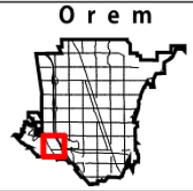
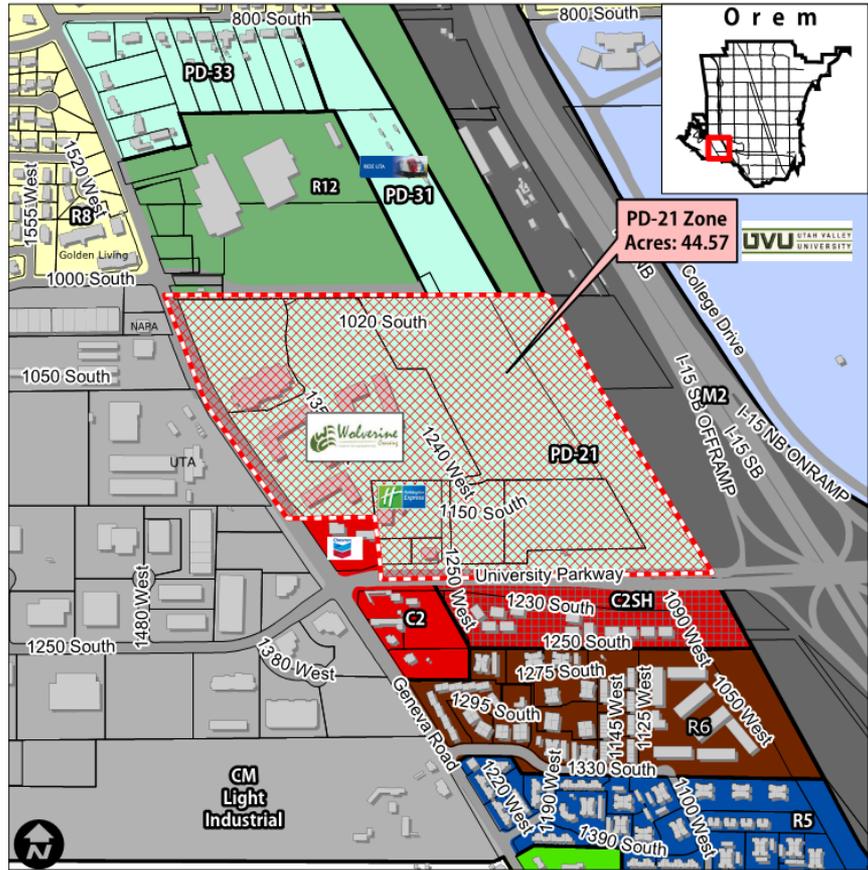


PUBLIC HEARING – Amending Section 22-11-33 and Appendix “O”
pertaining to development standards in the PD-21 zone at 1200 South
Geneva Road

