ZONE** at 1200 South Geneva Road.

**Staff Presentation:** Mr. Spencer said the PD-21 zone was enacted in 2000 to create a mixed-use student-oriented development. The original concept plan of 6,000 students and multiple supporting commercial business has evolved into a less dense development consisting of apartments and limited commercial development. The requirement of student-only occupancy has also been removed. Instead of one owner as first envisioned, the PD-21 zone now encompasses seven property owners. The zone is also split into two areas known as “Area 1” and “Area 2.” Area 1 is the existing Wolverine Crossing and Area 2 is the property subject to this request. It is anticipated that the remainder of the property along University Parkway, under separate ownership, will be called “Area 3.” A developer has recently applied for changes to develop Area 3.

The applicant requests several text changes and a concept plan change. The text changes affect all property in the PD-21 zone while the concept plan change affects the vacant property between the existing Wolverine Crossing and the railroad right-of-way. The following changes are proposed:

- Setback adjacent to 1000 South shall be ten feet – the same distance as 1250 South, no setback is currently specified adjacent to 1000 South;
- Buildings higher than 20 feet shall be setback at least 20 feet from a property line unless otherwise specified;
- Buildings less than 20 feet high have no setback unless otherwise specified;
- Alternative street pavements such as cobblestone, pavers, or brick to be removed as “encouraged” on all private streets and removed where required as shown on the preliminary development plan;
- Parking spaces reduced from 0.65/stalls per occupancy unit to 0.62/stalls per occupancy unit;
- Cement fiber board siding added as an approved material;
- Fencing along the railroad right-of-way up to twelve feet permitted as portions of a garage or carport structures will act as a fence;
- Maximum height of seven feet for fencing in other areas;
- Two wall signs in Area 2 to be oriented to I-15 or University Parkway as Area B has no public street frontage with its interior location;
- Permit one monument sign along 1000 South;
- Cross-street architectural sign (similar to existing Wolverine Crossing) permitted in Area 2;
- Single interior sign in Area 2 (similar to existing Wolverine Crossing) no higher than 27 feet with on premise or non-commercial messages;
- Changes to the approve style of building elevations as outlined in Appendix “O”; and
- Amending the concept plan of Area 2 as shown in Appendix “O.”

The proposed concept plan affects the future concept plan of the property to the south. An application has been filed on the south property and the Planning Commission will see that request at a future meeting. The current proposed concept plan shown with this staff report shows a limited access at the southeast corner of the project. Limited, in the sense that the applicant wants a gate to prevent access between the two properties with exception of emergency vehicles. Staff recommends this drive lane between the southeast corner of the applicant’s project and the northeast corner of the adjacent property remain open to allow the free-flow of traffic. As such, the concept plan should reflect this recommendation.

Staff has no issues with the above changes except for the parking modification. The parking requirement of 0.65 stalls per occupancy unit is already low and appears to be working. To put this in perspective, for every 100 residents (with most being students, but not required) 65 parking stalls are required. The proposed reduction reduces that number to 62 stalls for every 100 occupants. Most student age residents will have cars. Reducing the parking requirement when the previous approval of Wolverine Crossing was held to the 0.65 stall/unit does not make sense based on single occupancy or married occupancy and the need to provide sufficient parking for the occupants. This parking requirement must also factor in guest parking stalls.

**Advantages**

- Allows developer to improve their property as they see fit with reasonable requirements
- Allows each development to be architecturally unique to set each apart from one another

**Disadvantages**

- Parking is reduced to a level not comfortable with City staff
- Parking standards are already lower than what is typically required for this type of development because of the availability of transit

**Recommendation:** The Project Coordinator recommends the Planning Commission forward a positive recommendation to the City Council (with exception of the parking change) regarding the request to amend portions of Appendix O and portions of Section 22-11-33 of the Orem City Code pertaining to the PD-21 zone at 1200 South Geneva Road.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Mr. Whetten what is planned to the south of this property. Mr. Spencer said there is an application that is proposing a lot of different uses, hotel, parking structures, student housing and possibly some condominium uses. That development wants a larger parking reduction to .5 stalls. Mr. Whetten asked if there is any tie between Wolverine Crossing and this complex or is there fencing that separates them. Mr. Spencer said there is not a fence on the west property line.

Mr. Whetten expressed concern that this development will not complement the overall development. Mr. Iglesias indicated he had been down to the site and this will roll right into the current developments.

Mr. Spencer reminded the Planning Commission this is a concept plan, the site plan is where everything will be finalized.

Vice Chair Walker said the amendment states that a seven foot fence may be constructed adjacent to other property boundaries.

