Items to be considered on August 25, 2015

1. **Appendix A** – The applicant (Lisa Breitenstein) requests the city amend Appendix A by allowing SLU 6597 (*Family & Behavioral Counseling*) as a permitted use in the CM zone. Similar office uses are currently permitted in the CM zone. The applicant wants to locate in the Orem Center Business Park (1250 South Geneva Road).

2. **Appendix A** – Development Services requests the city amend Appendix A by allowing SLU 6911 (*Churches, Synagogues, and Temples*) as a permitted use in the PO zone. Staff determined that allowing churches in the PO zone would be prudent as the PO zone is designed to buffer residential neighborhoods from more intense commercial uses. This land use is currently allowed in the R6, R6.5, R7.5, R8, R12, C2 and HS zones.

3. **PD-41 Zone** – The applicant (Adam Lankford, Wasatch Advantage Group) requests the city amend 22-11-54(F)(10) pertaining to fence height requirements in the PD-41 zone at 1042 West Center Street. The proposed amendment increases the maximum fence height in the PD-41 zone from seven (7) feet to eight (8) feet to match the fence manufacturers' heights.

4. **PD-45** – The applicant (Howard Bashford) requests the city enact the new PD-45 Zone and Appendix OO and rezone 4.77 acres located generally at 1187 North 1200 West from the Highway Services zone to the PD-45 zone. The proposed property is located between Interstate 15 and 1200 West. The purpose of the PD-45 zone is to allow a planned development of high-rise office buildings. The proposed zone allows a maximum building height of one hundred and eighty (180) feet.

5. **PD-19** – The applicant (Kim O'Neill) requests the city amend Section 22-11-31 of the Orem City Code pertaining to development requirements in the PD-19 zone (South Rim) and the zoning map of Orem City by changing the zone on property at 1766 South 750 East from the R5 zone and R7.5 zone to the PD-19 zone. A total of six (6) new units are proposed.

6. **PD-21** – The applicant (Keith Hansen) requests the city amend Section 22-11-33 and Appendix "O" of the Orem City Code pertaining to development requirements in the PD-21 zone at 1200 South Geneva Road.

7. **Southwest Area** – The applicants (Ryan McDougal & Jeff Mansell) request the city amend the Orem General Plan by adopting the proposed Southwest Area Land Use Plan and the zoning map of the City of Orem by applying the OS-5 zone on approximately 184 acres located generally between 1600 South Geneva Road to 2000 South and from 1000 West to 1200 West.

8. **PD-42 Zone** – The applicant (Ryan McDougal) requests the city enact Section 22-11-55 and Appendix LL (PD-42 Zone) and the zoning map of the City of Orem by applying the PD-42 zone on 6.5 acres located generally at 700 West 2000 South. The project contains a total of 192 units.

9. **PD-43 Zone** – The applicant (Jeff Mansell) requests the city enact Section 22-11-56 and Appendix MM (PD-43 Zone) and the zoning map of the City of Orem by applying the PD-43 zone on 37 acres located generally at 2000 South Geneva Road. The project contains a total of 266 units.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6597	Family & Behavioral Counseling	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	PN	N

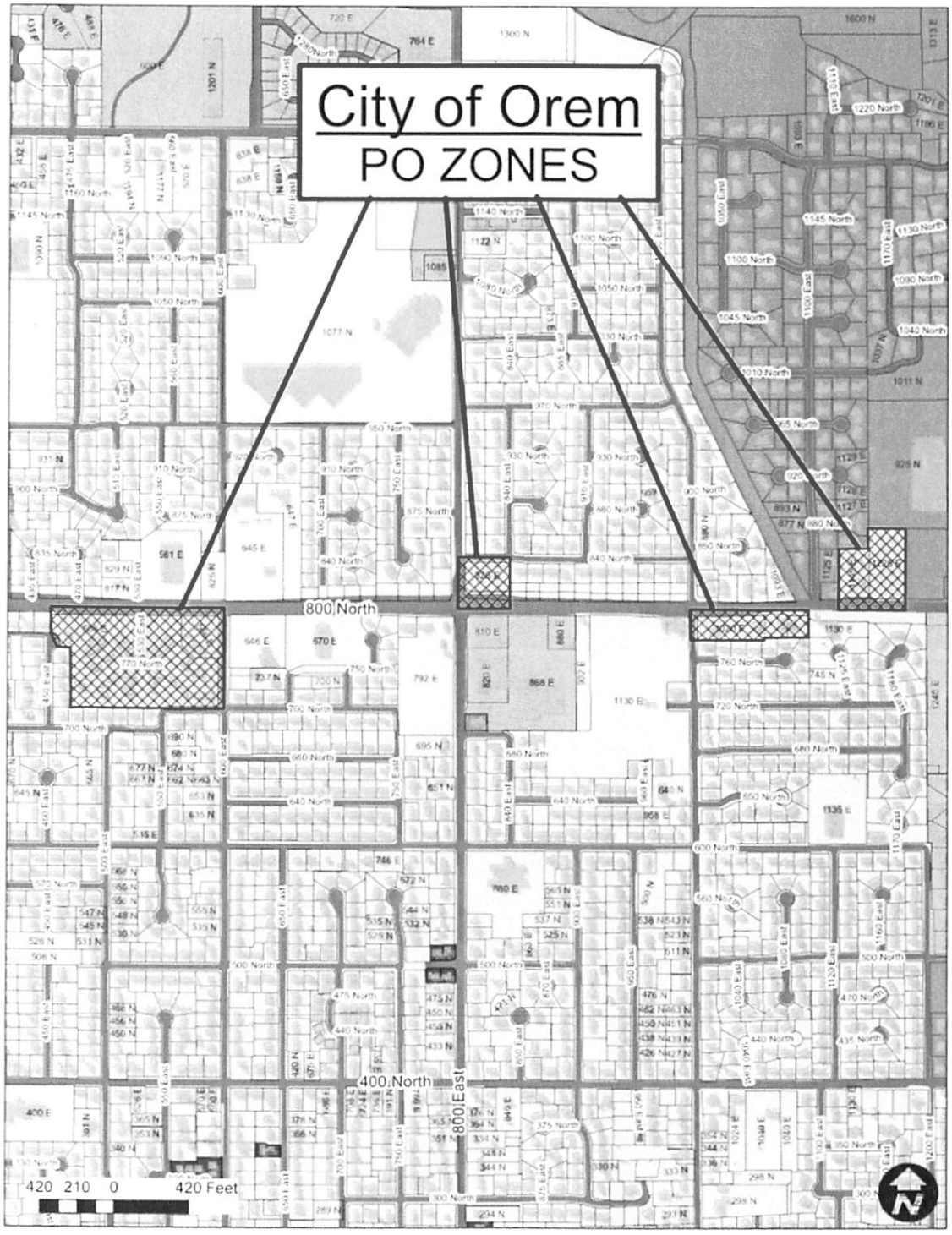
CM Zones

1250 South Geneva Road

1630 East 800 North

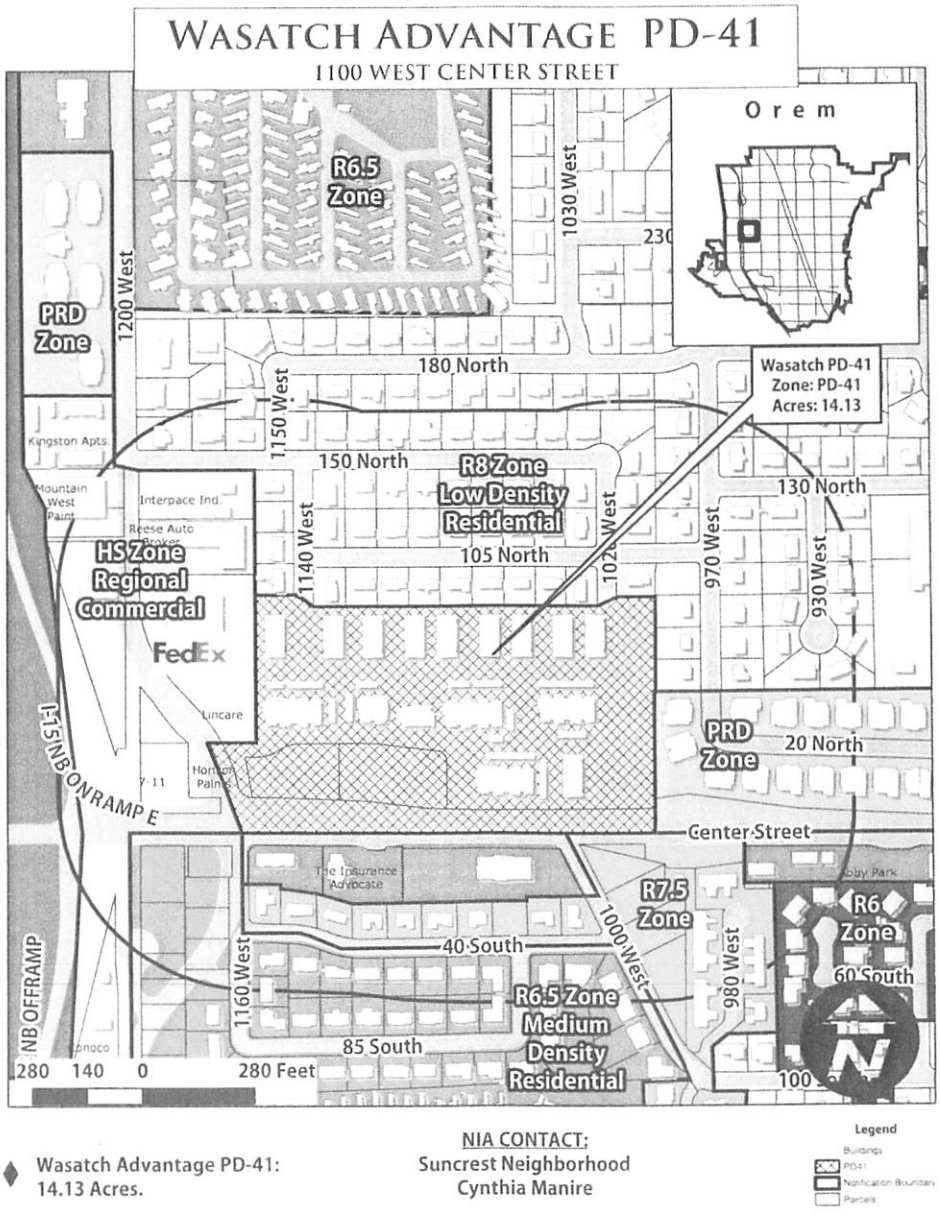
Proposed Changes to Appendix A

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6911	Churches, Synagogues & Temples	N	P	P	P	P	P	P	N	PN	N	P	N	P	N	N	N	N



22-11-54(F)

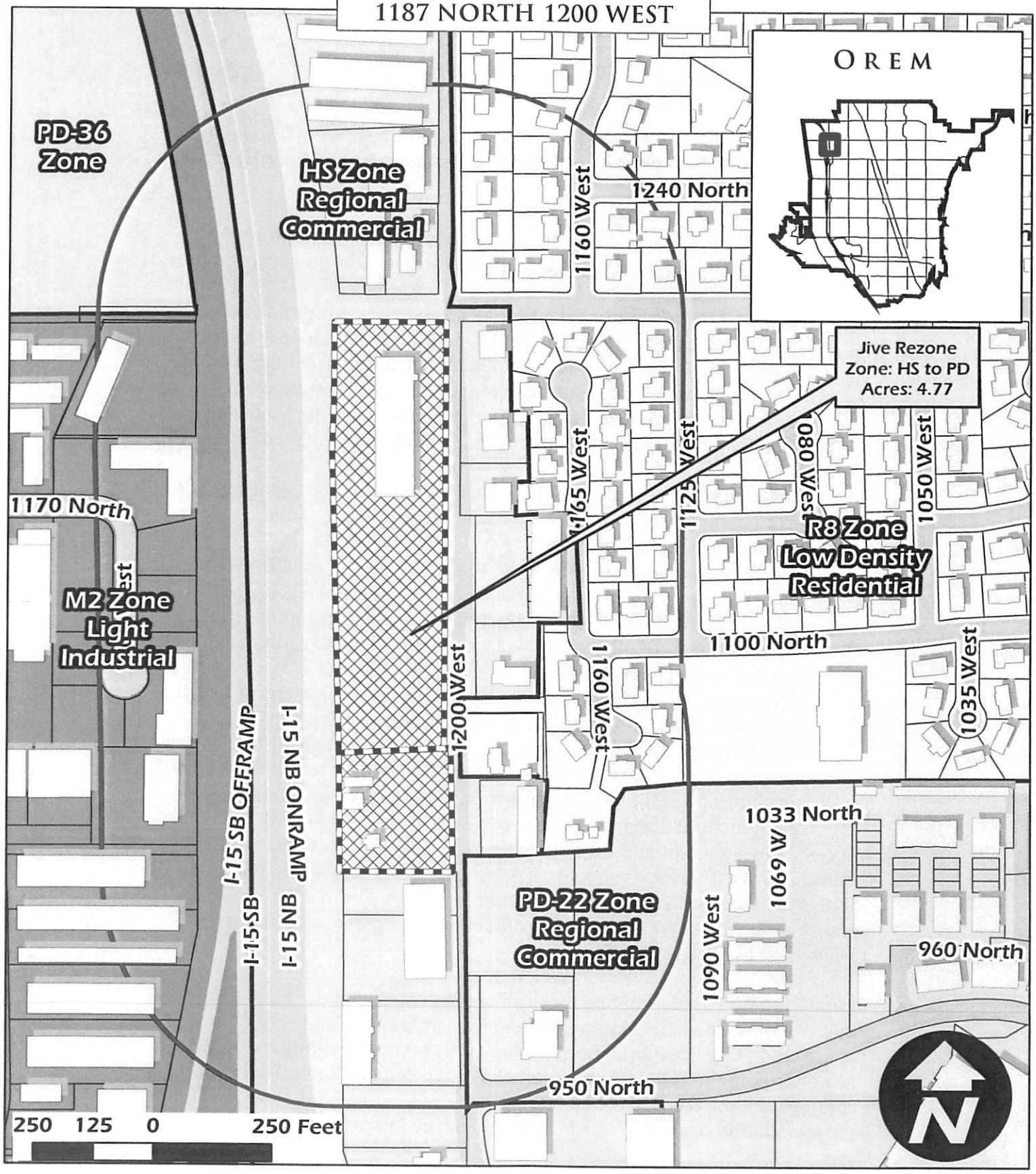
10. Fences. A pre-cast wall with a minimum height of six (6) feet and a maximum height of eightseven (87) feet shall be erected on the west and north property lines of the property included within the PD-41 zone, except that no fence shall be required along street frontages or on the eastern boundary of the PD-41 zone. The entire length of the perimeter fence shall be constructed using the same design, color and materials. Wood, chain link and vinyl fencing is prohibited.



♦ Wasatch Advantage PD-41: 14.13 Acres.

NIA CONTACT:
Suncrest Neighborhood
Cynthia Manire

JIVE REZONE
1187 NORTH 1200 WEST



Jive Rezone:
HS to PD zone; 4.77 Acres.

