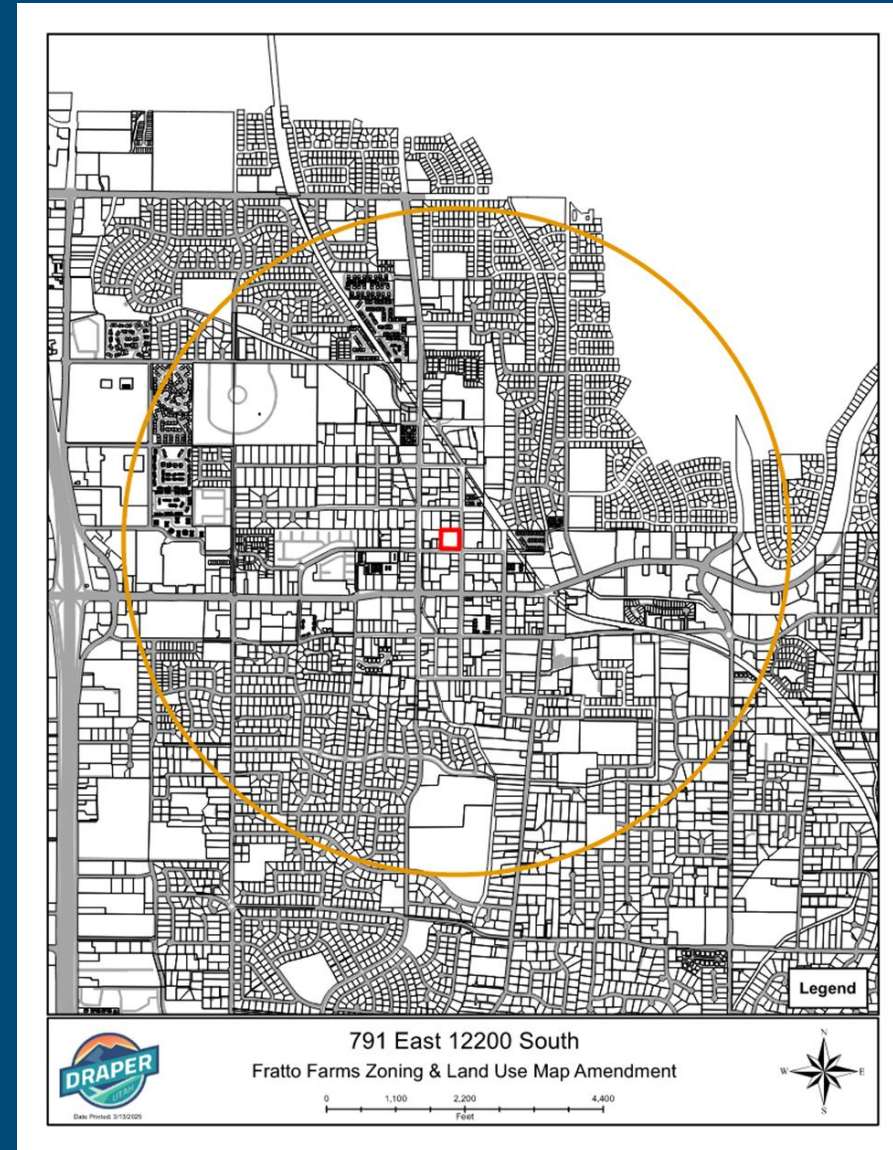


Fratto Farms Development Agreement, Land Use Map Amendment & Zoning Map Amendment