Chair Moulton invited the applicants to come forward. Curtis Miner, Architect; Ben Low, Compass Development; and Roger Dudley, Engineer introduced themselves.

Curtis Miner said this plan is very similar to the Flagship Development. They have designed a route through the property that connects University Parkway and the transit hub. That road was never intended to be a public road or have a dedicated easement on it. It was intended to provide cross movement between the different properties. This plan tries to keep the connectivity of the Flagship plan. The largest improvement on this plan is the clubhouse which has become a two story stand-alone structure. The design does not accommodate student, but a more typical family-style apartment. They have added garages instead of carports.

Mr. Miner continued by stating they are planning to fence on the west. The fence would be a somewhat transparent fence; the goal is to have a different feel between developments. This development is designed for a different clientele. They are also requesting different signage on the property. This property has a unique position in the overall development because it does not have any frontage on a public street, except for a small section on the north side. They do have great sign access to the freeway. The whole thinking behind the sign proposal is to provide an additional level of visibility by higher signs for people passing on the freeway and University Parkway. The last issue is the parking question. When the original Parkway Crossing was proposed it was .7 stalls per occupancy unit or bed. The transit hub did not exist at that time. After Parkway Crossing was built, the Flagship plan reduced parking to .65 stalls based on the transit hub. The .62 that is proposed with this plan is based on (1) the transit hub continues to develop and carry more and more traffic through the area, and (2) this development is designed to be different than the original student housing project. Even with the lower parking, it remains at two stalls per unit. In the place of the 20 parking stalls, they are proposing additional landscaping. If the parking reduction is not acceptable, they have the ability to take out some trees and put the parking stalls back in. The developers view is that the parking stalls are not necessary and the additional landscaping will provide a nicer environment for the residents of the project.

Vice Chair Walker asked if the signage is for the facilities with no advertising. Mr. Spencer said the advertising will be for the property. The proposed signs are similar to the current Wolverine Crossing sign.

Vice Chair Walker asked if the trees are removed and they have the 20 parking stalls will the landscaping requirement be met. Mr. Spencer said yes. Vice Chair Walker asked about the two entries to the project. Mr. Spencer said there are three. Mr. Miner said the developer is fine with no gate on the southeast access.

Chair Moulton asked how 1052 bed translates to units. Mr. Spencer said it is 332 units.

Mr. Iglesias asked if each unit will have its own garage. Mr. Low said there is one stall per unit that is covered, with half garages and half carports. As developers they want the project to have enough parking. They tried to stay to the old approved Flagship plan, the reason for changing the 20 parking stalls is to add trees on the exterior of the project. It will be 14 additional trees along I-15 and University Parkway. Some of these trees will canopy along I-15. The development will still have two stalls per units, even after the reduction. Mr. Low noted the Flagship plan was approved as 1.75 stalls per unit. They have increased that to two stalls per unit. The stall per occupancy is based on the size of the bedroom which has decreased by .2.

Chair Moulton asked if they would use "permit only" parking to prevent over parking. Mr. Low said that will be addressed when they are built. He has never seen a community that has two stalls per unit overflow. If there were parking issues, they will go to a permit system.

Mr. Iglesias asked if the studies are showing that families will occupy these units when the development is surrounded by students and hotels. Mr. Low said family design includes young professionals, divorced families, etc. The demographic they are expecting is 60-70% young professionals with 30-40% young families or older couples wanting to downsize. The access to the transit hub will be a big selling point. The young professionals are still participating in the college social life. Ms. Buxton asked if the demographics are in Utah. Mr. Low said they had recently built a community seven minutes out of downtown Salt Lake. The amenities are tremendous: bowling alley, clubhouse, two hot tubs, a large pool, climbing wall, theater room, and rooftop patio on the clubhouse. The demographic should be very similar to Salt Lake. The finishes are high end finishes; granite, plank flooring, stainless steel appliances. He noted that the site plan will be submitted within a few weeks after City Council approval.

Ms. Jeffreys asked if the landscaping that would be removed would be the trees along the borders of the development. Mr. Low said it will come to around 14 trees.

Mr. Iglesias said it complies with the 20 stalls. He supported keeping the parking and taking out landscaping instead of setting a precedence for lowering parking standards.

Vice Chair Walker asked what the parking requirement is for other apartment units that have come before the Planning Commission recently. Mr. Spencer said they are two stalls per unit.

Mr. Low indicated they will rent to students, but this will not be student housing. The rooms will be larger and the overall development will have more landscaping. The design and architecture does not allow for renting to students.

