

Items to be considered on June 21, 2016



1. **PRD Ordinance Amendment** – The applicant requests the city amend Article 22-7 (Orem City application) of the Orem City Code pertaining to development standards of the Planned Residential Development (PRD) zone. The proposed amendment allows the City more flexibility when considering units accessing a private drive. We do not anticipate neighborhood involvement with this request.
2. **PRD Ordinance Amendment** – The applicant requests the city amend Article 22-7 (Dave Hunter application) of the Orem City Code pertaining to development standards of the Planned Residential Development (PRD) zone. The applicant requests the city consider changes to the PRD requirements including amending the maximum building height, landscaping percentage, maximum second floor square footage and eliminate the minimum roof pitch requirement and allowing the City Council to determine elevations as part of the rezoning process. We do anticipate neighborhood involvement with this request.
3. **Hunter Rezone** – The applicant requests the city amend Article 22-5-3(A) and the zoning map of Orem City by changing the zone at 925 East 1400 South from R7.5 to Planned Residential Development (PRD). The applicant proposes ten units with two four-plexes and one duplex at a density of 6.6 units per acre. We do anticipate neighborhood involvement with this request.
4. **Rocky Mountain Power Fence Modification** – The applicant requests the city grant a fence modification for the Rocky Mountain Power Vineyard Substation at 660 South Geneva Road. The code requires an eight-foot masonry wall to be installed along the perimeter of the parcel and at least twenty feet back from the front property line along Geneva Road. The applicant requests the City Council approve a fence modification to eliminate the wall along the perimeter in favor of only surrounding the immediate area used to house the utility equipment. We do anticipate neighborhood involvement with this request.



1. PRD Ordinance Amendment (City Application)

22-7-12(L) Streets.

5. A private drive shall be allowed only if the following conditions are met:
 - a. Development of a part of the PRD with a public street is not practicable.
 - b. The private drive will not extend to or provide service to another property or parcel not included in the PRD unless there is no reasonable way to access existing parcels contiguous to a public street.
 - c. The private drive will not provide access or travel between, or otherwise connect with two (2) or more public streets unless the street or drive is designed to discourage through traffic.
 - d. The private drive is designed by a qualified civil engineer and constructed to City standards and specifications.
 - e. The private drive is designated on the final plat as a perpetual right-of-way and public utility easement.
 - f. All access points from public streets have "Private Drive" signs installed.
 - g. The private drive has a minimum width of twenty-four feet (24') and a maximum width of thirty-six feet (36') and is paved with either concrete or asphalt.
 - h. ~~No~~ The private drive or portion of a private drive that has only one exit (a dead-end) does not ~~accesses~~ or services more than four units.

2. PRD Ordinance Amendment - (David Hunter Application)

22-7-12

B. Height.

1. General height requirement. Except as provided in subsection (2) below, structures shall be limited to one story above grade. However, a primary structure may have a second story only if (1) the structure does not have a basement and (2) the area of the second story that has headroom of five feet or more is limited to ~~sixty-seventy-five~~ percent (75%) of the first story floor area. No part of a structure shall exceed a maximum height of ~~twenty-seven thirty~~ feet (27'30") above grade.