Nick Whittaker, MCMP

Draper City Council Meeting
March 24, 2026

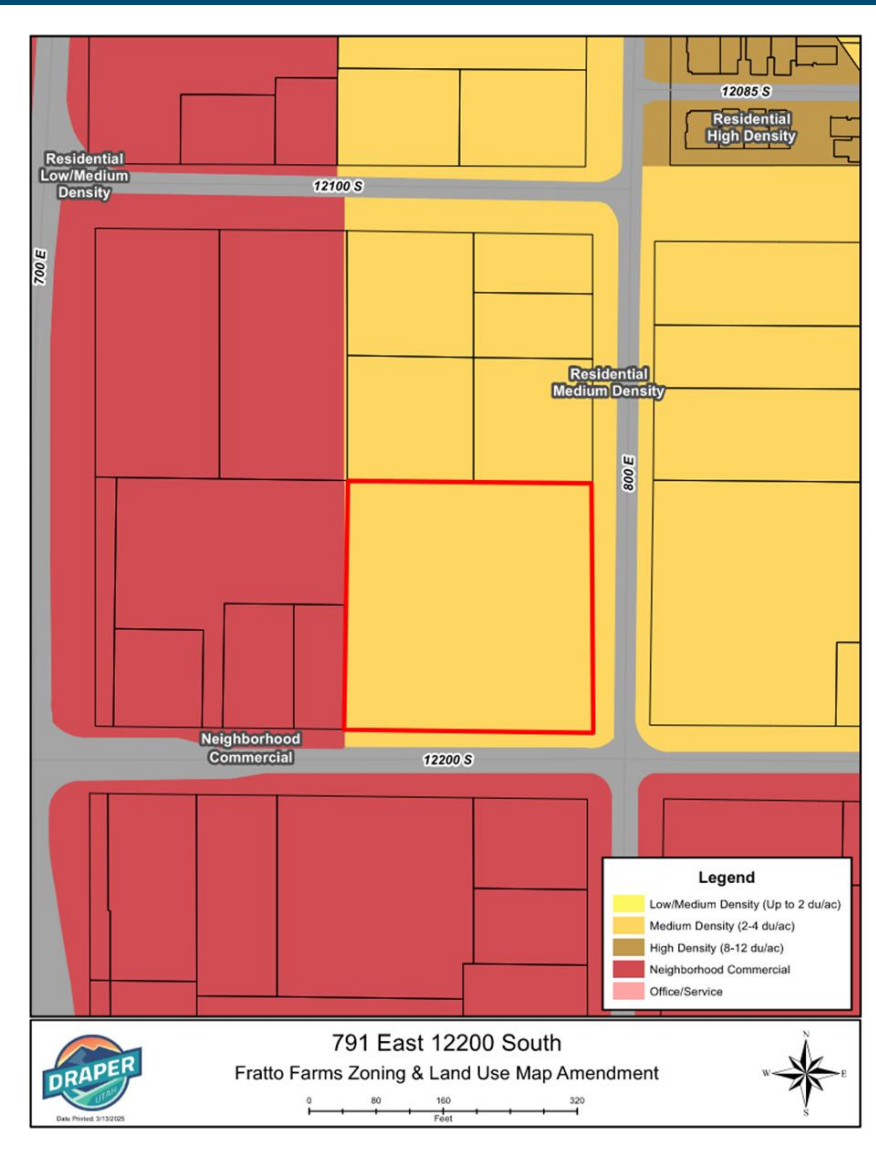
Vicinity Map



Aerial Map

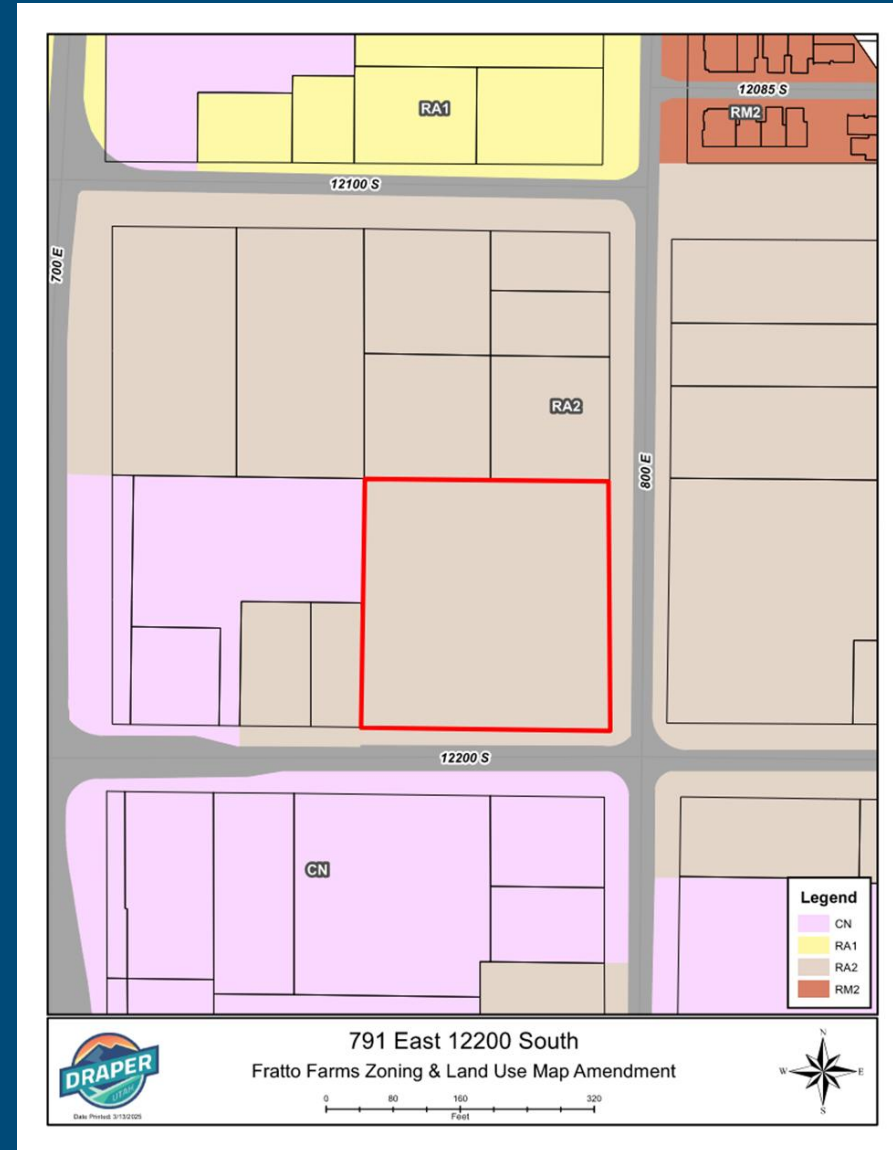


Land Use Map



Zoning Map

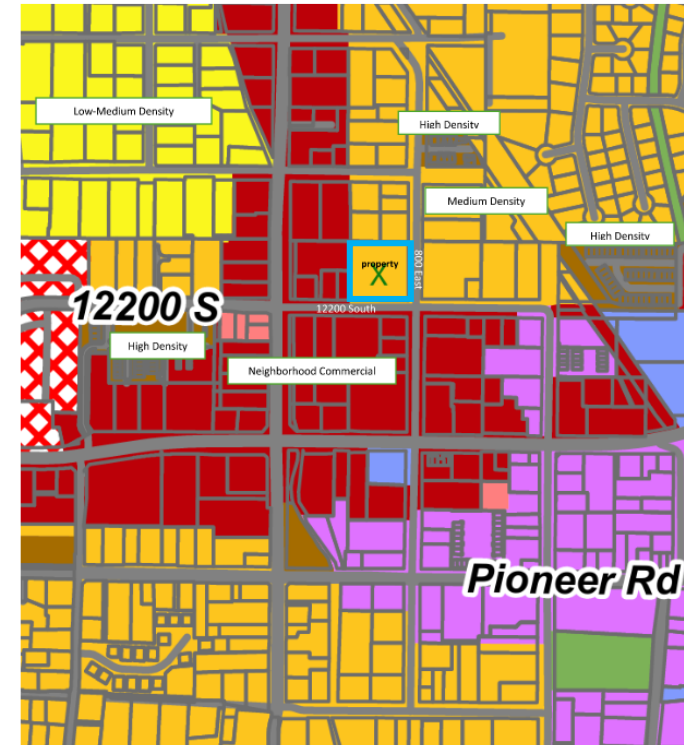
DRAPER CITY
COMMUNITY DEVELOPMENT



Proposed Land Use Map Amendment

- From Residential Medium Density
- To Residential High Density

Land Use Map



Subject property is surrounded by Neighborhood Commercial and Medium Density with High Density within 400 ft and .25 miles. Proposing Land Use change from Medium Density of 4 units to the acre to High Density of 8-12 units per acre.

