MEMO

To: Architectural Review Commission
From: Glen Goins, Senior Planner
Date: August 19, 2016
Subject: Canyon Centre Heights, 7350 South Wasatch Boulevard

INTRODUCTION

This is an update for architectural review and approval of a new Certificate of Design Compliance, for a proposed 113-unit multi-family residential building located at 7350 South Wasatch Boulevard. ARC review of this project is required because the property is located in the city's Gateway Overlay zoning district. This project was reviewed by the ARC in November 2015 and a Certificate of Design Compliance was issued. Since that time, a new owner has amended the architecture, which would require ARC to update its approval of this portion of the Canyon Centre Phase II project.

PROPOSAL

Canyon Centre Heights is a multi-family residential component of the Canyon Centre Development. The proposal is to house 113 residential units on the western portion of the overall project site, adjacent to Racquet Club Drive. The proposed building height will be 30.5' above existing/natural grade, and will be considered two stories, due to the code reference that does not count stories which are below (or partially below) existing grade. The lowest floor of the building where living units are proposed is either four feet below existing grade for at least 50% of the building perimeter or eight feet below existing grade at any single point, and would therefore not be considered a floor for the purposes of height calculation. The parking garage will be structured, and are to be located beneath the housing units.

ARCHITECTURE

The proposed building will consist of a combination of aluminum composite, EIFS and manufactured stone in earth-tone colors.

LANDSCAPING

A minimum of 15% site landscaping is required. The proposed landscaping coverage is 19% of the project site.

APPROVAL PROCESS

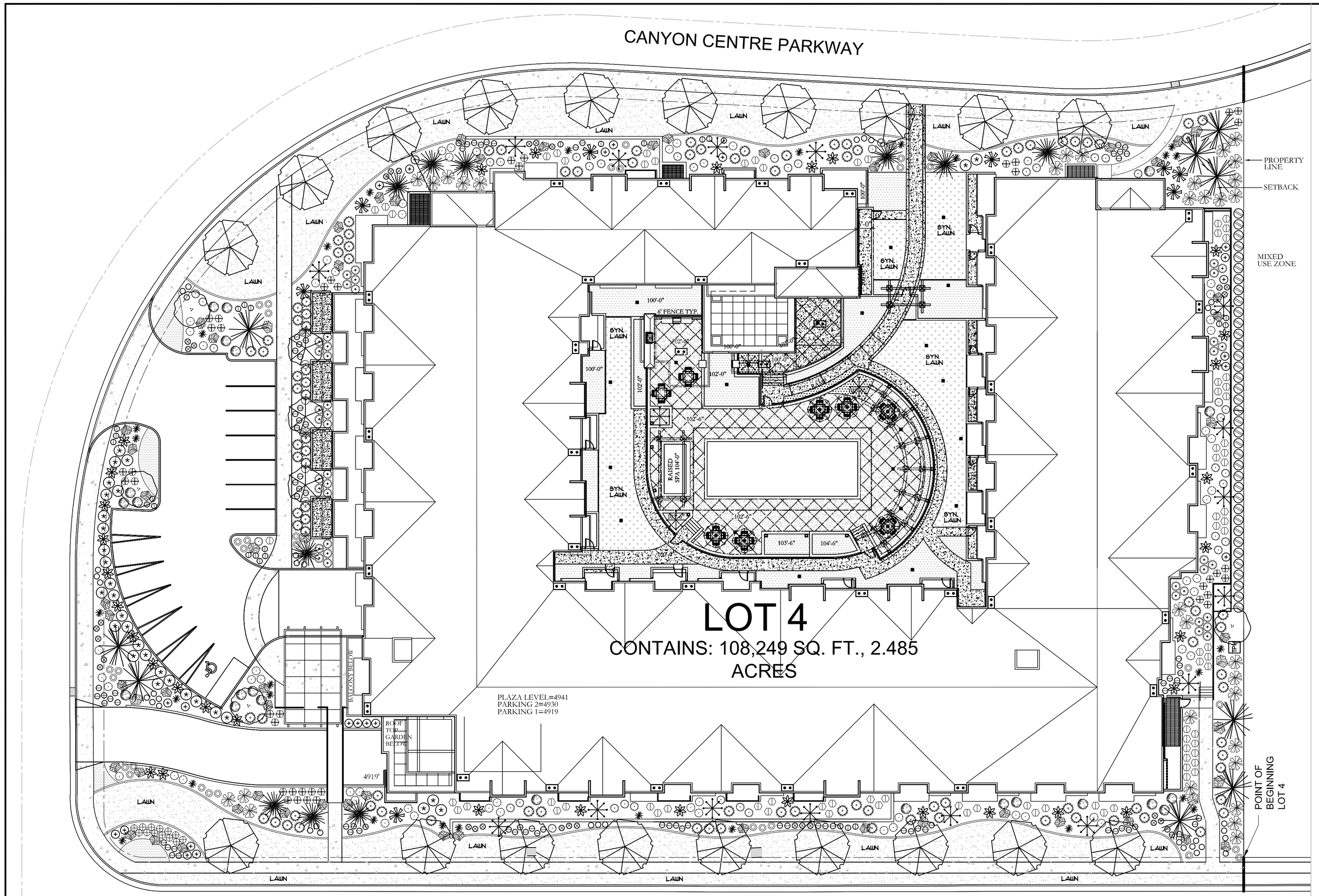
Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc. The ARC is required by 19.87 of the Cottonwood Heights Zoning Ordinance to ensure compliance with the city's adopted design guidelines for any architectural remodel of commercial buildings within the city's Gateway Overlay zoning district. Issuance of a Certificate of Design Compliance will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

