



PLANNING COMMISSION

FEBRUARY 17, 2016

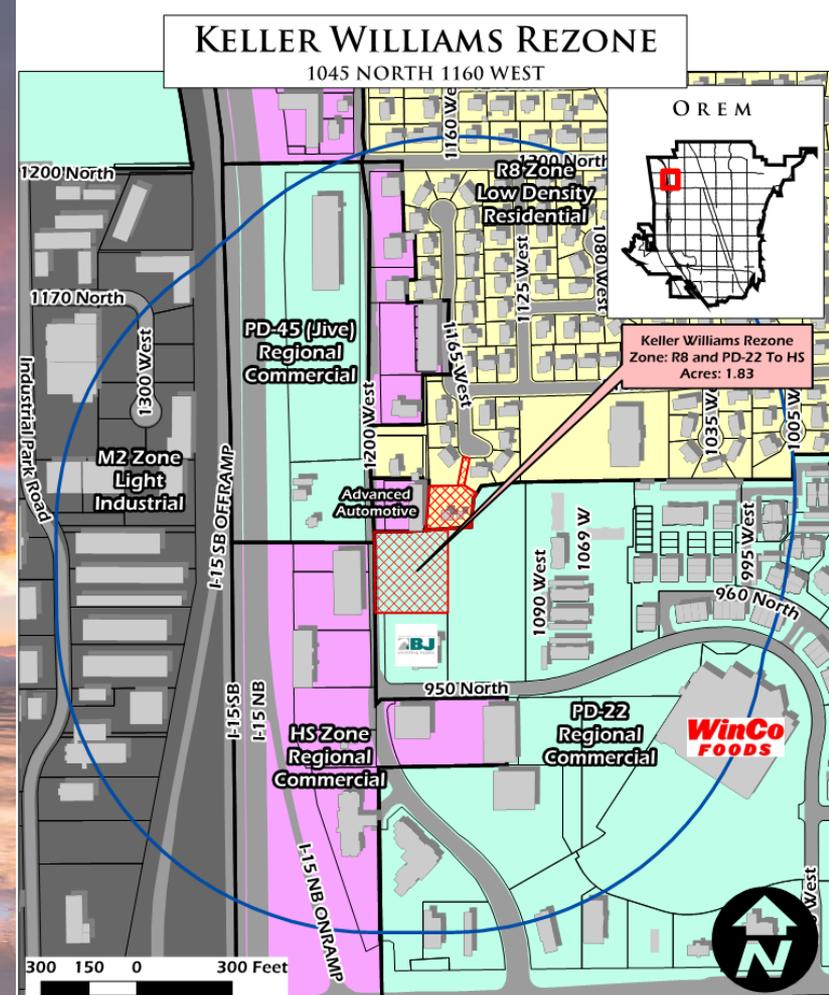
Item #: 4.1

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.

Applicant: Boyd Brown

Background & Map

- Applicant proposes 3 actions:
 - Amend General Plan from LDR to RC on residential property
 - Rezone R8 to HS
 - Rezone PD-22 to HS
- Applicant is proposing new large office building.



◆ Keller Williams Rezone:
R8 and PD-22 to HS; 1.83 Acres.