NIA CONTACT:
Timpview Neighborhood
Brian and Lisa Kelly

Legend
Buildings
Jive Rezone
Notification Boundary
Parcels

DRAFT

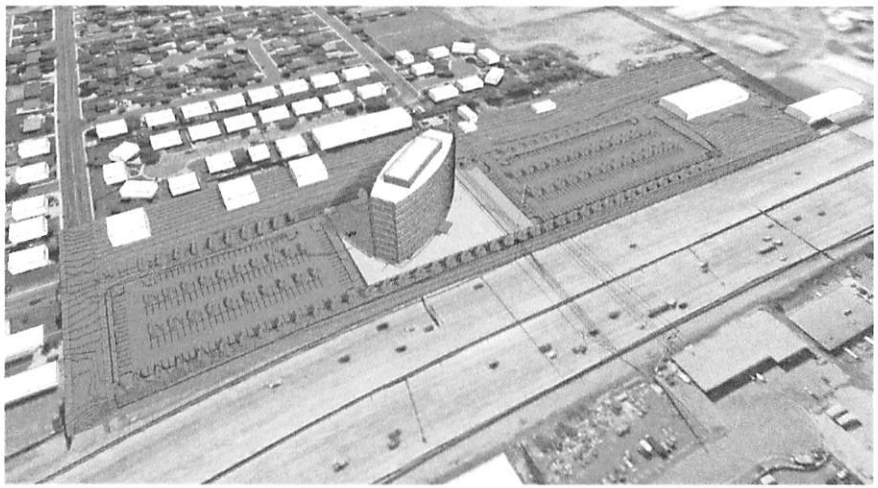
PD-45 Zone, 1200 North 1200 West

A. **Purpose.** The purpose of the PD-45 zone is to allow a planned development of high-rise office buildings on property located at approximately 1200 North 1200 West.

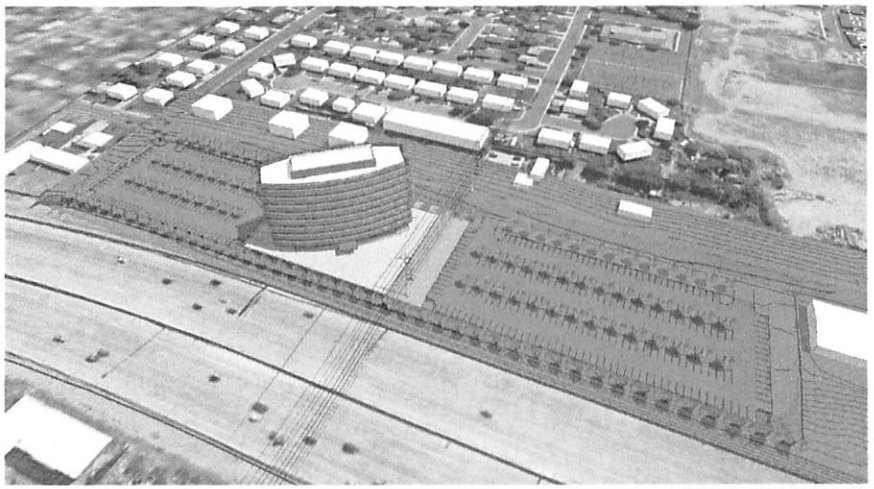
B. **Development Standards.** The standards and provisions of the HS zone as set forth in the Orem City Code shall apply to the PD-45 zone, except as expressly modified as follows:
    a. **Height**. The maximum height for all structures shall be one hundred eighty (180) feet. The height limitation shall not apply to architectural features not used for human occupancy such as belfries, cupolas, domes, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances, provided that such architectural features do not exceed an additional height of fifteen (15 feet.
    b. **Setbacks**. All building shall be setback a minimum of twenty feet (20') from public streets and at least twenty feet (20') feet from residentially zoned property.
    c. **Conformance with the Concept Plan**. Property in the PD-45 zone shall be developed in substantial compliance with the concept plan included as Appendix "OO" of the Orem City Code. Buildings in the PD-45 shall substantially comply with the architectural quality and design shown in the concept plan.
    d. **Exterior Finishing Materials**. All exterior finishing materials shall consist of glass, stucco, stone, glass fiber reinforced concrete, composite metal panel, architectural formed concrete, or brick as shown in Appendix "OO" of the Orem City Code. Sheet metal shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

B. **Access**. Development in the PD-45 zone shall have at least three accesses from 1200 West Street as shown on Appendix "OO" of the Orem City Code. All access points onto 1200 West shall either be lined up with existing access points across 1200 West or shall be off-set from all other accesses across 1200 West by at least 250 feet.

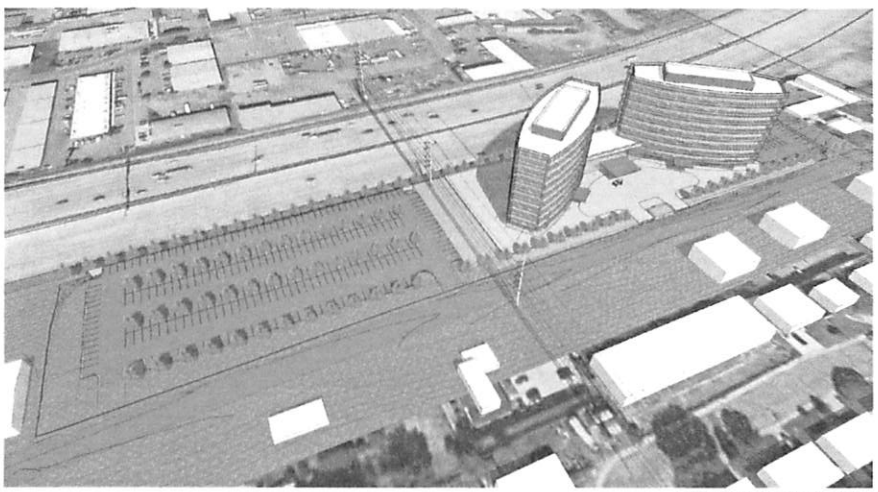
C. **Final Plat**. A final plat that includes all of the property in the PD-45 zone and that conforms to all development standards and requirements of Chapter 17 of the Orem City Code shall be approved and recorded by the City prior to any development in the PD-45 zone. All development in the PD-45 zone shall comply with the requirements of Chapter 17 of the Orem City Code including the installation of all improvements required by Chapter 17.



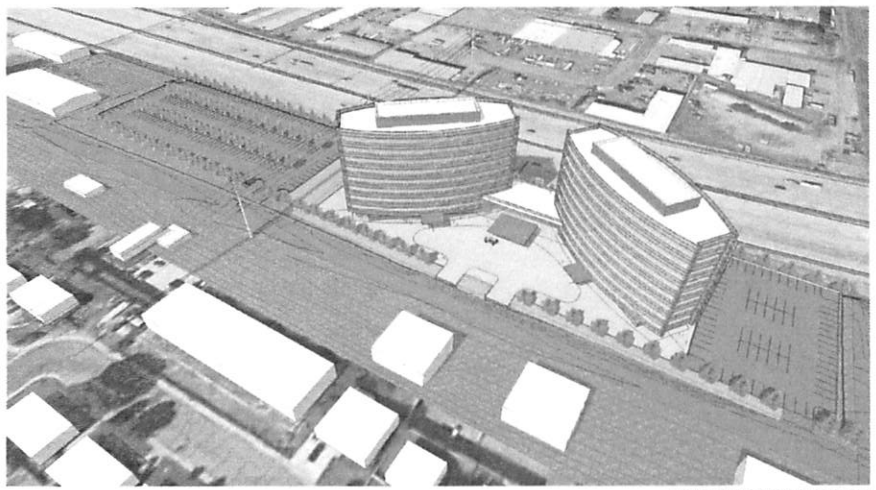
PHASE 1 NORTHWEST



PHASE 1 SOUTHWEST



PHASE 2 SOUTHEAST



PHASE 2 NORTHEAST

12x12NW OFFICE BUILDING

OREM, UTAH

CONCEPT VIEWS - PHASE 1 AND PHASE 2

0 0 0 0FT

A0.04 28 MAY 2015 19134.000

HKS

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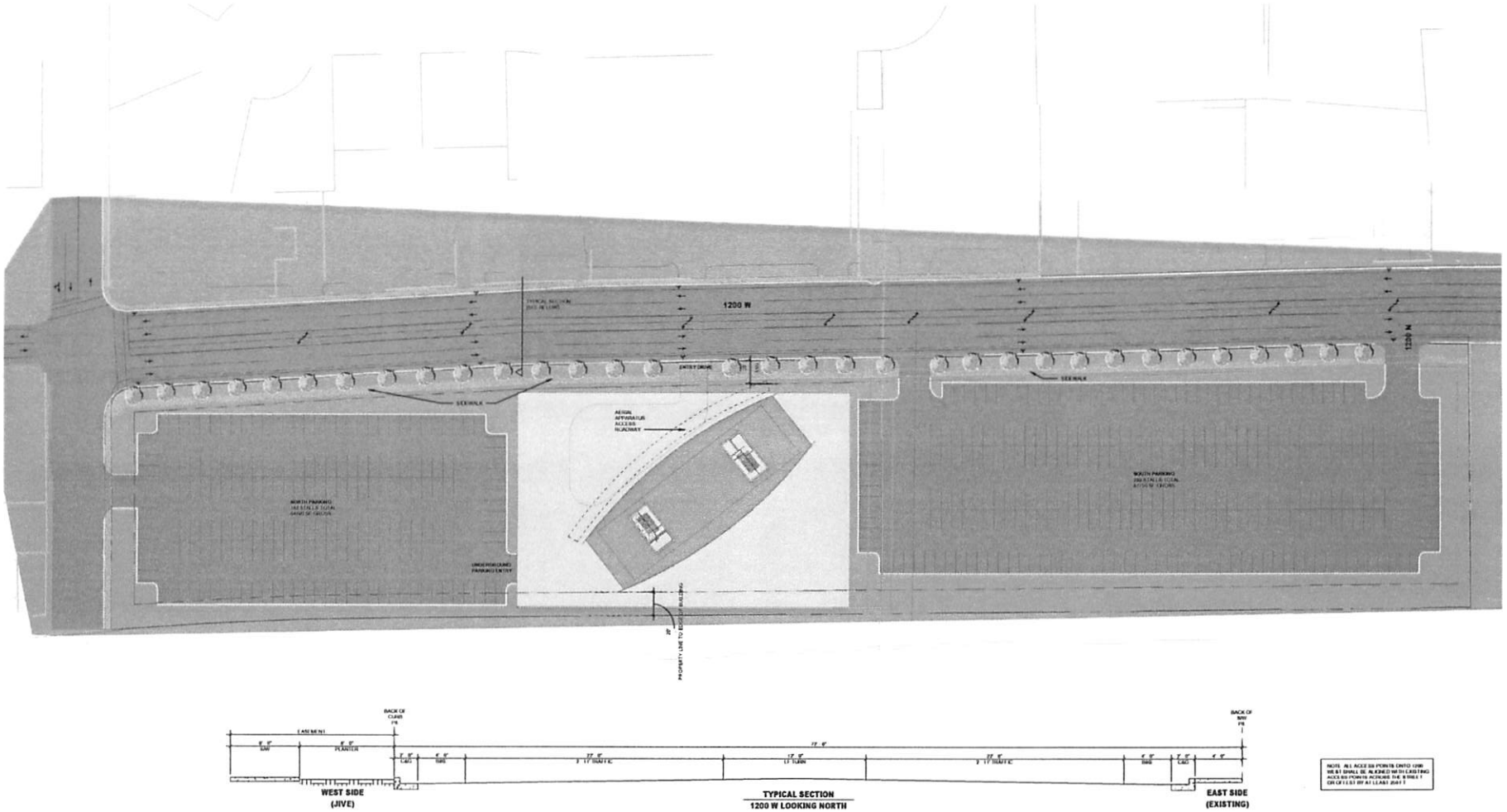

12x12NW OFFICE BUILDING

OREM, UTAH

CONCEPT SITE PLAN - PHASE 1

0 20 40 80FT

PROJECT TRUE

A0.01 21 JULY 2015 19134.000

HKS

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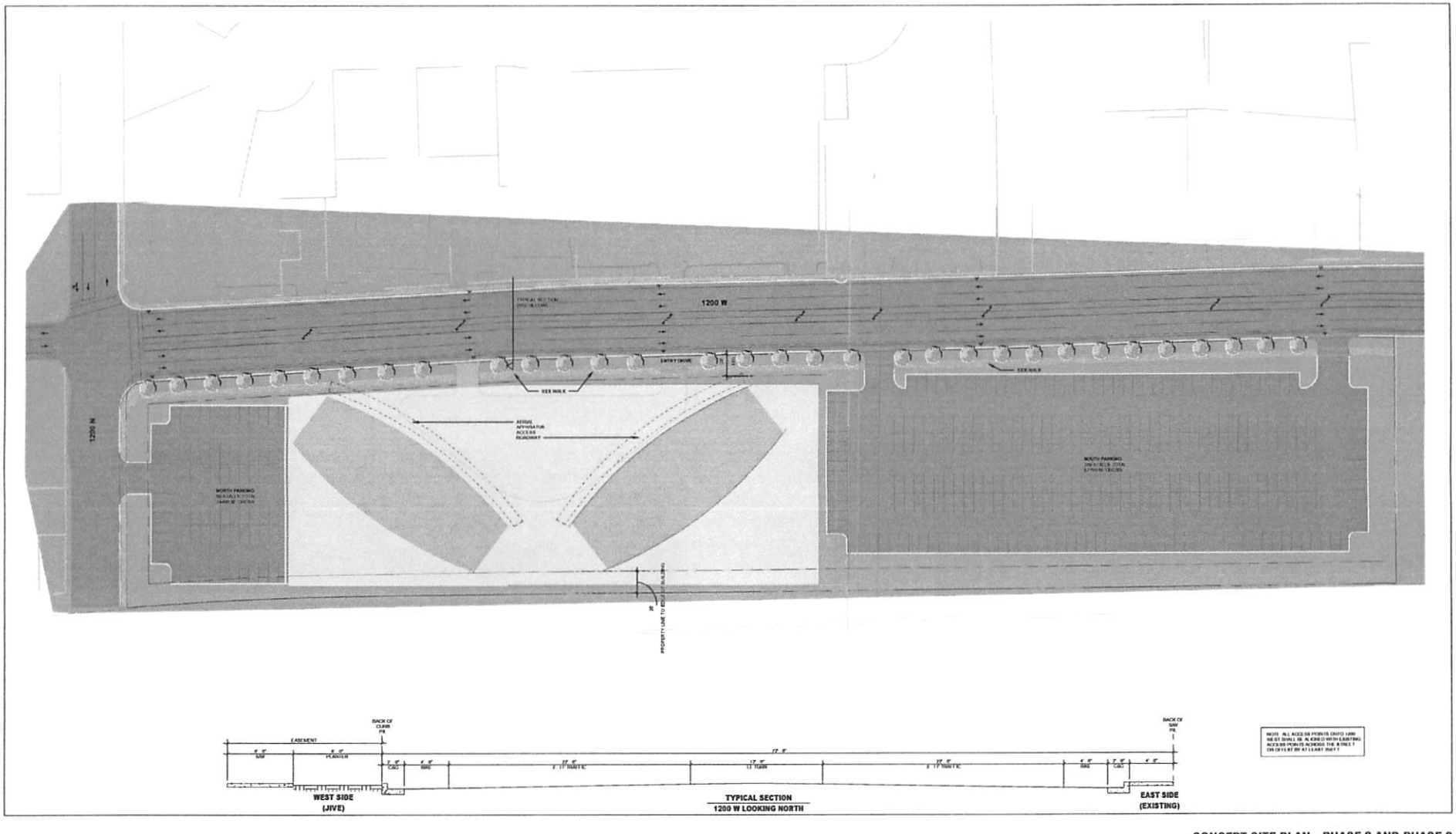