Mr. Whetten liked seeing less parking.

Ms. Buxton asked about the young tech professionals who will still chose to live with roommates to split the rent. Mr. Low indicated here will still be people who share apartments. The one bedroom units will only allow one person and there is enough parking to accommodate roommates. He noted that other cities have one stall per unit with a Transit-Oriented Development (TOD) development. They do not like that and have insisted in their developments have at least two stalls per unit.

Ms. Buxton said that TOD is still new in Orem and it is a little unsettling to have lower parking.

Mr. Low indicated this is not typical of TOD's around the state. It is more typical of what is allowed along State Street already. Mr. Miner noted that if this was in another zone they would not be having this discussion.

Vice Chair Walker said that due to the nature of high density there is a lot of blacktop. Since it is only 20 stalls, he suggested not having the extra landscaping because in the future people may have two cars.

Mr. Whetten said that student housing is by the bed and family housing is by the unit. He wondered if it could just be by contract. Mr. Earl said this zone allows six per unit. The applicant could indicate that Area B could be changed to 3-4 per unit. Mr. Low said he supported the change to the occupancy in the text. Mr. Whetten asked if there was a way to change the classification of this development from student housing. Mr. Earl said it is difficult to say no to student housing, but the owner can limit the room size.

Mr. Whetten wondered if there is a way in the code to say this is not student housing and insure it will never be. Based on what has been before the Planning Commission earlier this year, this is way over parked. Vice Chair Walker said it would be difficult to say this will never be student housing. Mr. Earl said you cannot say no students will live there, but they can limit the number of people per dwelling unit.

Vice Chair Walker supported keeping the 20 stalls and taking out the trees. Future owners may not water the trees anyway. Mr. Earl said it is easier to control the landscaping because it is visible to everyone. Vice Chair Walker noted it is a nightmare to try to enforce renting to students issue.

Mr. Low said if the concern is 10-15 years down the road, is that being required with all family housing in the City? If there is a problem the City will hear about it and will follow through. The reason they are requesting this is because it does affect the aesthetics of the project. There is a lot of parking along the railroad. It will be better in the future to see tree canopies instead of a fence and parking. They are willing to plant less trees though if the City insists.

Ms. Jeffreys said the east area will have a 12-foot fence and the trees will need to get pretty big to make an impact. Mr. Low said they are big trees that will go 40-feet in height, and are 12-feet when planted. The trees will be along University Parkway and between this property and Wolverine Crossing. He is not sure what the concern is about cars spilling into the adjacent property.

Mr. Earl said generally in the City controlling the three per dwelling is difficult. However it easier in a complex like this, because it is managed by one owner versus individual homes. In this type of complex there will be disgruntled tenants who will tell on the owner if there is a violation.

Mr. Bench said the PD-21 zone was designed specifically for students ten years ago. If they are looking to make a shift to family, maybe it should have a new PD zone as a family zone instead of retrofitting a student housing zone.

Mr. Whetten said the whole area is a village concept, with some retail, a hotel, etc. There should be walking access throughout the whole project so they do not have to drive from one point to another. He does not like the fence. Mr. Low said there is a gate to the west for pedestrian access throughout the entire project. Also there is also a pedestrian access to the station. Mr. Whetten said he would like more gates on the west and would like to see more pedestrian access. Mr. Low said there would need to be more cooperation from the surrounding developments. The current ones are not excited about having another community coming in next door. Mr. Whetten said the reason he wants lots of access is because he hopes there will be a Gondola built across the freeway to UVU.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Chair Moulton said he could be persuaded to support the parking reduction because the trees could be taken out a later date if there is a need for those 20 stalls. Mr. Whetten said there is a single owner on the entire project, which has a vested interest in the success of the project. He recalled the Outback Steakhouse asking for a parking reduction and they were tight. But if the reduction hurts the business it is something Outback Steakhouse will have

to address. This development would not have the problem of parking spilling into residential neighborhoods because there are no surrounding residential homes.

Mr. Whetten then noted he liked the idea of it being its own PD zone. Mr. Bench indicated it would take another month for approval. Mr. Low said it would be a challenge to their schedule to wait another month. They were planning on breaking dirt in March and already have the financing.

Mr. Bench reminded the Planning Commission this will affect the entire zone not just this parcel. Mr. Earl noted that most of the sites in this project are built out. Mr. Bench said there is still property to the south that needs built out. Mr. Earl said the Planning Commission could change the requirement for Area B to three occupants.

Chair Moulton called for a motion on this item.