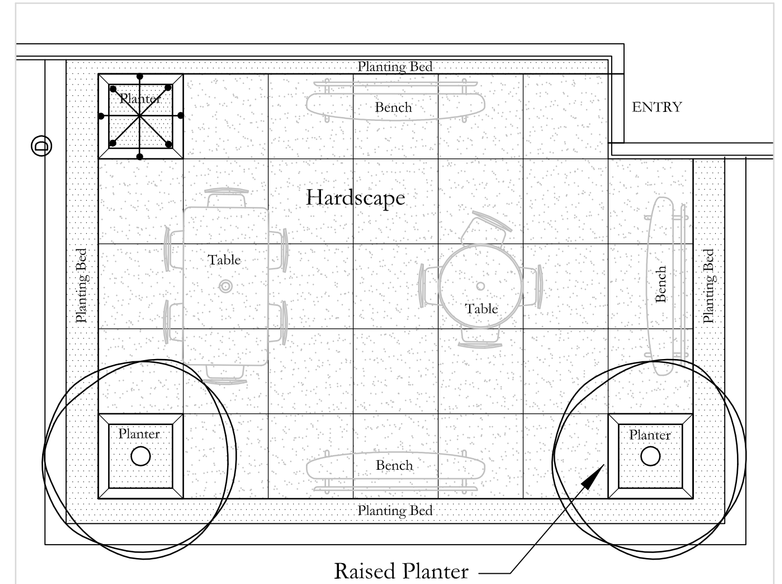
Subject: Sample Motion

The following is a sample motion for the item on the ARC agenda dated August 24, 2016:

Project CUP-14-009 – Canyon Centre Heights

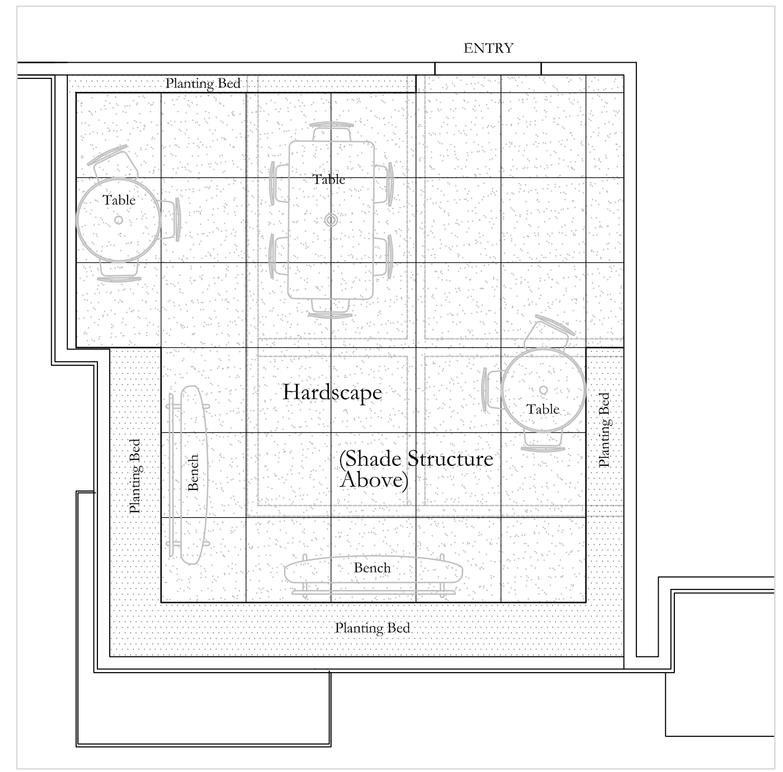
I move to issue a Certificate of Design Compliance for the amended architecture and site plan of project CUP-14-009, Canyon Centre Heights, a multi-family residential building at 7350 South Wasatch Boulevard with the following conditions: *(List all/any conditions of approval…)*





