



Planning Commission

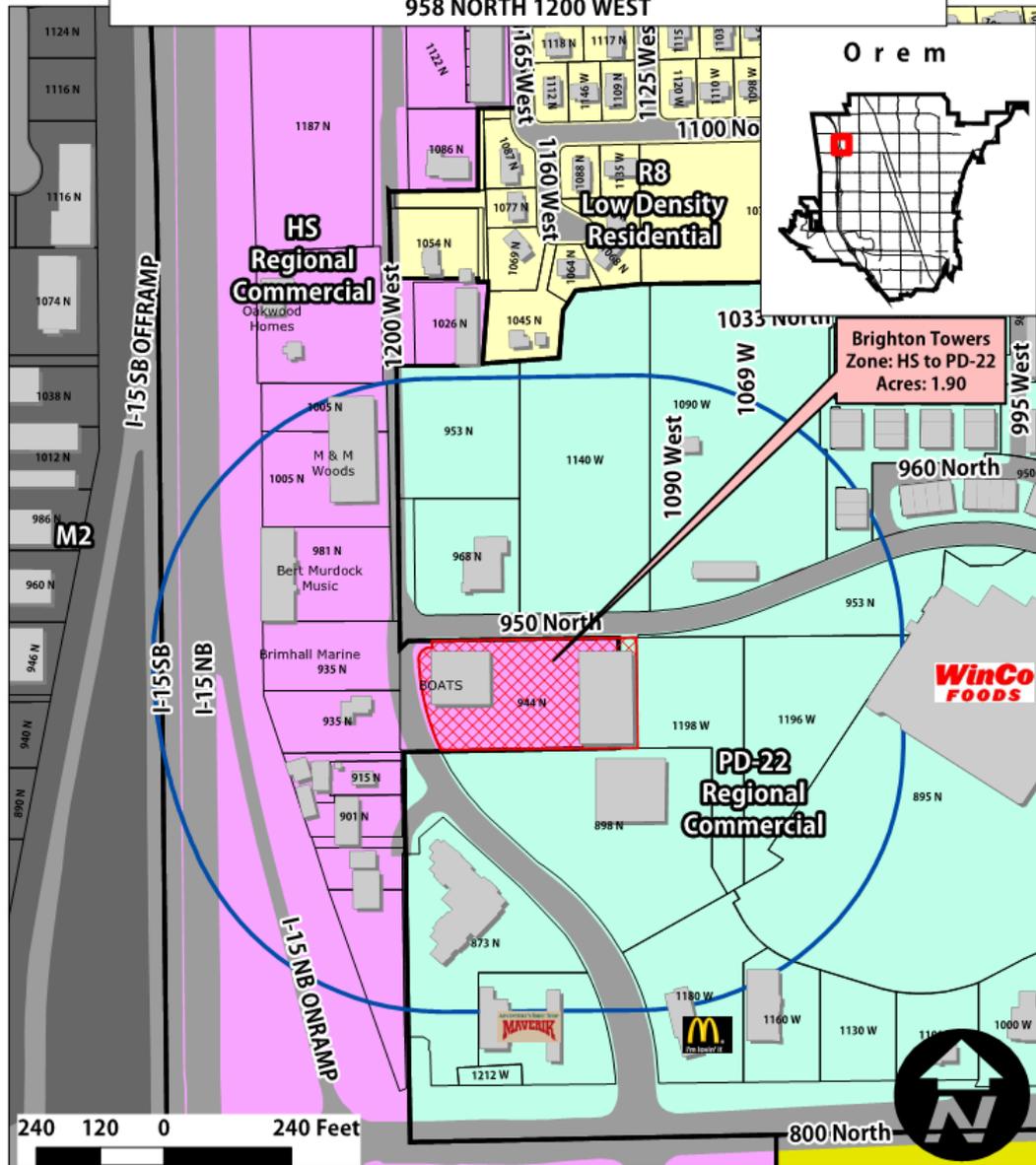
January 7, 2015

Item #: 4.1

PUBLIC HEARING – Amending Section 22-11-35(K) of the Orem City Code pertaining to retail space requirements of the PD-22 zone, amending Section 22-11-35(L)(4)(b) pertaining to parking requirements in the PD-22 zone, amending Appendix ‘Q’ of the Orem City Code pertaining to the concept plan of the PD-22 zone and amending Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone on approximately 1.90 acres located generally at 958 North 1200 West from the Highway Services (HS) zone to the PD-22 zone.

