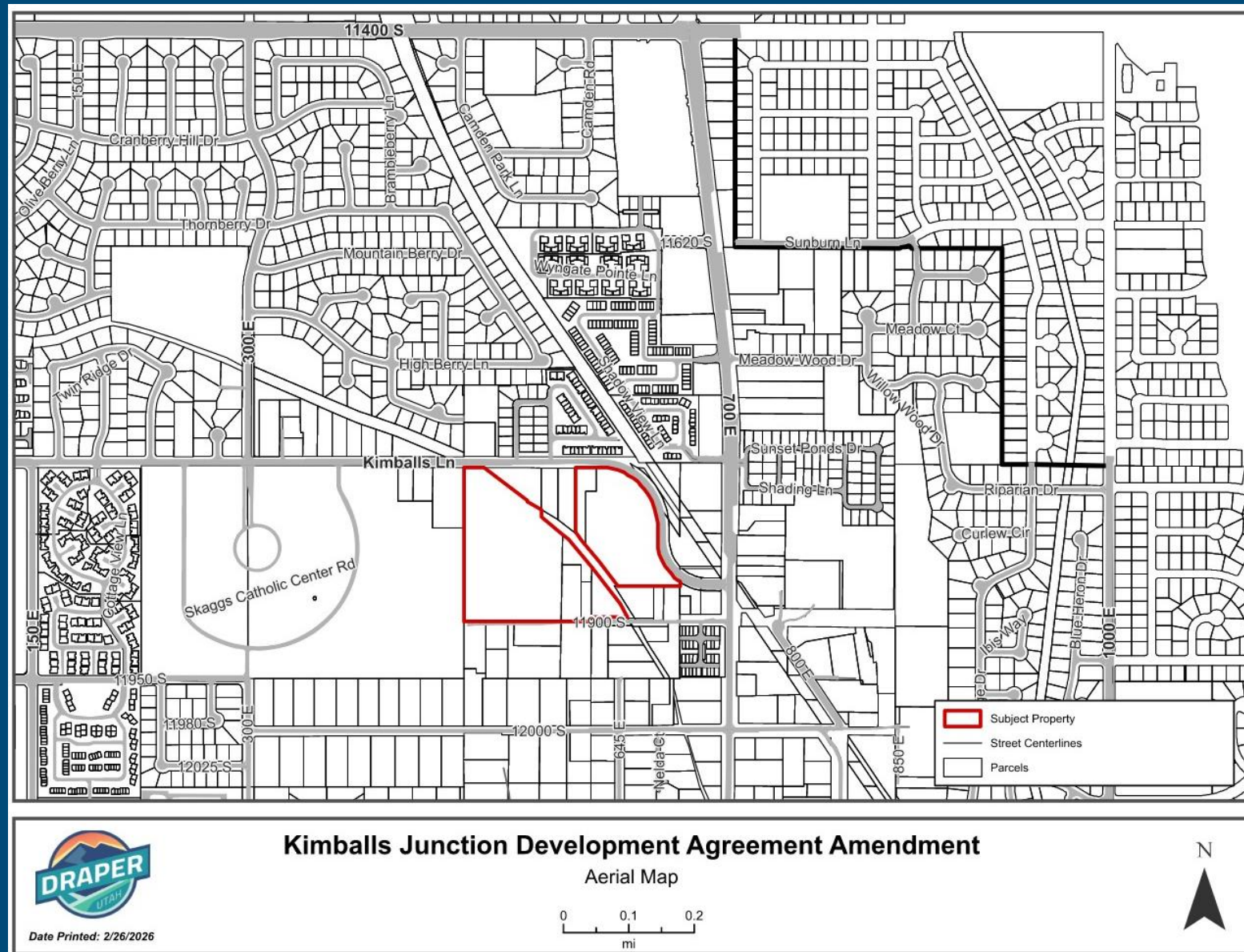


Kimballs Junction Development Agreement Amendment

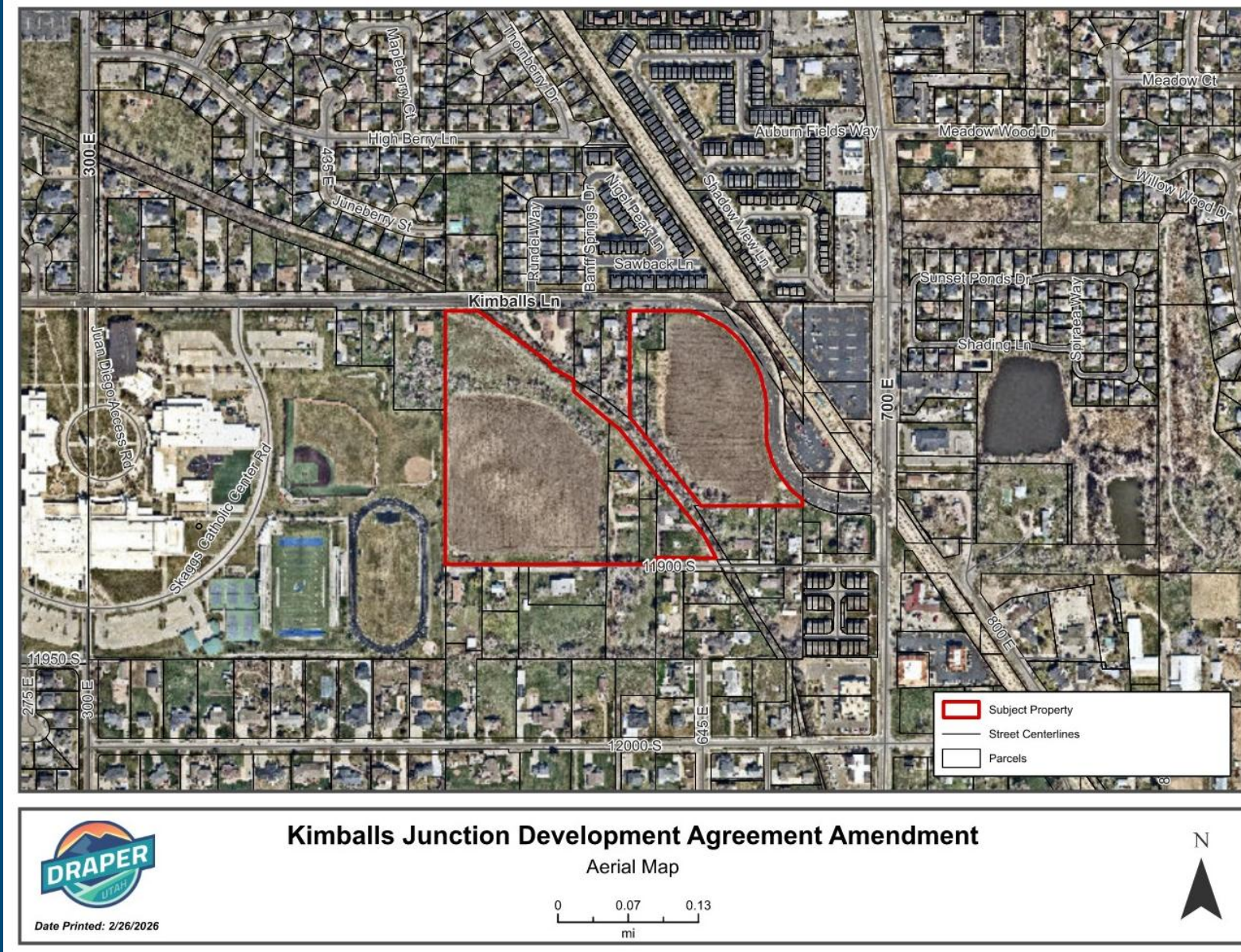
Jennifer Jastremsky

City Council
March 24, 2026

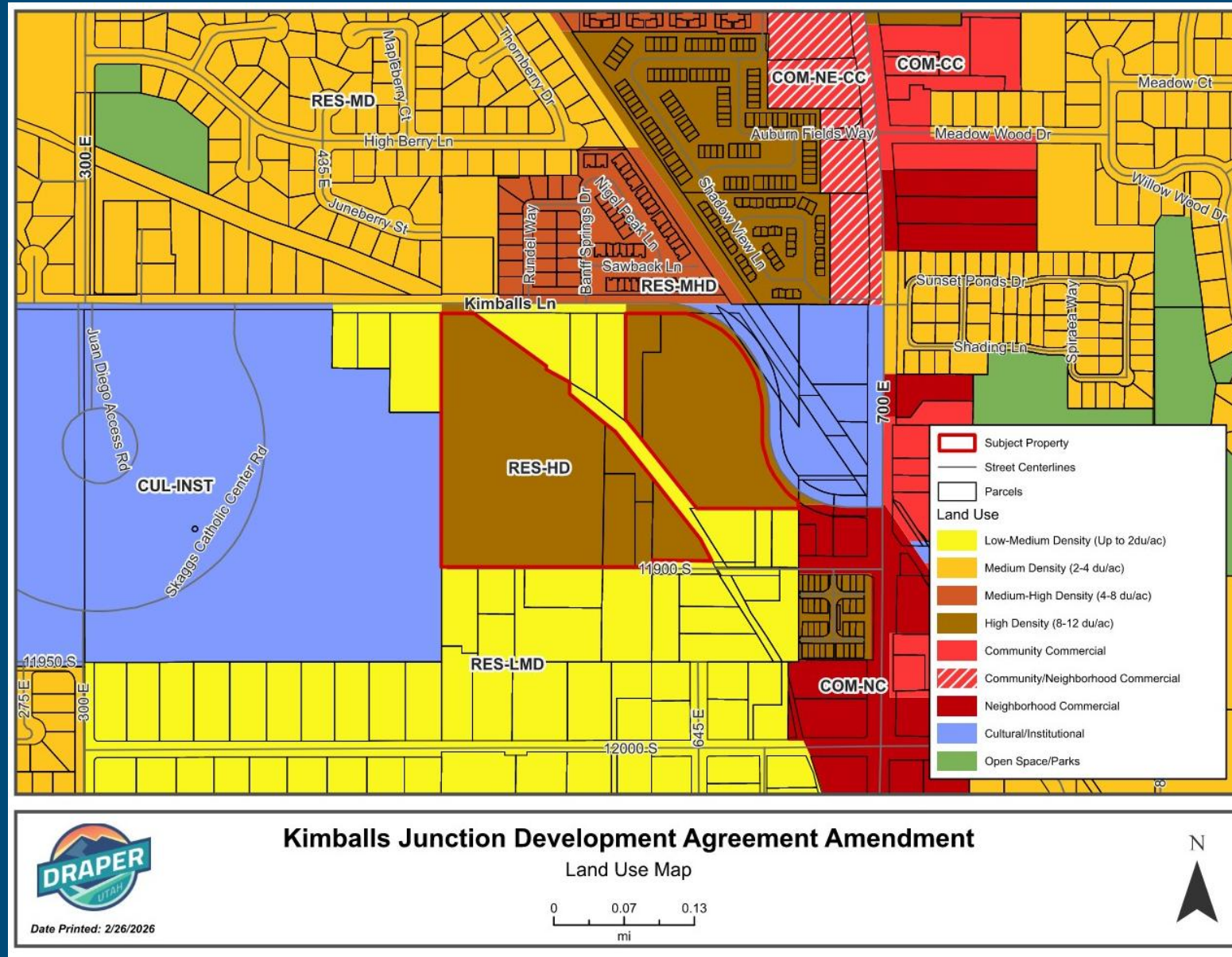