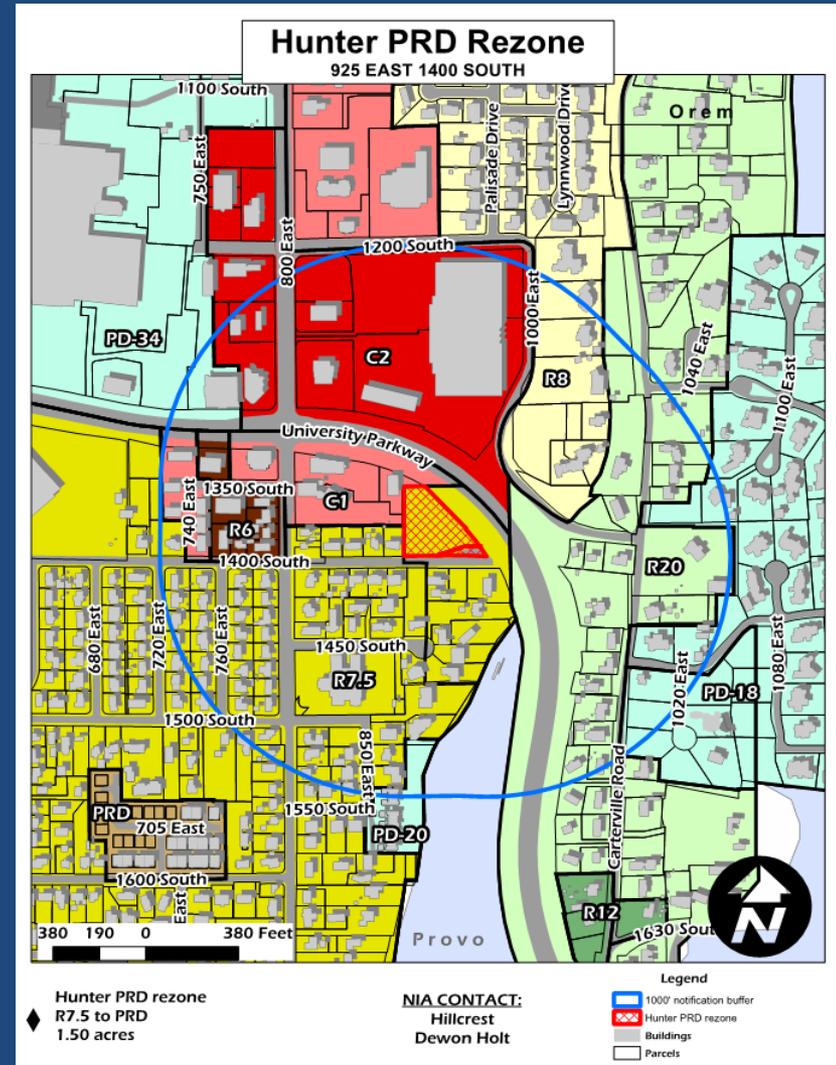
G. Landscaping.

2. At least ~~fifty forty~~ percent (50/40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped. However, for a PRD located north of Center Street and between Interstate 15 and 1200 West, and for PRDs located between 1660 South and 1746 South between Sandhill Road and Interstate 15, the minimum landscaped area shall be forty percent (40%) of the net acreage of the entire development.

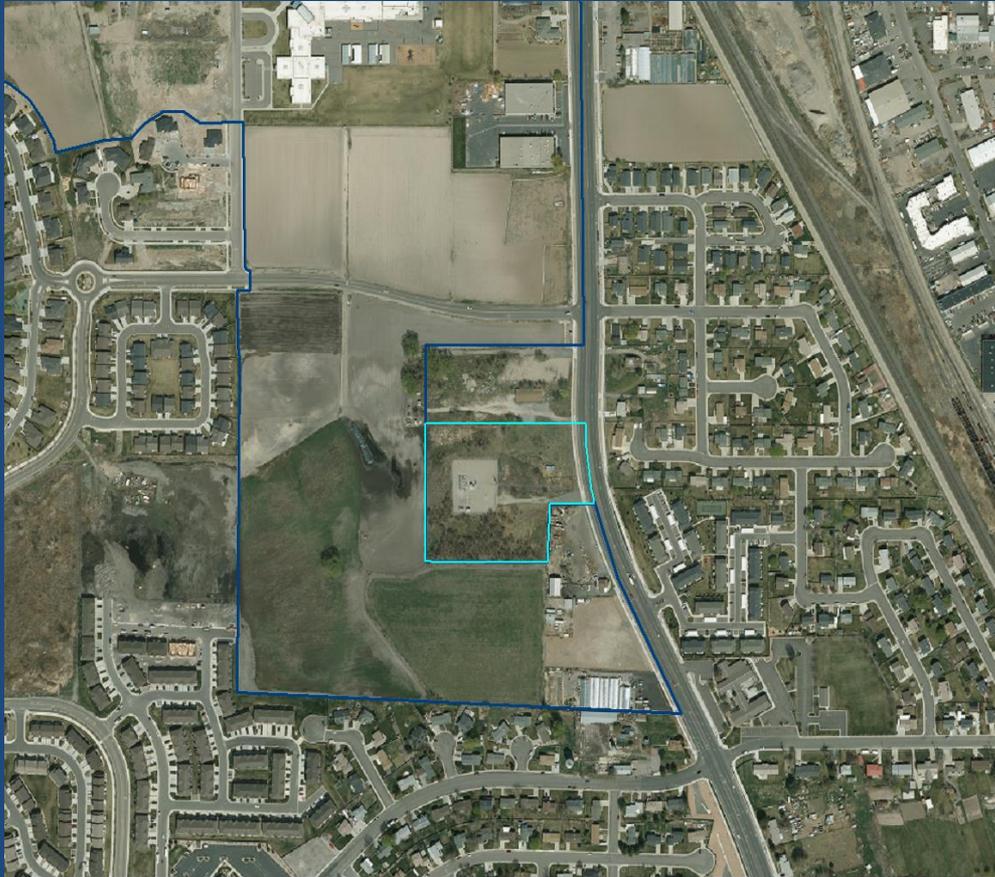
R. Roof-Pitch Architectural Plan. ~~All structures shall have a minimum roof-pitch of five-rise-to-twelve-run.~~ The architecture and design of all buildings in a PRD, including roof elevations, shall substantially conform to the architectural renderings included as part of the approved concept plan.

