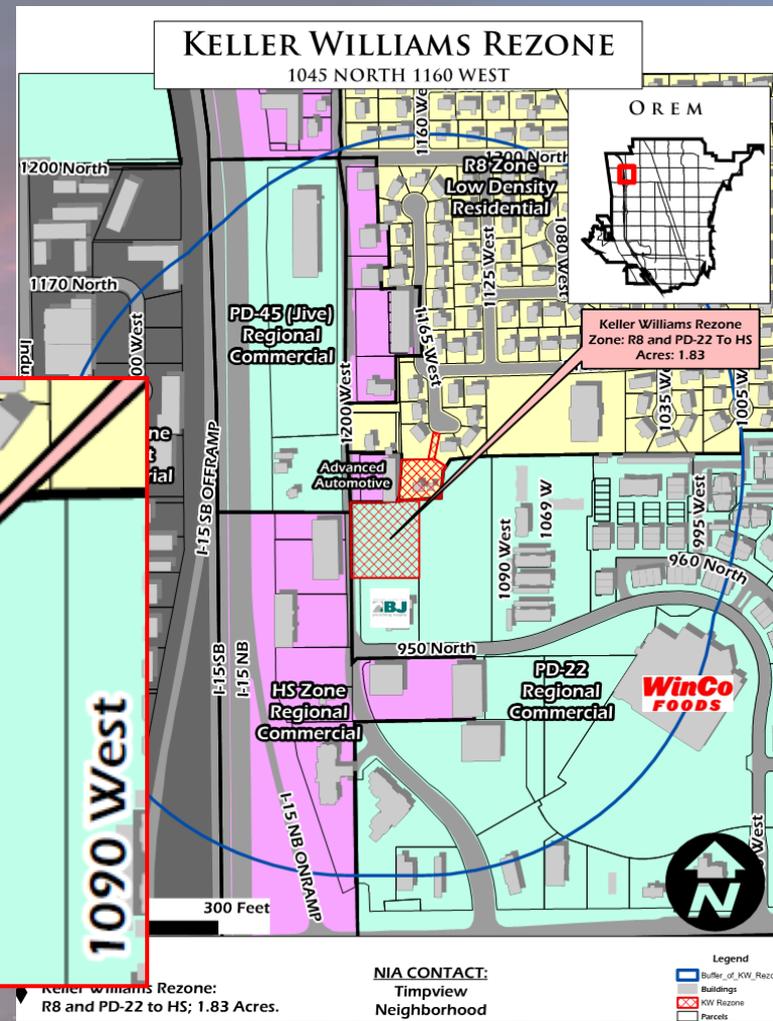
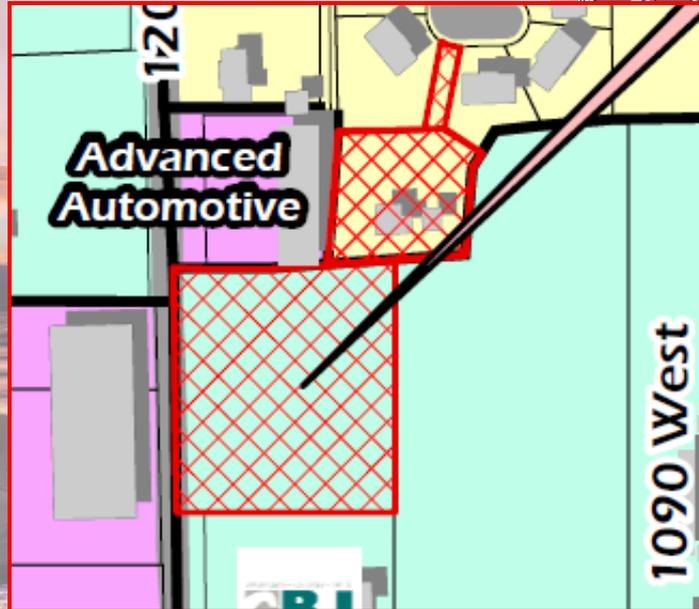


PUBLIC HEARING – Amending the General Plan by changing the Land Use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amending Section 22-5-3(A) and the Zoning Map of the City of Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 and R8 zones to the Highway Services (HS) zone.