Applicant: Bruce Dickerson

Brighton Towers Rezone - HS to PD-22



◆ Brighton Towers Rezone HS to PD-22:
1.90 Acres; HS to PD-22 Zone.

NIA CONTACT:
Timpview Neighborhood
Brian and Lisa Kelly

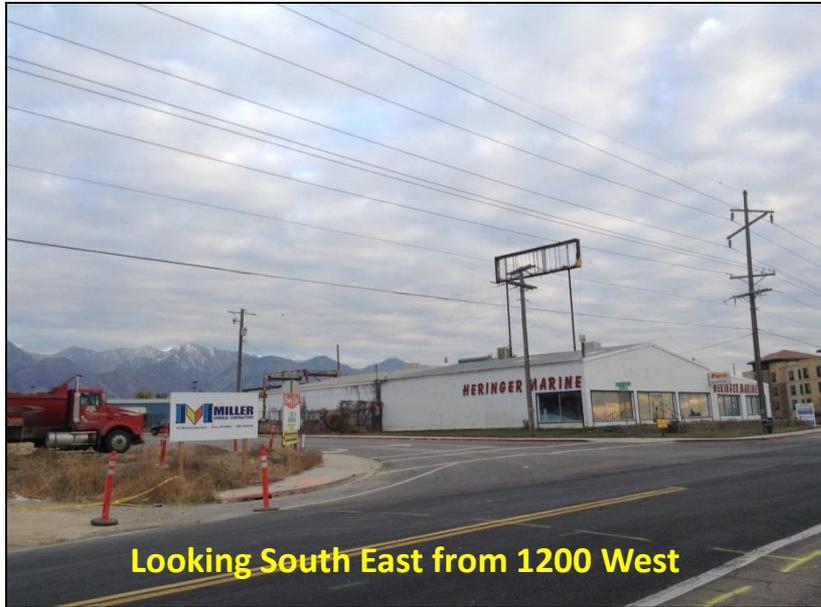
- Legend**
- Buildings
 - Brighton Towers
 - Notification Boundary
 - Parcels