PD-21 ZONE

1000 SOUTH GENEVA ROAD



PD-21 Zone
Acres: 44.57



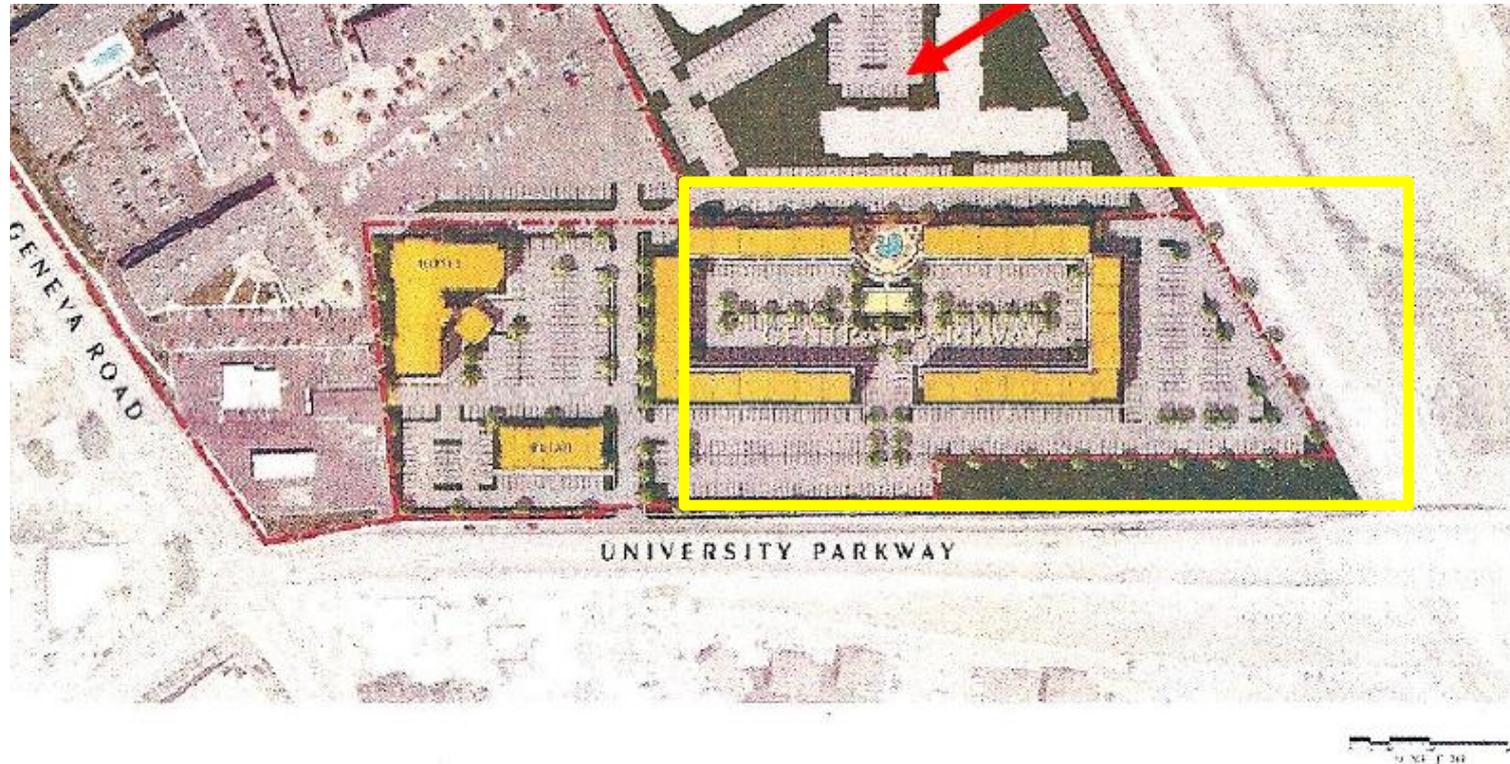
◆ PD-21 Zone
44.57 Acres.