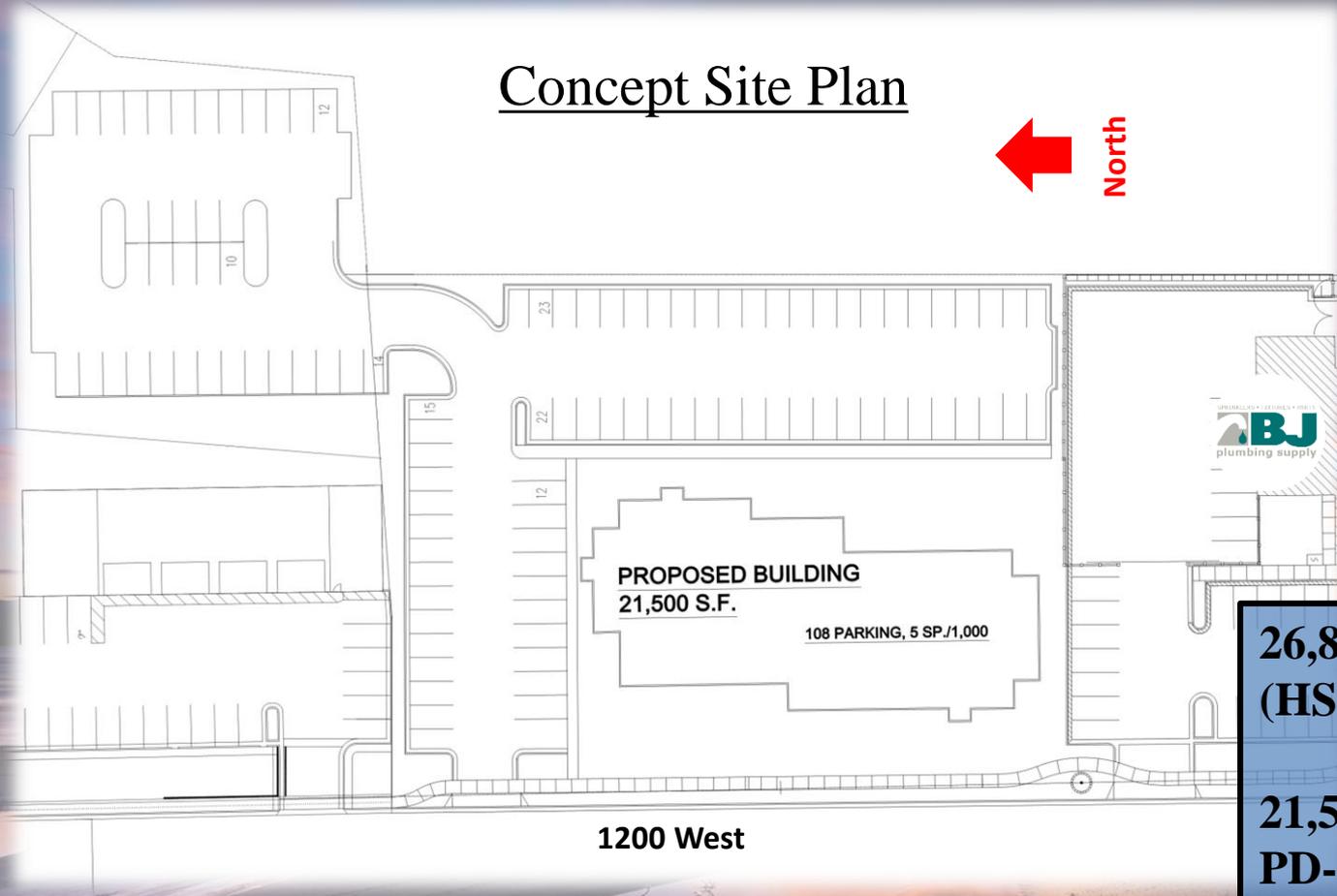
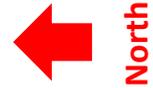
Background & Map

• The applicant requests three actions tonight for the purpose of locating a new office building at 1045 North 1200 West:

1. Amend the General Plan from LDR to RC on residential property
2. Rezone R8 to HS
3. Rezone PD-22 to HS



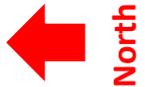
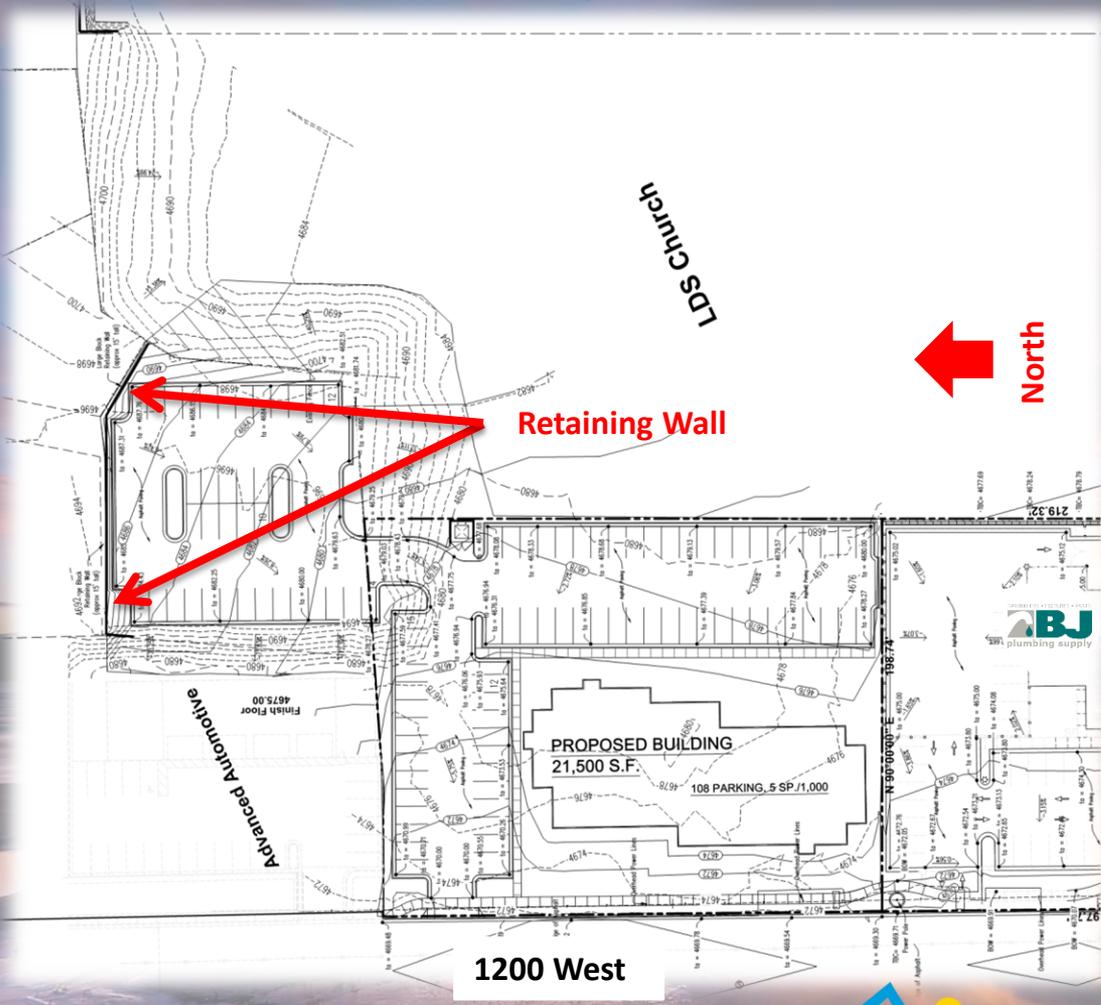
Concept Site Plan