**Planning Commission Action:** Mr. Whetten said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Appendix O and various portions of Section 22-11-33 of the Orem City Code pertaining to development requirements in the PD-21 zone at 1200 South Geneva Road with the following conditions:

1. Reduce the parking stalls per unit to .062 for Area B only; and
2. Limit the occupancy to three unrelated individuals or a family per unit.

Chair Moulton seconded the motion. Those voting aye: Becky Buxton, Karen Jeffreys, David Moulton, and Derek Whetten. Those voting nay: Carlos Iglesias and Mike Walker. The motion passed.

October 14, 2014

To whom it may concern:

Thank you for taking the time to review our proposed modifications to the zoning for the Parkway Lofts project. We understand that staff raised some concerns over the proposed modification of the required parking ratio, so we thought it would be worthwhile to explain our rationale for the change.

Our plan is currently proposing 332 Units with 664 parking stalls (2 stalls per unit). Under the current zoning, 684 stalls would be required, so we are requesting a reduction of 20 stalls (2%). The reduction in stalls is to accommodate 14 additional tree islands along the perimeter of the project to plant large trees and break up long stretches of parking. The old Flagship plan that was approved by the City allowed for 12 trees to be planted along the exterior fence line of the project (See Exhibit A). The proposed plan more than doubles the number of trees along the exterior of the project to 26 locations (See Exhibit B), which we believe creates a nicer project and is also better external aesthetics for the City. If the City does not grant the modification to the parking requirement, we can remove the exterior trees that we have added and adjust the plan back closer to Flagship's plan in order to meet the City requirement, but we think this would harm both the internal and external aesthetics.

Please also note that even with the reduction, we still have a very healthy 2 stalls per unit (which is especially healthy for a Transit Oriented Development). The old Flagship plan that was approved only had 1.75 stalls per unit. So the proposed plan adds 15 exterior trees and .25 stalls per unit compared to the previous plan which was approved, which we see as a win/win.

Last, the zoning modification requests that the parking ratio be adjusted to .62 stalls per occupancy unit. The current number of stalls we have actually is just over .63 stalls per occupancy unit, so we could adjust the amendment to .63 stalls per occupancy unit without changing our plan or removing exterior tree islands.

In planning the parking for the project, we took a number of factors under consideration:

- The parking requirement for the zone was intended for student housing. However, the zone also allows for non-student, typical multifamily housing, which is what we are proposing for this development.
- We are maintaining 2 parking stalls per unit, even though the proposed unit mix is predominantly one and two bedrooms. Smaller average bedroom size typically requires less parking.
  - 44.6% One Bedroom Units
  - 43.4% Two Bedroom Units
  - 12% 3 Bedroom Units
- 2 stalls per unit is generally considered a very healthy parking ratio, especially for a Transit Oriented Development.
- We are increasing the parking ratio by .25 stalls per unit from the old Flagship plan that was approved.
- We are doubling the number of exterior trees from the old Flagship plan, breaking up long stretches of parking.

Thank you again for your consideration. Hopefully this sheds some light on our request for the modification the parking requirements for this project.

Sincerely,

Ben Lowe

**Ben Lowe**

*President*

**Compass Development Group**

2319 South Foothill Drive, Suite 265

Salt Lake City, UT 84109

O: 801 582 3188 Ext. 102

F: 801 428 3539

[ben@compassdevgroup.com](mailto:ben@compassdevgroup.com)

**Orem City Public Hearing Notice**



Planning Commission  
Wednesday, October 22, 2014  
4:30 PM, City Council chamber

City Council  
Tuesday, November 18, 2014  
6:20 PM, City Council chamber  
56 North State Street