CONCEPT SITE PLAN - PHASE 2 AND PHASE 3

0 20 40 80FT

PROJECT TRUE

12x12NW OFFICE BUILDING

OREM, UTAH

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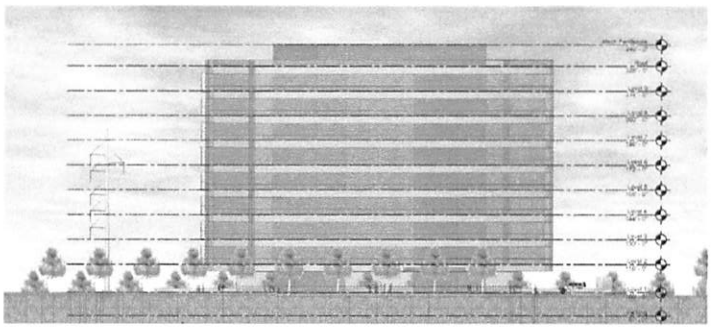
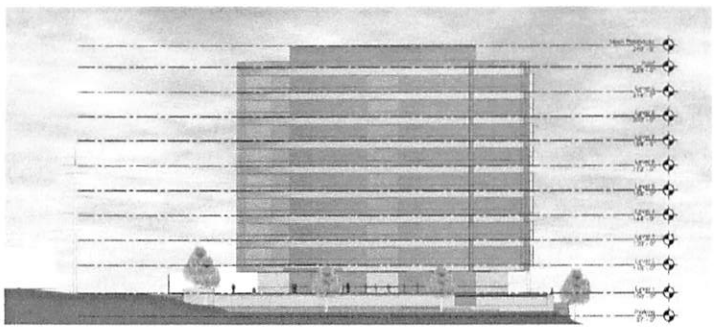
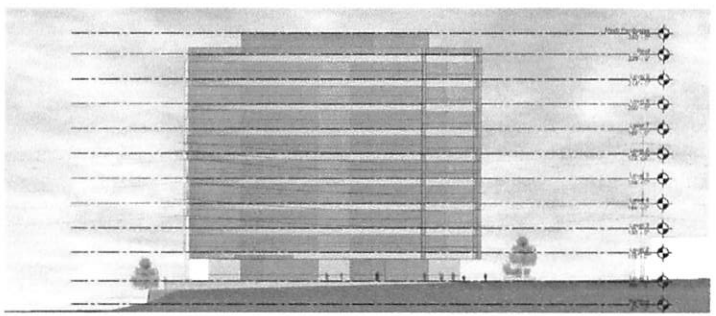


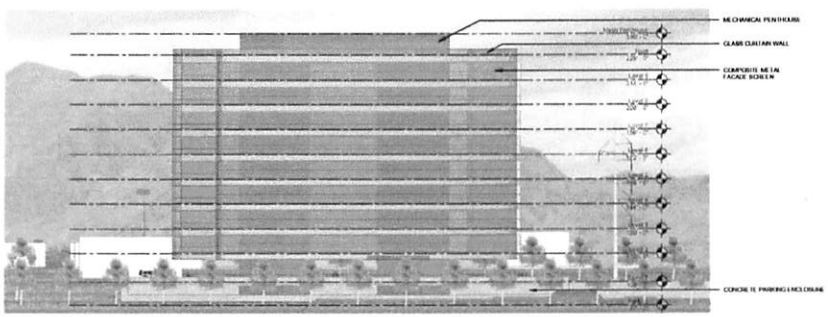
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

CONCEPT ELEVATIONS - PHASE 1

0 0 0 0FT

A0.03 28 MAY 2015 19134.000

12x12NW OFFICE BUILDING

OREM, UTAH

HKS

© 2015 HKS, INC.

PD -19 Zone

1755 South 750 East

Proposed

Existing PD-19 Zone

DRAFT

22-11-31. PD-19 Zone, South Rim PRD, 1755 South 750 East.

A. **Purpose**. The purpose of the PD-19 zZone is to provide a planned development of attached residential dwelling units with densities not to exceed nine (9) units per acre. The PD-19 zZone may only be applied to parcel(s) shown in the Amended Appendix M, of the Orem City Code, with the Preliminary Development Plan included shown as Amended Appendix M of the Orem City Code.

B. **Development Standards.**

1. **PRD Ordinance.** The development standards and requirements set forth in Article 22-7 VII, PRD Ordinance, of Chapter 22 of the Orem City Code shall apply to the PD-19 zZone, except as expressly modified below: for building setbacks and building heights which are established by the Preliminary Development Plat in Appendix M.

2. **Preliminary Development Plan**. Development in the PD-19 zone shall substantially conform to the Preliminary Development Plan included as Appendix M of the Orem City Code.

3. **Setbacks**. Setbacks in the PD-19 zone shall be as shown in the Preliminary Development Plan included as Appendix M of the Orem City Code.

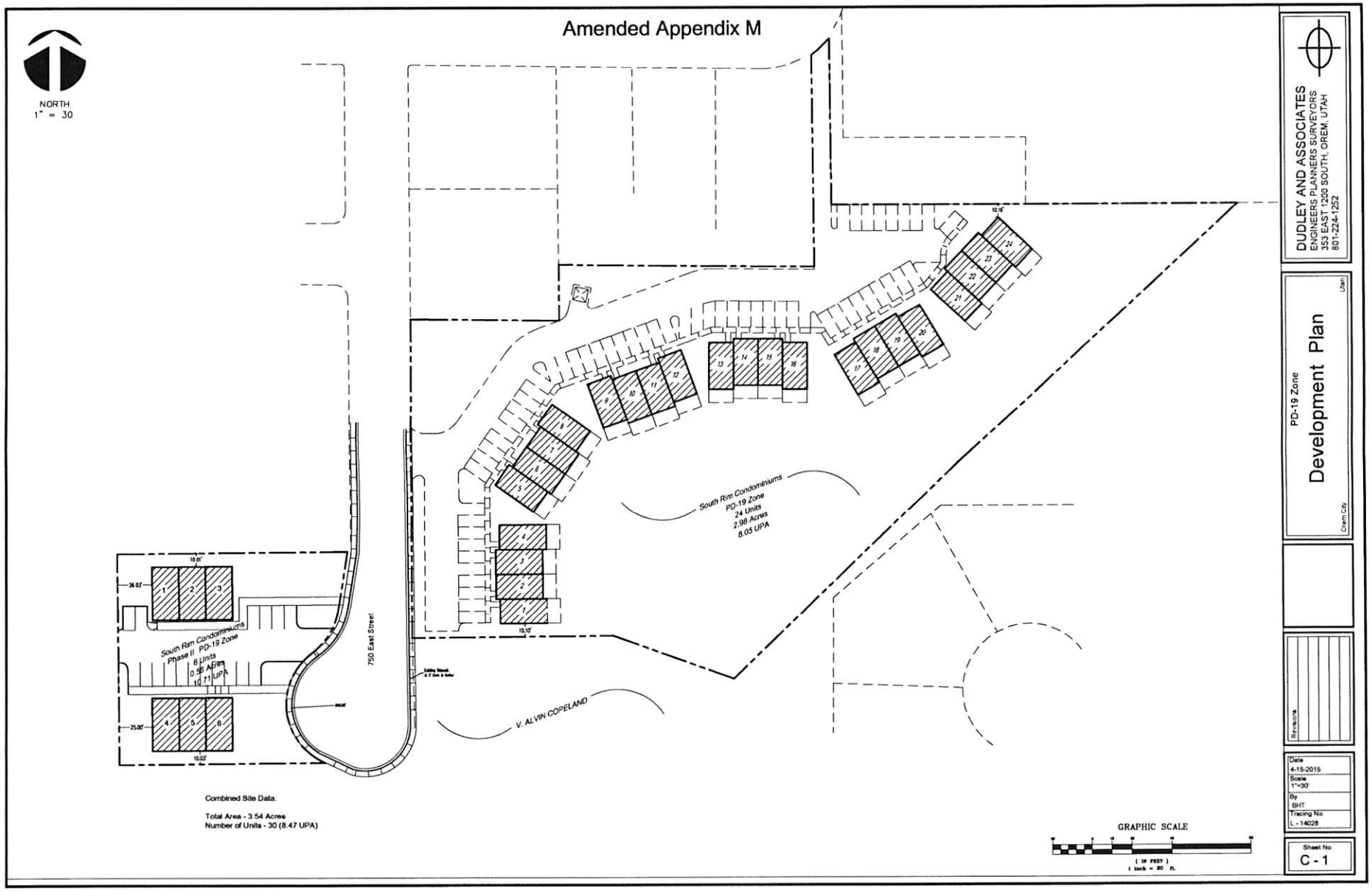
4. **Heights**. The maximum height for all primary structures shall be thirty feet (30') with no restriction as to second story square footage or basement square footage. However, basements are only allowed in areas accessible to sewer by gravity.

5. ~~2.~~ **Accessory Apartments**. Accessory apartments are not permitted within the PD-19 Zone.

6~~3~~. **Access.** If development within the PD-19 zZone includes more than sixteen (16) units, at least two (2) vehicular accesses shall be provided, with one of those accesses coming off of 1700 South Street.

7. **Type of Units Allowed**. Only townhouses or single-family detached dwellings are permitted in the PD-19 zone.

Amended Appendix M



Combined Site Data:

Total Area - 3.54 Acres
Number of Units - 30 (8.47 UPA)

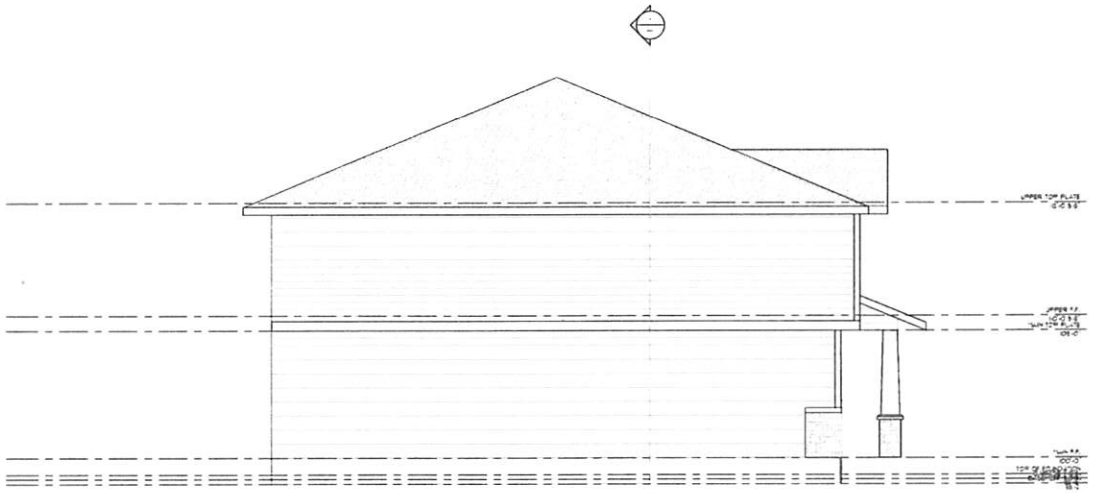
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

PD-19 Zone
Development Plan
Utah
Orem City

Revisions

Date
4-15-2015
Scale
1"=30'
By
BHT
Tracing No.
L - 14028

Sheet No.
C - 1



NOTES:
1. EXTERIOR WALL FINISHES MAY BE LISTED LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION SHEETS.
2. INSPECTION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE IS REQUIRED. R109.1.1
3. ALL FOOTINGS SHALL BEAR 30" OR 36" IN BELOW FINISH GRADE, VERIFY DEPTH WITH LOCAL CODES BUT NO LESS THAN 12" BELOW NATURAL GRADE.
4. HOUSE DRAINAGE FINAL GRADES TO BE MIN 6" OF FALL FOR FIRST 10' FROM HOME.

EXTERIOR ELEVATIONS

Revision
1
2
3
4
5
6

Drawn By:

Engineered By:

Plan #:

Plan Name:

Notes

Craig Wall Design, Inc.

NAME

ADDRESS

DATE

A1.0

EXTERIOR ELEVATIONS

A1.1

NAME

ADDRESS

Craig Wall Design, Inc.

Notes

Drawn By:

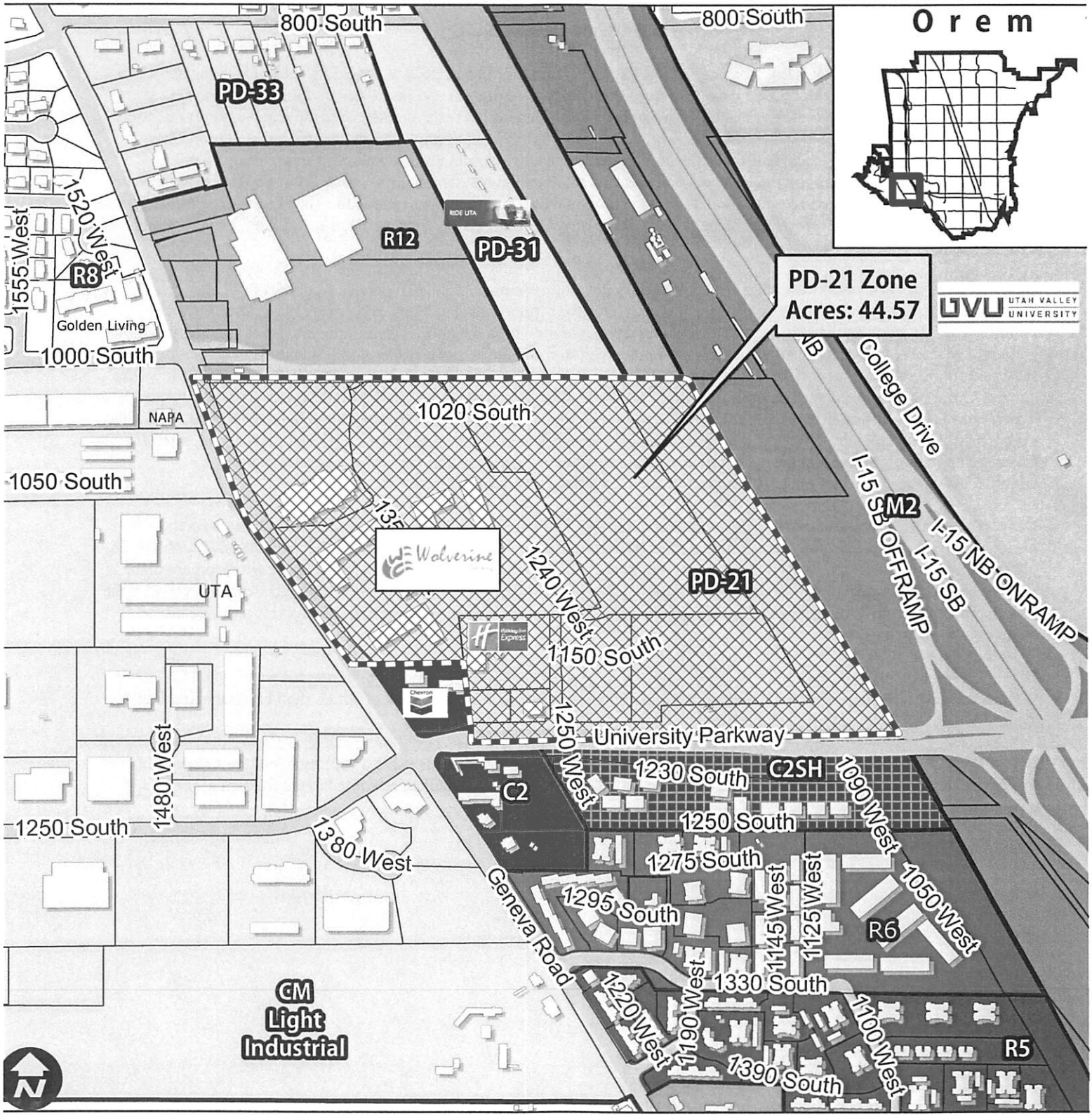
Engineered By:

Plan #:

Plan Name:

	Revision
1	
2	
3	
4	
5	
6	

PD-21 Zone
1000 South Geneva Road



670 335 0 670 Feet

♦ PD-21 Zone
44.57 Acres.