Aerial View



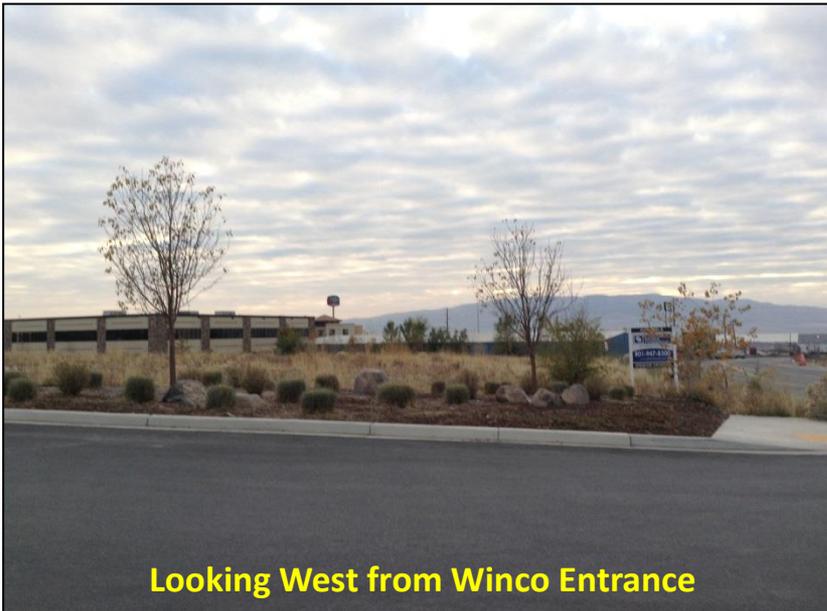
Site Photos



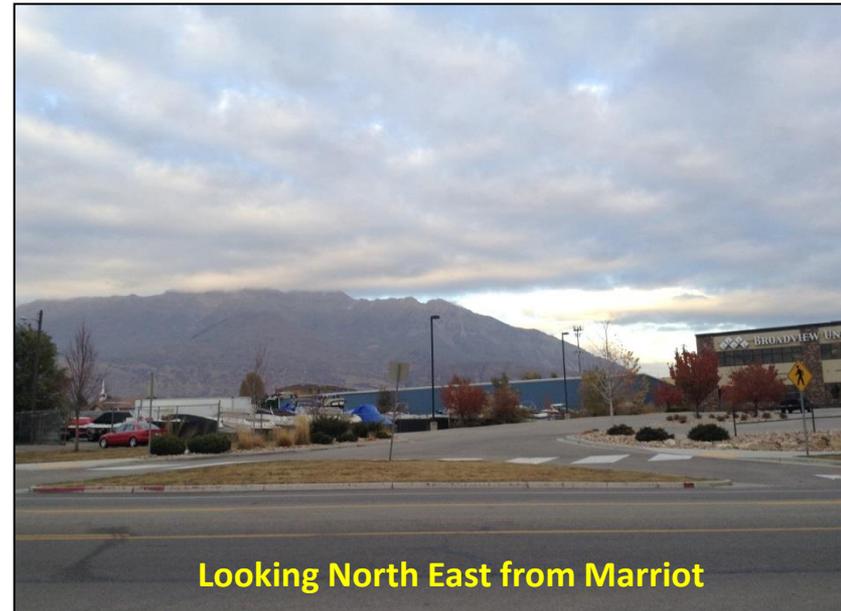
Looking South East from 1200 West



Looking North West from Winco

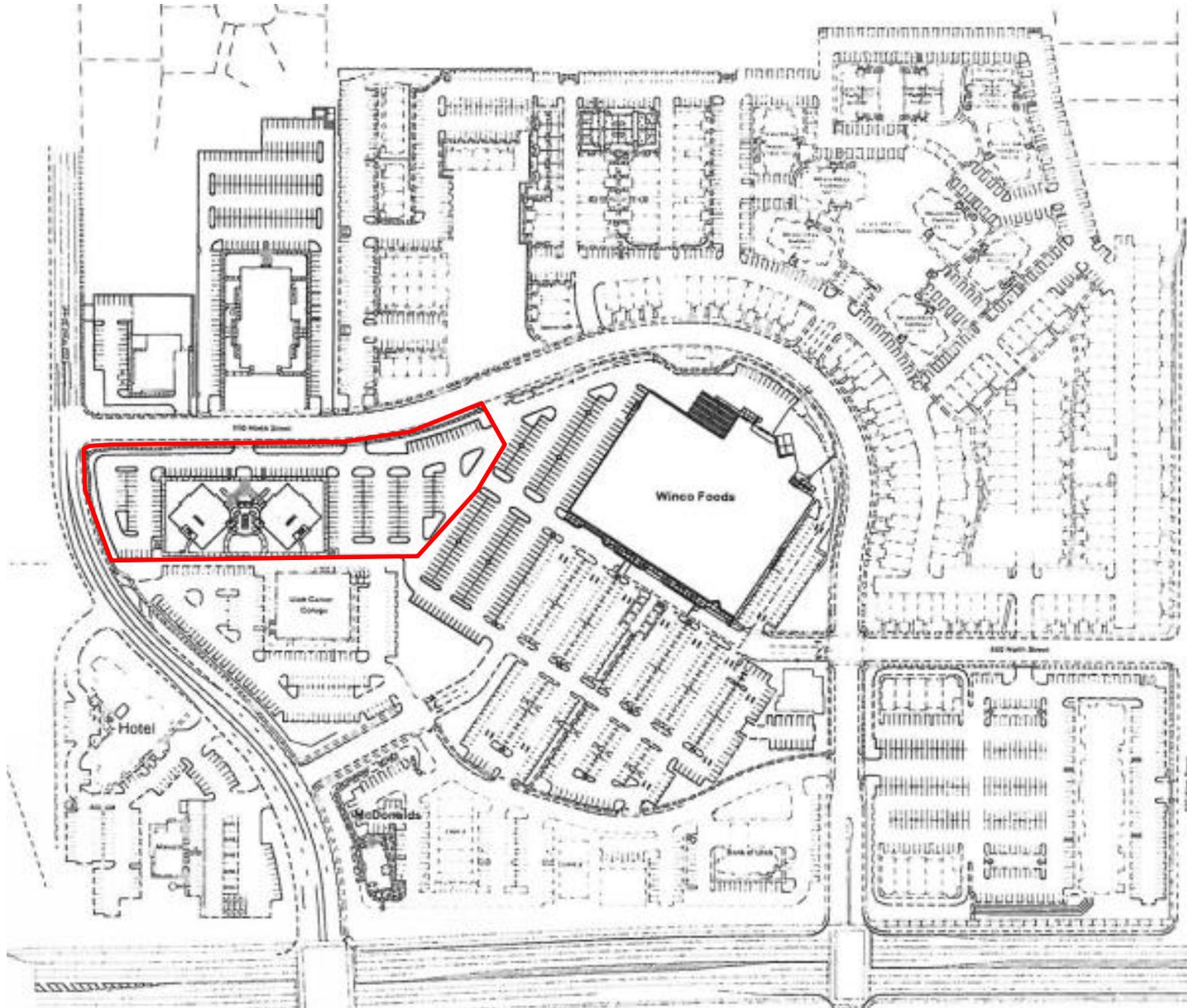


Looking West from Winco Entrance



Looking North East from Marriot

Overall Concept Plan



Building Elevations

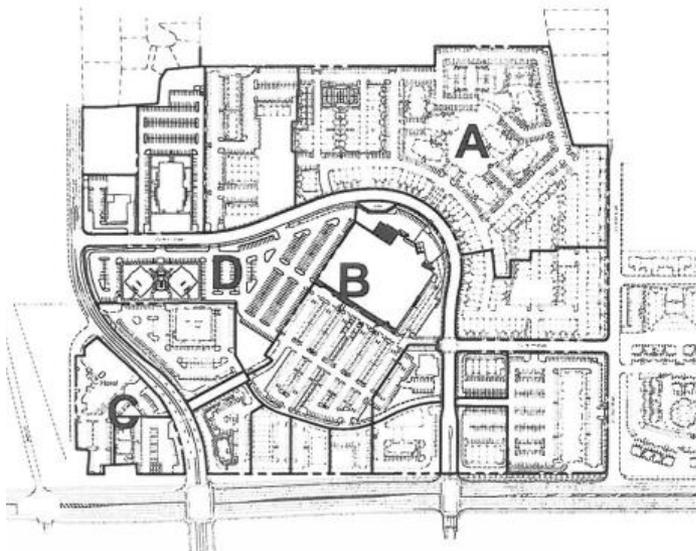


Proposed Ordinance Amendment – Retail Space

K. Minimum Retail Space Requirement. Retail uses that generate sales tax shall be required in the PD-22 zone as follows (for area designations refer to Appendix “Q” page Q.102):

1. Area A. No retail required in this area.
2. Area B. At least fifty percent (50%) of the ground floor area shall be dedicated to retail uses.
3. Area C. At least seventy percent (70%) of the ground floor area shall be dedicated to retail uses.
4. Area D. No retail required in this area.

Appendix Q.12



Area A: is the Residential/Condominium Area.

Area B: consists of mixed uses such as main floor commercial, along with upper floors of office, retail, and condominiums. At least 50% of the ground floor area will be dedicated to retail businesses.

Area C: consists of offices and retail businesses with some multilevel buildings. At least 70% of the ground floor area will be dedicated to retail businesses.

Area D: consists of the Office Tower Area.