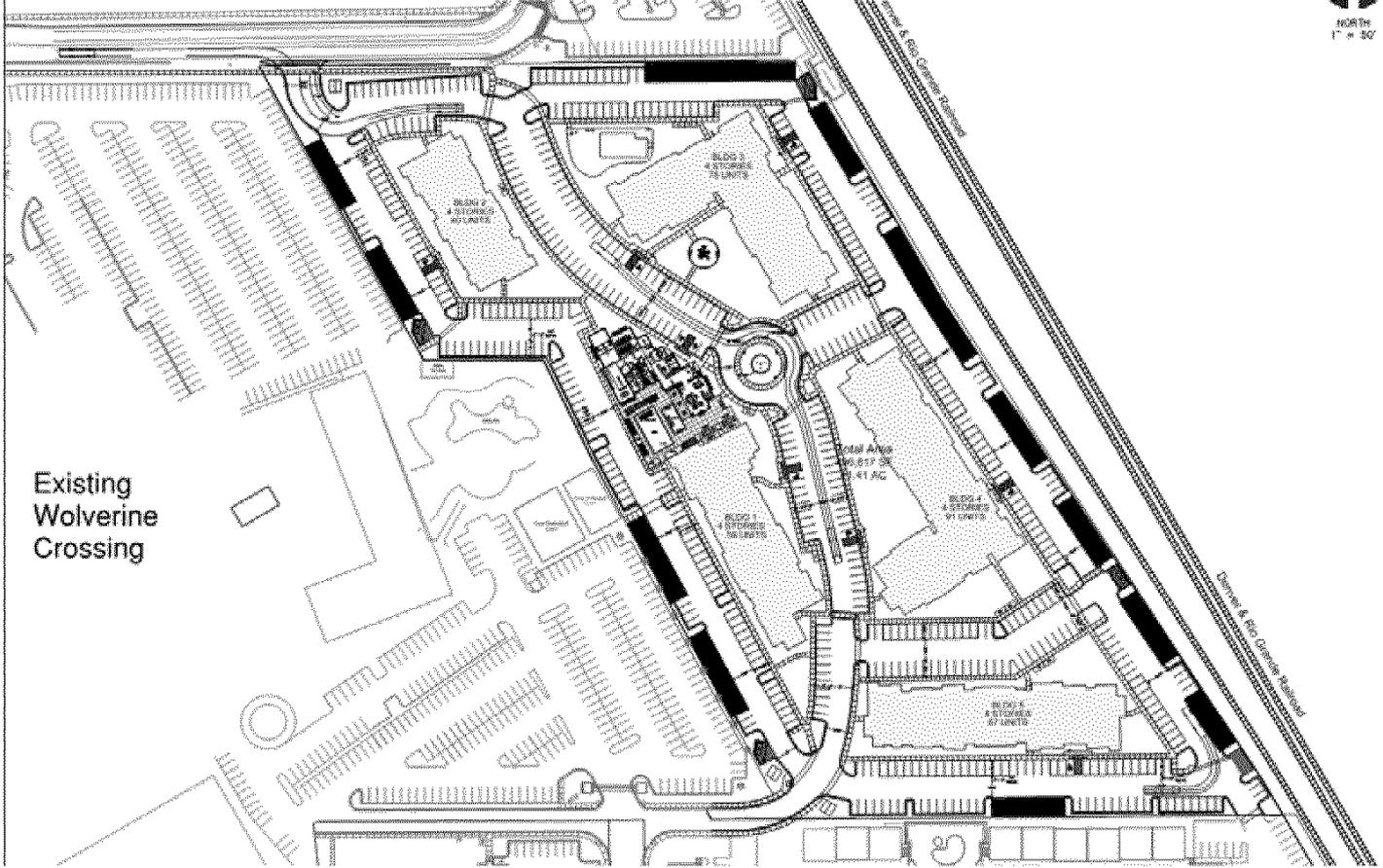
Curtis Miner requests the City amend Appendix O and multiple portions of Section 22-11-33 of the City Code. This request pertains to the PD-21 zone, otherwise known as Wolverine Crossing or Parkway Crossing at 1200 South Geneva Road. The concept plan is on the reverse of this notice.

**For more information, special assistance or to submit comments, contact David Stroud at 229-7095 or [drstroud@orem.org](mailto:drstroud@orem.org).**

# Parkway Lofts Apartments

Orem

Utah



UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 45678  
SALT LAKE CITY, UT 84145