NIA CONTACT:
Sunset Heights
Mike Walker

PD-21 Zone
Buildings
Parcels

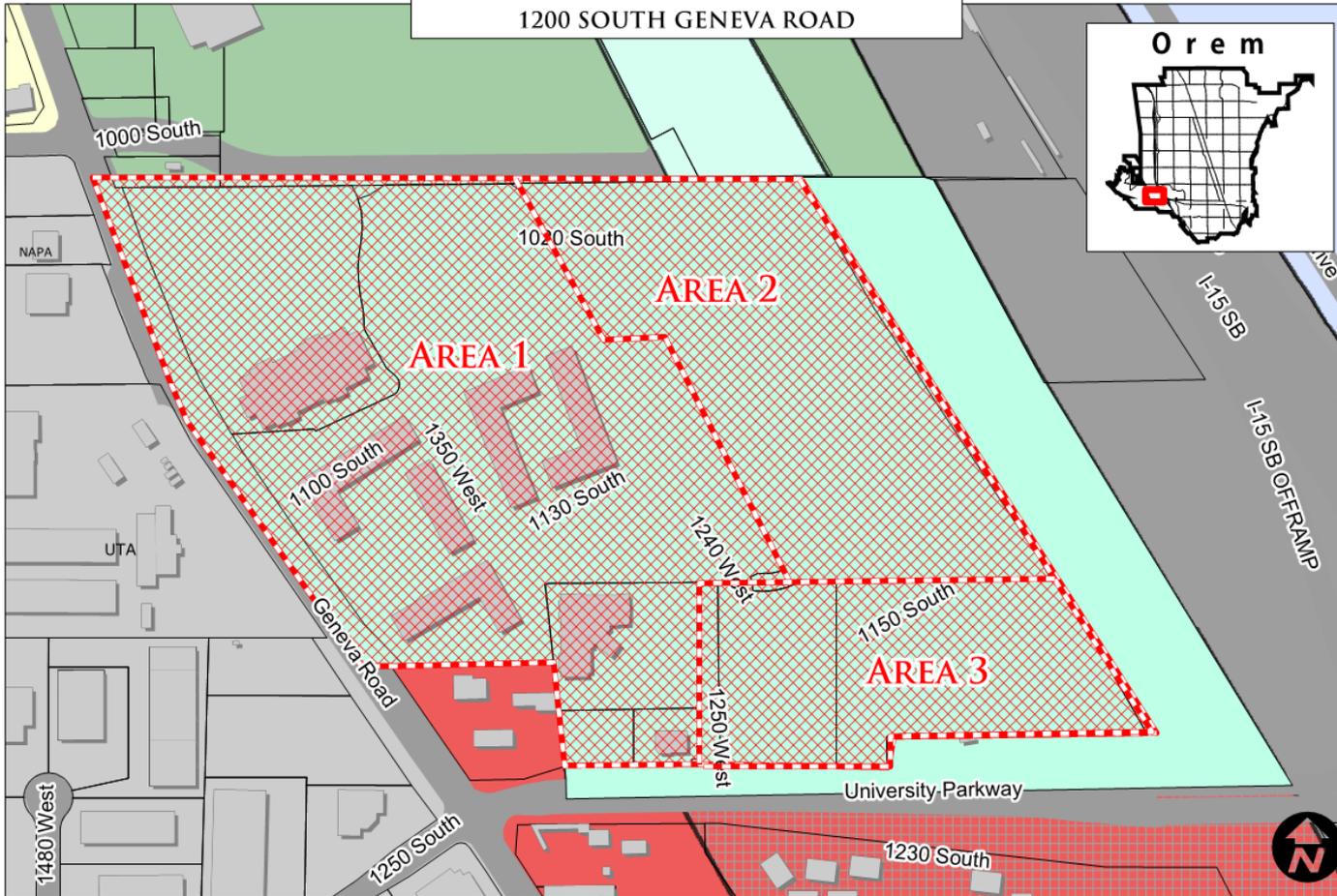


Current PD-21 Concept Plan Area 2 (future Area 3)

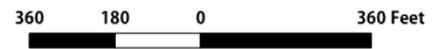


PD-21 ZONE AREA MAP

1200 SOUTH GENEVA ROAD



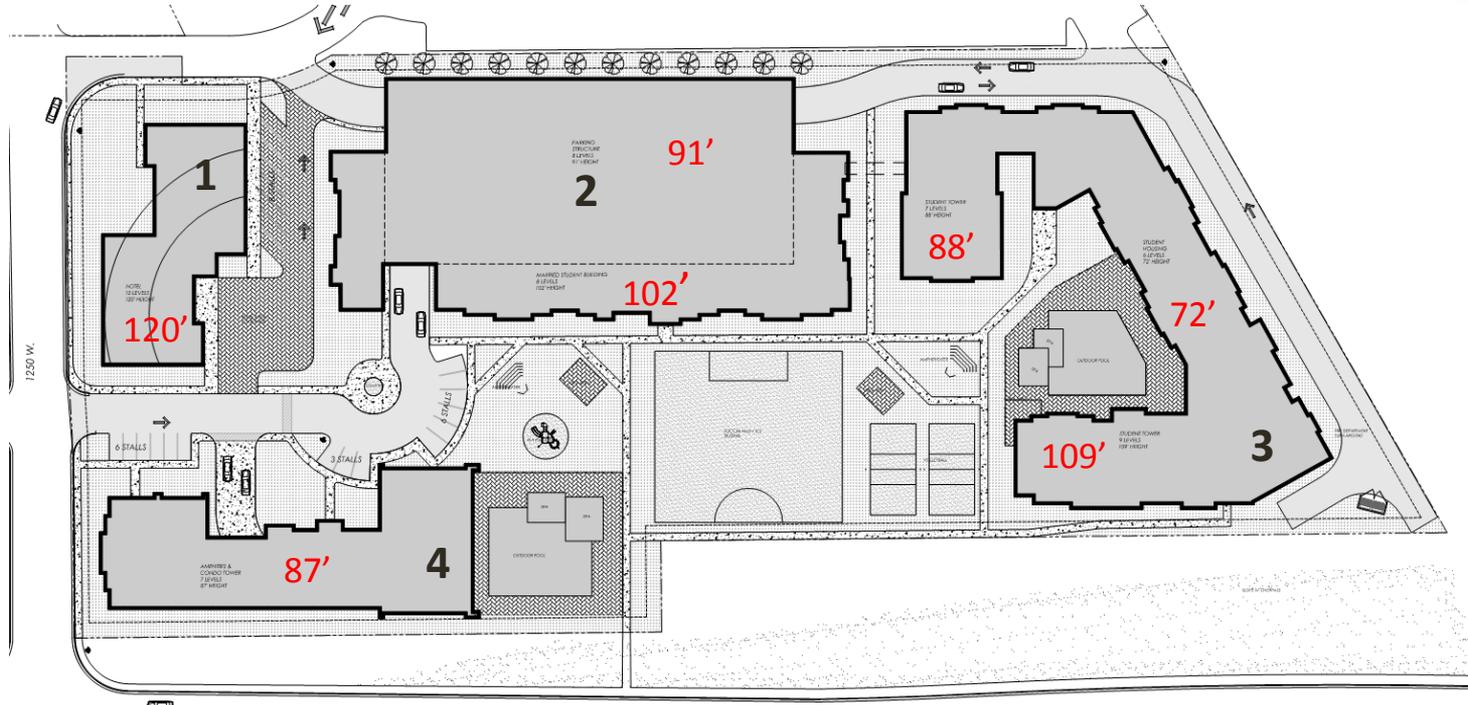
PD-21 Zone
44.57 Acres.