The proposed Development agreement would limit the total number of lots on the property to 15

Overview of Land Use Map Amendment Request

Current Land Use

Proposed Land Use

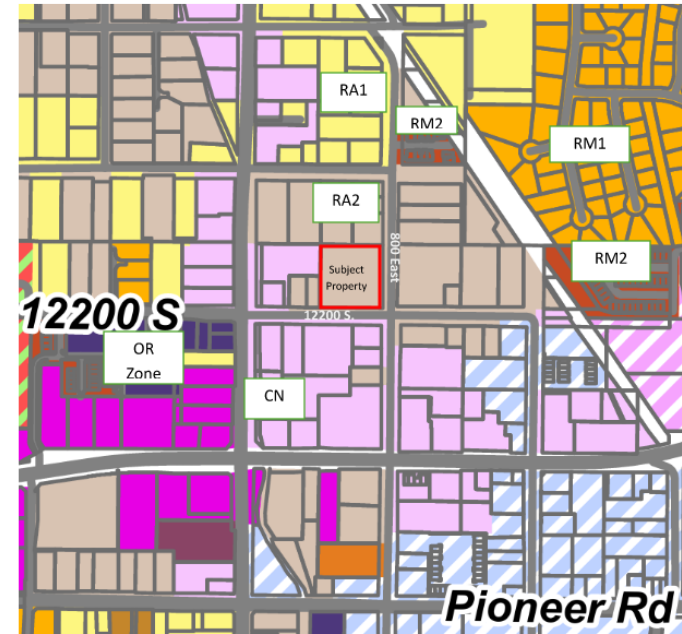
Residential Medium Density		
LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

Residential High Density		
LAND USE DESCRIPTION		
CHARACTERISTICS	• Abundant landscaping • Architectural variation between units and/or buildings, designed to look like houses, not boxes • Avoid walls and fences, except for screening and buffering with neighboring developments	
LAND USE MIX	Primary • Patio homes • Townhouses • Multifamily housing	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 8-12 dwelling units per acre	
COMPATIBLE ZONING	• Institutional care (IC) • Multiple-family Residential (RM1) • Multiple-family Residential (RM2) • Master Planned Community (MPC)	
LOCATION	• Near retail centers, offices, or other compatible uses • Near major transit investment corridors	
OTHER CRITERIA	• Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands • The developer must demonstrate that the project provides a quality living environment	

Proposed Zoning Map Amendment

- From RA2 (Residential Agricultural, 20,000 ft² min. lot size)
- To RM2 (Multiple-Family Residential, 12 dwelling units per acre maximum)

Zoning Map



The subject property is proposing RM2 Zone, changing from RA2. The subject property is adjacent to Neighborhood Commercial and Residential Zones. The subject property is located on the corner of a Commercial Zones and Residential Zones. The residential RA2 Zone is a minimum of 20,000 sf lots and the RM2 zone is 8-12 units per acre. RM2 Zone is located on 4 projects within 400 ft and .25 miles from the Subject Property along with OR Zone which allowed for 12 units to the acre. The proposed Development agreement would limit the total number of lots on the property to 15

Overview of Zoning Map Amendment Request

Current Zoning

- RA2 (Residential Agricultural)
- 20,000 ft² min. lot size min. lot size
- According to DCMC 9-8-020(B)(1) The purpose of the RA2 zone is to, *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Proposed Zoning

- RM2 (Multiple-Family Residential)
- 12 dwelling units per acre maximum
- A maximum of 24 units
- According to DCMC 9-8-020(B)(5) The purpose of the RM2 zone is to, *"permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses."*

Proposed Development Agreement

Key Components

- Density is regulated:
 - No more than 15 lots shall be permitted.
 - Housing type is limited to Detached Single Family homes
 - Each Lot is limited to 1 detached single family home.
- Building height is limited to 35 feet (from existing grade to peak of roof).
- Each lot has front, rear and side yard areas
- Incorporates walkability and pedestrian design.
- Developer provides sidewalk, curb, gutter, park strip and street trees along 800 E. and along 12200 S.
- Design standards that will not close off the development from the community which includes facing some of the lots toward 800 east.
- The agreement includes and incorporates a Master Plan.