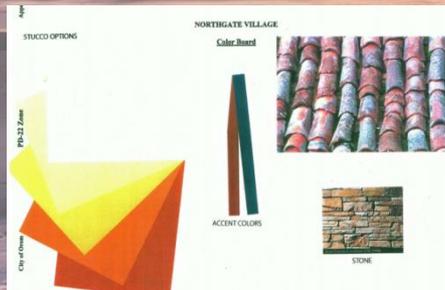
NIA CONTACT:
Timpview
Neighborhood

Legend
- Buffer of KW Rezone
- Buildings
- KW Rezone
- Parcels

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

Site Photos

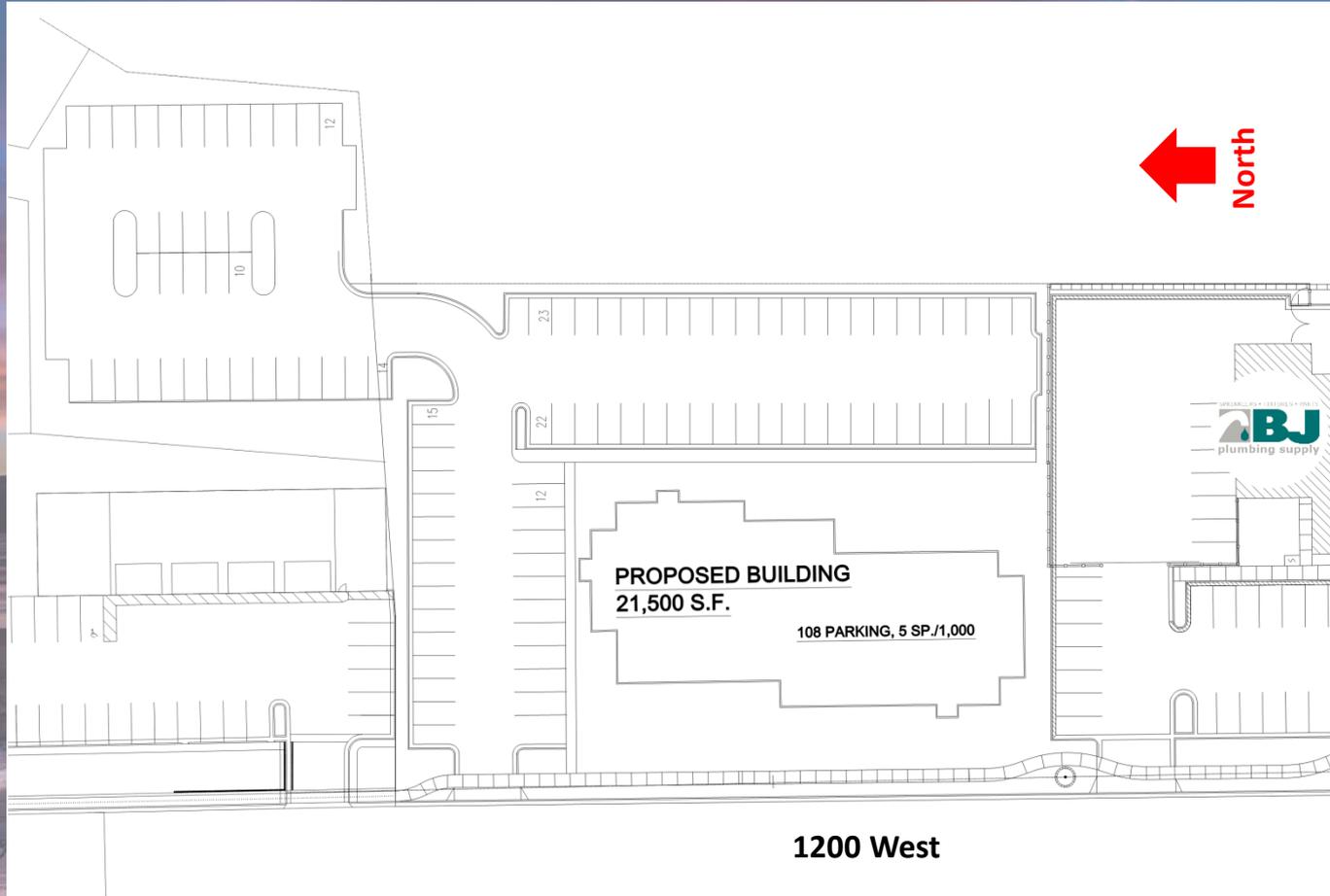
From 1200 West



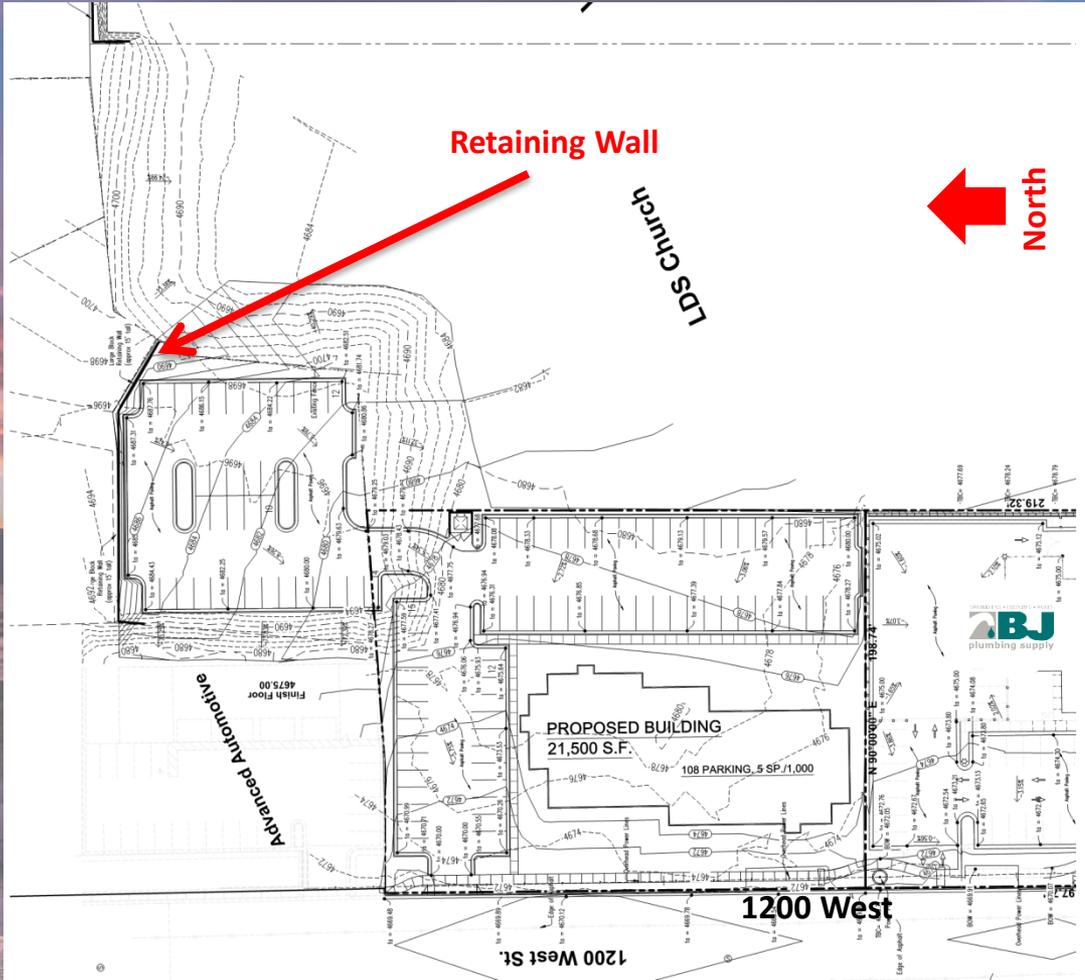
Existing residential access



Concept Site Plan