Vicinity Map



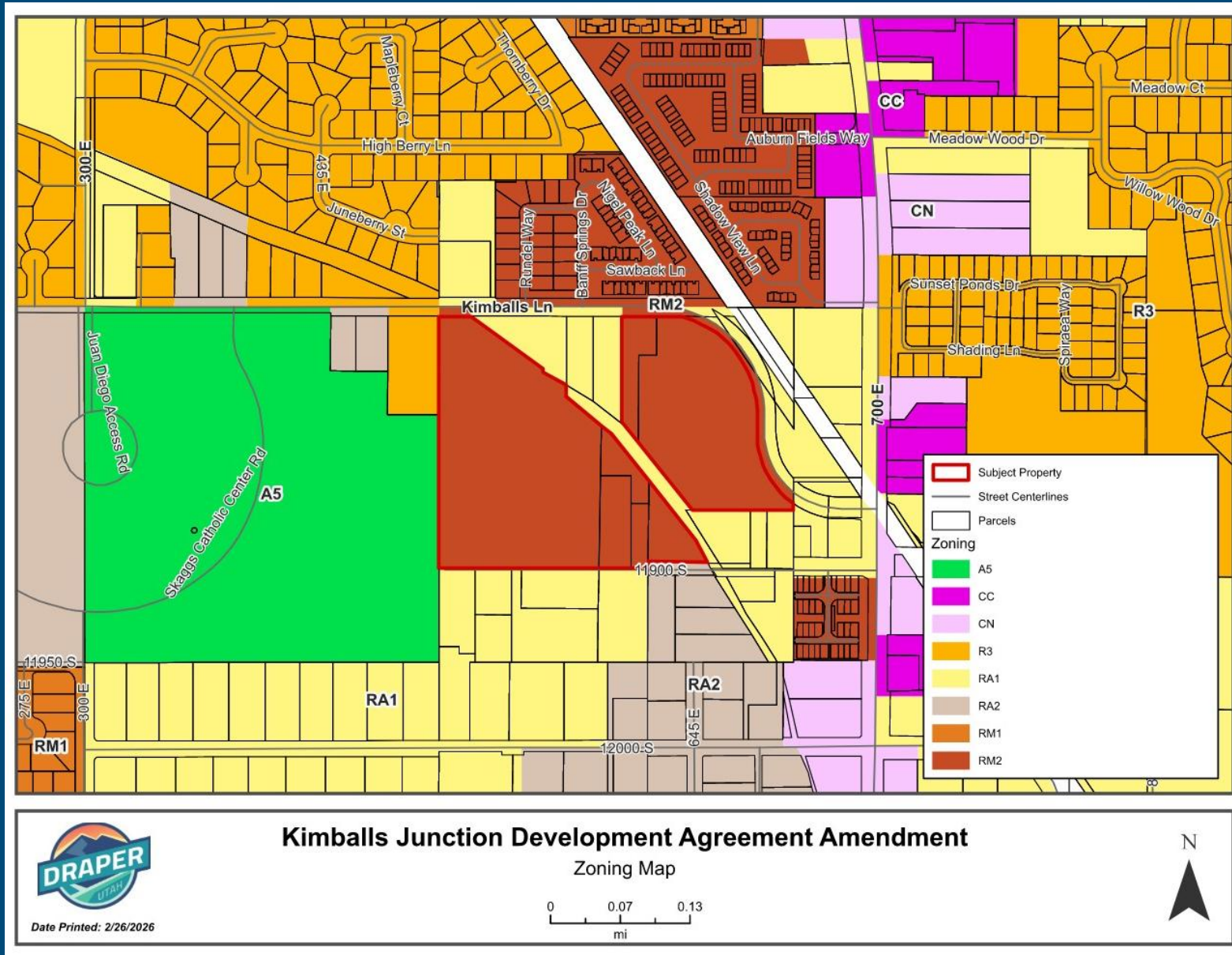
Aerial Map



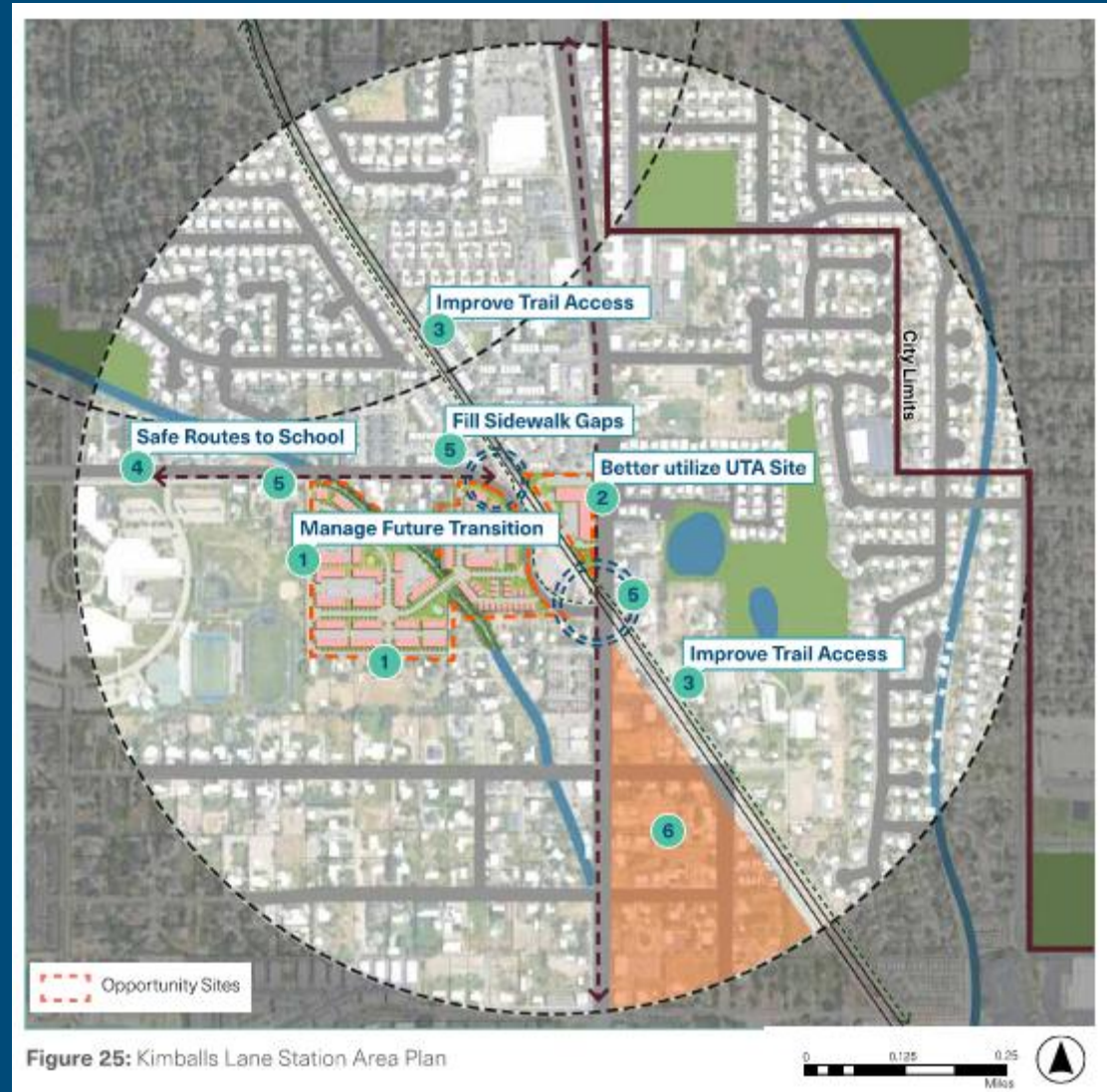
Land Use Map



Zoning Map



Kimballs Station Area Plan



Kimballs Station Area Plan



Proposed Development Agreement

- Maintains 25-27 du/ac already approved.
- Complies with parking standards.
- Changes name to Kimballs Station.
- Provides clubhouse, pool, hot tub, workout room, pocket parks, dog park, playgrounds, and outdoor seating areas.
- Provides public trail along East Jordan Canal, with good-faith efforts to preserve existing trees.
- 11900 S access limited to emergency access.