BURTON LUMBER & HARDWARE CO  
PO BOX 27206  
SALT LAKE CITY, UT 84104

UTAH TRANSIT AUTHORITY  
%PROPERTY MANAGEMENT  
PO BOX 30810  
SALT LAKE CITY, UT 84130

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150

OREM LODGING LLC  
PO BOX 4850  
ABERDEEN, SD 57402

DTS/AGRC MANAGER  
STATE OFFICE BLDG, RM 5130  
SALT LAKE CITY, UT 84114

BOLES, STEVEN H & MELISSA ANNE  
99 POPLAR RD  
HAVELOCK, NC 28532

ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

CENTURY LINK  
75 EAST 100 NORTH  
PROVO, UT 84606

PORTER, SCOTT & CATHLEEN  
104 EMIGRANT CT  
FOLSOM, CA 95630

NELSON BROTHERS UNIVERSITY  
DOWNS LLC  
130 VANTIS # 150  
ALISO VIEJO, CA 92656

GLAZIER, SCOTT  
152 W 640 N  
AMERICAN FORK, UT 84003

OAKHURST APARTMENTS LLC  
185 S STATE ST STE 1300  
SALT LAKE CITY, UT 84111

GARR JUDD  
LAKEVIEW NEIGHBORHOOD CHAIR  
273 W 2000 SOUTH  
OREM, UT 84058

HOUSING AUTHORITY UTAH  
COUNTY  
LYNELL SMITH  
240 EAST CENTER  
PROVO, UT 84606

VILLAGE ON THE PARKWAY UT LLC  
(ET AL)  
251 RIVER PARK DR STE 300  
PROVO, UT 84604

ALPINE SCHOOL DISTRICT  
575 N 100 E  
AMERICAN FORK, UT 84003

YOUNG, CRAIG J & PAMELA D  
473 S 900 E  
OREM, UT 84097

MARTINS, ANTONIO ORIONDES &  
HILDA  
669 W 1025 N  
OREM, UT 84057

SET IN STONE PROPERTIES LLC  
774 W CENTER ST  
OREM, UT 84057

MAG  
586 EAST 800 NORTH  
OREM, UT 84097

UTAH VALLEY UNIVERSITY  
800 W UNIVERSITY PKY  
OREM, UT 84058

ANDERSON, LAURY  
836 E 315 S  
OREM, UT 84097

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE  
789 E BAMBERGER DR STE A  
AMERICAN FORK, UT 84003

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE (ET AL)  
987 S GENEVA RD  
OREM, UT 84058

UTAH TRANSIT AUTHORITY  
--OR CURRENT RESIDENT--  
951 S 1350 WEST  
OREM, UT 84058

MAYOR RICHARD BRUNST  
900 EAST HIGH COUNTRY DRIVE  
OREM, UT 84097

PARKWAY STORAGE CENTER LLC  
1042 S GENEVA RD  
OREM, UT 84058

ALLEN, LOREN & SANDY  
1028 E 1010 N  
OREM, UT 84097

SARATOGA HEALTH HOLDINGS LLC  
--OR CURRENT RESIDENT--  
960 S GENEVA ROAD  
OREM, UT 84058

OAKHURST APARTMENTS LLC  
--OR CURRENT RESIDENT--  
1110 W 1315 SOUTH  
OREM, UT 84058

VANCO INC (ET AL)  
1050 S 175 E  
BURLEY, ID 83318

T & D PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1032 S GENEVA RD  
OREM, UT 84058

ANDERSON, LAURY  
--OR CURRENT RESIDENT--  
1142 W 1275 SOUTH  
OREM, UT 84058

SK5 - WOLVERINE CROSSING LLC  
--OR CURRENT RESIDENT--  
1111 S 1350 WEST  
OREM, UT 84058

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
1110 S GENEVA RD  
OREM, UT 84058

BURTON LUMBER & HARDWARE CO  
1170 S 4400 W  
SALT LAKE CITY, UT 84104

PARKWAY PROPERTIES INC  
1156 S STATE ST # 201  
OREM, UT 84097

CONKLIN, CANDICE  
1125 LINDENMEIER RD  
FORT COLLINS, CO 80524

ROLIM, LUIZ EDUARDO & MARIA L  
1184 W 1275 S  
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC  
--OR CURRENT RESIDENT--  
1181 W 1230 SOUTH  
OREM, UT 84058

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE (ET AL)  
1166 S GENEVA RD  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1189 S 1480 WEST  
OREM, UT 84058

ANDERSON, STEVEN D & CARLY R  
1186 W 1275 S  
OREM, UT 84058

RUST, NICHOLAS P & JULIE C  
1182 W 1275 S  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1193 S 1480 WEST  
OREM, UT 84058

CHAMBERY WOODS UT LLC  
--OR CURRENT RESIDENT--  
1190 W 1275 SOUTH  
OREM, UT 84058

FLETCHER, JORDAN & SHELBI B  
1188 W 1275 S  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1199 S 1480 WEST  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1195 S 1480 WEST  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1191 S 1480 WEST  
OREM, UT 84058

GLAZIER, SCOTT  
--OR CURRENT RESIDENT--  
1206 W 1275 SOUTH  
OREM, UT 84058

BARTLETT, MARK  
1202 W 1275 S  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1197 S 1480 WEST  
OREM, UT 84058

DENTON, KYLE (ET AL)  
1212 W 1275 S  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1208 W 1275 SOUTH  
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T  
1204 W 1275 S  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1252 S 1220 WEST  
OREM, UT 84058