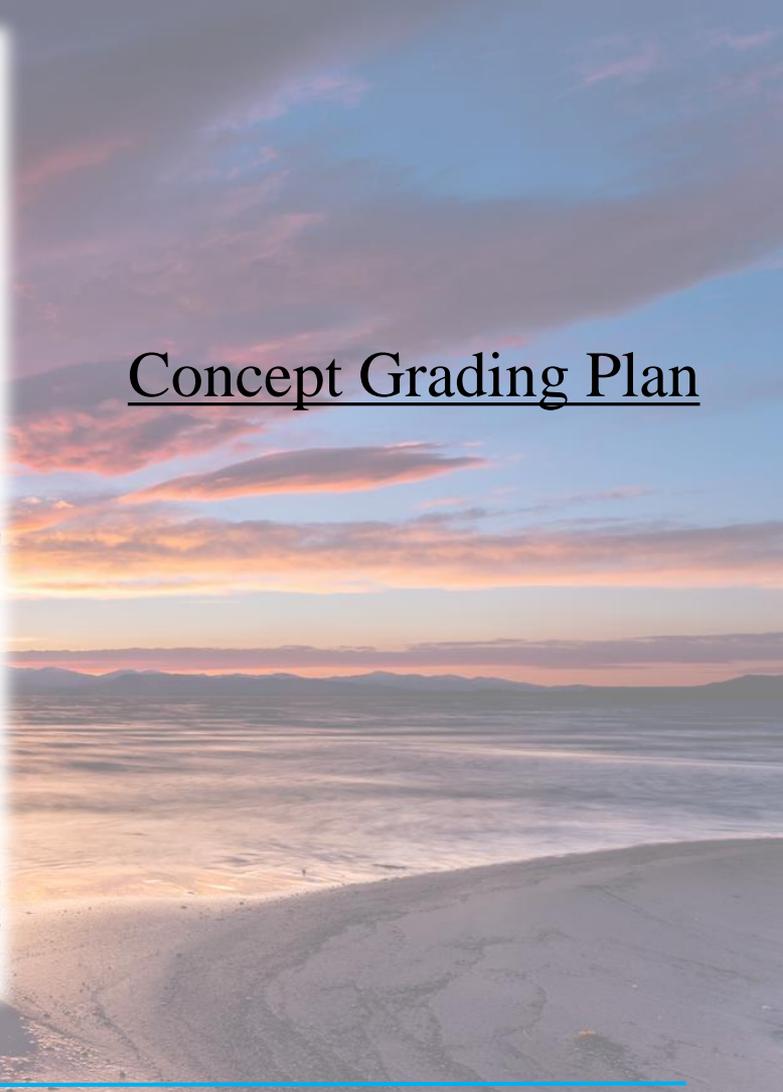
26,800 Sq. Ft. @ 1/250
(HS zone 4 spaces/1000)

21,500 Sq. Ft. @ 1/200
PD-22 zone 5 spaces/1000





Concept Grading Plan



Concept Building Elevation





February 25

Neighborhood Plan: Aspen & Timpview posted

What do you think of the rezone application at 1045 N 1200 W?

#Economy in Provo-Orem Area, Orem, UT



The properties highlighted in blue have applied to be rezoned from the PD-22 (Gateway Shopping Area) and R-8 to HS (Highway Services) to construct a 40' office building. The proposed building will sit down the hill from the residences, adjacent to 1200 W will rear parking to buffer it from the residences. The driveway on the cul-de-sac will be vacated so no access will be into the residential neighborhood. [Collapse](#)

Okay with HS rezone.



Opposed to the HS rezone.



Other

[Show responses](#)



Open ended responses

- I'm okay with it, as long as the building builds to the sidewalk to begin to create a walkable street. Maybe back-in 45 degree parking on the street?

[Change your response](#) 9 people have voted

[Like](#) [Share](#)



Advantages of the proposal:

- A rezone to the highway services zone would allow a larger office building at the proposed location due to a reduced parking standard. However, the parking standard proposed is a typical standard used throughout the City's commercial zones.
- The applicant's proposal to move its building closer to 1200 West will create a more pedestrian friendly environment and will improve the look of the 1200 West corridor.
- The building materials required in the Highway Services zone promote a high quality development.

Disadvantages of the proposal:

- If the subject property is rezoned to the HS zone, the development on the property will not need to conform to the architectural requirements of the PD-22 zone which may or may not be seen as a disadvantage depending on one's architectural preferences.