Canal Trail



Proposed Development Agreement

- Sets design standards for project:
 - Approves specific building elevations.
 - Allows for Building heights of up to 54-feet tall.
 - 3 and 4 story Condos, and
 - 3 story Townhomes
 - Allows pedestrian sidewalk design that is not strictly on both sides of the street.
 - Size standards for parking spaces:
 - Carports a minimum of 9' x 18'
 - Parallel spaces 8' x 20'
 - Reduces overall open space from 30% to 25%.

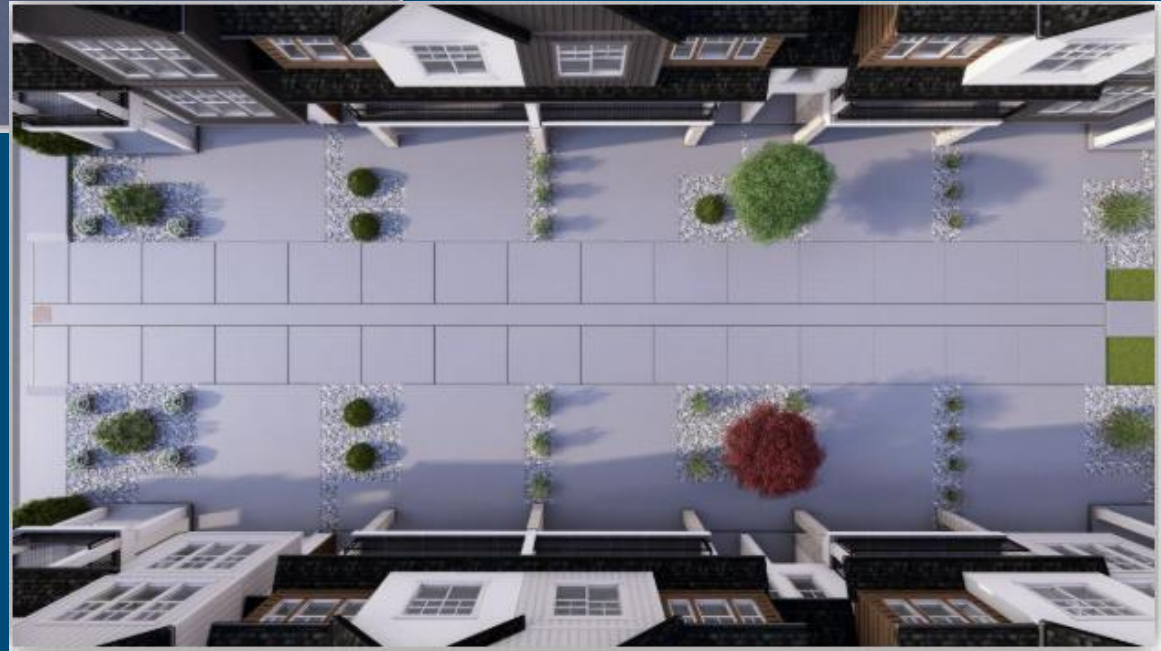
Proposed Development Agreement

- Sets design standards for project:
 - Setback Standards
 - 10' setback from public roads
 - Code requires 5'-20' setback for 3 stories or less and 15'-30' for over 3 stories.
 - 10' setback between buildings
 - Code requires 15'
 - Driveways
 - 18' deep driveways, excluding sidewalks
 - Garage setback of 18' from roads and alleys

Proposed Development Agreement

- Sets design standards for project:
 - Roads and Alleys
 - Alley ways minimum of 20' wide
 - Code requires 26'
 - Streets minimum of 27' wide
 - Eliminates landscape buffer next to Juan Diego School.
 - 8-foot buffer wall located to the west property line adjacent to existing residential.

Alley Ways



DRAPER CITY
COMMUNITY DEVELOPMENT



Proposed Development Agreement

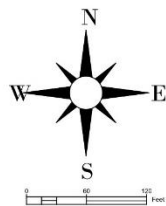
- Signs
 - Allows two free standing monument signs
 - Signs will comply with size and height standards in code
- Public Street Design
 - Kimballs Lane to be designed without a parkstrip. A 10' wide sidewalk with integrated trees planted with grates every 30'.

Proposed Development Agreement

- Allows small deviations from the Agreement to be approved administratively, which
 - Do not materially affect the overall design and development standards, or
 - Are necessary due to unforeseen technical or engineering considerations.
- Sets standard that if there is conflict in code vs the layout and designs approved in the Agreement, the Agreement applies, except for the provisions affecting life, safety, and fire protection.