3. Hunter PRD Rezone

- R7.5 to Planned Residential Development (PRD)
- 1.50 acres
- Vacant property was previously a church site
- 10-unit townhome development
- Subject to the proposed changes to Article 22-7



4. Rocky Mountain Power Fence Modification

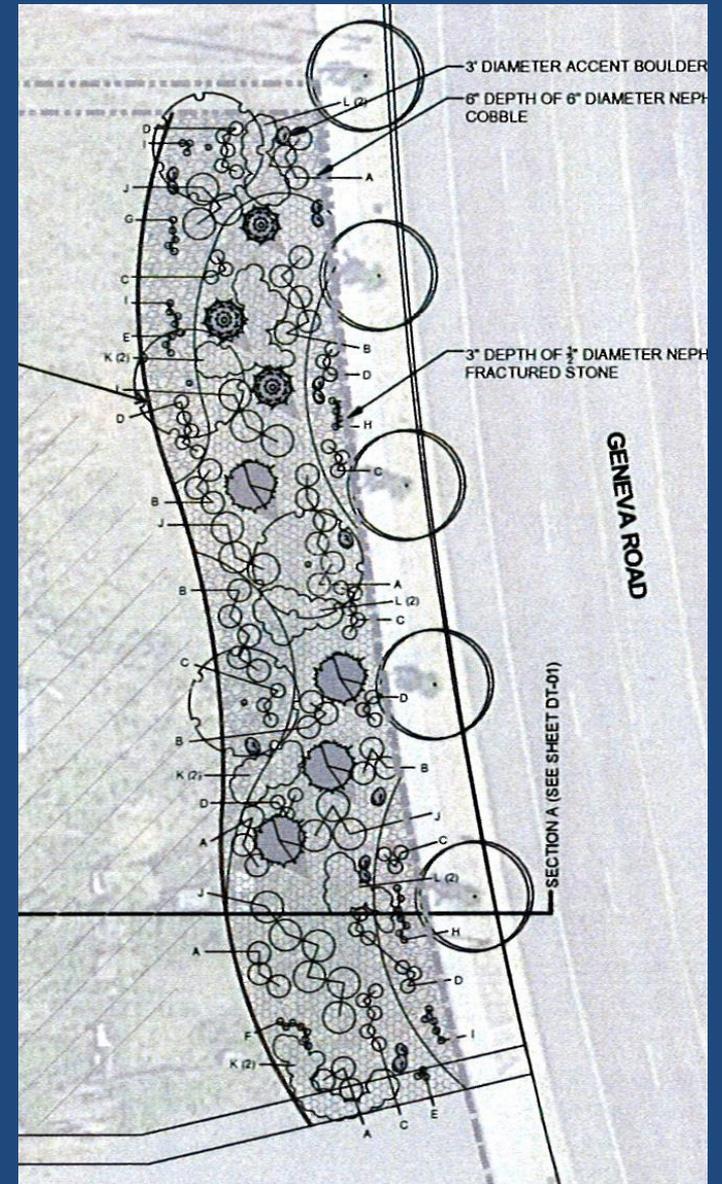