1 / L1.1 Roof Garden Area '1' Layout

N. T. S.



2 / L1.1 Roof Garden Area '2' Layout

N. T. S.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Picea abies 'Cupressina'	Columnar Norway Spruce	8' Min. Height Specimen	Full Throughout Matching Form
10		Picea orientalis 'Green Knight'	Green Knight Spruce	8' Min. Height Specimen	Full Throughout Matching Form
9		Picea pungens	Colorado Green Spruce	8' Height B & B	Full Throughout Matching Form
4		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 10'-12' Height	Matching Heads Min. 3 Stems
3		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2 1/2" Caliper 10'-12' Height	Matching Heads Straight Trunk
19		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2 1/2" Caliper 10'-12' Height	Matching Heads Straight Trunk

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
36	O	Achillea 'Summer Pastels'	Summer Pastels Yarrow	1 Gallon	9"-12" Full Can
86	⊖	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	9"-12" Full Can
29	⊗	Lavandula 'Hidcote'	Hidcote Lavender	1 Gallon	9"-12" Full Can
26	⊙	Salvia 'May Night'	May Night Salvia	1 Gallon	9"-12" Full Can

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
37		Cornus alba 'Ivory Halo'	Yellow-Twig Dogwood	5 Gallon	21"-24" Height
58		Cornus sericea 'Kelseyi'	Kelsey Dwarf Dogwood	5 Gallon	15"-18" Height
33		Physocarpus op. 'Diablo'	Diablo Ninebark	5 Gallon	24"-30" Height
40		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gallon	21"-24" Spread
103		Rhus aromatica 'Grow Low'	Dwarf Blue Arctic Willow	5 Gallon	21"-24" Spread
32		Rhus balltiger 'Tiger Eyes'	Tiger Eye's Sumac	5 Gallon	30"-36" Height
31		Rhus trilobata	Oakleaf Sumac	5 Gallon	21-24" Height
22		Sorbaria sorbifolia	Dwarf Blue Arctic Willow	5 Gallon	24"-30" Height
23		Spiraea japon. 'Magic Carpet'	Magic Carpet Spiraea	5 Gallon	21"-24" Height
42		Spiraea japon. 'Neon Flash'	Magic Carpet Spiraea	5 Gallon	21"-24" Height
28		Yucca filam. 'Golden Sword'	Magic Carpet Spiraea	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
40		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
63		Calamagrostis a. 'Foerster'	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
8		Erianthus ravaenae	Hardy Pampas Grass	5 Gallon	30"-36" Height
31		Pennisetum alop. 'Little Bunny'	Little Bunny Fountain Grass	2 Gallon	15"-18" Height
13		Pennisetum orien. 'Karley Rose'	Karly Rose Fountain Grass	2 Gallon	24"-24" Height

Legend

Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Size / Individually Placed	Boulder Color To Be Earth Tone / Tan And Be From Local Source / Sandstone Or Quartzite Type
	4" x 6" Flat Extruded Mowstrip Natural Concrete Color.	Install In True Lines, Flush To All Concrete Edges & Between All Lawn & Shrub Areas
	Flower Color Area / Provide Budget Allowance	Provide & Install A Mixture Of Annual And/Or Perennial Color Throughout Growing Season
	New Lawn Area - Use Drought Tolerant Sodding Mixture	Install Drought Tolerant Sodding Mixture Over Specified Topsoil Depth / Propose Material
SYN. LAWN	New Synthetic Lawn Area - In Plaza Areas As Shown.	Synthetic Lawn To Be Installed In Areas Shown. Owner To Select Material Supplier & Installer.
	Potential Planting Area - In Plaza Areas As Shown.	Areas That May Be Potential Planting Areas Of Shrubs, Grasses, Perennials, etc.
	Rock - Cobble Area / 3" Minus Size / Material T.B.D.	Install Specified Material To A Depth Of 6 Inches & Over DeWitt Pro-5 Weed Barrier Fabric.
No Hatch	Shrub Bed / 1 1/2"-2" Size Rock / Material T.B.D.	Install Specified Material To A Depth Of 4 Inches & Over DeWitt Pro-5 Weed Barrier Fabric.
	Retaining Wall At Grade Change Of Building Perimeter Wall.	Vertical Constructed Structural Wall. Exact Height & Material T.B.D.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdldesign@comcast.net

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Scale : 1" = 20' - 0"

