

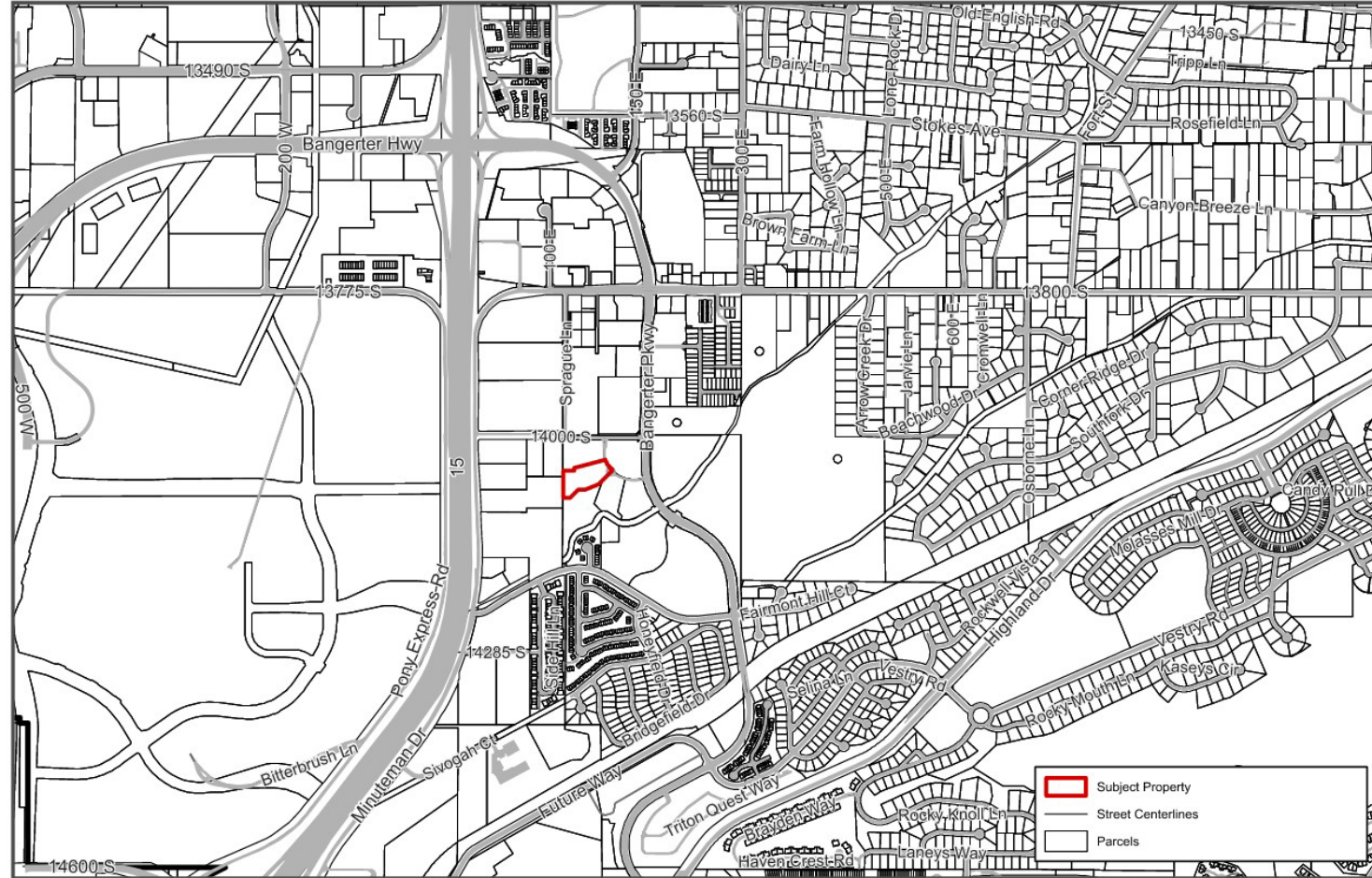
Exchange 14068 South 145 East Development Agreement