Concept Grading Plan



Concept Building Elevation





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JORDAN HEIGHTS OFFICE BUILDING - EAST ELEVATION





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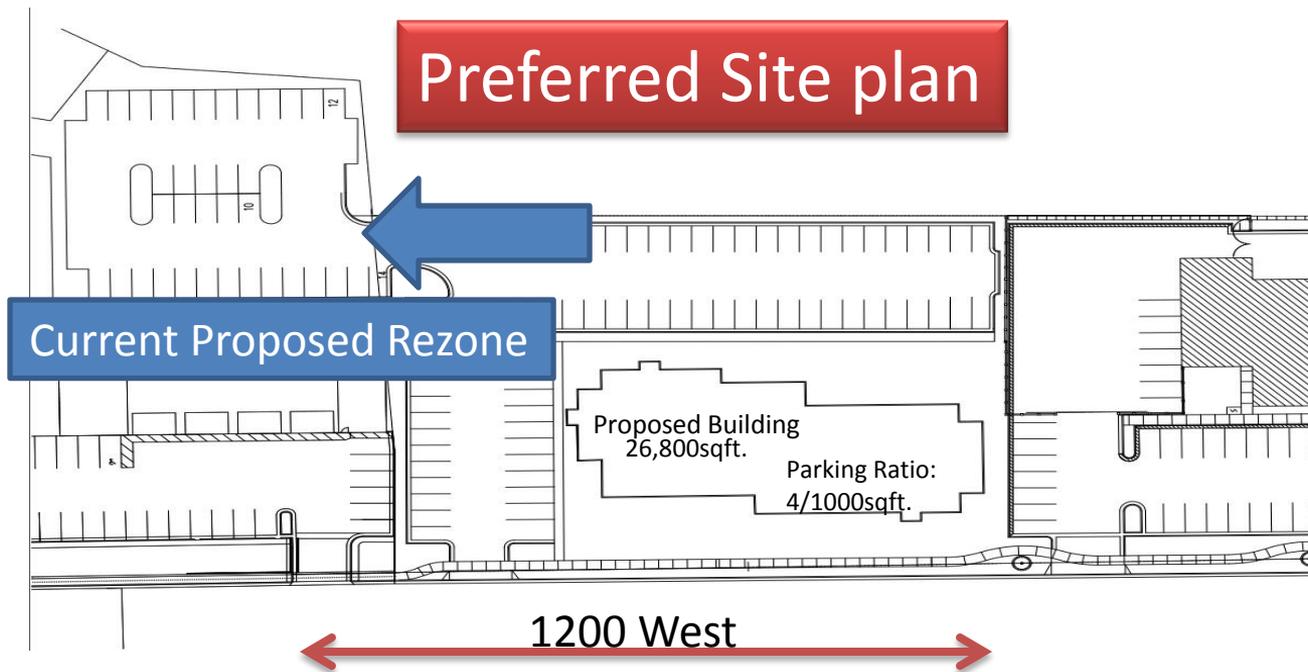


PROPOSED OFFICE BUILDING, OREM, UTAH





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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