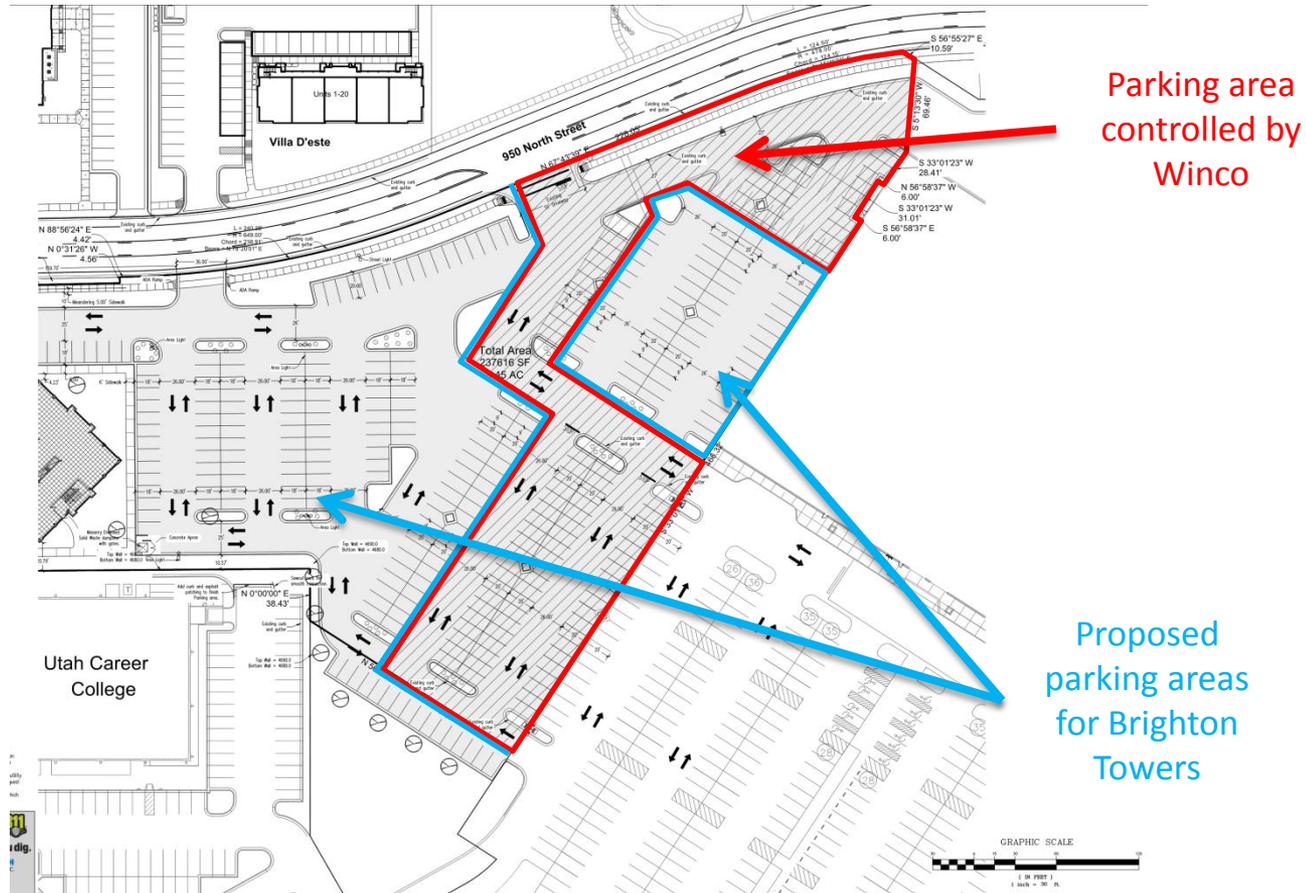


Proposed Ordinance Amendment – Parking Reduction

Section 22-11-35(L)(4)(b)

4. Parking

b. Nonresidential Areas. Buildings containing only nonresidential uses shall provide ~~four~~ ~~(4) five (5)~~ parking spaces for every one thousand (1000) square feet of gross leaseable floor area.



Elements of Development Agreement

1. Eliminate on-street parking on 950 North, and repaint 950 North with a 3-lane typical section.
2. The sight distance at 950 North 1200 West does not meet AASHTO “Green Book” standards. The site plan will need to provide a 445 foot clear sight line from 950 North southward along 1200 West (through the existing Herringer Marine building location).
3. Pavement marking changes are needed at the 950 North 1200 West intersection. The Hales report shows a striping concept plan in Appendix E. Pavement marking changes are also needed for the north leg of 1200 West at the 950 North intersection.
4. A Traffic Signal Equipment Easement should be required at the intersection of 950 North 1200 West. Although the proposed development is not expected to generate traffic levels that would warrant installing a signal with the project, signal warrants may be met in the future as growth continues in the area.
5. The curb line along 1200 West will be improved as per engineering at the intersection of 950 North
6. Plant required trees with a minimum 7’ high canopy to accommodate AASHTO standards.