06-20-2016

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3942 DEERWOOD CREEK CIRCLE

PROJECT:
CANYON CENTRE HEIGHTS
7358 SOUTH CANYON CENTRE PARKWAY
COTTONWOOD HEIGHTS, UTAH 84121

MARK	DATE	DESCRIPTION
C.D.	1-24-16	PRELIMINARY

PROJECT #:
CAD FILE NAME:
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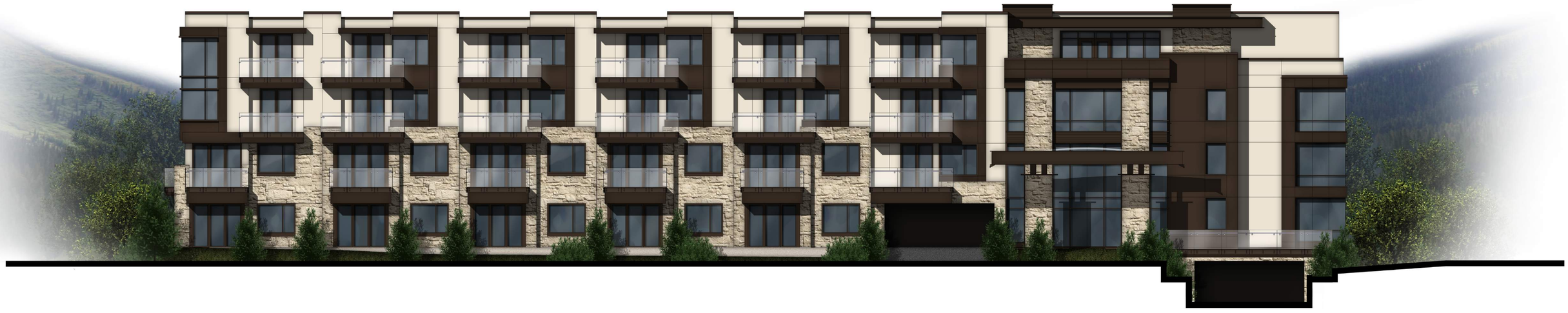
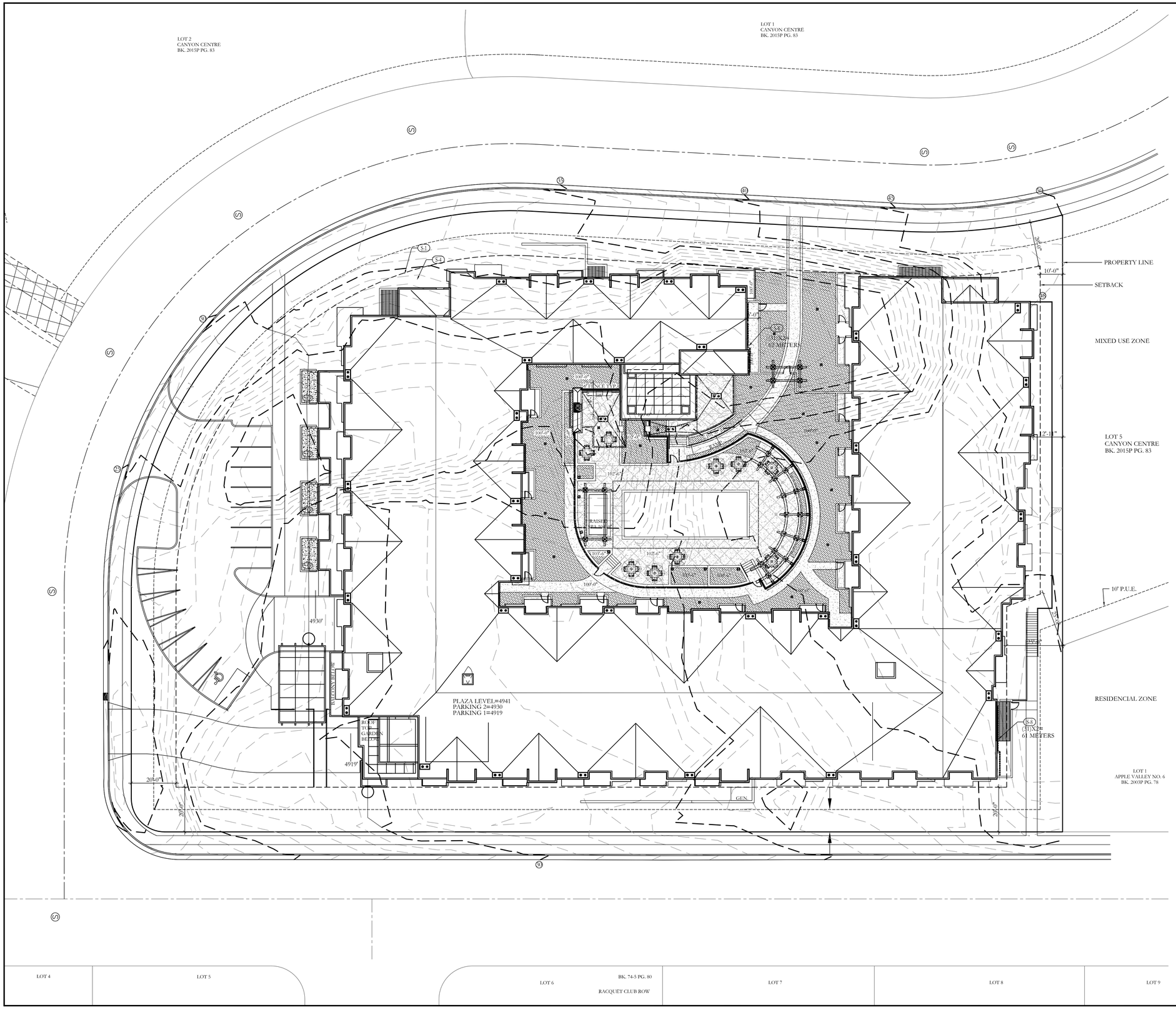
STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT — 5-6208 — 06-20-16