NIA CONTACT:
Sunset Heights
Mike Walker

PD-21 Zone
Buildings
Parcels

Exhibit "A"

DRAFT

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 development 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 PD-21 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 Use Code	Category
1510	Hotels and Motels only
4600	All Auto Parking Facilities, NEC
4601	Surface Parking Lots
4602	Parking Structures
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
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)~~ (E) 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.
4. North arrow.
5. Scale of drawing.
6. Area of lot in square feet.
7. Lot line dimensions.
8. A vicinity map containing sufficient information to accurately locate the property shown on the plan.
9. Tabulation table in the following format:

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

10. Names and locations of fronting streets and locations and dimensions of public and private streets.
11. Footprints of existing and proposed buildings and structures including a notation of each structure's height above the grade.
12. 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.
13. Location of existing and proposed fire protection devices.
14. Location, dimensions, and distance to property lines of existing and proposed drive accesses.
15. Location and dimensions of existing and proposed curbs, gutters, and sidewalks.
16. Location and dimension of off-street parking spaces.
17. Location and type of surface water drainage system.
18. Detailed landscape plan showing the specific types and locations of landscaping prepared by a landscape architect licensed to practice in Utah.
19. Drawings of proposed structure elevations, including covered parking, showing the height, dimensions, appearance and materials proposed.
20. Location and description (height, materials) of existing and proposed fences.
21. Location and description (dimensions, distance to property lines and type of lighting (direct or indirect)) of existing and proposed signs.

22. Location of solid waste disposal facilities.
23. Traffic analysis as required by Section 22-11-33(W).
24. Dwellings and other structures, parks, playgrounds, common areas and facilities, limited common areas, private areas and facilities, and other improvements within the development.
25. Basic floor plans for all buildings within the development.
26. A security lighting plan.
27. Soils report as required by Section 22-11-33(R)(22).
28. Summary of the neighborhood meeting as required by Section 22-11-33(Y).
29. 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.

   c. 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.

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~~ Development Services 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~~ 1 and ninety (90) occupancy units per gross acre for Area ~~Two~~ 2 and Area 3. Appendix O identifies Areas ~~One~~ 1, ~~and~~ ~~Two~~ 2 and Area 3. 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~~ 2 is lower than the parking requirement for Area ~~One~~ 1, subsection (5) of the definition of "Family" in Section 22-2-1 shall not apply to residential units in Area ~~Two~~ 2. For purposes of Section 22-2-1(5), the definition of "Family" shall include ~~Subsection (5) of the definition of "Family" in Section 22-2-1 shall allow~~ up to eight (8) unrelated individuals in residential units in Area 3.

2. **Building Heights**. All residential buildings and mixed residential/commercial use buildings shall have a minimum of four stories. The maximum building heights for Area 1 and Area 2 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.

d. 72 feet for parking structures.

e. 86 feet or seven (7) stories whichever is less for all other buildings or parts of buildings.

f. The maximum building height for Areas 3 shall be ~~(150')~~ one hundred and fifty feet (150').

* 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. All buildings in Area 3 shall be set back at least fifteen (15) feet from the north and east boundaries of Area 3. With respect to all other property lines in the PD-21 zone, buildings with a height greater than twenty (20) feet shall be set back at least twenty (20) feet, but no ~~With respect to all other property lines, buildings with a height greater than~~

~~twenty feet (20') shall be set back at~~ 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. ~~Setbacks along east property line shall be 15 feet in Area 3.~~ Landscaping and trees shall be required in the setback areas as shown in Appendix "O." ~~Setbacks to the north property lines of Area 3 shall be 15 feet with required landscaping and trees per appendix U.~~

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 (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~~ 1 and Area 3 shall be provided at the rate of (0.65) parking spaces per occupancy unit. Parking for Area ~~Two~~ 2 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 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/panels, architectural concrete and zinc metal panels. Zinc metal panels shall not constitute more than fifteen percent (15%) of the surface area of any elevation. 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 Area 1~~in the commercial village area~~ , unless noted otherwise , 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 amenities, facilities used for educational, office, ~~and~~ religious, recreational, parking and meeting space 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.

23. **Aesthetic Enhancement of Parking Garage.** In order to improve the aesthetic appearance of the parking structure in Area 3, all sides of the parking structure in Area 3 shall be enhanced by using one or more of the following techniques or practices: building liners, artistic facades, trees and landscaping and other methods as shown in the elevations for the parking garage included as part of Appendix "O."

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:
      (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, two (2) monument signs shall be permitted in Area 3 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 Area 1 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 Area 1 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 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 development ~~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

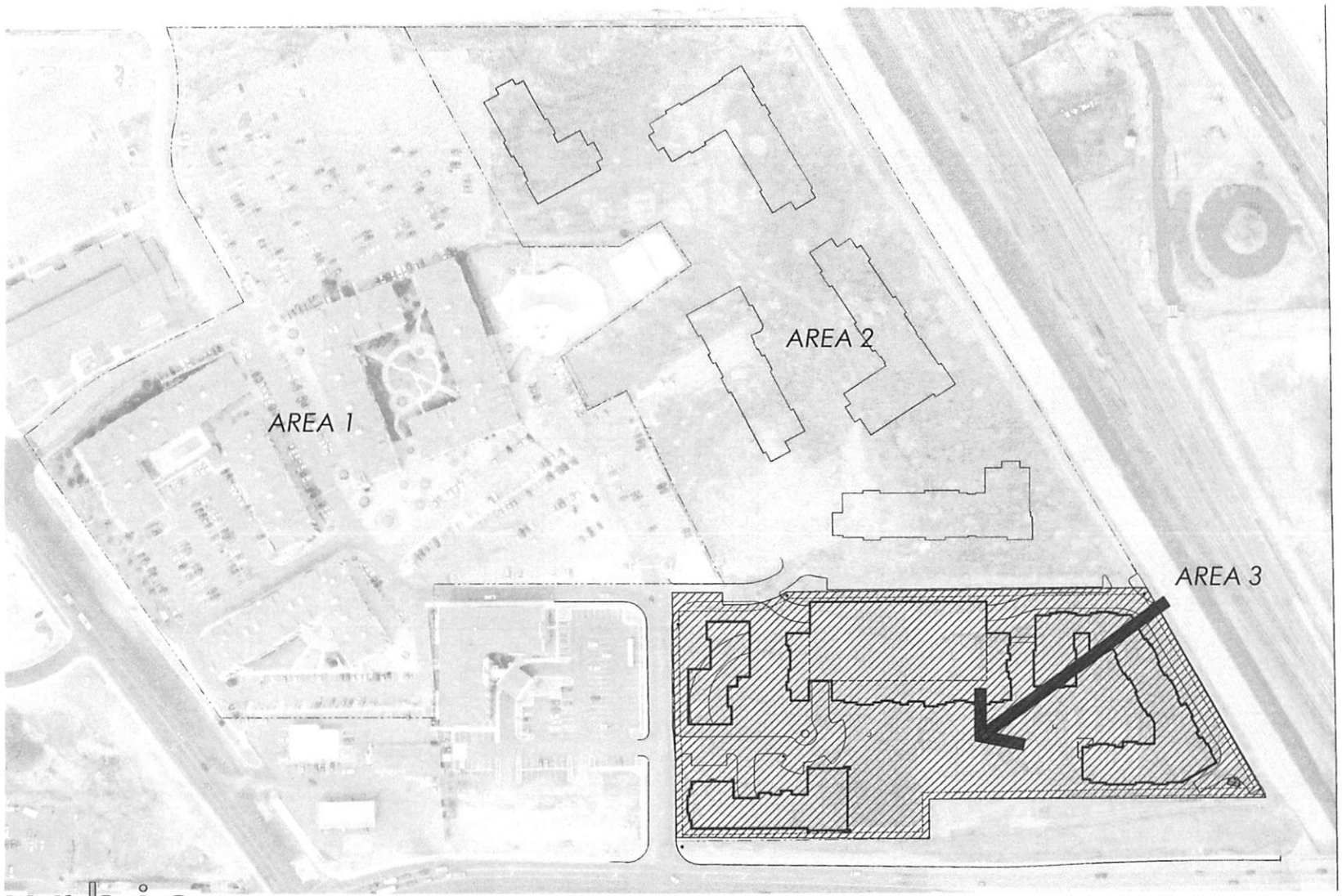
plan will reflect and incorporate the recommendations of the traffic study.

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 of the 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.



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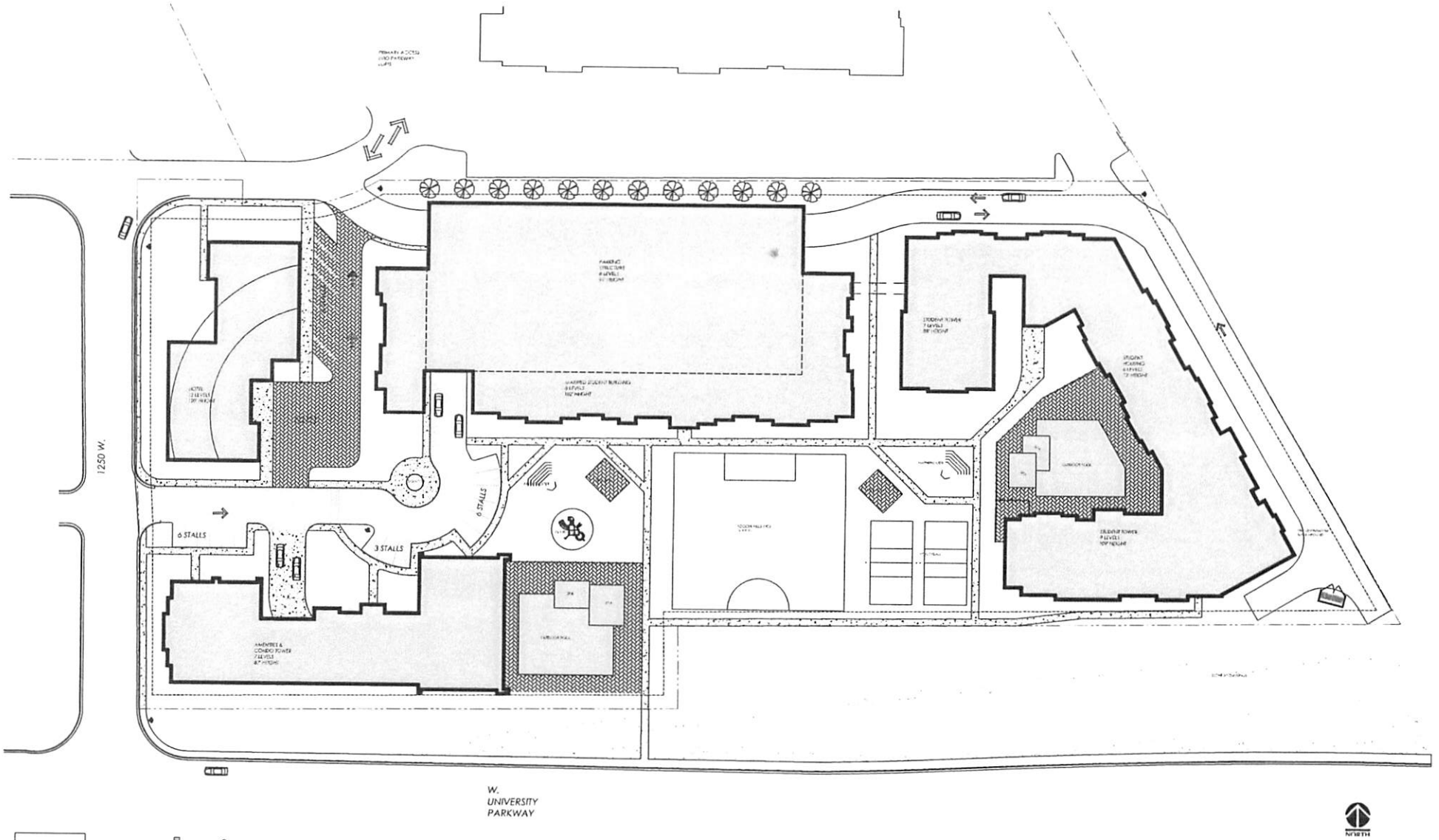

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UNIVERSITY DOWNS - AREA 3

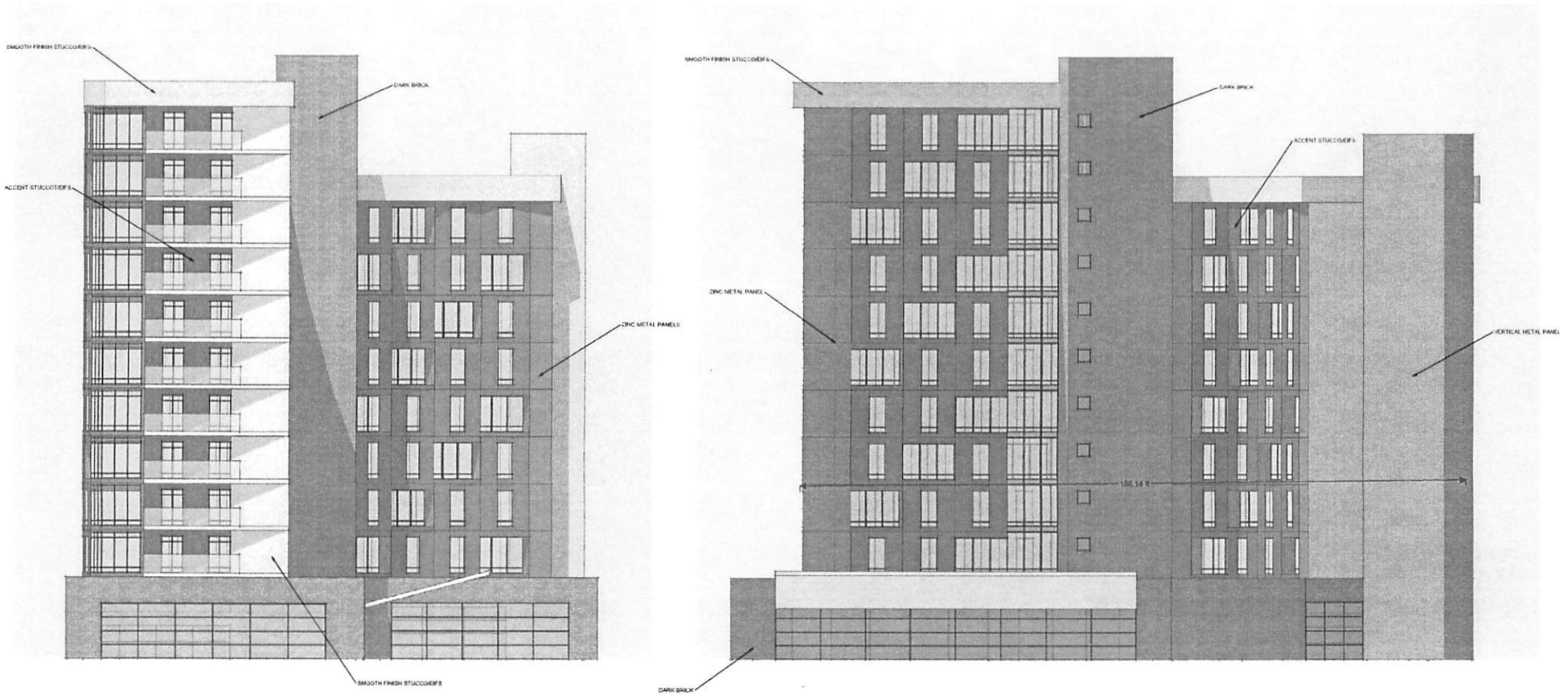
OREM, UTAH

South Elevation

North Elevation

aeurbia
architects and engineers

University Downs
Amenity Building Elevations 3/32"=1'-0"