RECOMMENDATION: The Planning Commission recommends the City Council amend the General Plan by changing the Land Use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amend Section 22-5-3(A) and the Zoning Map of the City of Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 and R8 zones to the HS zone. City staff supports the Planning Commission recommendation.



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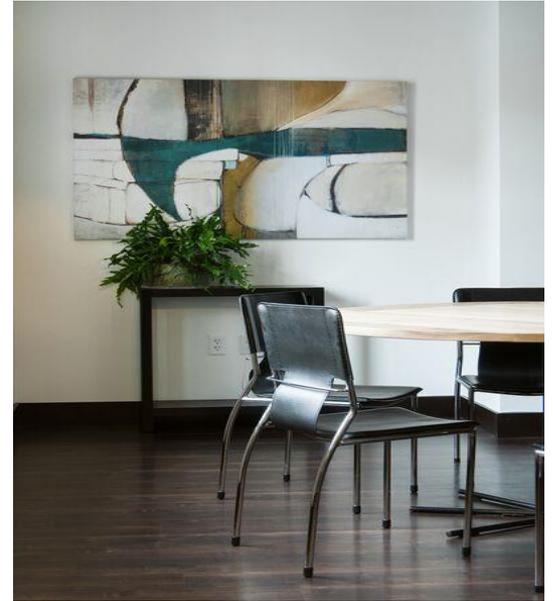
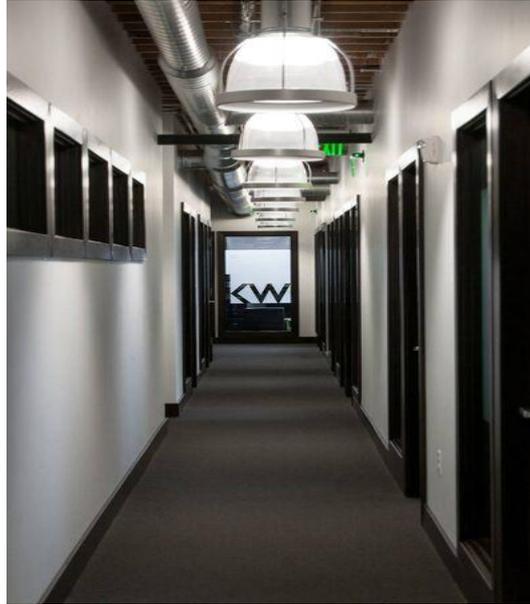


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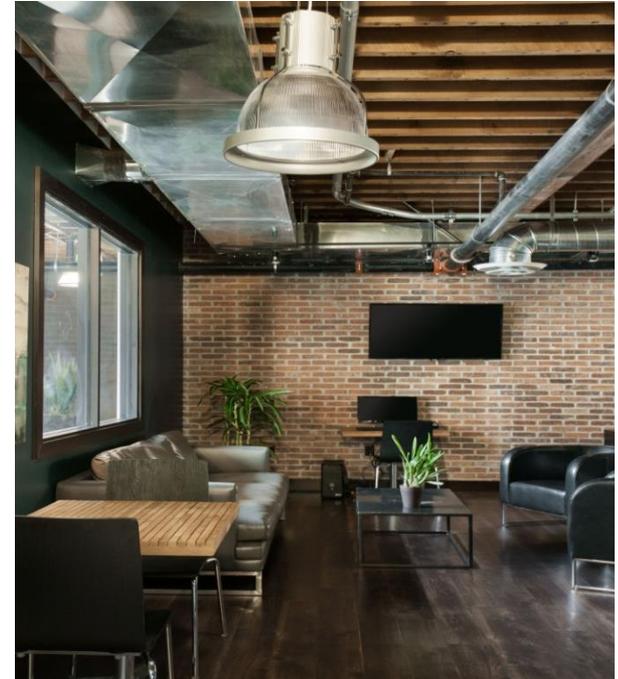
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kw SALT LAKE CITY