LANDSCAPE PLAN

L1.01



Canyon Heights apartments



GENERAL NOTES

- THE PROJECT MUST MEET ALL LOCAL BUILDING AND FIRE CODE.
- AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED.
- NFPA 13 FIRE SYSTEM REQUIRED, INCLUDING FIRE ALARM AND MONITORING.
- LOCK BOX IS REQUIRED.
- FIRE DEPARTMENT CONNECTION KNOX STYLE LOCKING CAPS ARE REQUIRED. THE FDC SHALL FACE STREET

ZONING INFORMATION

MIXED USE ZONE (M.U.)

SETBACKS:
25'-0" AT SIDE AND REAR (ADJACENT TO RESIDENCIAL ZONE)
10'-0" AT SIDE AND REAR NON RESIDENCIAL
20'-0" ALONG ANY STREET

HEIGHT:
35' FROM HISTORIC GRADE LINE.
2 STORY MAX. BASEMENT IS NOT COUNTED IF 50% OF PERIMETER IS AT LEAST 4' BELOW GRADE OR 8' BELOW GRADE AT ANY POINT.

LOT COVERAGE:
LOT= - S.F.
LANDSCAPE = - (19%)

PARKING CALCULATIONS

CITY REQUIRED PARKING= 1.2 STALLS PER UNIT.

123 UNITS X 1.2 =148 STALLS REQUIRED
=248 STALLS PROVIDED

BUILDING SQUARE FOOTAGE

LEVEL 2	----
LEVEL 1	----
PLAZA LEVEL	----
PARKING 2	----
PARKING 1	
TOTAL	----

LOT COVERAGE= X/X =--.-%

KEY NOTES

ITEMS MAY NOT BE LABELED ON FLOOR PLAN, BUT STILL NEED TO BE PROVIDE AS REQUIRED

S.	SITE KEYNOTES
S-1	6' CMU SCREEN WALL-WITH STONE VENEER AND PRECAST CAP TO MATCH PROJECT STONE
S-2	6' METAL FENCE
S-3	POLE LIGHT FIXTURE
S-4	GENERATOR
S-5	SITE LIGHT FIXTURE
S-6	MONUMENT SIGN 4'X8'
S-7	36" HIGH HAND RAIL
S-8	GAS METERS
S-9	RETAINING WALL SEE STRUCTURAL.
S-10	42" GUARD RAIL WITH 36" HAND RAIL LANDINGS OVER 30" ABOVE GRADE.

LEGEND

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE- NOTE: PROVIDE SIGNAGE FROM ACCESIBLE PARKING LOCATION TO ACCESSIBLE EXIT TO THE PUBLIC WAY THAT IS TO THE SOUTH OF THE BUILDING.

1 A1.01 SITE PLAN
SCALE = 1" = 20'-0"
10' 0 20' 40'

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PROJECT:
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7358 SOUTH CANYON CENTRE PARKWAY
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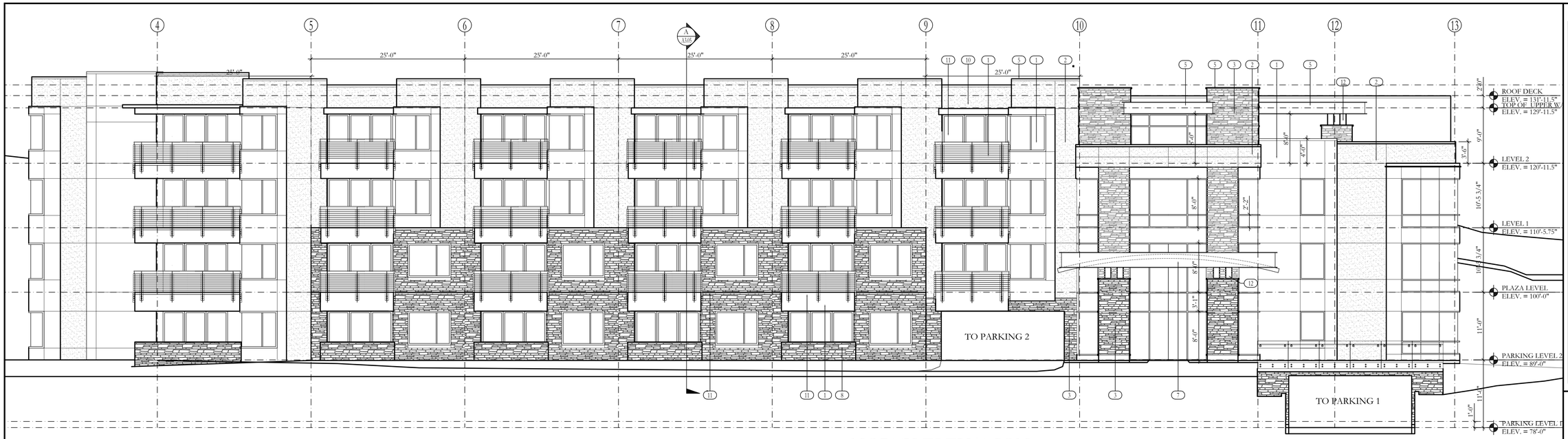
SITE PLAN