Jennifer Jastremsky

City Council
September 15, 2026



Vicinity Map



Date Printed: 8/27/2026

Exchange 14068 South 145 East DA

Vicinity Map

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Aerial Map



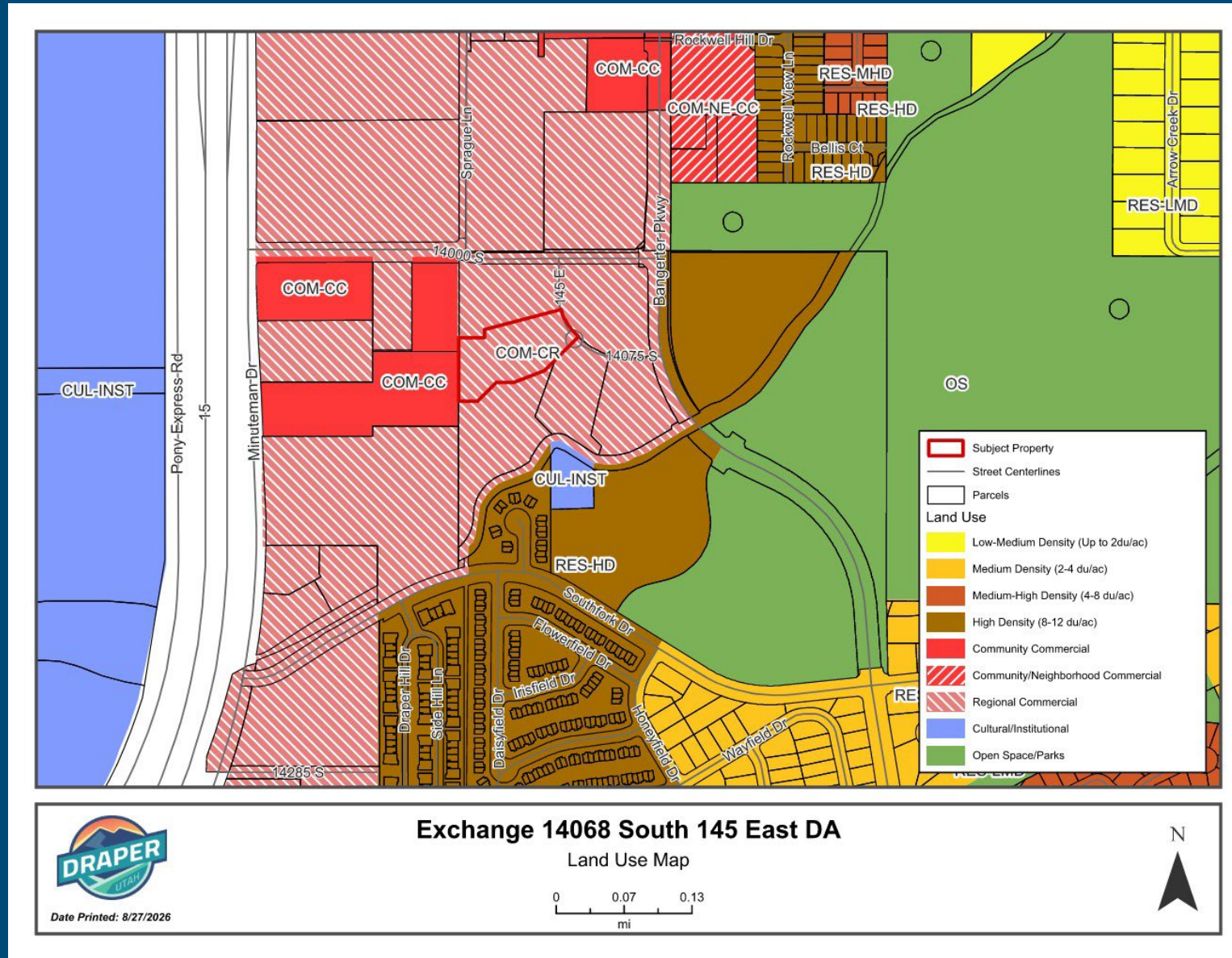
Date Printed: 8/27/2026

Exchange 14068 South 145 East DA

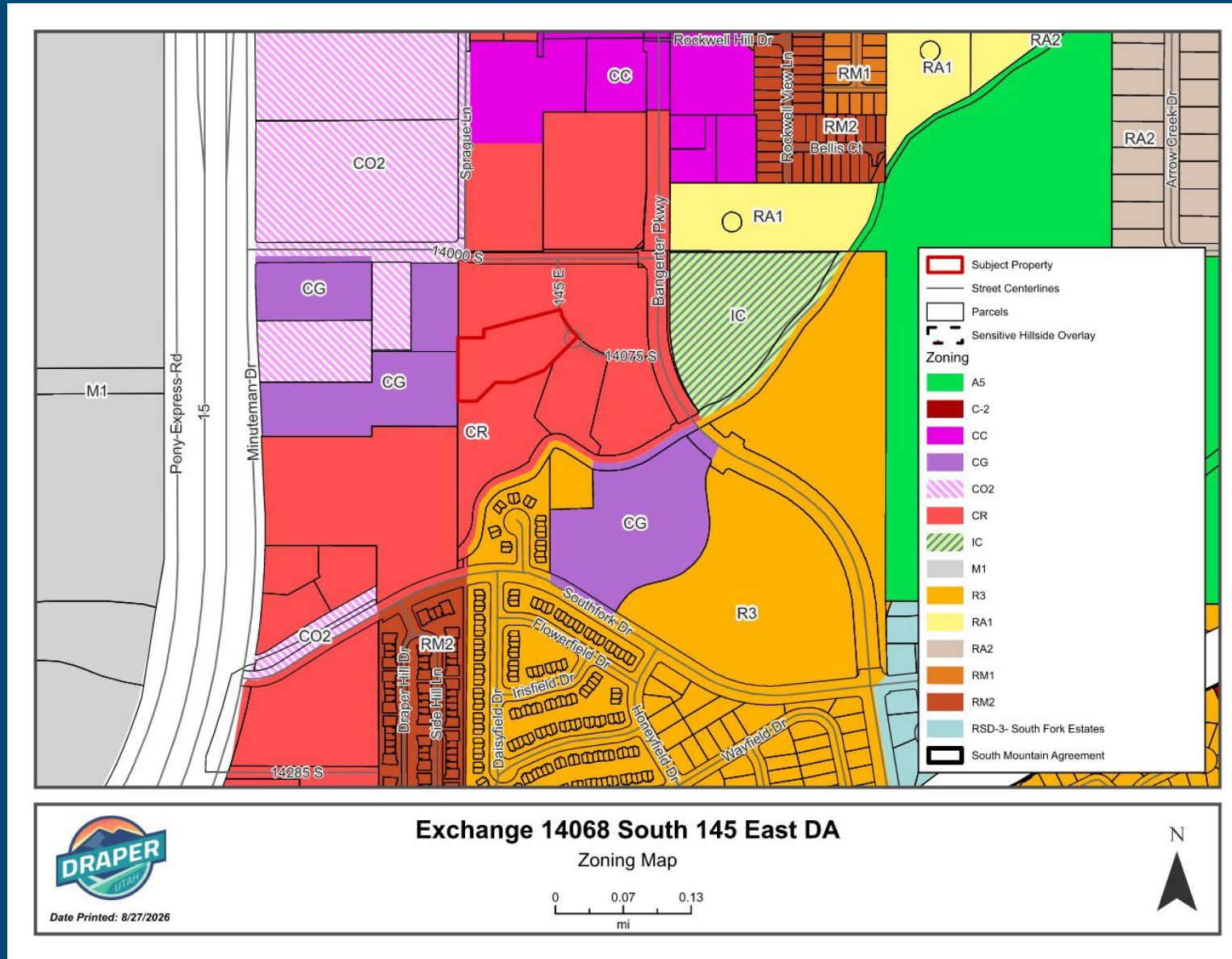
Aerial Map



Land Use Map



Zoning Map



Development Agreement

- Building Height
 - Requesting 60-feet in height.
 - Code Maximum is 45-feet
- Architectural Materials
 - Requesting Tilt-up Concrete, EIFS, Corrugated or ribbed metal panels as primary materials
 - Code lists as Exposed Concrete, Tilt-up Concrete, EIFS, and Metal as secondary materials; and prohibits corrugated sheet metal.
- Façade Articulation
 - Allows façade variations combatable with existing buildings.
 - Code has specific horizontal and vertical standards.

Development Agreement

- Parking Lot Landscaping
 - Eliminates islands between head to head parking rows. Allows tree diamonds to be used, but does not require them.