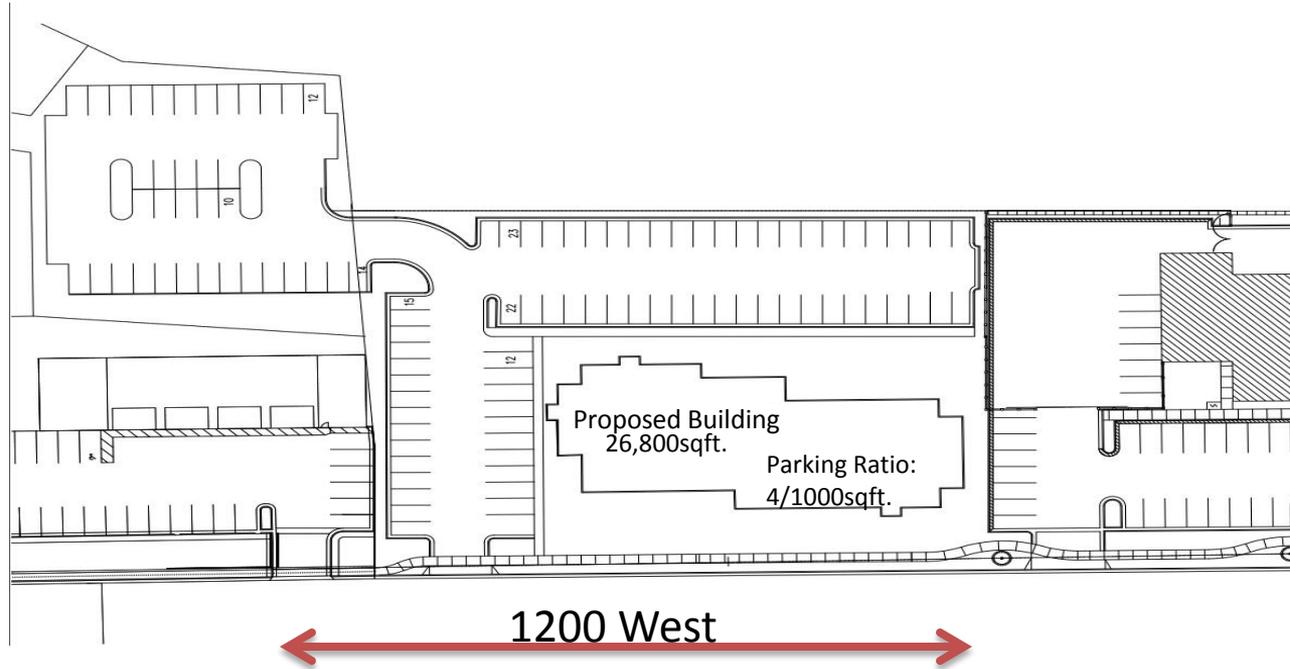
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Preferred Site plan



Site Photos

From 1200 West



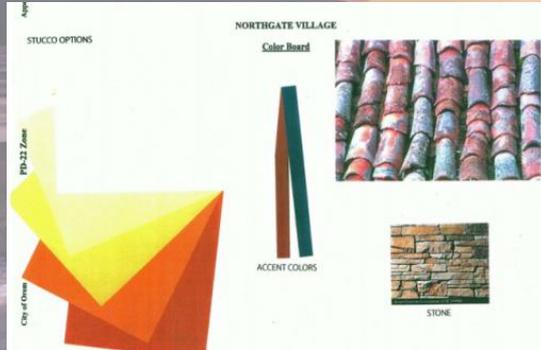
Existing residential access



PD-22 vs. HS Zone

PD-22 Zone

- Tuscan color scheme (Appendix Q) & materials:
 - brick, stone, cultured stone, glass, stucco, and EFIS
- Max height: 60'
- Retail component required
- Parking: 1 stall per 200 square feet



HS Zone

- No preset color scheme but has defined finishing materials:
 - brick, fluted block, colored textured block, glass, synthetic stucco and wood
- Max height: 60'
- No retail component required
- Parking: 1 stall per 250 square feet

kw

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PROPOSED OFFICE BUILDING, OREM, UTAH





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- Rezone will be for parking lot only. (Shown in Blue)
- Changing from Residential to HS (Highway services)
- Removing from Northgate Project



KELLERWILLIAMS. REAL ESTATE



- Rezone will be for parking lot only. (Shown in Blue)
- Changing from Residential to HS (Highway services)
- Removing from Northgate Project

Overview of timeframes

Now-January: Submitting plans to Orem City for permits.