A1.01



1 A3.01 NORTH ELEVATION

SCALE = 1/8" = 1'-0"

8' 0 8' 16'

AVERAGE GRADE	35' AVE. GRADE ALLOWED
SOUTH EAST	15'-8"
SOUTH WEST	29'-6"
NORTH WEST	32'-11"
NORTH EAST	41'-2"
AVERAGE=	30'-1/2"

EXTERIOR FINISH SCHEDULE

1. ALUMINUM COMPOSITE MATERIAL (ACM)
2. EIFS -EXTERIOR INSULATION FINISH SYSTEM WITH ACCUSTONE FINISH.
3. MANUFACTURED STONE-ELDORADO STONE- OYSTER CUT COARSE STONE.
4. ROOFTOP HVAC UNIT SCREENS OF STEEL TUBE FRAMING AND METAL BLDG. STUCCO FINISHED PANELS
5. CONTINUOUS PRE-FINISHED METAL COPING AT TOPS OF WALLS
6. NOT USED
7. PAINTED STEEL STRUCTURE WITH ARCHED CALWALL COVERING.
8. STONE SCREEN WALL AT GRADE FOR LOWER UNITS
9. PAINTED STEEL STRUCTURE SHADING DEVICE
10. ALUMINUM STORE FRONT WINDOWS
11. PAINTED STEEL GUARD RAIL WITH-SEE DETAIL
12. PAINTED STEEL TUBE COLUMNS
13. NOT USED

FINISHES ARE TYPICAL ON ALL ELEVATIONS

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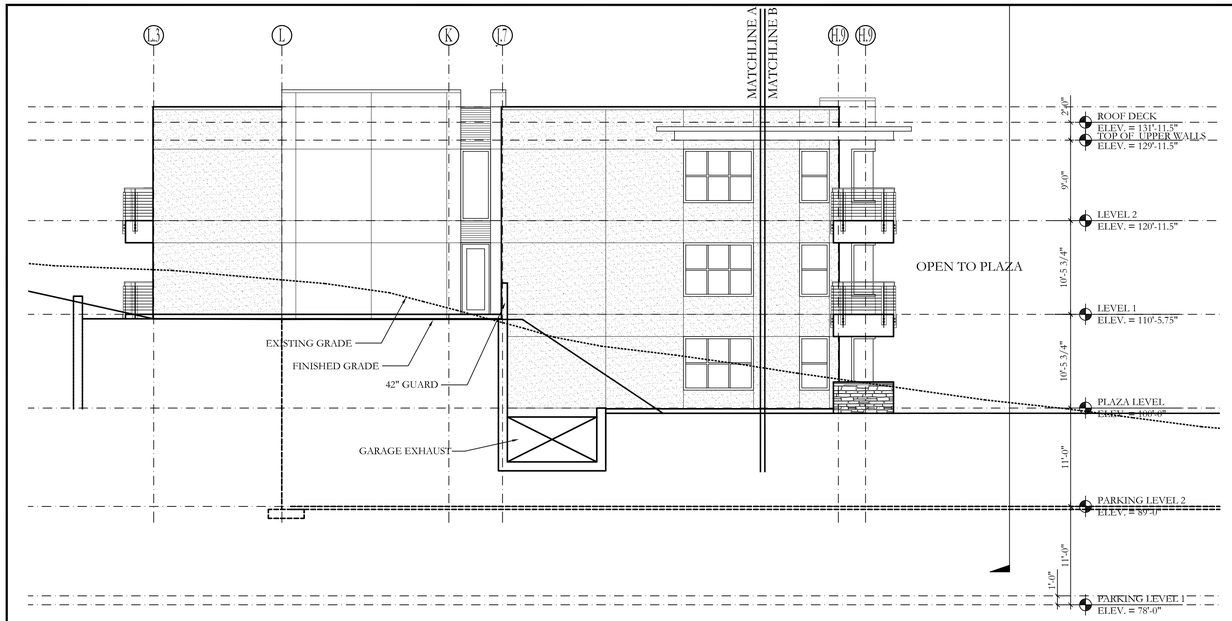
ELEVATION