Proposed Development Agreement

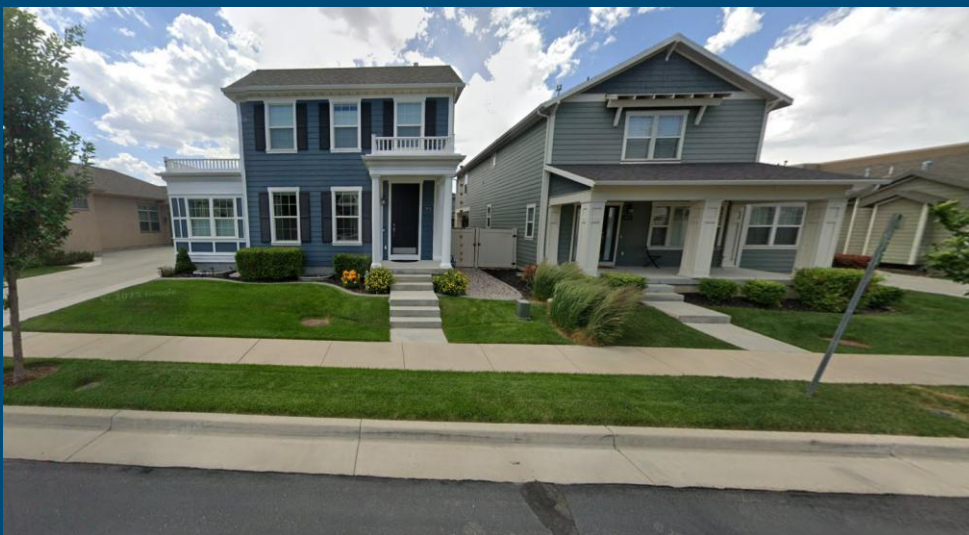
Lot Specific Changes to RM2 Setback Requirements

- Lot 1: Reduction in Front/Corner setback from twenty (20) feet to fifteen (15) feet.
- Lot 5: Flag Lot Reduction in required setbacks from twenty-five (25) feet on all sides to twenty (20) feet and ten (10) feet per the concept site plan.
- Lot 9: Reduction in Front/Corner setback from twenty (20) feet to fifteen (15) feet
- Lot 10: Reduction in Front setback from twenty (20) feet to fifteen (15) feet, Reduction in Front/Corner setback from twenty (20) feet to fifteen (15) feet
- Lot 11: Reduction in Front setback from twenty (20) feet to fifteen (15) feet, Reduction in Rear yard setback from twenty (20) feet to ten (10) feet.
- Lot 12: Reduction in Front/Corner setback from twenty (20) feet to fifteen (15) feet, Reduction in rear yard setback from twenty (20) feet to ten (10) feet.
- Lot 13: Reduction in in Rear yard setback from twenty (20) feet to ten (10) feet.
- Lot 14: Reduction in Front/Corner setback from twenty (20) feet to fifteen (15) feet.
- Lot 15: Reduction in Front/Corner setback from twenty (20) feet to fifteen (15).