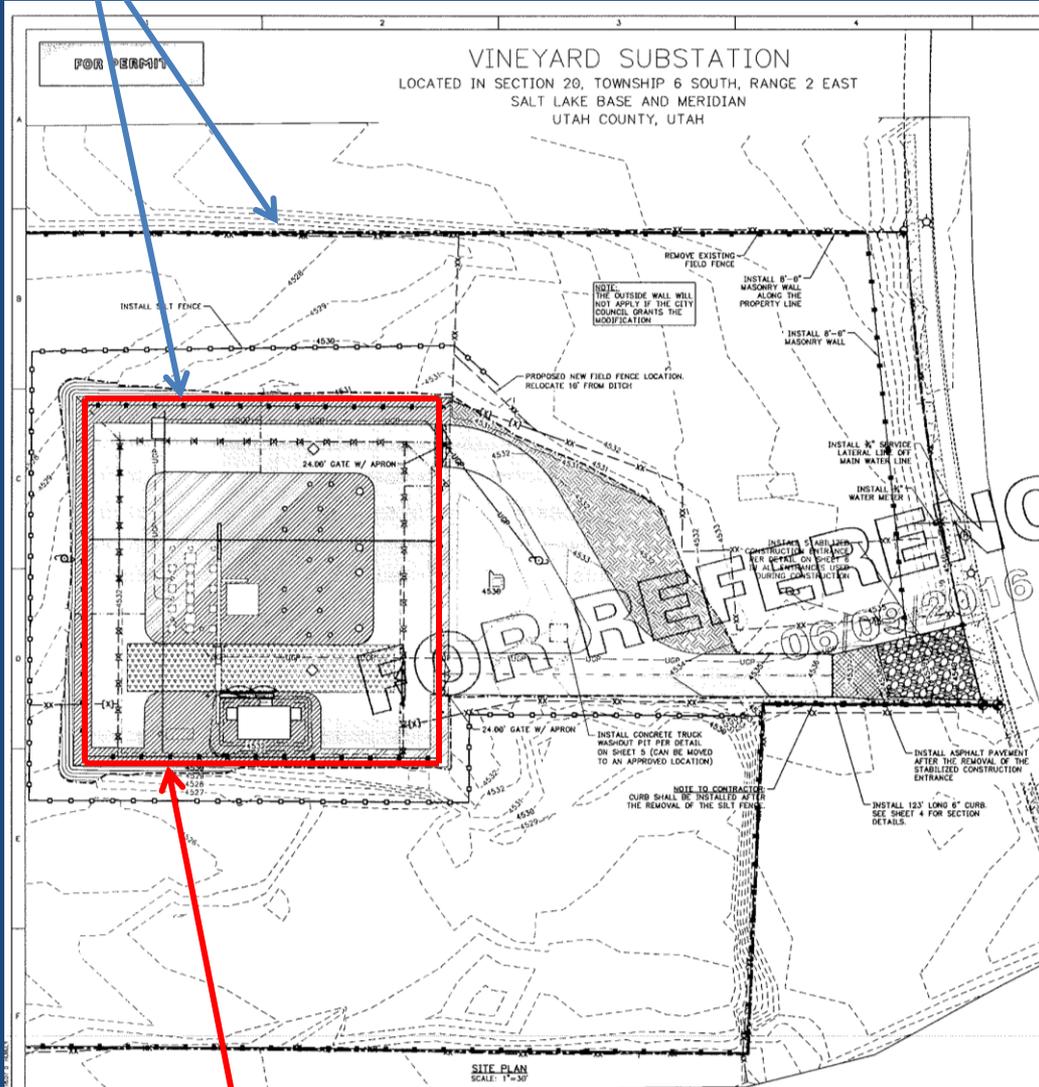


660 South Geneva Road



Type of wall proposed

Modification to eliminate the wall along the perimeter in favor of only surrounding the immediate area used to house the utility equipment.



New Eight foot Masonry Wall