Concept Site Plan

DRAPER CITY COMMUNITY DEVELOPMENT



PARCEL 1 - PRODUCT MATRIX		
DESCRIPTION	QUANTITY	UNITS
14-PLEX 4-STORY CONDO	9	126
10-PLEX 3-STORY CONDO	2	20
B2B 10-PLEX TOWNHOME	2	20
TOTAL	13	166

PARCEL 1 - PARKING MATRIX	
DESCRIPTION	QUANTITY
OUTDOOR COVERED PARKING	72
OUTDOOR UNCOVERED PARKING	33
DRIVEWAY PARKING	150
GARAGE PARKING	150
STREET PARKING	0
TOTAL	405

PARCEL 2 - PRODUCT MATRIX		
DESCRIPTION	QUANTITY	UNITS
14-PLEX 4-STORY CONDO	21	294
10-PLEX 3-STORY CONDO	3	30
B2B 10-PLEX TOWNHOME	7	70
TOTAL	31	394

PARCEL 2 - PARKING MATRIX	
DESCRIPTION	QUANTITY
OUTDOOR COVERED PARKING	168
OUTDOOR UNCOVERED PARKING	27
DRIVEWAY PARKING	380
GARAGE PARKING	380
STREET PARKING	15
TOTAL	970

PARCEL 1

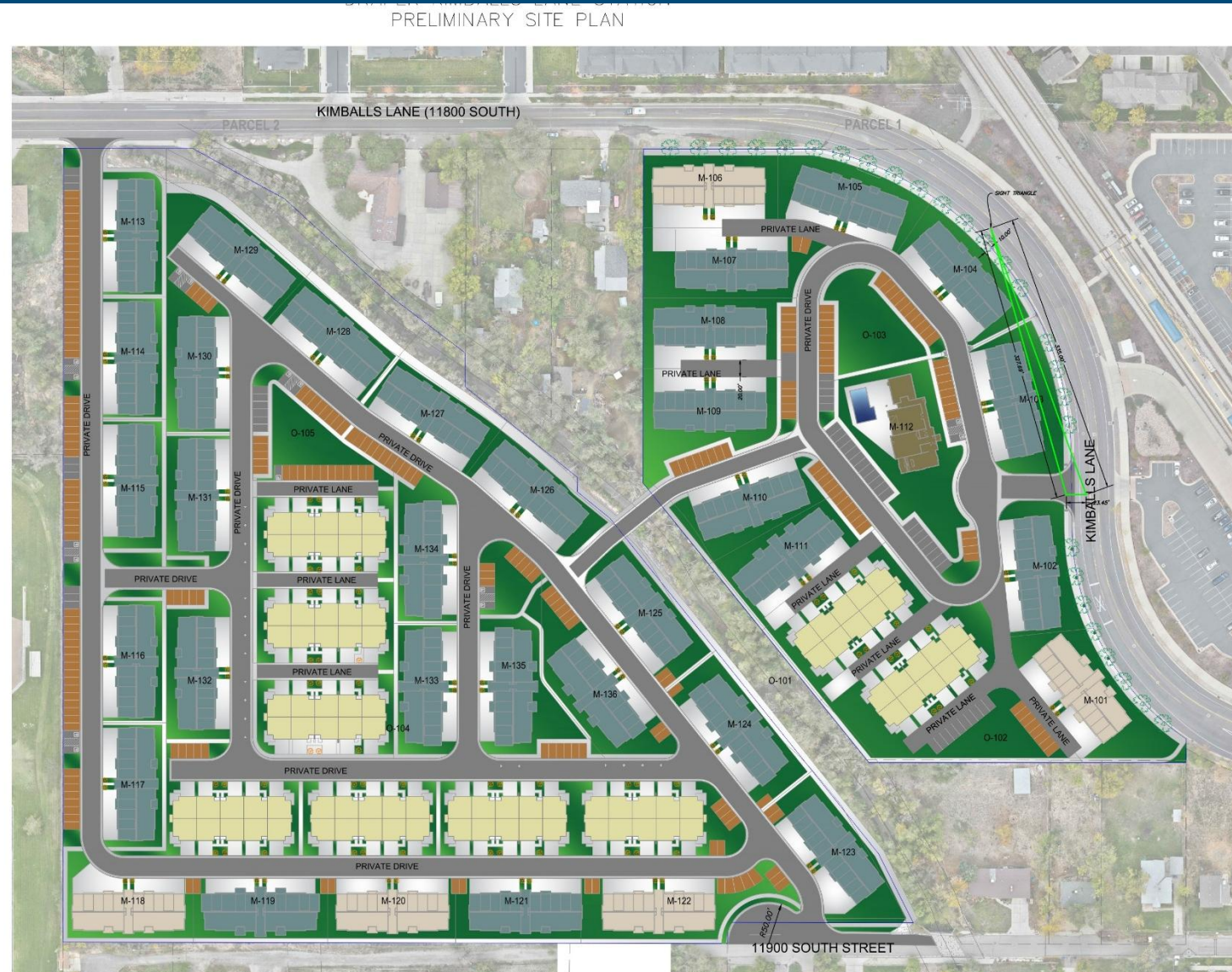
AREA: 310,396 SQ. FT., 7.13 ACRES
IMPERVIOUS AREA: 215,826 SQ. FT.
OPEN SPACE AREA: 94,570 SQ. FT.

PARCEL 2

AREA: 604,693 SQ. FT., 13.88 ACRES
IMPERVIOUS AREA: 466,278 SQ. FT.
OPEN SPACE AREA: 138,415 SQ. FT.