East Elevation

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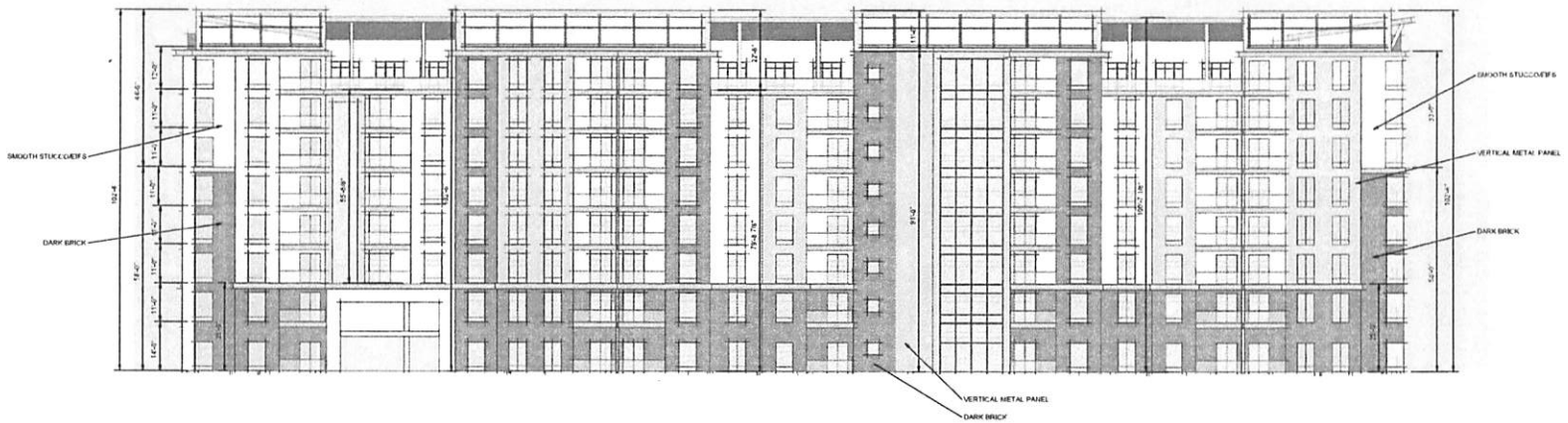
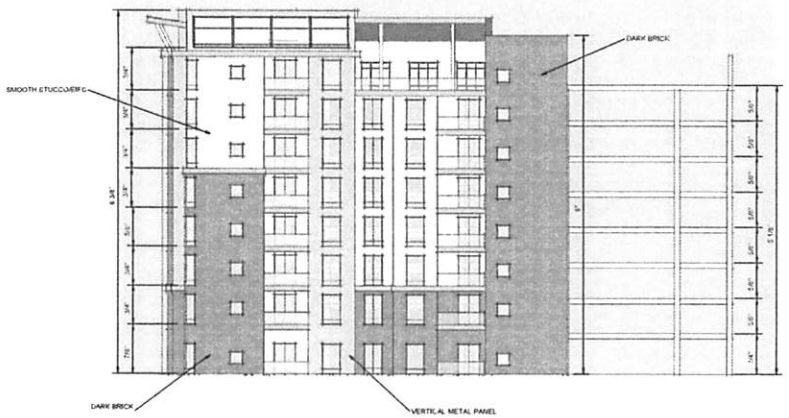
architects and engineers

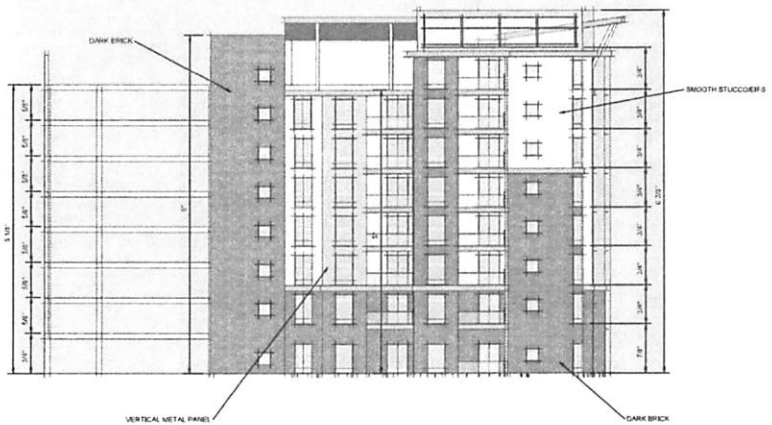
University Downs
Hotel Elevations 3/32"=1'-0"



South Elevation



East Elevation



West Elevation

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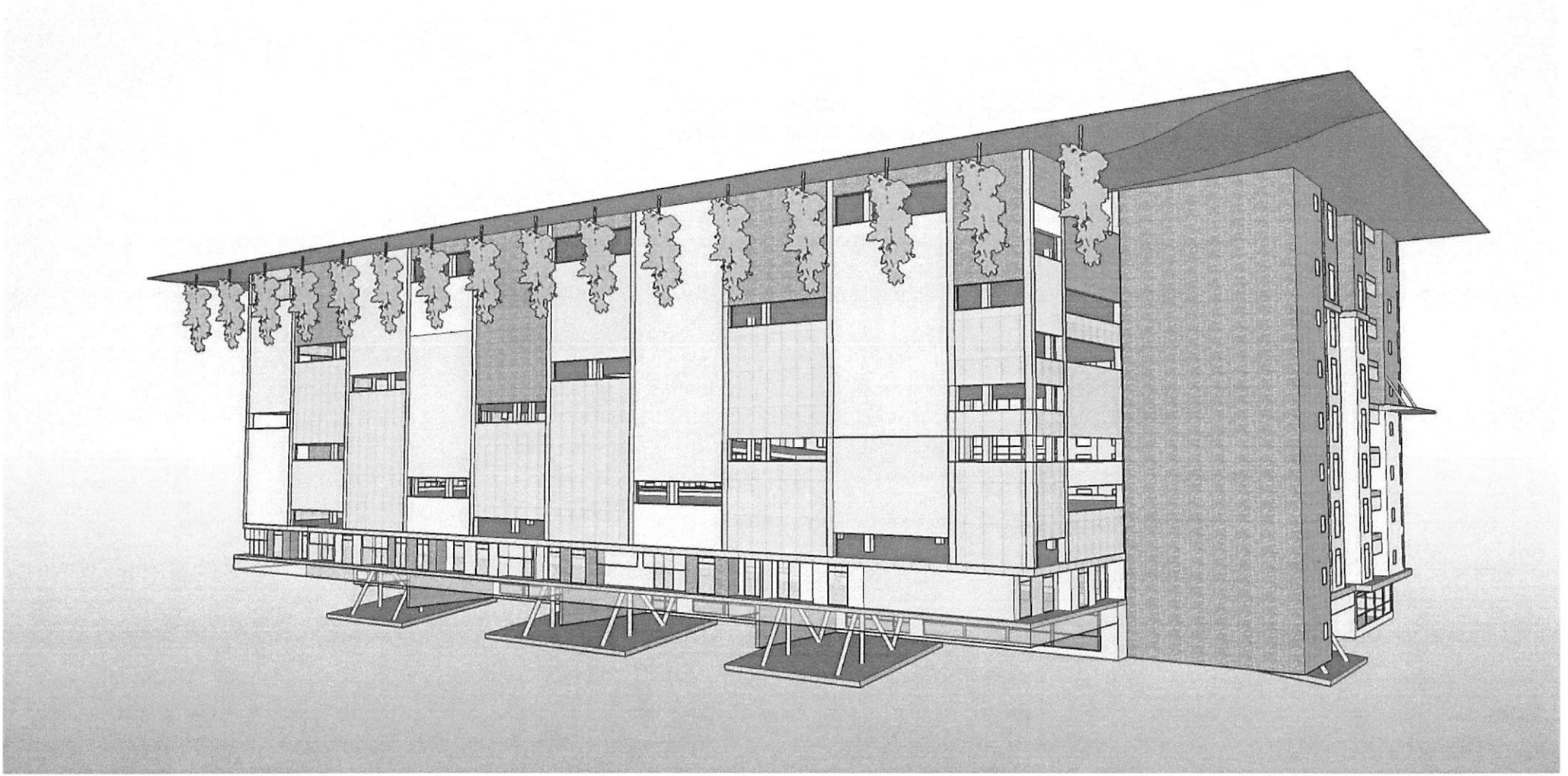
University Downs

Married Student Building Elevations 1/16"=1'-0"



South Elevation - Freshmen Tower

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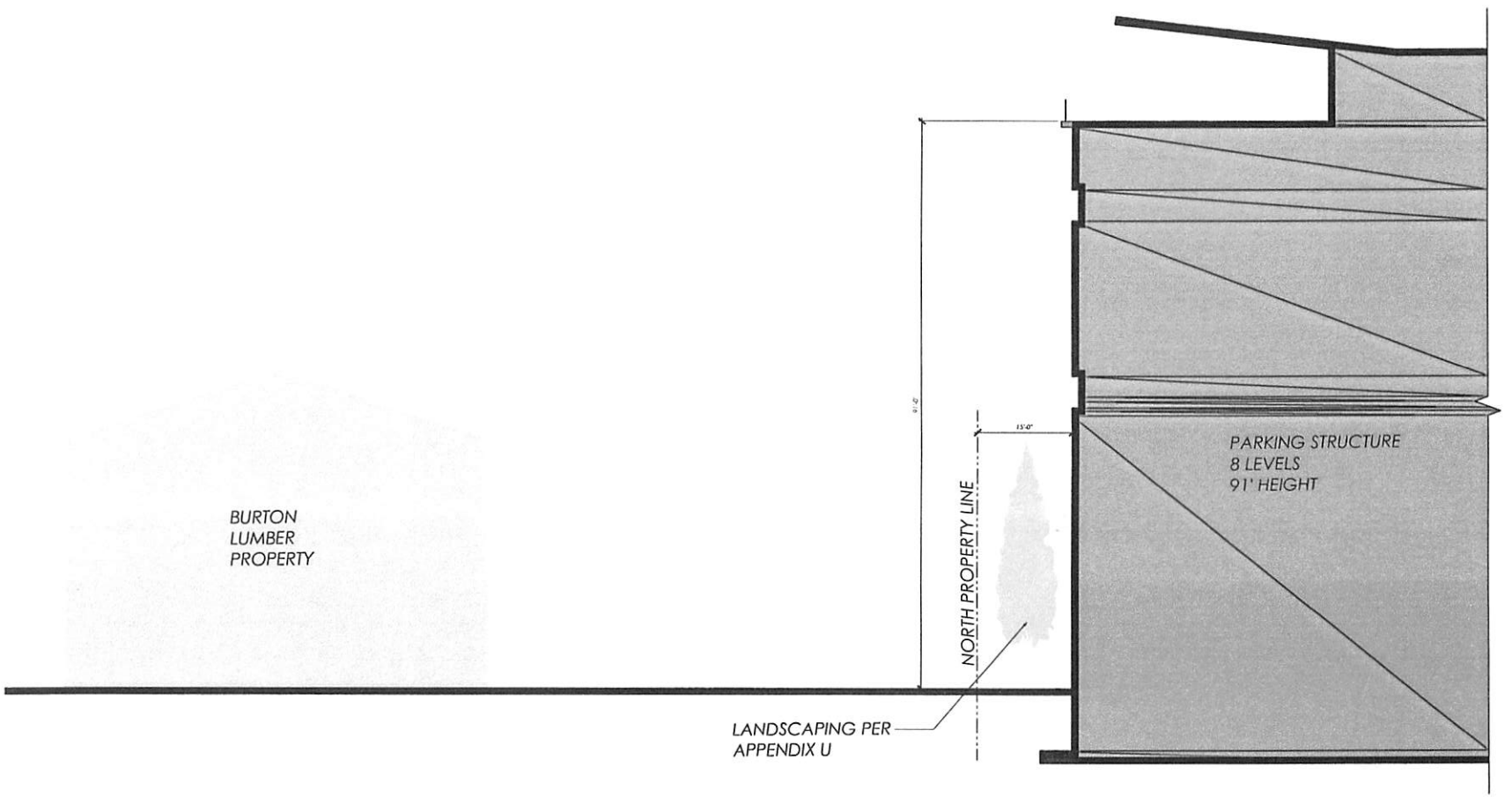
University Downs

Student Tower Building Elevations 3/32"=1'-0"



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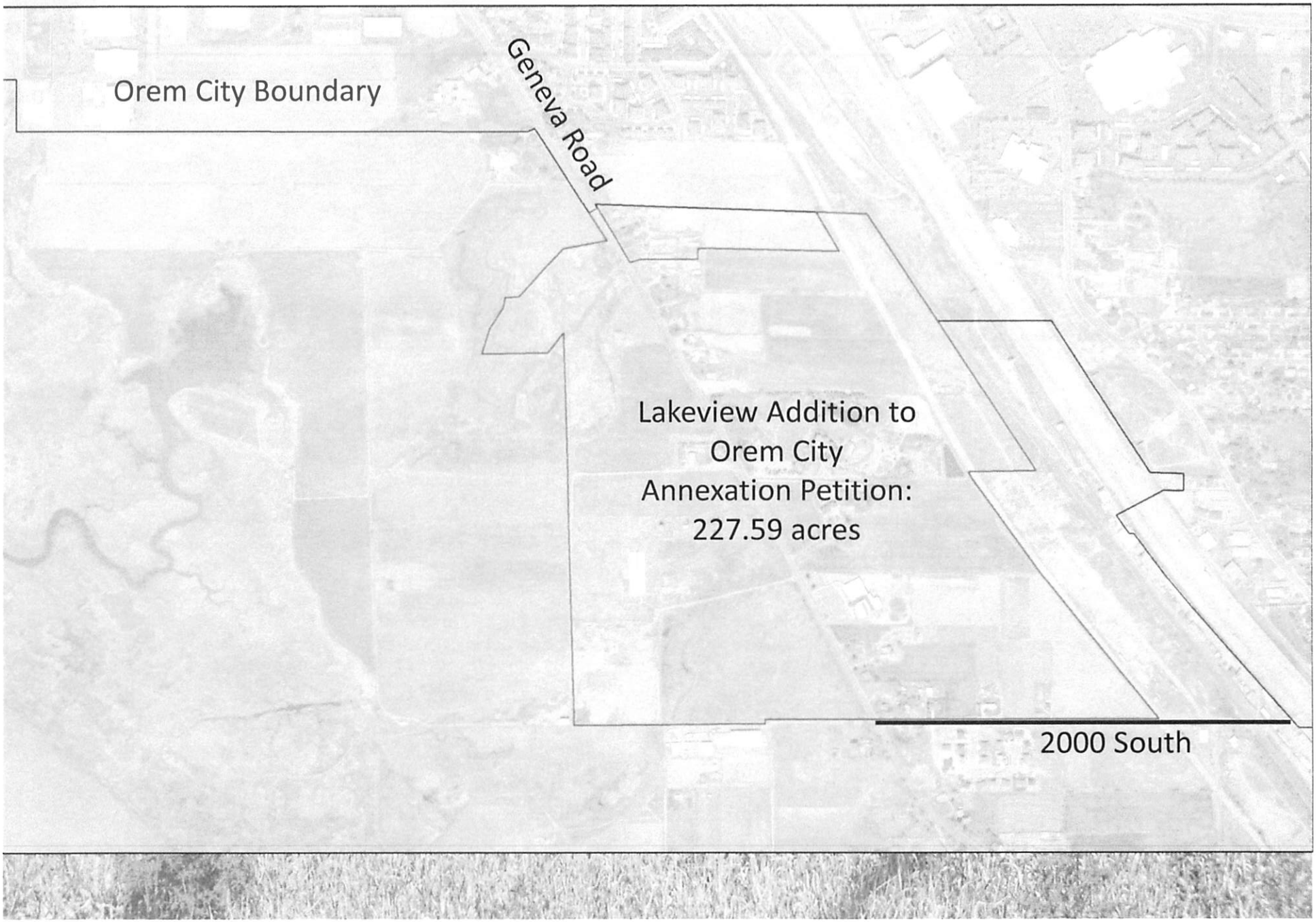
North Property Site Section

