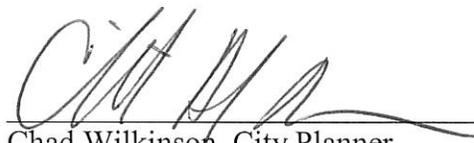


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, October 4, 2016
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for September 20, 2016.
3. **PUBLIC HEARING** - Consider approval of a side yard setback variance for an existing garage in order to construct an addition to a single family home located at 484 E 1600 South, David & Laurel Lindsay, applicants.
4. **PUBLIC HEARING** – Consider approval of a variance to minimum driveway separation standards for single family homes located at 1435 N East Hills Circle, Michael Brown, applicant and 1447 N East Hills Circle, William Marsh, applicant.
5. Consider preliminary subdivision approval for Fowler Estates Subdivision located at 167 W 1800 S, Jared Bryson representing the Fowler family, applicants.
6. Consider final site plan approval and final subdivision approval for a mixed use office and residential building located at 1501 S Renaissance Towne Dr, Bruce Broadhead, applicant.
7. **PUBLIC HEARING** – Consider approval of a Zoning Ordinance Text Amendment to clarify the lot standards of the MXD-PO zone, Bountiful City, applicant.
8. Planning Director’s report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

**Bountiful City
Planning Commission Minutes
September 20, 2016
6:30 P.M.**

Present: Chairman – Sean Monson; Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham; Von Hill, and Tom Smith; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation - Richard Higginson and Planning Commission Member – Sharon Spratley

1. Welcome and Introductions.

Chairman Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 6, 2016.

Mike Allen made a motion to approve the minutes for September 6, 2016 as written. Von Hill seconded the motion. Voting passed 5-0 with Commission members Allen, Badham, Hill, Monson, and Smith voting aye.

3. Consider approval of a subdivision vacation for Hidden Hollow Circle PUD at 565 Hidden Hollow Ct, Jayson Orvis, applicant.

Jayson Orvis was present. Paul Rowland presented the staff report.

Hidden Hollow Circle PUD was created at the request of Mr. Jason Orvis in 2012 from eight of the ten lots in Hidden Lake at Summerwood Subdivision Phase 4. Mr. Orvis owns all of the lots in the PUD and now wishes to vacate the subdivision and one other adjacent subdivision lot and create one large parcel. This will allow him to have accessory buildings on the same parcel as his residence, which are currently not allowed on the separate unoccupied lots in the PUD.

In 2012, the Planning Commission reviewed, and the Council approved the vacation of eight of the ten lots in Phase 4 of the Hidden Lake at Summerwood subdivision. At the time, Mr. Orvis owned all eight of the lots and desired to take control of what was then a public street and make a private PUD out of the area. A six lot PUD was created which contained just over 50 acres. The road containing several utility lines remained as common area in the PUD and therefore was dedicated as a public utility easement.

Mr. Orvis has built accessory buildings on several of the lots in the PUD which does not contain a residence. Even though he owns all of the property, this puts him in violation of our Zoning requirement that precludes accessory buildings from being placed on property that is not occupied by a residence. Mr. Orvis is now desirous of coming into compliance with our ordinance by vacating the PUD plat and creating one large 50 acre parcel which would contain his residence and the accessory buildings. Additionally, Mr. Orvis owns one of the two lots from the original Hidden Lake at Summerwood Phase 4 which was not included in the 2012 PUD creation. He is desirous of vacating that lot and including that property with the vacated PUD property. This parcel will still have legal frontage on a dedicated street and meets the requirements for a legal build lot.

With a 6" water main line and an 8" sewer main still serving the property up the road alignment, Mr. Orvis will need to furnish a Public Utility Easement over the area previously covered by the road dedication.

With the PUD vacated, Mr. Orvis would also like to do a lot line adjustment to include the property occupied by one of his agricultural sheds with the larger parcel. The shed was built over the property line so the roughly 2,100 sq. ft. under the shed needs to be tied to the larger parcel. Mr. Orvis' surveyor has prepared all of the necessary descriptions needed for the adjustment.

The Fire Marshall made a recommendation that a security gate be installed at the entry of the Orvis property to allow for fire equipment entry.