 - Code prohibits tree diamonds and requires islands between head to head parking rows.
- Parking Numbers
 - Requesting a min/max range of 25% the base parking number.
 - Code allows a 10% min/max range of the base parking number.
 - No changes to the base parking number requested.
 - Office park has shared parking.
- Concurrent Reviews
 - Allows concurrent reviews of site plan and building permit. Requires site plan approval before issuance of permit.
 - Site Plan approval required prior to building permit application.

DRAPER CITY

COMMUNITY DEVELOPMENT

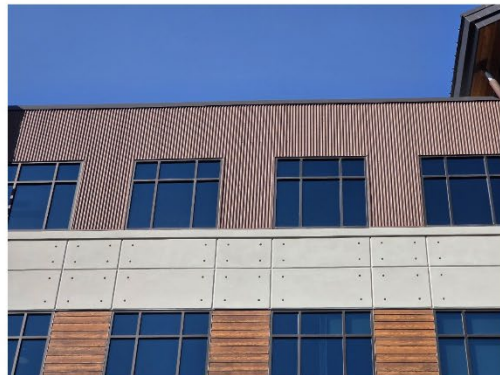


Office Park Elevations

DRAPER CITY
COMMUNITY DEVELOPMENT



EXISTING BUILDINGS
IN THE DEVELOPMENT



Concept Elevations



Recommendations

- Staff
 - Recommends approval
- Planning Commission
 - September 10, 2026 Meeting
 - Positive Recommendation on a 5-0 vote

Questions or Comments?

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