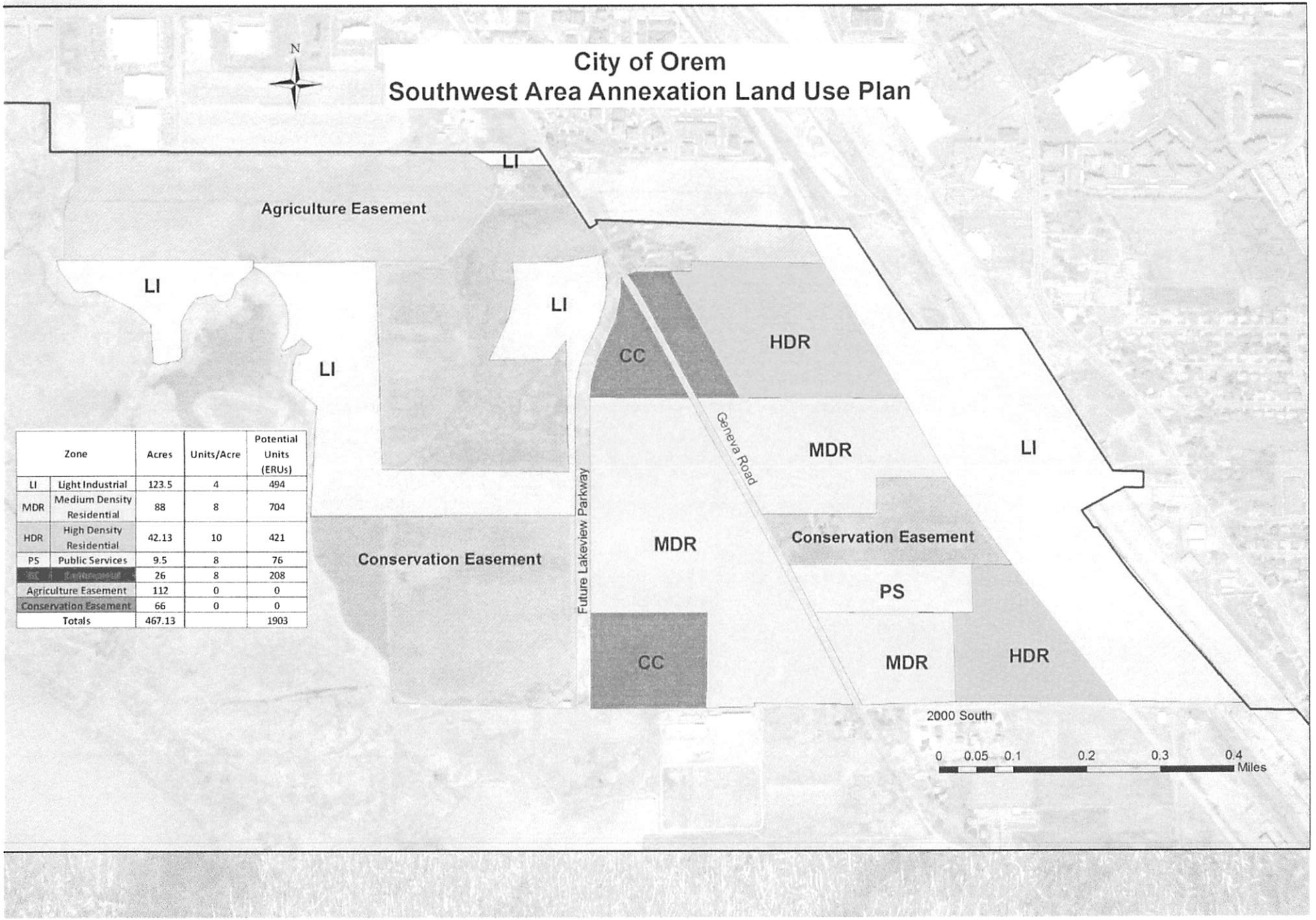
University Downs - Area 3 - PD-23

Lakeview Addition to Orem City Annexation Petition

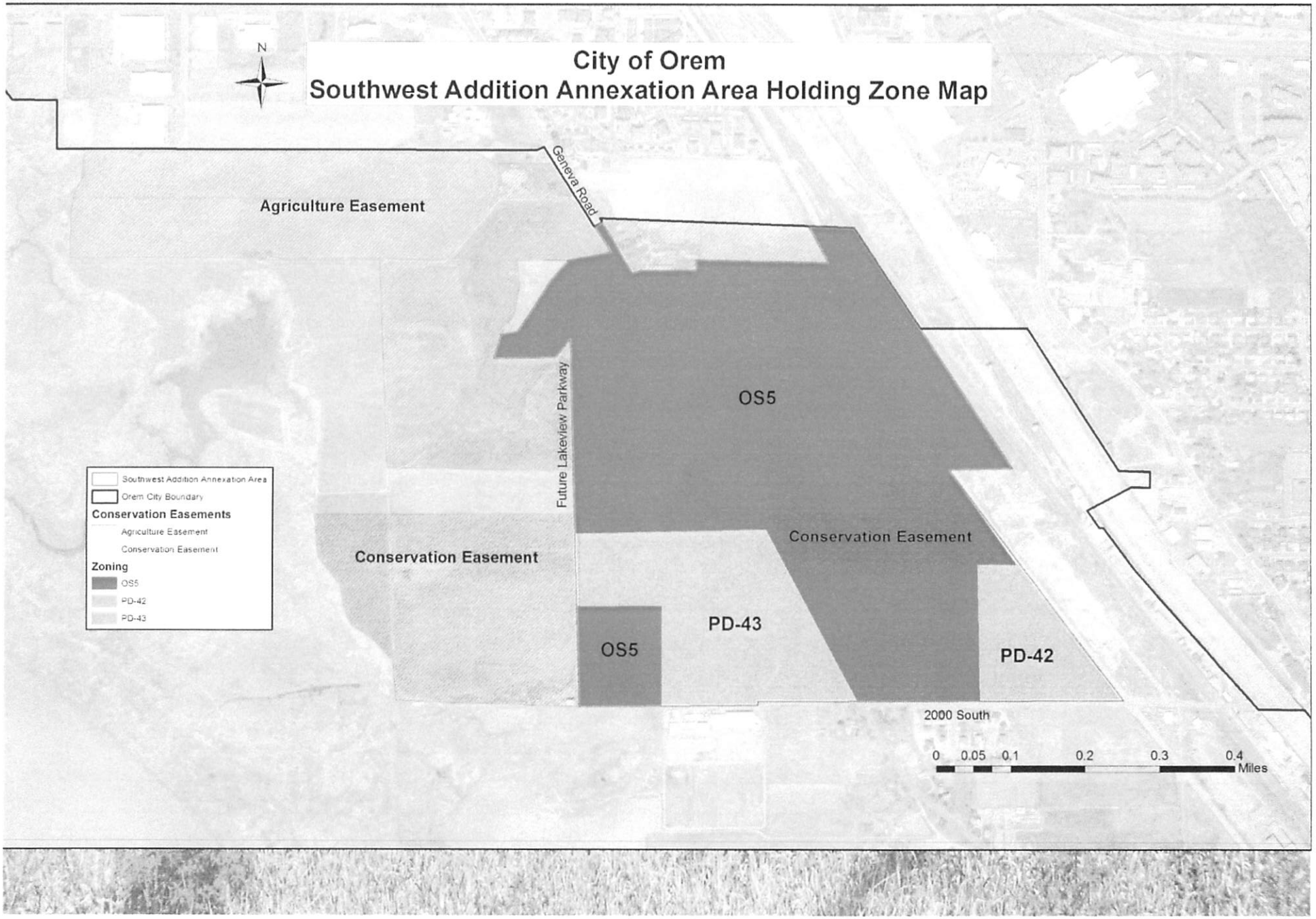
July 28, 2015


Orem City Boundary
Geneva Road
Lakeview Addition to
Orem City
Annexation Petition:
227.59 acres
2000 South

City of Orem
Southwest Area Annexation Land Use Plan



Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	123.5	4	494
MDR	Medium Density Residential	88	8	704
HDR	High Density Residential	42.13	10	421
PS	Public Services	9.5	8	76
[illegible]	[illegible]	26	8	208
Agriculture Easement		112	0	0
Conservation Easement		66	0	0
Totals		467.13		1903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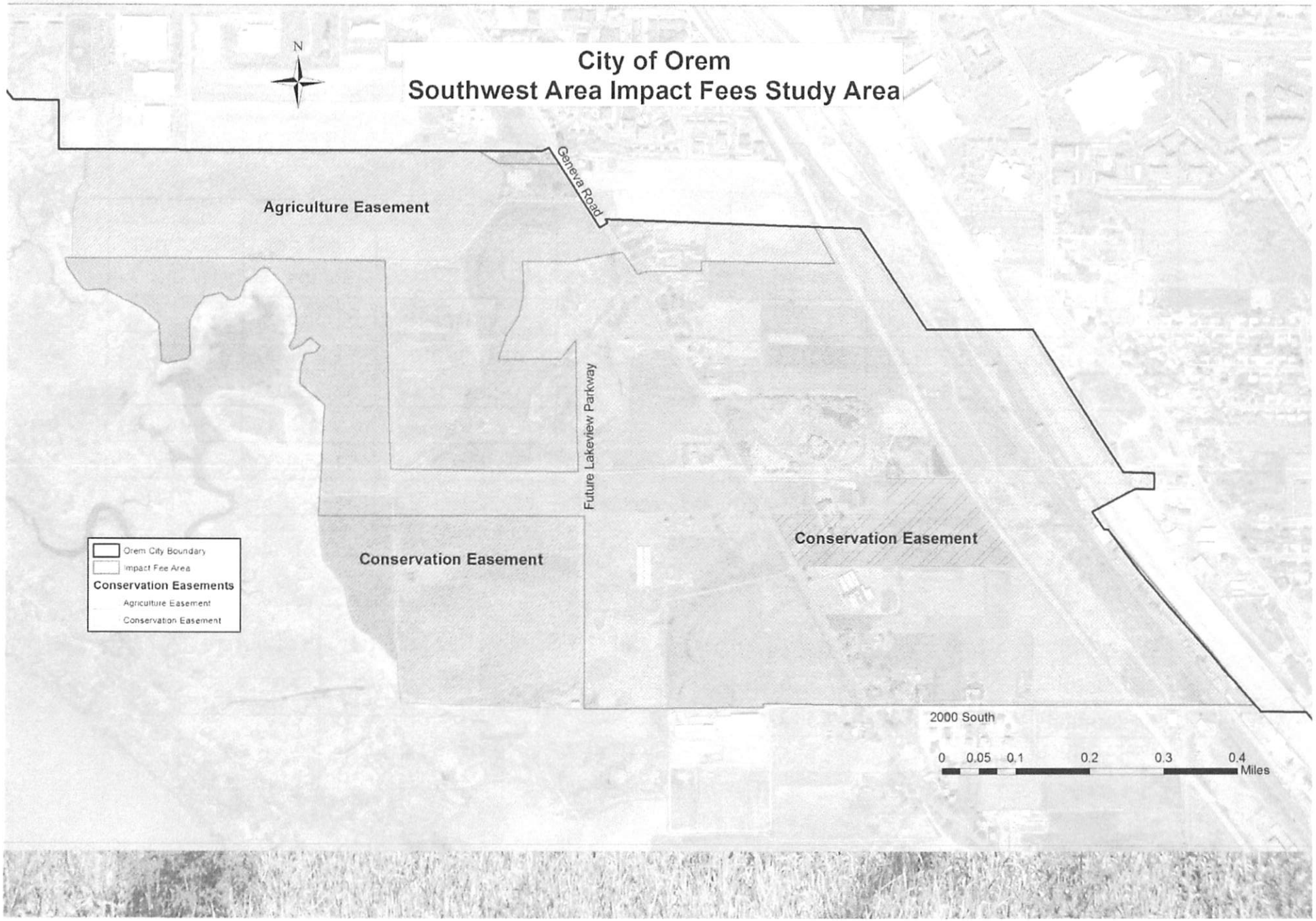
City of Orem
Southwest Addition Annexation Area Holding Zone Map
Geneva Road
Agriculture Easement
Future Lakeview Parkway
OS5
Conservation Easement
Conservation Easement
OS5
PD-43
PD-42
2000 South
Southwest Addition Annexation Area
Orem City Boundary
Conservation Easements
Agriculture Easement
Conservation Easement
Zoning
OS5
PD-42
PD-43
0 0.05 0.1 0.2 0.3 0.4
Miles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City of Orem
Southwest Area Impact Fees Study Area
Geneva Road
Agriculture Easement
Future Lakeview Parkway
Conservation Easement
Conservation Easement
Orem City Boundary
Impact Fee Area
Conservation Easements
Agriculture Easement
Conservation Easement
2000 South
0 0.05 0.1 0.2 0.3 0.4
Miles

Impact Fees

Orem Southwest Annexation Area Impact Fees (Residential)		
Service	Cost per ERU	Cost per Acre
Water	$1,556.00	
Stormwater	$1,351.00	$8,913.00
Sewer	$2,720.00	
Fire	$ 219.00	
Parks	$1,590.00	
Total:	$	7,436.00

Orem Southwest Annexation Area Impact Fees (Commercial/Industrial)		
Service	Cost per ERU	Cost per Acre
Water	$1,556.00	
Stormwater	$1,351.00	$8,913.00
Sewer	$2,720.00	
Fire	$ 794.41	$5,241.00
Parks	$1,590.00	
Total:	$	8,011.41

Developer	Units	Estimated Fees
Mansell	266	$ 1,977,976.26
McDougal	192	$ 1,427,712.19
Total	458	$ 3,405,688.45

Total ERUs	Total Acres
1903	288.45
Avg ERUs/Ac.	6.60

DRAFT

22-11-56. PD-42 Zone 700 West 2000 South

A. **Purpose.** The purpose of the PD-42 zone is to allow for a high density development of attached residential units consisting of townhouses and twin homes.

B. **Location.** The PD-42 zone shall apply only to a parcel of property located generally at 700 West 2000 South as shown in the concept plan.

C. **Concept Plan.** Buildings constructed in the PD-42 zone shall substantially comply with the layout, architectural style and quality shown in the concept plan included as Appendix "LL" of the Orem City Code which is incorporated herein by reference.

D. **Permitted Uses.** Attached or detached residential dwelling units including townhouses and twin homes are permitted. Common recreation amenities that are customarily incidental to and accessory to attached unit residential developments are also permitted.

E. **Prohibited Uses.** Any use that is not listed as a permitted use in subsection (D) above is prohibited.

F. **Final Plat**. A final plat that conforms to all development standards and requirements of Chapter 17 shall be approved and recorded by the City prior to any development in the PD-42 zone.

G. **Site Plan**. All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-42 zone. No development, construction, revisions, or additions shall take place on a site in the PD-42 zone, except for demolition and preliminary site grading, until the site plan has been approved, the final plat has been recorded, the necessary bonds have been posted, all fees have been paid, and the appropriate permits have been obtained.