D2 LAND DEVELOPMENT LLC  
1217 S 1480 W  
OREM, UT 84058

PARRA, MAGDALENA  
--OR CURRENT RESIDENT--  
1210 W 1275 SOUTH  
OREM, UT 84058

VAN HOOSE, TERESA  
1256 S 1220 W  
OREM, UT 84058

PARRA, MAGDALENA  
1253 E 60 S  
LINDON, UT 84042

UTAH DEPARTMENT OF  
TRANSPORTATION  
--OR CURRENT RESIDENT--  
1247 S GENEVA RD  
OREM, UT 84058

YOUNG, CRAIG J & PAMELA D  
--OR CURRENT RESIDENT--  
1260 S 1220 WEST  
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S  
--OR CURRENT RESIDENT--  
1258 S 1220 WEST  
OREM, UT 84058

MARTINS, ANTONIO ORIONDES &  
HILDA  
--OR CURRENT RESIDENT--  
1254 S 1220 WEST  
OREM, UT 84058

ALLEN, LOREN & SANDY  
--OR CURRENT RESIDENT--  
1262 S 1220 WEST  
OREM, UT 84058

HARRIS, ANDREA L  
1261 S 1220 W  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1260 S 1170 WEST  
OREM, UT 84058

BOLES, STEVEN H & MELISSA ANNE  
--OR CURRENT RESIDENT--  
1264 S 1220 WEST  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1263 S 1220 WEST  
OREM, UT 84058

WELCH, KRISTIN  
1262 S 1170 W  
OREM, UT 84058

RICHARDSON, RYAN V & CAROL  
1266 S 1170 W  
OREM, UT 84058

CRAPO, ADAM  
1265 S 1220 W # H-5  
OREM, UT 84058

STINSON, JERRY L & DELOIS G  
--OR CURRENT RESIDENT--  
1264 S 1170 WEST  
OREM, UT 84058

HC PACIFIC PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1268 S 1170 WEST  
OREM, UT 84058

CONKLIN, CANDICE  
--OR CURRENT RESIDENT--  
1266 S 1220 WEST  
OREM, UT 84058

CRAPO, ADAM  
--OR CURRENT RESIDENT--  
1265 S 1220 WEST  
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B  
--OR CURRENT RESIDENT--  
1270 S 1220 W # 10  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1268 S 1220 WEST  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1267 S 1220 WEST  
OREM, UT 84058

PORTER, SCOTT & CATHLEEN  
--OR CURRENT RESIDENT--  
1272 S 1220 WEST  
OREM, UT 84058

JOHNSON, WANDA L  
1269 S GENEVA RD  
OREM, UT 84058

MARSHALL, SHARI  
1269 S 1220 W  
OREM, UT 84058

RUCKER, BENJAMIN  
1291 S 1145 W  
OREM, UT 84058

SET IN STONE PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1274 S 1220 WEST  
OREM, UT 84058

RUCKER, BENJAMIN  
--OR CURRENT RESIDENT--  
1270 S 1170 WEST  
OREM, UT 84058

RISE LEGACY DEVELOPMENT LLC  
--OR CURRENT RESIDENT--  
1370 W 1250 SOUTH  
OREM, UT 84058

KAK LC  
--OR CURRENT RESIDENT--  
1308 W UNIVERSITY PKY  
OREM, UT 84058

SATTLEY, WILLIAM & MARCIA  
--OR CURRENT RESIDENT--  
1271 S 1220 WEST  
OREM, UT 84058

BJBD LC  
1483 SPRINGDELL DR  
PROVO, UT 84604

CHAMBERY WOODS LLC  
1434 E 820 N  
OREM, UT 84097

COUNTRYVIEW PROPERTIES LLC  
%MOWER, GREGORY  
1276 SIERRA VIEW DR  
MAPLETON, UT 84664

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1509 W 1000 SOUTH  
OREM, UT 84058

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1493 W 1000 SOUTH  
OREM, UT 84058

RISE LEGACY DEVELOPMENT LLC  
1358 W BUSINESS PARK DR  
OREM, UT 84058

QUESTAR GAS COMPANY  
1640 NORTH MTN. SPRINGS PKWY.  
SPRINGVILLE, UT 84663

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1517 W 1000 SOUTH  
OREM, UT 84058

T & D PROPERTIES LLC  
1441 W 570 N  
PROVO, UT 84601

UTAH CNTY SOLID WASTE DISTRICT  
C/O RODGER HARPER  
2000 WEST 200 SOUTH  
LINDON, UT 84042

STINSON, JERRY L & DELOIS G  
1670 N CHURCH ST  
LAYTON, UT 84041

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1501 W 1000 SOUTH  
OREM, UT 84058