February- March: City Hall meeting for approval.

April-May: Break ground and start construction.

November-December Move in.



Proposed Uses

Keller Williams would occupy approximately 60% of the space

Other uses in the building include ancillary uses such as a mortgage company, title company, etc.

Company History

Keller Williams opened in Riverton on August 10th, 2007 – During the recession and we have been in the same location ever since.

Keller Williams opened on February 1st, 2006 in Salt Lake City

Orem office opened in 2007

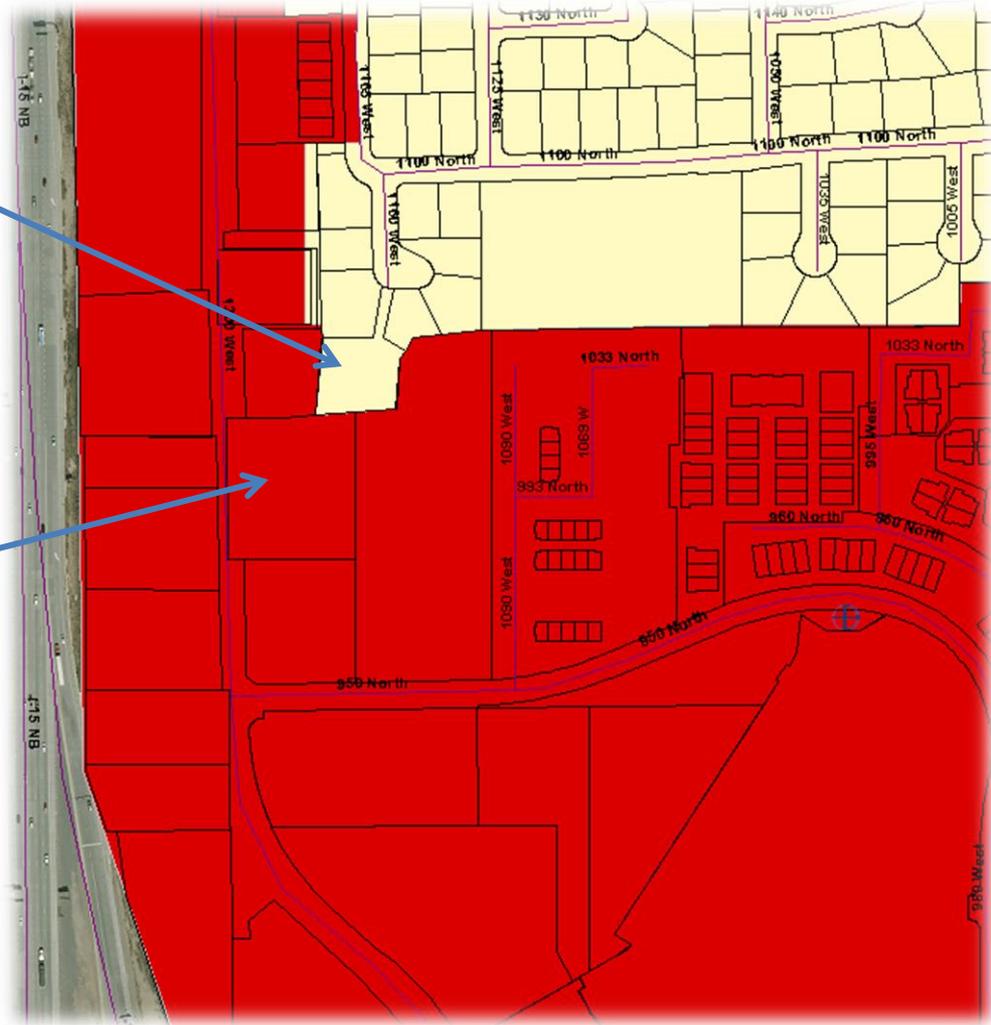
Midvale Office opened in 2003

None of our offices have closed in that time period.

We anticipate that Keller Williams Westfield will be in the building long term and totally embrace the vision of South Jordan and Daybreak.

LDR

RC



General Plan Map