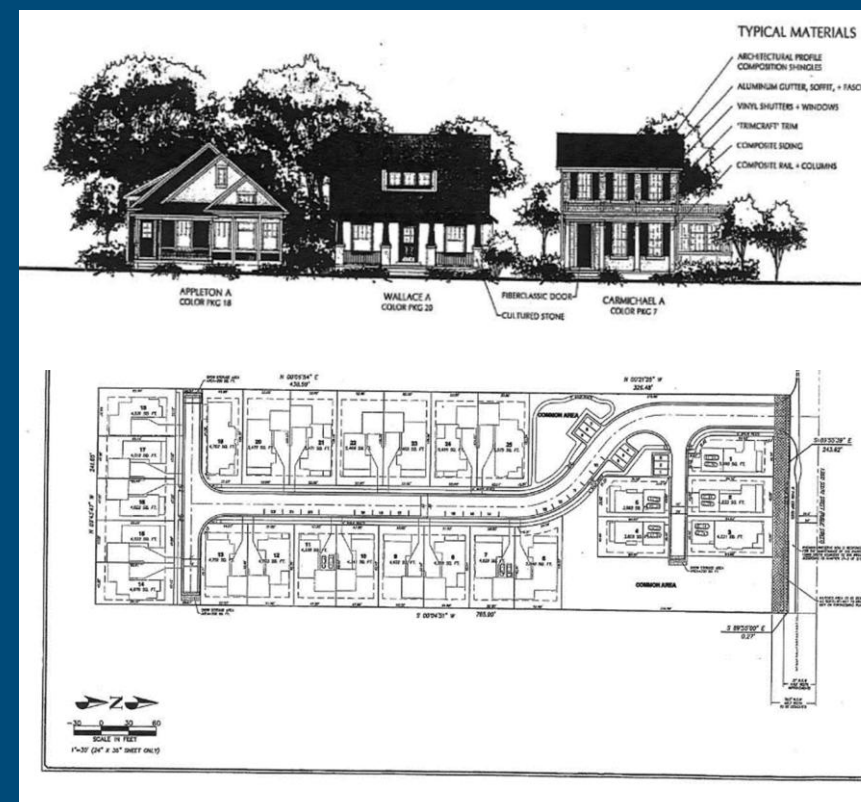
Master Plan



Wheadon Preserve



Min bldg height (ft)	Max Bldg Height (ft)	Average Bldg Height (ft)
24	29	26

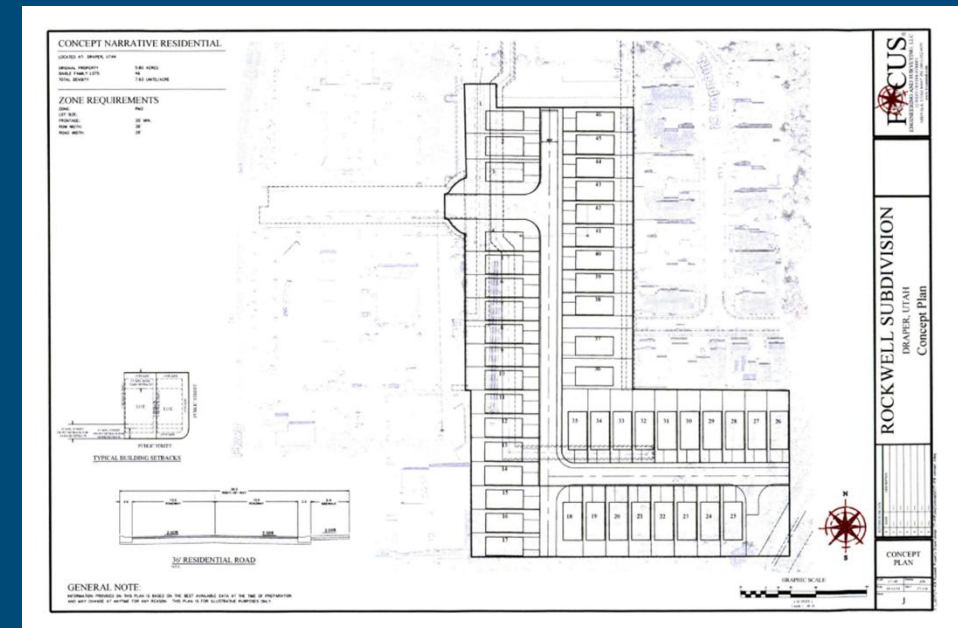


Total development acreage	4.25
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Rockwell Subdivision