Appendix “Q” Amendments

Page & Title:

- Q.3A-1 Overall Concept Plan
- Q-4 Exhibit “B” Overall Concept Plan
- Q-12 PD-22 Zones (Shows Areas A, B, C and D)
- Q-13 PD-22 Zones (Shows properties in PD-22 zone)
- Q-14 Public Streets, Building Heights, and Land Uses
- Q-15 General Open Spaces
- Q-18 Storm Drainage Plan
- Q-19 Office Building Elevation



Proposed Building Heights

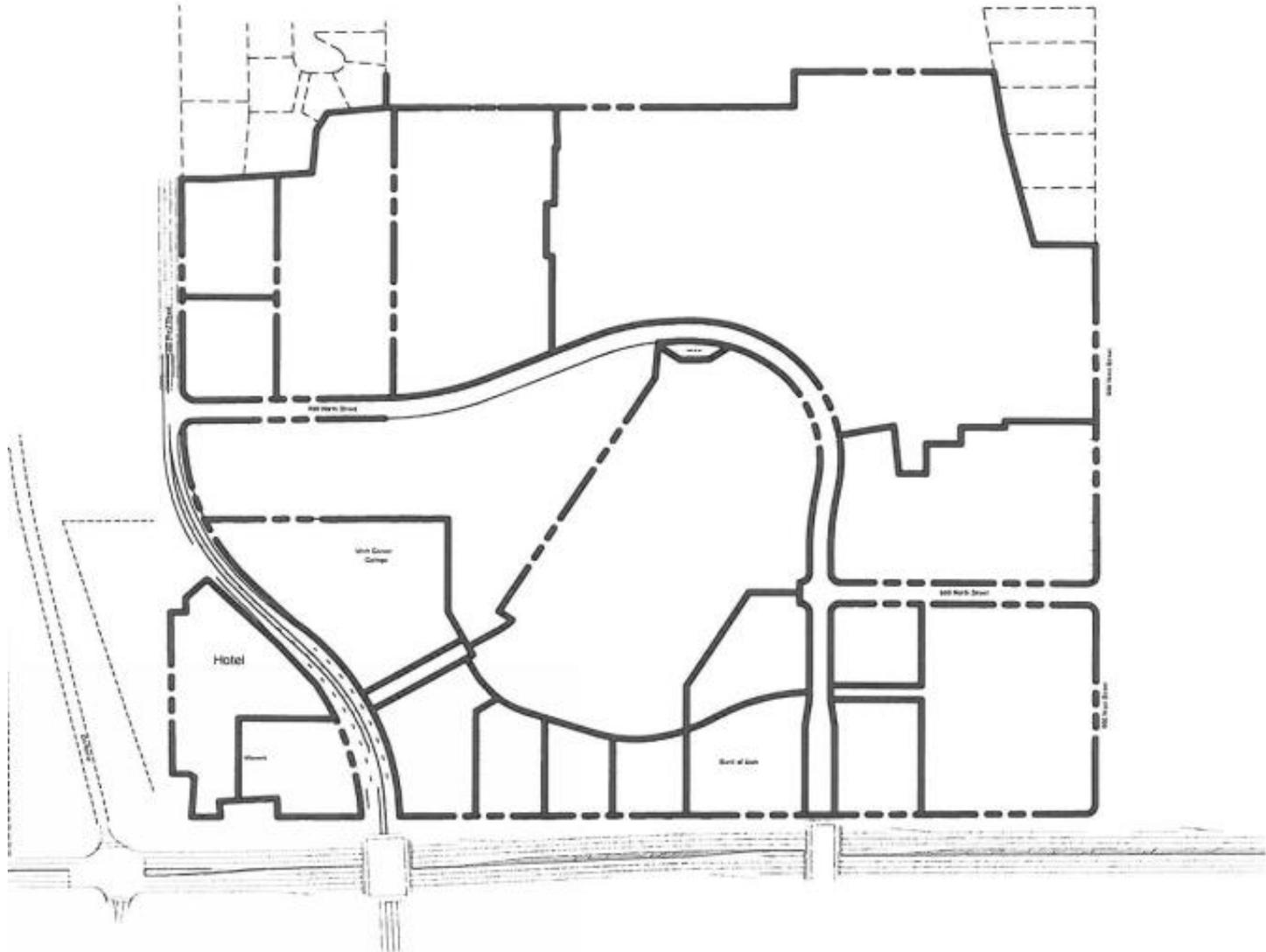
Public Streets, Building Heights, and Land Uses