A3.01



2A
A3.02
EAST ELEVATION
SCALE = 1/8" = 1'-0"
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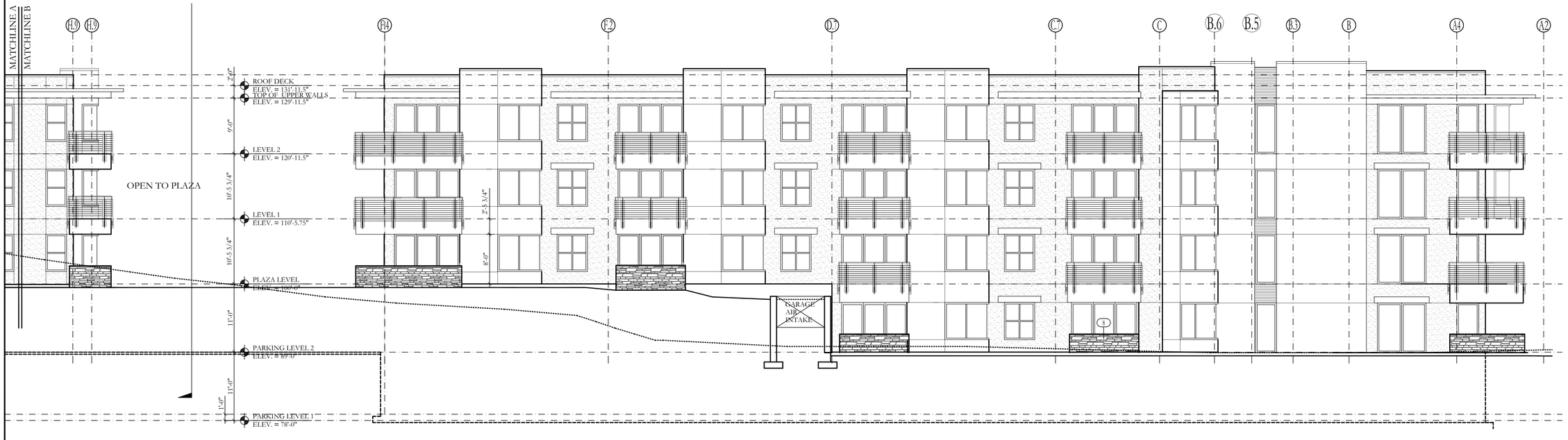

2B
A3.02
EAST ELEVATION
SCALE = 1/8" = 1'-0"
8' 0 8' 16'

EXTERIOR FINISH SCHEDULE

1. ALUMINUM COMPOSITE MATERIAL (ACM)
2. EIFS -EXTERIOR INSULATION FINISH SYSTEM WITH ACCUSTONE FINISH.
3. MANUFACTURED STONE-ELDORADO STONE- OYSTER CUT COARSE STONE.
4. ROOFTOP HVAC UNIT SCREENS OF STEEL TUBE FRAMING AND METAL BLDG. STUCCO FINISHED PANELS
5. CONTINUOUS PRE-FINISHED METAL COPING AT TOPS OF WALLS
6. NOT USED
7. PAINTED STEEL STRUCTURE WITH ARCHED CALWALL COVERING.
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ELEVATION

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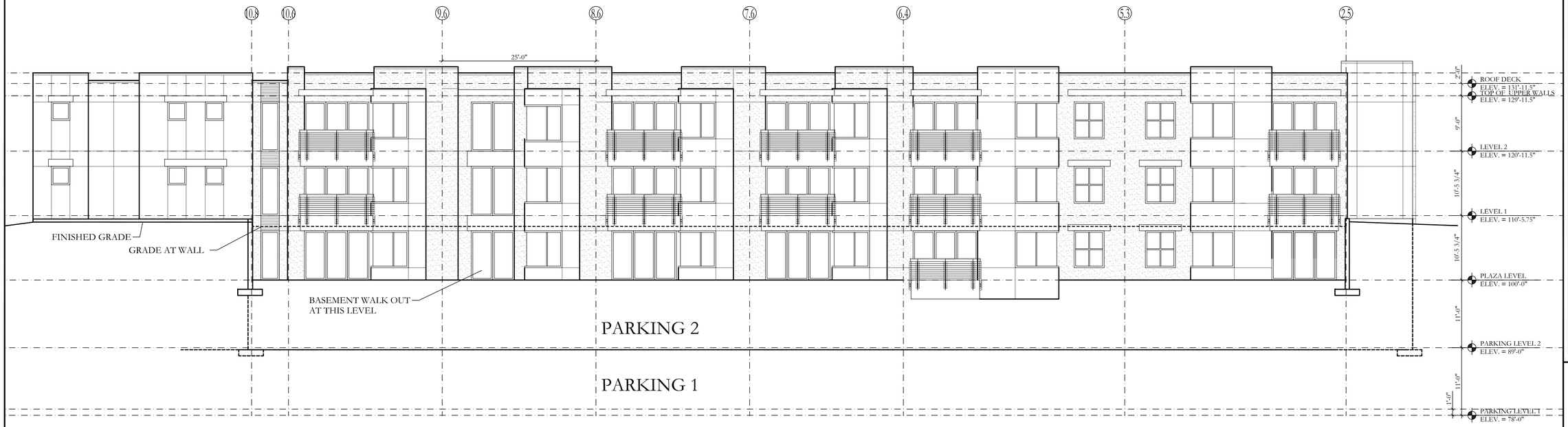