LEGEND:

- 10-PLEX 3 STORY CONDO
- 14-PLEX 4 STORY CONDO
- B2B 10-PLEX TOWNHOME
- COVERED PARKING



Open Space and Amenity Plan

Kimball's Station Amenities

Draper, UT



Pathway connection throughout the entire community. The walking path connects the Kimballs Lane Trax Station through to the far west side near Juan Diego High School.



Clubhouse with pool, exercise facility, and gathering area both indoors and out.



DRAPER CITY
COMMUNITY DEVELOPMENT



Open Space and Amenity Plan

Kimball's Station Amenities

Draper, UT



Gathering areas that are purposefully designed spaces where residents can socialize, relax, and build a sense of connection. These areas include features like seating, shade structures, green spaces, BBQ areas, a dog park, and tot-lots that encourage people to spend time outdoors.



Concept Elevations- Condos



Aria (14 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 38%
 - Composite: 38%
 - Stone/Brick: 24%
- BACK**
- Stucco: 45%
 - Composite: 39%
 - Stone/Brick: 16%
- SIDE**
- Stucco: 53%
 - Composite: 3%
 - Stone/Brick: 44%



Aria
Back Elevation



Aria (14 Plex)
Color B



Aria
Side Elevation



Aria (14 Plex)
Color C

Concept Elevations- Condos



Asher (14 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 41%
 - Composite: 37%
 - Stone/Brick: 22%
- BACK**
- Stucco: 45%
 - Composite: 37%
 - Stone/Brick: 18%
- SIDE**
- Stucco: 52%
 - Composite: 3%
 - Stone/Brick: 45%



Asher
Back Elevation



Asher (14 Plex)
Color B



Asher
Side Elevation



Asher (14 Plex)
Color C

Concept Elevations- Condos



Asher (10 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 42%
 - Composite: 26%
 - Stone/Brick: 32%
- BACK**
- Stucco: 43%
 - Composite: 32%
 - Stone/Brick: 25%
- SIDE**
- Stucco: 36%
 - Composite: 3%
 - Stone/Brick: 61%



Asher
Back Elevation



Asher (10 Plex)
Color B



Asher
Side Elevation



Asher (10 Plex)
Color C

Concept Elevations- Townhomes



Finley (10 Plex)
Color A

Elevation Material Percentages

FRONT

- Stucco: 58%
- Composite: 36%
- Stone/Brick: 6%

BACK

- Stucco: 58%
- Composite: 36%
- Stone/Brick: 6%

SIDE

- Stucco: 59%
- Composite: 41%
- Stone/Brick: 0%



Finley
Back Elevation



Finley (10 Plex)
Color B

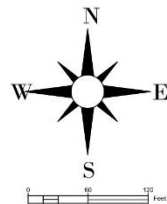


Finley
Side Elevation



Finley (10 Plex)
Color C

Parking Plan



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- B2B 10-PLEX TOWNHOME
- COVERED PARKING

PRELIMINARY SITE PLAN



Planning Commission Recommendations

1. Add clarifying language in the body of the Development Agreement document that the canal trail will be installed and dedicated to the City.
2. Include the recommended changes from the staff in the agreement document:
 1. That right-of-way dedication is required for all public streets and shall comply with the city standard street sections, except for the modifications to the sidewalk/parkstrip configuration on Kimballs Ln as outlined in the Development Agreement Amendment.
 2. The public improvements are required on all public street frontages, including street widening to the current city standard street width, curb, gutter, park strip, and sidewalk, with the exception of the sidewalk/parkstrip configuration on Kimballs Ln as outlined in the Development Agreement Amendment.
 3. That at the west end of 11900 South where the public street ends, the north half of a public cul-de-sac that meets the city standard of 100-foot diameter right-of-way, be constructed and dedicated to the city.

Proposed Changes:

3.2.2 Amenities and Open Space Plan. The amenities and open space areas of the Project shall comply with the amenities and open space plan attached hereto as Exhibit E, including, without limitation, the construction and dedication to the City of a public trail along the westerly bank of the East Jordan Canal.