Appendix Q.14



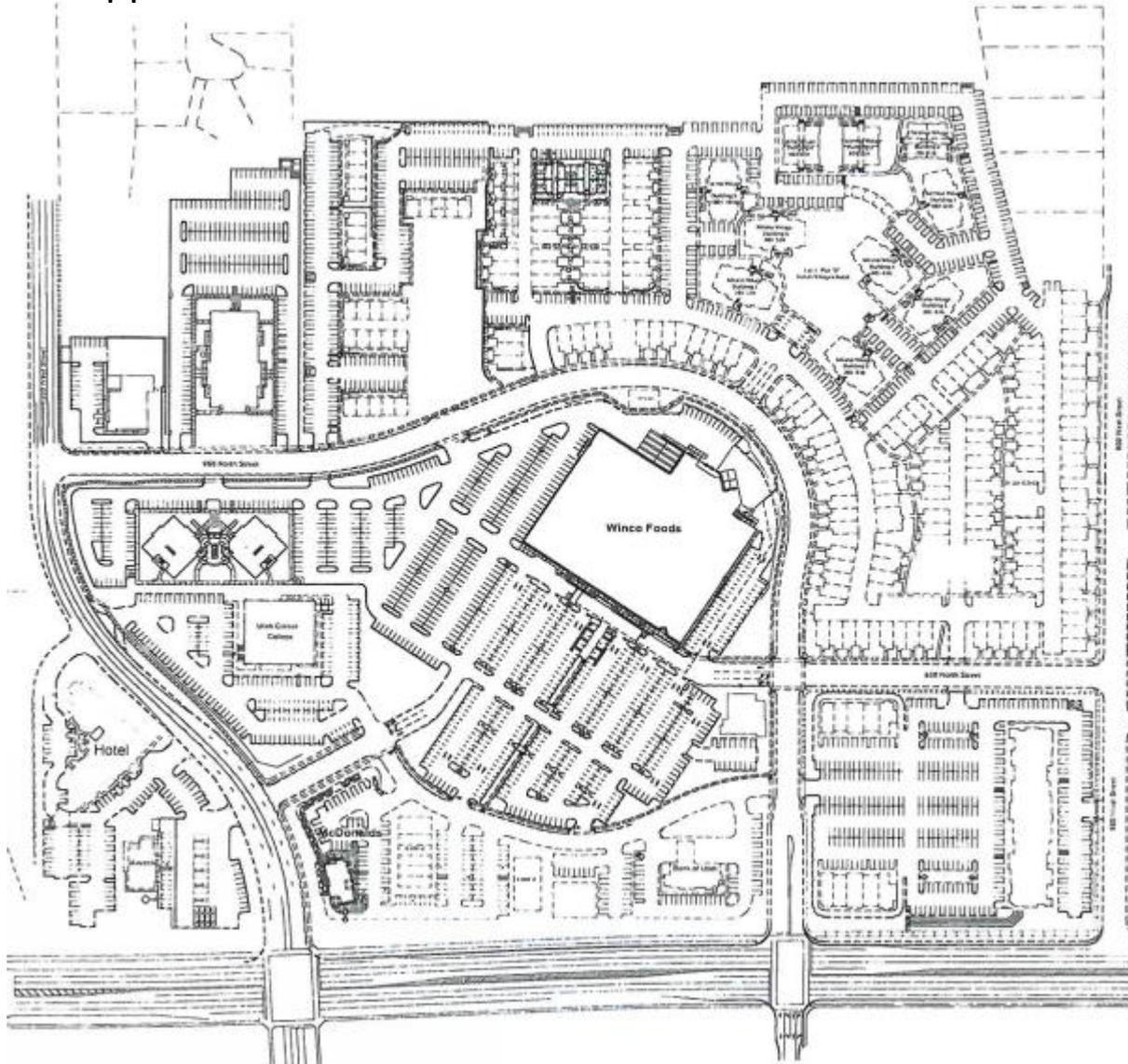
Overall PD-22 Zone

Appendix Q.13



General Open Space

Appendix Q.15



Storm Drainage Plan

Appendix Q.18