1. **Additional Site Plan Requirements**. In addition to the requirements of Section 22-14-20, the site plan shall include details of amenities and their locations within the project.
2. **Phasing**. Development phases are permitted provided that all phases include, in accordance with City policies and procedures: 1) sufficient traffic circulation for the development phase to existing dedicated streets; 2) sufficient infrastructure, such as sewer and culinary water; 3) surface water detention, if applicable; and 4) appropriate amenities for that phase as specified on the site plan. No phase shall be approved unless all requirements of the Army Corps of Engineers have been satisfied.
3. **Soils Report.** A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site and any development shall comply with the recommendations of the soils report. 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 the soils report recommends them.

H. **Development Standards and Requirements.** The following development standards shall apply to all development in the PD-42 zone.

1. **Density.** The maximum residential density allowed shall be eighteen (18) dwelling units per acre.
2. **Height.** No structure shall exceed a height of thirty feet (30'), not including parapets, architectural features or roof features, measured from finished grade.
3. **Setbacks.** All buildings shall be set back a minimum of twenty feet (20') from the west and north property lines of the PD-42 zone and from all public streets. No setback is required from the outside boundaries of the PD-42 zone (except for boundaries adjacent to public streets) for accessory structures that have a footprint of less than one thousand (1000) square feet. Porches, cantilevers, canopies and "pop out" windows may encroach into the setback a maximum of two feet (2'). All parking spaces shall be set back at least ten feet (10') from the west and north boundaries of the PD-42 zone and twenty feet (20') from all public streets. Landscaping shall be maintained in all required setback areas.
4. **Architectural Style**. All buildings in the PD-42 zone shall substantially conform to the architectural design and quality illustrated in the concept plan.
5. **Exterior Finish Materials**. The exterior finish materials of all exterior walls on all dwelling units in the PD-42 zone shall consist entirely of brick, stone, stucco, concrete fiber-board siding, or a combination thereof. Wood or vinyl siding shall not be used on units in the PD-42 zone. However, metal or vinyl soffits and trims are permitted.
6. **Buffered Sidewalks**. A buffered sidewalk separated from the street by a landscaped strip shall be installed and maintained adjacent to all public streets. The sidewalk shall be at least six feet (6') in width. The landscaped strip shall be at least eight feet (8') in width and shall be bermed to a height of at least one foot above the grade of the adjacent sidewalk. The landscaped strip shall be maintained with grass and trees with trees being planted and maintained in the buffering landscaped strip and spaced no more than forty feet (40') apart. Trees in the buffering landscaped strip shall be selected from Appendix U of the Orem City Code and shall be at least two inches (2") in caliper when planted. At least a proportionate share of the required sidewalk and buffering landscaped strip improvements shall be constructed with each phase of development in the PD-42 zone. All interior sidewalks shall be at least five (5) feet in width.
7. **Interior Streets**. All streets located within the interior of the PD-42 zone shall be private. Interior streets shall have a minimum asphalt width of twenty-eight feet (28'). Interior streets and sidewalks shall be common area and shall be maintained by the unit owners' association that has jurisdiction of the area in which they are located.
8. **Drive Accesses**. Drive accesses shall be designed and built as shown in the concept plan. All drive accesses shall be constructed with at least two travel lanes with each travel lane being a minimum of (12) feet in width exclusive of areas available for parking.
9. **Interior Sidewalks**. Sidewalks shall be constructed and maintained adjacent to private streets as shown in the concept plan.
10. **Parking.** At least two and one-quarter (2.25) parking stalls, two of which must be covered, shall be provided for each dwelling unit. Driveways shall not count toward the parking requirement. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). All parking spaces, parking areas, and driveways shall be paved with asphalt and/or concrete and shall be designed to drain properly. Drainage shall not be channeled or caused to flow across pedestrian walk ways.
11. **Fences.** A masonry fence (including RhinoRock concrete fence or equivalent) with a minimum height of six feet (6') shall be erected around the entire perimeter of the PD-42

zone except that no fence shall be required along street frontages. The entire perimeter fence shall be constructed of the same materials and have the same design, color and style to ensure a uniform appearance. The developer shall paint the masonry fence with a high grade oil base paint/sealant or with a paint/sealant approved by the City that resists graffiti. A fence may only be allowed along the frontage of a public street if the City Engineer determines that such a fence will not cause any traffic safety concerns, the fence is set back at least ten feet (10') behind the back of sidewalk and the fence does not exceed a height of seven feet (7').

12. **Landscaping.** Landscaping shall be provided and maintained as generally shown in the concept plan. Landscaping shall be maintained in all required setback areas. A landscaping plan shall be submitted to the City for approval as a part of the site plan for any phase of development. All required landscaping within the area of any phase shall be completed within ninety (90) days of completion of the building construction within that phase. In the event that the building is completed between October 15 and March 15, completion of the landscaping may be delayed until the next June 15 following said March 15 date.

a. All land within the PD-42 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practices. At least seventy percent (70%) of the landscaped areas must be maintained in living, vegetative materials. A permanent underground sprinkling system shall be installed for all landscaped areas.

b. For every two (2) dwelling units there shall be required on the site at least one (1) deciduous tree at least two inches (2") in caliper measured six inches (6") above ground level, one (1) evergreen tree at least five (5) gallons in size, and sixteen (10) shrubs at least five (5) gallons in size. 13. **Lighting Plan.** Each site plan shall include a lighting plan that 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. Exterior wall pack lighting shall be provided on each building. Parking lots and structures shall be well lit. Interior street pole lights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. The general design of the interior street pole lights shall follow the general theme of the development.

14. **Off-site Improvements.** Off-site curb, gutter and sidewalk along street rights-of-way bordering the site may be required by the City when safety or surface water drainage is impaired as a result of the proposed PD-42 zone.

15. **Irrigation Ditches.** Irrigation ditches within the development or along street rights-of-way adjacent to the development shall be piped.

16. **Storm Water Runoff Plan.** All developments in the PD-42 zone shall have a storm water runoff plan designed to accommodate a 25-year storm. Any on-site detention ponds may be considered in and part of required landscaped areas. All surface water runoff shall be detained on site.

17. **Signs.** Except as otherwise provided below, signage in the PD-42 zone shall comply with Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-42 zone:

a. Two monument signs shall be allowed with each monument sign having a maximum height of six feet and a maximum size of twenty-four (24) square feet.
b. All permitted monument signs shall be constructed in accordance with the setback and landscaping requirements of Chapter 14 of the Orem City Code.

18. **Accessory Apartments.** Accessory apartments are not permitted in the PD-42 zone.

19. **RV Storage**. Open storage of recreational vehicles (RVs), utility trailers, boats and similar items shall be prohibited in the PD-42 zone.

20. **Utilities.** All dwelling units 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. **Amenities**. Amenities shown on the concept plan shall be incorporated into the development.

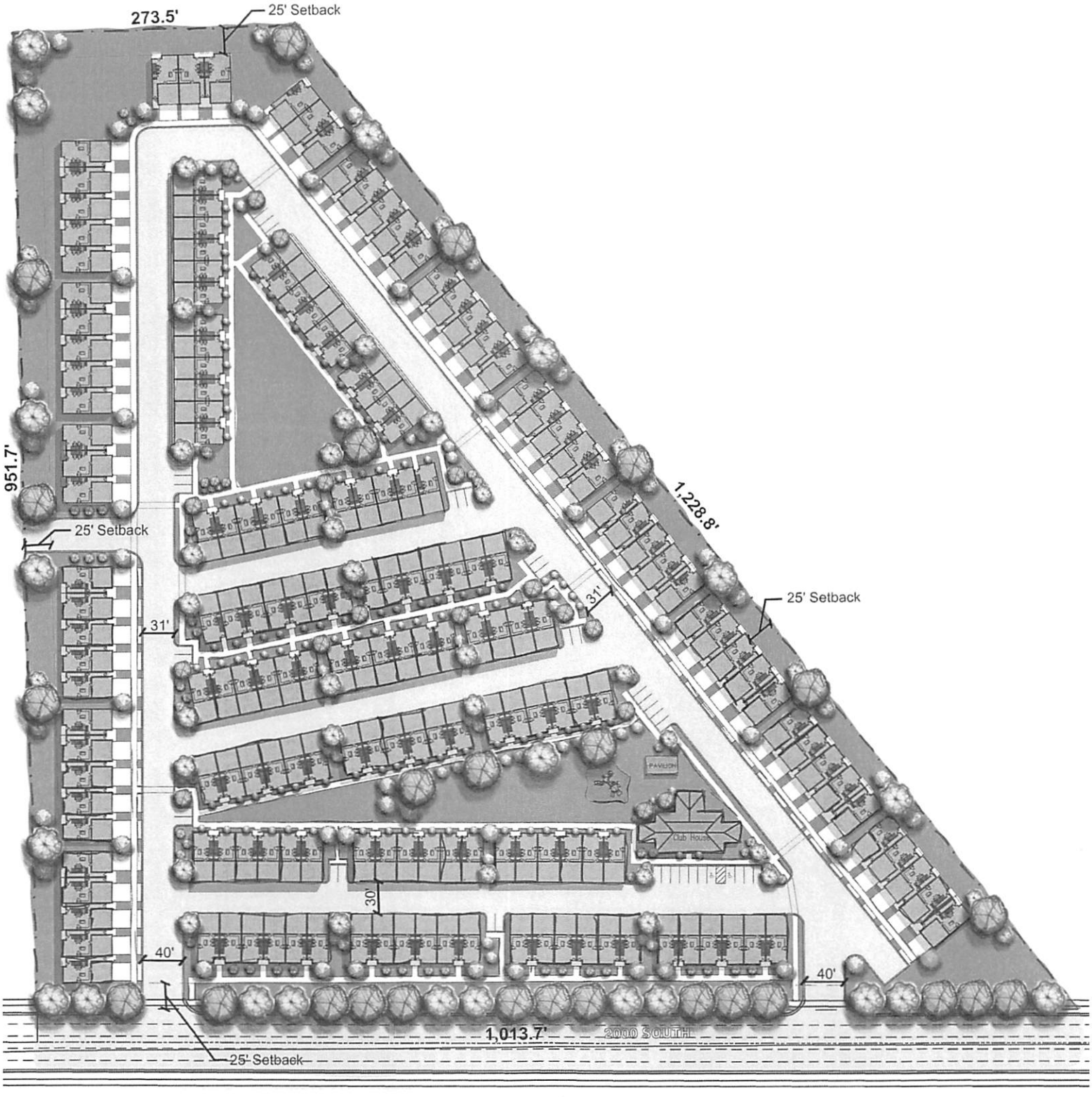
22. **Solid Waste Receptacles and Storage Areas**. All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with a masonry wall at least six feet (6') in height and shall have a sight-obscuring gate.

23. **Unit Owners' Association.** A unit owners' association shall be formed and maintained to provide maintenance and upkeep of the common areas of the development. All final plats shall contain a note indicating that all units in the PD-42 zone are included in and subject to the unit owners' association. Prior to receiving a building permit for any property in the PD-42 zone, the owner/developer shall provide proof to the City of Orem that a unit owners' association has been established for the property on which the building permit is requested.

24. **Mechanical Equipment**. All mechanical equipment shall be screened from view, either by enclosure or parapet wall. Any truck dock areas shall also be similarly screened from view.

25. **Default Standards**. Except as otherwise provided herein, the provisions and standards of the PRD zone shall apply to the PD-42 zone.

26. **Neighborhood Meeting.** The owner/developer of any development in the PD-42 zone shall conduct at least one (1) neighborhood meeting in accordance with Section 22-14-20(I) to explain the proposed development and to address all neighborhood concerns. Written notice shall be given by the owner/developer to all residents within three hundred feet (300') in all directions of the proposed development. Notice of the meeting shall be delivered by the owner/developer at least seven (7) days 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 any site plan being submitted to the City. The owner/developer shall write a summary of the neighborhood meeting and submit it as part of the site plan.



Tuttle and Associates, Inc.
ARCHITECTS

NORTH

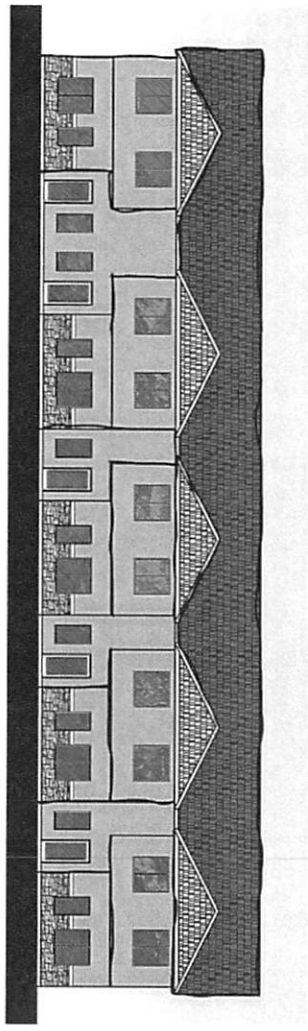
Lakeview Terrace

Orem, Utah

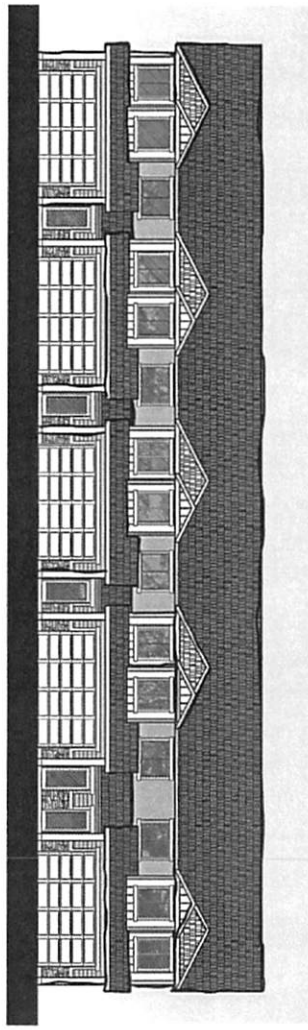
-Relocate power poles as required by city.

-Road width to be dedicated as per city requirements.

Unit Mix	
3 BEDROOM UNITS	134
2 BEDROOM UNITS	58



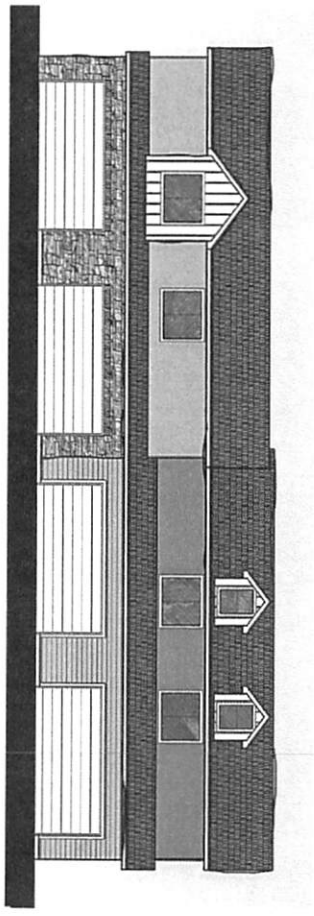
REAR ELEVATION



FRONT ELEVATION

	FRONT LOADED BUILDING ELEVATIONS	Lakeview Terrace Orem, UTAH		Tuttle and Associates, inc ARCHITECTS

July 9, 2015



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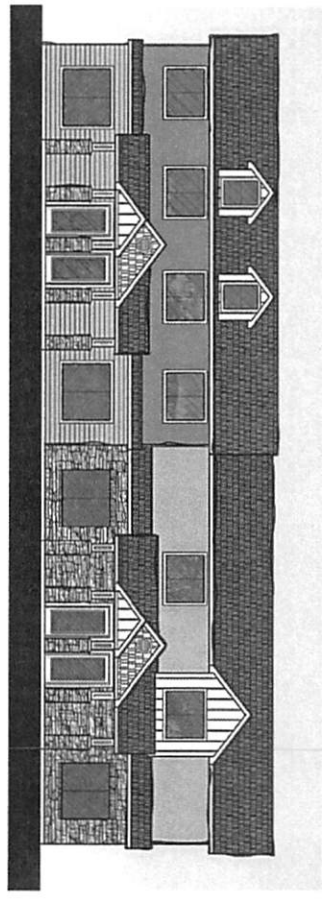


FRONT ELEVATION

						July 9, 2015	REAR LOADED BUILDING ELEVATIONS

Lakeview Terrace

Orem, UTAH

Tuttle and Associates, Inc.
ARCHITECTS
16481 33005
Salt Lake City UT 84106
ph (801)485-6464
fax(801)485-6967

DRAFT

22-11-56. PD-43 Zone 2000 South Geneva Road

A. **Purpose.** The purpose of the PD-43 zone is to allow for a medium density development of attached residential units consisting of townhouses and twin-homes.