3 / A3.03 SOUTH ELEVATION

SCALE = 1/8" = 1'-0"

8' 0 8' 16'

EXTERIOR FINISH SCHEDULE

1. ALUMINUM COMPOSITE MATERIAL (ACM)
2. EIFS -EXTERIOR INSULATION FINISH SYSTEM WITH ACCUSTONE FINISH.
3. MANUFACTURED STONE-ELDORADO STONE- OYSTER CUT COARSE STONE.
4. ROOFTOP HVAC UNIT SCREENS OF STEEL TUBE FRAMING AND METAL BLDG. STUCCO FINISHED PANELS
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BUILDING SECTIONS

A3.03

4-A A3.04 WEST ELEVATION

SCALE = 1/8" = 1'-0"

8' 0 8' 16'

4-B A3.04 WEST ELEVATION

SCALE = 1/8" = 1'-0"

8' 0 8' 16'

EXTERIOR FINISH SCHEDULE

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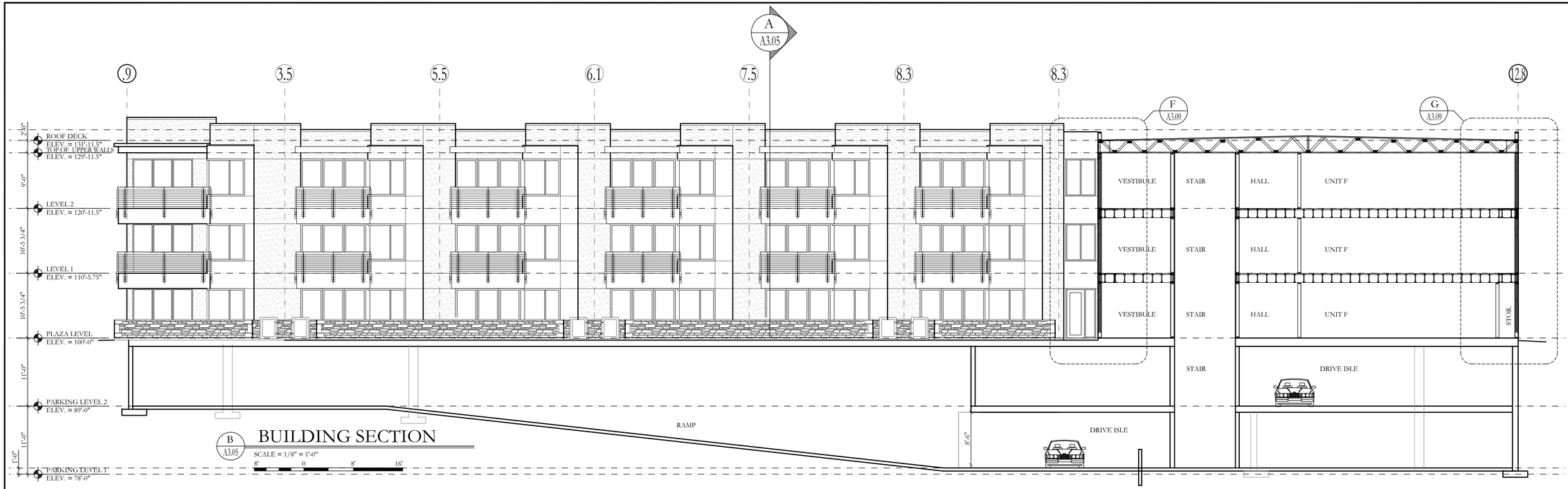
BUILDING SECTIONS

A3.04



B
A3.05
BUILDING SECTION
SCALE = 1/8" = 1'-0"
8' 0 8' 16'

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BUILDING SECTIONS

A3.06