Min bldg height (ft)	Max Bldg Height (ft)	Average Bldg Height (ft)
29	35	31



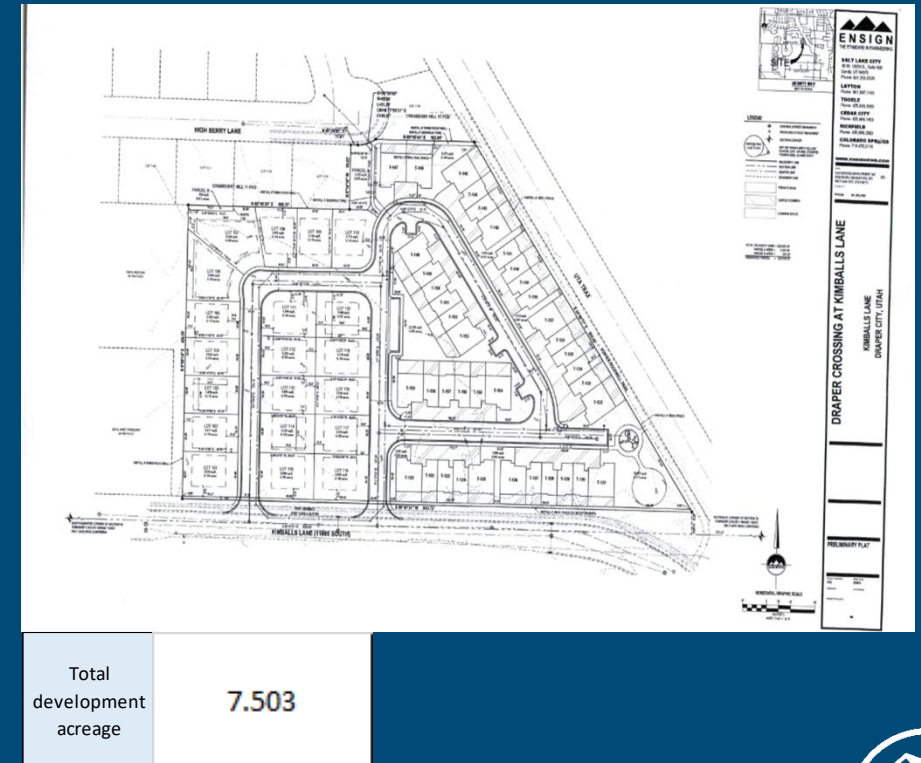
Total development acreage	5.8
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Draper Crossing at Kimballs Ln.

DRAPER CITY COMMUNITY DEVELOPMENT



Min bldg height (ft)	Max Bldg Height (ft)	Average Bldg Height (ft)
23	34	28



Height and Setbacks at a Glance

Development Agreement	Set Backs							
	Front Setback (ft)	Front setback from garage (ft)	Rear Setback (ft)	Rear setback Lot specific	Side Setback (ft)	Side Setback 2 (ft)	Side Setback Lot Specific (ft)	Side Setback Lot Specific (ft)
Draper Crossing at Kimballs Ln	20		15		5			5
Draper School Development	20		15		5		15	10
Cove at Brown Farm	10	20	10	15	5		10	15
Wheadon Preserve	10		10	5	5		10	1
Rockwell Subdivision	15	20	15		5	1		

Development Agreement	Building Height				
	Height per ordinance (ft) *at midpoint of roof	Height per agreement (ft)	Min bldg height (ft)	Max Bldg Height (ft)	Average Bldg Height (ft)
Draper Crossing at Kimballs Ln	35		23	34	28
Draper School Development	35		23.5	29.8	26.65
Cove at Brown Farm	35		30	33	32
Wheadon Preserve	35		24	29	26
Rockwell Subdivision	35	35	29	35	31

Site Photo

(Intersection of 12200 S. & 800 E.)



Site Photo (800 E.)



Site Photo (12200 s.)



Site Photo From 2025 (12200 s.)



Planning Commission Recommendation

- Planning Commission Meeting Date: March 12, 2026
- Negative Recommendation (4-1 vote)
- Basis of recommendation:
 1. That the proposed park is not a permanent park and that the agreement needs to provide assurance that it will be.
 2. That the driveway lengths on lots 10, 11 and 15 are only 15 feet in length and encroaches 5 feet into the public right of way to meet the required 20 feet in length.
 3. That the number of lots would be better at 12.
 4. That the Development Agreement doesn't meet criterion #4 found in DCMC 9-5-200(C).

Questions or Comments?

Contact:

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www.draperutah.gov