B. **Location.** The PD-43 zone shall apply only to a parcel of property located generally at 2000 South Geneva Road as shown in the concept plan.

C. **Concept Plan.** Property in the PD-43 zone shall be developed in substantial conformance with the concept plan included as Appendix "MM" of the Orem City Code which is incorporated herein by reference. Area A shall consist of a medium-density residential development and Area B shall consist of a senior independent living facility or commercial development.

D. **Permitted Uses.** Attached or detached residential dwelling units including townhouses and twin-homes are permitted in Area A. However, no stacked units shall be allowed in Area A. Common recreation amenities that are customarily incidental to and accessory to attached unit residential developments shall also be permitted in Area A. A senior independent living facility and any use permitted in the C2 zone shall be permitted in Area B.

E. **Prohibited Uses.** Any use that is not listed as a permitted use in subsection (D) above is prohibited.

F. **Final Plat**. A final plat that conforms to all development standards and requirements of Chapter 17 shall be approved and recorded by the City prior to any development in the PD-43 zone.

G. **Site Plan**. All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-43 zone. No development, construction, revisions, or additions shall take place on a site in the PD-43 zone, except for demolition and preliminary site grading, until the site plan has been approved, the final plat has been recorded, the necessary bonds have been posted, all fees have been paid, and the appropriate permits have been obtained.

1. **Additional Site Plan Requirements**. In addition to the requirements of Section 22-14-20, the site plan shall include details of amenities and their locations within the project.
2. **Phasing**. Development phases are permitted provided that all phases include, in accordance with City policies and procedures: 1) sufficient traffic circulation for the development phase to existing dedicated streets; 2) sufficient infrastructure, such as sewer and culinary water; 3) surface water detention, if applicable; and 4) appropriate amenities for that phase as specified on the site plan.
3. **Soils Report.** A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan 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 the soils report recommends them.
4. **Army Corps of Engineers Requirements**. No site plan shall be approved unless all requirements of the Army Corps of Engineers have been satisfied with respect to the land included within such site plan.

H. **Development Standards and Requirements.** The following development standards shall apply to all development in the PD-43 zone.

1. **Density.** The maximum residential density allowed shall be twelve (12) dwelling units per acre.

2. **Height.** No structure in Area A shall exceed a height of thirty-five feet (35'). No structure in Area B shall exceed a height of forty-five feet (45').

3. **Setbacks.**

a. Area A. All buildings in Area A shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone, from all private streets and from the shared boundary line between Area A and Area B. All parking spaces shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone and ten feet (10') from the shared boundary line between Area A and Area B. No setback is required from the outside boundaries of the PD-43 zone (except for boundaries adjacent to public streets) for accessory structures that have a footprint of less than one thousand (1000) square feet. Porches, cantilevers, canopies and "pop out" windows may encroach into the setback a maximum of two feet (2'). Landscaping shall be maintained in all required setback areas.

b. Area B. All buildings in Area B shall be set back from all public streets and the shared boundary line between Area A and Area B a distance equal to the height of the building or twenty feet (20'), whichever is greater. All parking spaces shall be set back a minimum of twenty feet (20') from all outside boundary lines of the PD-43 zone and ten feet (10') from the shared boundary line between Area A and Area B. Landscaping shall be maintained in all required setback areas.

4. **Architectural Style**. All buildings in the PD-43 zone shall substantially conform to the architectural design and quality illustrated in the concept plan.

5. **Exterior Finish Materials**. The exterior finish materials of all exterior walls on all dwelling units in the PD-43 zone shall consist entirely of brick, stone, stucco, concrete fiber-board siding, or a combination thereof. Wood or vinyl siding shall not be used on units in the PD-43 zone. However, metal or vinyl soffits and trims are permitted.

6. **Buffered Sidewalks**. A buffered sidewalk separated from the street by a landscaped strip shall be installed and maintained adjacent to all public streets. The sidewalk shall be at least six feet (6') in width. The landscaped strip shall be at least eight feet (8') in width and shall be bermed to a height of at least one foot above the grade of the adjacent sidewalk. The landscaped strip shall be maintained with grass and trees with trees being planted and maintained in the buffering landscaped strip and spaced no more than forty feet (40') apart. Trees in the buffering landscaped strip shall be selected from Appendix U of the Orem City Code and shall be at least two inches (2") in caliper when planted. At least a proportionate share of the required sidewalk and buffering landscaped strip improvements shall be constructed with each phase of development in the PD-43 zone.

7. **Interior Streets**. All streets located within the interior of the PD-43 zone shall be private. Interior streets shall have a minimum asphalt width of twenty-eight feet (28'), Interior streets and sidewalks shall be common area and shall be maintained by the unit owners' association that has jurisdiction of the area in which they are located.

8. **Drive Accesses**. Drive accesses shall be designed and built as shown in the concept plan. All drive accesses shall be constructed with at least two travel lanes with each travel lane being a minimum of (12) feet in width exclusive of areas available for parking.
9. **Interior Sidewalks**. A sidewalk at least five feet (5') in width shall be constructed and maintained along at least one side of all private streets.
10. **Parking.** At least two and one-half (2.5) parking stalls, two of which must be covered, shall be provided for each dwelling unit. Driveways shall not count towards the parking requirement. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). All parking spaces, parking areas, and driveways shall be paved with asphalt and/or concrete and shall be designed to drain properly. Drainage shall not be channeled or caused to flow across pedestrian walk ways.
11. **Fences.** A masonry fence with a minimum height of seven feet (7') shall be erected around the entire perimeter of the PD-43 zone and along the boundary between Area A and Area B except that no fence shall be required along street frontages. The entire perimeter fence shall be constructed of the same materials and have the same design, color and style to ensure a uniform appearance. The developer shall paint the masonry fence with a high grade oil base paint/sealant or with a paint/sealant approved by the City that resists graffiti. A fence may only be allowed along the frontage of a public street if the City Engineer determines that such a fence will not cause any traffic safety concerns, the fence is set back at least ten feet (10') behind the back of sidewalk and the fence does not exceed a height of seven feet (7').
12. **Landscaping.** Landscaping shall be provided and maintained as generally shown in the concept plan. Landscaping shall be maintained in all required setback areas. A landscaping plan shall be submitted to the City for approval as a part of the site plan for any phase of development. All required landscaping within the area of any phase shall be completed within ninety (90) days of completion of the building construction within that phase. In the event that the building is completed between October 15 and March 15, completion of the landscaping may be delayed until the next June 15 following said March 15 date.

a. All land within the PD-43 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practices. At least seventy percent (70%) of the landscaped areas must be maintained in living, vegetative materials. A permanent underground sprinkling system shall be installed for all landscaped areas.

b. For every two (2) dwelling units there shall be required on the site at least one (1) deciduous tree at least two inches (2") in caliper measured six inches (6") above ground level, one (1) evergreen tree at least five (5) gallons in size, and sixteen (10) shrubs at least five (5) gallons in size.

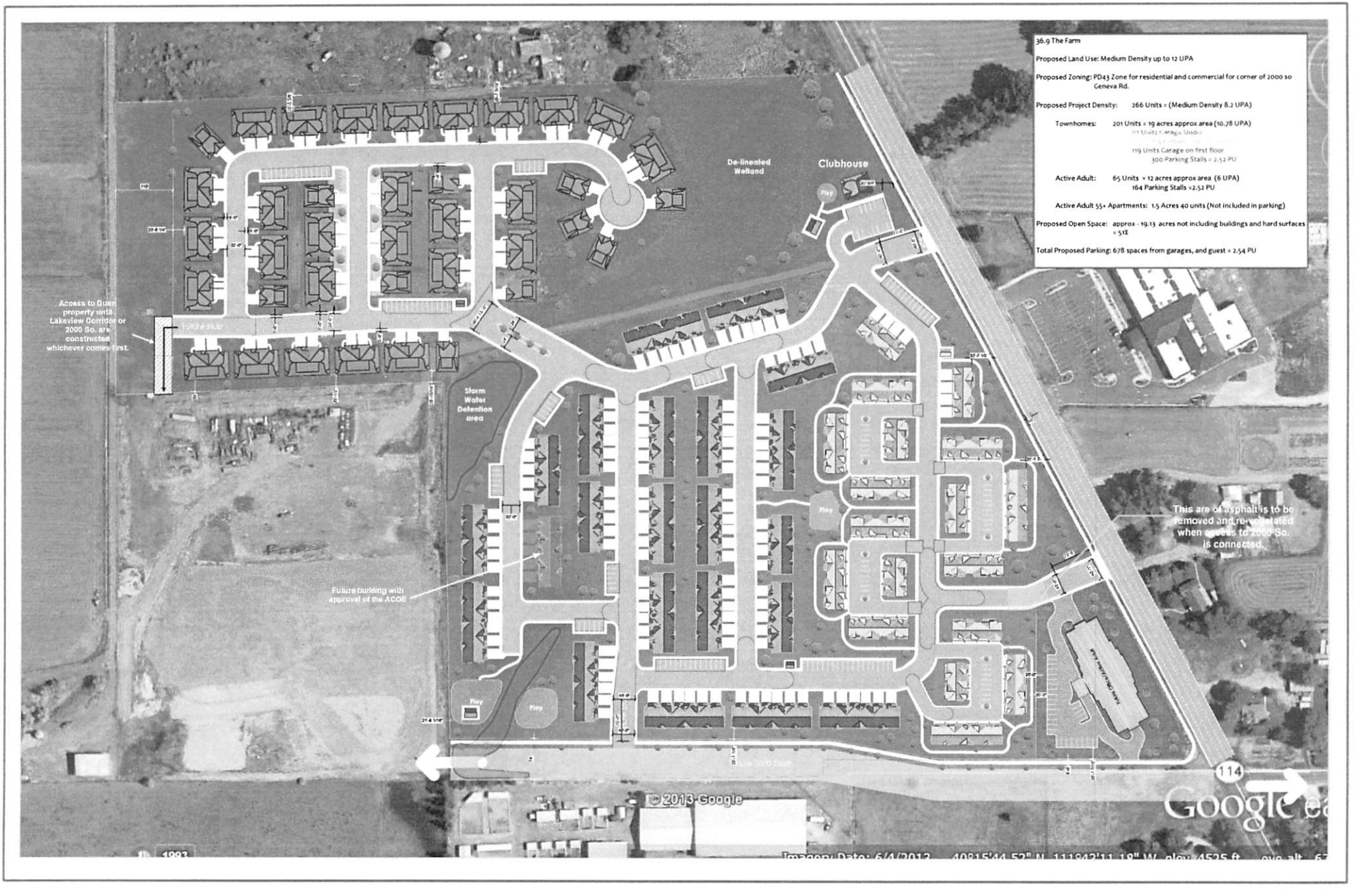
13. **Lighting Plan.** Each site plan shall include a lighting plan that is designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Exterior wall pack lighting shall be provided on each building. Parking lots and structures shall be well lit. Interior street pole lights shall have a decorative style and shall be dark-sky sensitive. No cobra-style light standards are allowed. The general design of the interior street pole lights shall follow the general theme of the development.

14. **Off-site Improvements.** Off-site curb, gutter and sidewalk along street rights-of-way bordering the site may be required by the City when safety or surface water drainage is impaired as a result of the proposed PD-43 zone.
15. **Irrigation Ditches.** Irrigation ditches within the development or along street rights-of-way adjacent to the development shall be piped.
16. **Storm Water Runoff Plan.** All developments in the PD-43 zone shall have a storm water runoff plan designed to accommodate a 25-year storm. Any on-site detention ponds may be considered in and part of required landscaped areas. All surface water runoff shall be detained on site.
17. **Signs.** Except as otherwise provided below, signage in the PD-43 zone shall comply with Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-43 zone:

a. One monument sign with a maximum height of six feet and a maximum area of forty-eight square feet shall be allowed in Area B.
b. Three monument signs shall be allowed in Area A with each monument sign limited to a height of six feet and a maximum size of twenty-four (24) square feet.
c. All permitted monument signs shall be constructed in accordance with the setback and landscaping requirements of Chapter 14 of the Orem City Code.

18. **Accessory Apartments.** Accessory apartments are not permitted in the PD-43 zone.
19. **RV Storage**. Open storage of recreational vehicles (RVs), utility trailers, boats and similar items shall be prohibited in the PD-43 zone.
20. **Utilities.** All dwelling units 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. **Amenities**. Amenities shown on the concept plan shall be incorporated into the development.
22. **Solid Waste Receptacles and Storage Areas**. All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with a masonry wall at least six feet (6') in height and shall have a sight-obscuring gate.
23. **Unit Owners' Association.** A unit owners' association shall be formed and maintained to provide maintenance and upkeep of all common areas in the PD-43 zone. Prior to receiving a building permit for any property in the PD-43 zone, the owner/developer shall provide proof to the City of Orem that a unit owners' association has been established for the property on which the building permit is requested.
24. **Mechanical Equipment**. All mechanical equipment shall be screened from view, either by enclosure or parapet wall. Any truck dock areas shall also be similarly screened from view.
25. **Default Standards**. Except as otherwise provided herein, the provisions and standards of the PRD zone shall apply in Area A and the standards of the C2 zone shall apply in Area B of the PD-43 zone.
26. **Neighborhood Meeting.** The owner/developer of any development in the PD-43 zone shall conduct at least one (1) neighborhood meeting in accordance with Section 22-14-20(I) to explain the proposed development and to address all neighborhood concerns. Written notice shall be given by the owner/developer to all residents within five hundred feet (500') in all directions of the proposed development. Notice of the meeting shall be delivered by the owner/developer at least seven (7) days 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 any site plan being submitted to the City. The owner/developer shall write a summary of the neighborhood meeting and submit it as part of the site plan.


36.9 The Farm
Proposed Land Use: Medium Density up to 12 UPA
Proposed Zoning: PD43 Zone for residential and commercial for corner of 2000 so Geneva Rd.
Proposed Project Density: 266 Units = (Medium Density 8.2 UPA)
Townhomes: 201 Units = 19 acres approx area (10.78 UPA)
119 Units Garage on first floor
300 Parking Stalls = 2.52 PU
Active Adult: 65 Units = 12 acres approx area (6 UPA)
164 Parking Stalls =2.52 PU
Active Adult 55+ Apartments: 1.5 Acres 40 units (Not included in parking)
Proposed Open Space: approx - 19.13 acres not including buildings and hard surfaces = 51%
Total Proposed Parking: 678 spaces from garages, and guest = 2.54 PU
De-lineated Wetland
Clubhouse
Access to Dunn property until Lakeview Corridor or 2000 So. are constructed whichever comes first.
Storm Water Detention area
Future building with approval of the ACOE
This are of asphalt is to be removed and re-vegetated when access to 2000 So. is connected.
Play
114
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Google

FRONT ELEVATION

Garden Level Townhomes in Section 2