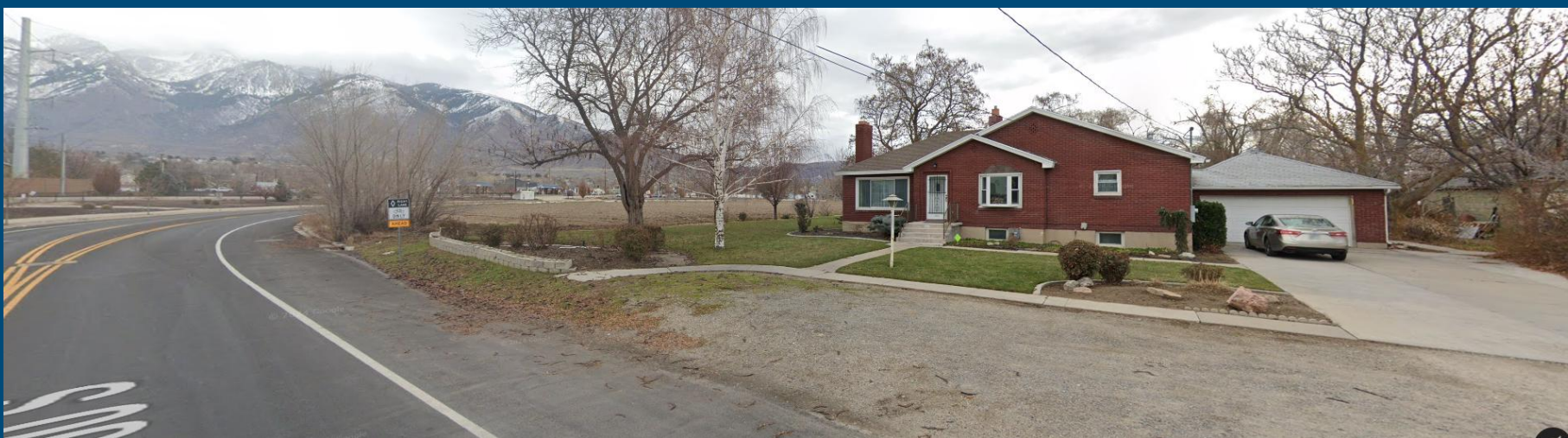
3.2.5 11900 South Connection. 11900 South shall not be used for vehicular ingress or egress to or from the Project. Instead, where the Project connects to 11900 South, collapsible bollards shall be installed for emergency access only. In addition, at the west end of 11900 South where the public street ends, the north half of a public cul-de-sac that meets the City standard of 100-foot diameter right-of-way shall be constructed by Developer, at Developer's sole cost and expense, and shall be dedicated to the City. The City shall not be required to pay any compensation for the land to be dedicated for said half public cul-de-sac, nor shall the City be required to pay for any of the improvement costs of the same. Developer accepts these requirements as part of the bargained-for "quid-pro-quo" exchange reflected by this Amendment, and Developer waives all claims for unlaw exaction, just compensation, regulatory taking, and unjust enrichment relating to the half cul-de-sac required by this provision.

Proposed Changes:

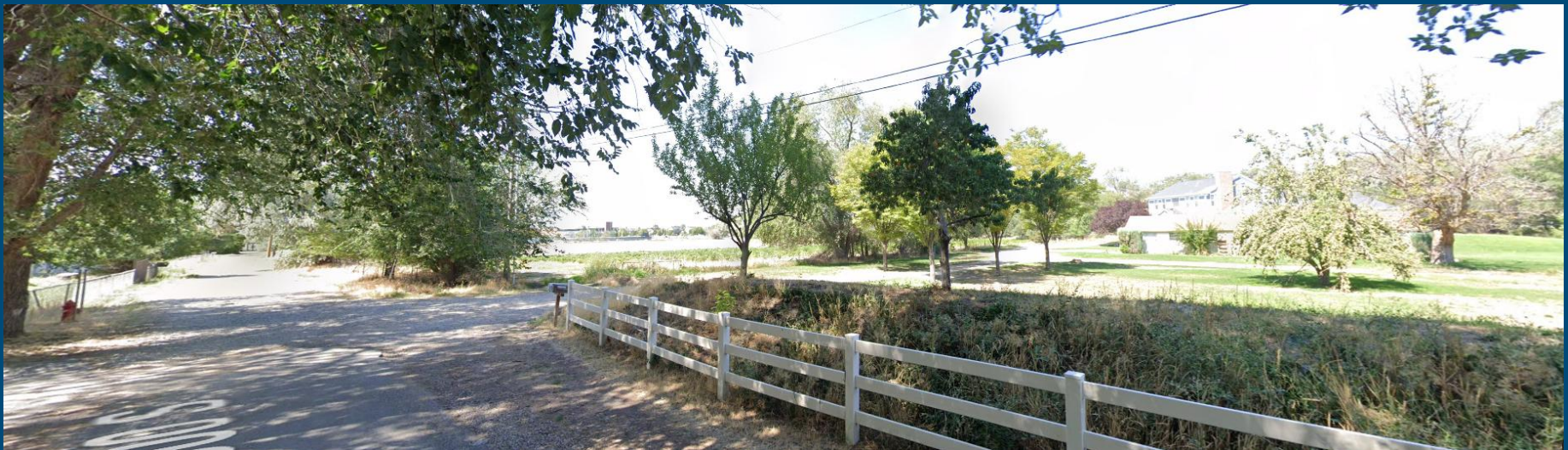
3.2.6 Right-of-way dedication is required for all public streets and shall comply with the city standard street sections, except for the modifications to the sidewalk/parkstrip configuration on Kimballs Ln as outlined in this Amendment.

3.2.7 Public improvements are required on all public street frontages, including street widening to the current city standard street width, curb, gutter, park strip, and sidewalk, with the exception of the sidewalk/parkstrip configuration on Kimballs Ln as outlined in this Amendment.

Site Photos



Site Photos



Site Photos



Site Photos



Questions or Comments?

Contact:

Jennifer Jastremsky, AICP
Jennifer.Jastremsky@draperutah.gov
801-576-6328
www.draperutah.gov