PD-21 Zone
Buildings
Parcels
PD21

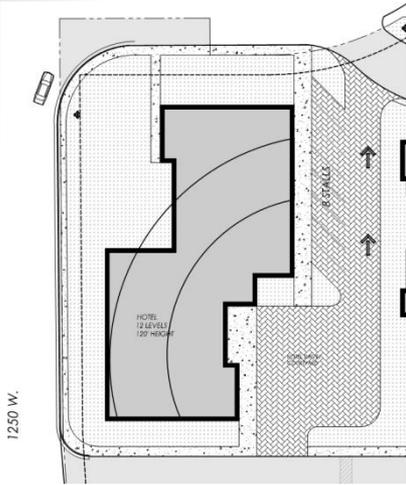


Proposed Concept Plan - Area 3



W.
UNIVERSITY
PARKWAY

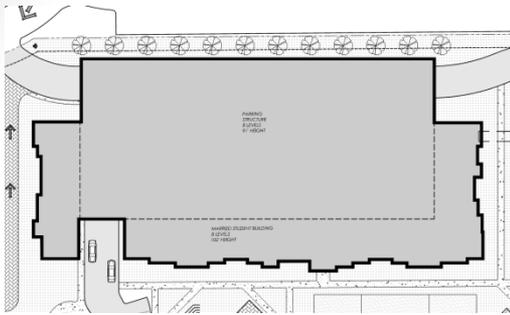




Building 1

Southeast/Northwest Elevations - Hotel 120'





Building 2

Parking Structure 91' and Married Student 102'