OREM TEK DEVELOPMENT  
CORPORATION (ET AL)  
2667 E HILLSDEN DR  
SALT LAKE CITY, UT 84117

SK5 - WOLVERINE CROSSING LLC  
2090 N HILL FIELD RD  
LAYTON, UT 84041

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1525 W 1000 SOUTH  
OREM, UT 84058

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84119

UINTAH COMMERCIAL  
INVESTMENTS LLC (ET AL)  
3199 ROCKPORT BLVD  
WANSHIP, UT 84017

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057

CHAMBERY WOODS LLC  
5132 N 300 W STE 100  
PROVO, UT 84604

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84129

UTOPIA  
2175 S REDWOOD ROAD  
WEST VALLEY CITY, UT 84119

COMCAST  
9602 SOUTH 300 WEST  
SANDY, UT 84070

REAM, JOSEPH JAMES & KAY S  
5269 WINDSOR LA  
HIGHLAND, UT 84003

UTAH TRANSIT AUTHORITY  
3600 S 700 W  
SALT LAKE CITY, UT 84119

KAK LC  
6183 PRAIRIE VIEW DR # 102  
TAYLORSVILLE, UT 84118

SARATOGA HEALTH HOLDINGS LLC  
27101 PUERTA REAL # 450  
MISSION VIEJO, CA 92691

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
WEST VALLEY CITY, UT 84119

Frank Redd  
451 South 2020 West  
Orem, UT 84058

SATTLEY, WILLIAM & MARCIA  
45647 CORTE LOBOS  
TEMECULA, CA 92592



# DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

### APPLICANT INFORMATION

FORM EXPIRES: 06-30-2015

Name: CURTIS MINER Phone: (801) 769-3000  
 Address: 233 S. PLEASANT GROVE BLVD #105 FAX: (801) 769-3001  
 City: PLEASANT GROVE State: UTAH Zip: 84062 e-mail: CURTISMC@CMAUTAH.COM

### PROJECT INFORMATION

Project Name: PARKWAY LOFTS  
 Project Address: 1250 W. 1000 S.

### Nature of Request (Check all that apply) and Filing Fee Amount

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$800 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$600 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$800 + \$20/lot or unit + \$25 sign fee + recording fees <input type="checkbox"/> Final PRD \$600 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign, Text \$900 <input type="checkbox"/> Subdivision, Text \$900 <input checked="" type="checkbox"/> Zoning, Text \$900 <input type="checkbox"/> New PD Zone, Text \$2000 + 25 sign fee for PD zone <input type="checkbox"/> Rezone \$1200 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$1200 + 25 sign fee for PD zone <input type="checkbox"/> Development agreement Utah County fees \$	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000 ***** <input type="checkbox"/> MAILINGS Neighborhood Notice \$ <u>51.48</u> ***** <input type="checkbox"/> PUBLIC NOTICE Newspaper notice \$ _____ prior to PC meeting \$ _____ prior to CC meeting	<input type="checkbox"/> Site Plan Admin. Approval \$500 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones: 1,4,5,15,16,21 or adjacent to a residential zone <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$800.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee, + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$1200 <input type="checkbox"/> Annexation \$1500 + \$25 sign fee + legal noticing fee <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$500/review After three reviews <input type="checkbox"/> Other \$200

### FILING FEES AND REQUIRED COPIES

**FILING FEES:** The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

**REQUIRED COPIES:** Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8 1/2" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to [lpmeritt@orem.org](mailto:lpmeritt@orem.org).

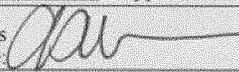
### APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

**PLANNING COMMISSION/CITY COUNCIL MEETINGS:** Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

**NEIGHBORHOOD MEETING:** The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

**DRC APPLICATION:** This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

**FILING FEE NOTICE:** Applications filed after July 1 are subject to fee changes.

Applicant's Signature:  Contact Person Name: CURTIS MINER Phone: (801) 769-3000

### OFFICE USE ONLY

Date Filed: 8/0/14 Fees Paid: 951.48 Received By: 

**Please Note:** The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

**Project Timeline**  
**PD-21 Zone Changes**

1. DRC application date: 8/1/2014
2. Obtained Development Review Committee clearance on: 9/24/2014
3. Newspaper notice for PC and sent to City Recorder: 9/25/2014
4. Executive Staff review on: 10/1/2014
5. Neighborhood notice of PC and CC sent on: 10/15/2014
6. Planning Commission recommended approval on: 10/22/2014
7. Newspaper notice for CC sent to City Recorder on: 10/23/2014
8. City Council approved/denied request on: 11/18/2014