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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

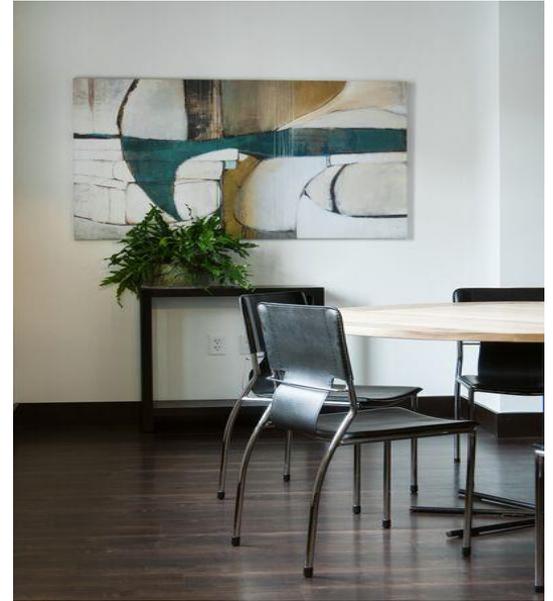
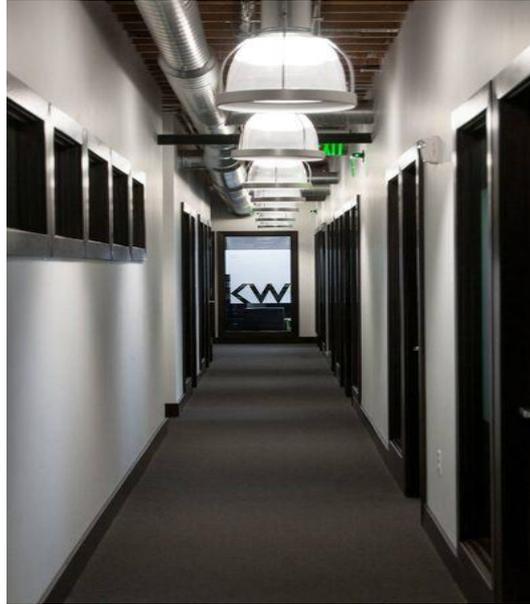
Midvale Office opened in 2003

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.

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