South Elevation



East Elevation



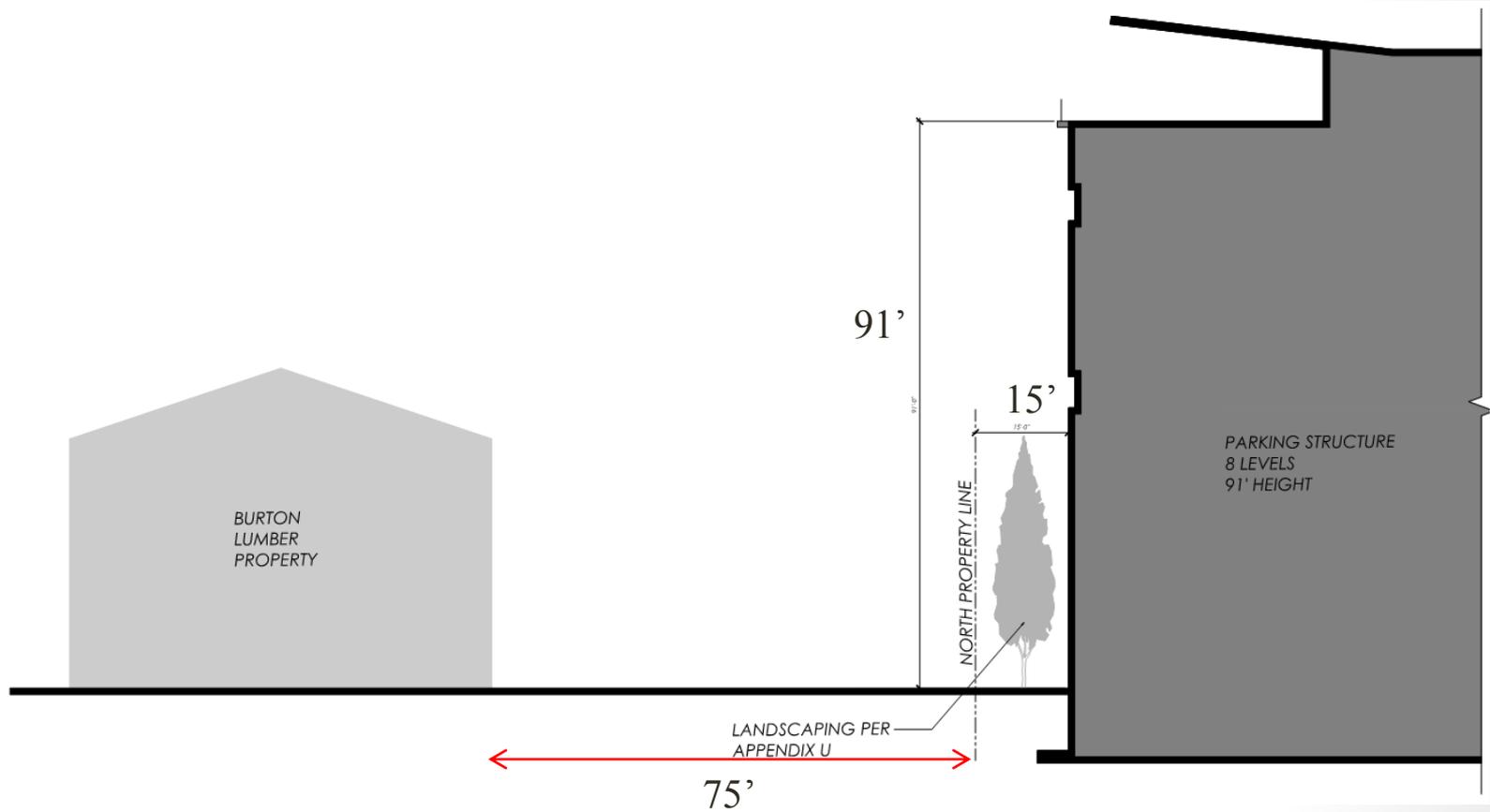
West Elevation

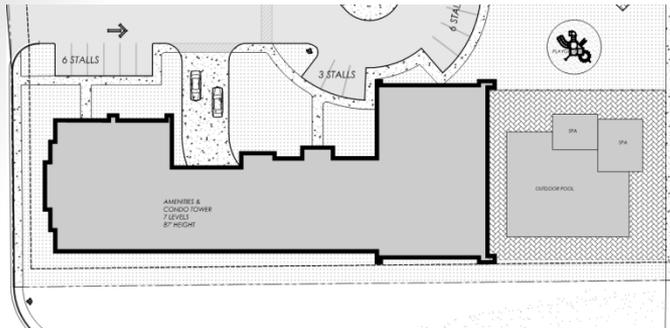
Building 2 Parking Structure 91' and Married Student 102'



North Elevation

Building 2 Cross Section





Building 4



South Elevation



North Elevation



Building 4 Condo/Amenity Tower 87'

Proposed Text Changes

- Creating Area 3 from Area 2
- Up to eight residents in any unit of Area 3
- Maximum of 150' building height in Area 3 (current code 86')
- Setback of 15 feet to north and east property lines of Area 3
- Architectural concrete or zinc panels no more than 15% of any elevation
- Aesthetic Enhancement of Parking Garage (Appendix O)
- Two monument signs along 1250 West

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 22-11-33 and Appendix “O” of the Orem City Code pertaining to development standards in the PD-21 zone located at 1200 South Geneva Road with a recommendation that the maximum height of each building be limited to the height shown on the concept plan. The Planning Staff supports the recommendation of the Planning Commission.