Staff recommended the Planning Commission send a positive recommendation for vacation of the Hidden Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 to the City Council with the two conditions outlined by staff:

1. Submit a signed Public Utility Easement document with a description covering the previous location of Hidden Hollow Circle.
2. A security gate approved by the Fire Marshall be installed at the entry of the Orvis property to allow for the entry of fire equipment.

Staff also recommended that the Planning Commission approve the lot line adjustment contingent on the City Council approving the vacation of the Hidden Hollow Circle PUD.

Dave Badham made a motion to forward a recommendation of approval to City Council for a subdivision vacation for Hidden Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 at 565 Hidden Hollow Ct with the two conditions outlined by staff. Tom Smith seconded the motion. Voting passed 4-0-1 with Commission members Allen, Badham, Monson, and Smith voting aye with Von Hill abstaining.

Mike Allen made a motion to approve the lot line adjustment contingent on the City council approving the vacation of the Hidden Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 at 565 Hidden Hollow Ct. Dave Badham seconded the motion. Voting passed 4-0-1 with Commission members Allen, Badham, Monson, and Smith voting aye with Von Hill abstaining.

4. Planning Director's report, review of pending applications and miscellaneous business.

1. APA Conference – October 6 & 7, 2016.
2. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:42 p.m.

Chad Wilkinson, City Planner

Commission Staff Report

Item # 3

Item: PUBLIC HEARING – Request for a variance to side yard setback requirements in order to construct an addition to an existing home.
Address: 484 E. 1600 S.
Author: Chad Wilkinson, Planning Director
Date: October 4, 2016



Description of Request

The applicants, David and Laurel Lindsay, request a variance to the required 8 foot setback from the side property line for an existing detached garage in order to construct an addition to a dwelling.

Authority:

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to setbacks.

Background and Analysis:

The applicants would like to add approximately 700 square feet to the rear of their existing home. The home was constructed in 1959 along with a detached garage which appears to have been constructed around the same time. The addition will extend the side yard area of the lot to the south placing the existing garage within the side yard. The Land Use Ordinance requires that accessory structures in side yards meet the setbacks for a primary structure which in the case of the R-4 zone is 8 feet. The existing garage is located on the east property line with approximately 18 inches of setback from the adjoining property to the east. The garage has an existing lean-to addition on rear (south) side which creates essentially a zero setback from the rear property line. The Code also requires a minimum 5 foot separation between an accessory structure and a primary structure, measured from eave to eave. The garage currently meets the 5 foot separation standard from the existing home and is considered to be existing legal nonconforming.

Variance Findings

Utah Code 10-9a-702 establishes the criteria for review of a variance request. In order to grant a variance each of the following criteria must be met:

- (i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Staff Response: State law indicates that a hardship cannot be self-imposed. In the case of the current request, it is the size of the proposed addition that creates the need for the variance. A smaller addition could be constructed that would not place the garage in the side yard and would not require a variance. If an addition was constructed that maintained

the required 5 foot separation from the garage and did not create a situation where the garage was now in a side yard, the garage could be considered existing legal nonconforming and construction could occur without a variance. It is the size of the proposed addition that creates the need for a variance. The size of the addition is a self-imposed condition.

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

Staff Response: There are many detached garages in the neighborhood that do not meet the current setback standards. The predominant difference in this case is that it is the proposed construction of an addition that changes the status of the garage and places an accessory structure that was once in the rear yard into the side yard. This change increases the nonconformity of the garage which is not allowed without a variance to the standards of the Code.

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

Staff Response: A smaller addition could be constructed on the home that would not place the existing garage in the side yard. This would allow for an expansion to the home without increasing the nonconformity of the garage. By definition an expansion of the home that leaves the garage in the rear yard would not increase the nonconformity of the garage.

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest;

Staff Response: The setback standards of the ordinance implement the goals and policies of the general plan. If changes to the standards of the ordinance are desirable they should be made through the legislative process. Granting of the variance is not consistent with the public interest of orderly consistent development.

(v) The spirit of the land use ordinance is observed and substantial justice done

Staff Response: Setbacks serve the purpose of providing fire separation, preventing overcrowding of development on lots and protecting and enhancing open space on lots. A variance to the setback standards in this case would not be in keeping with the spirit of the land use ordinance.

Department Review

City Planner, City Attorney

Recommended Action

Staff recommends denial of the requested variance, based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant.

Attachments

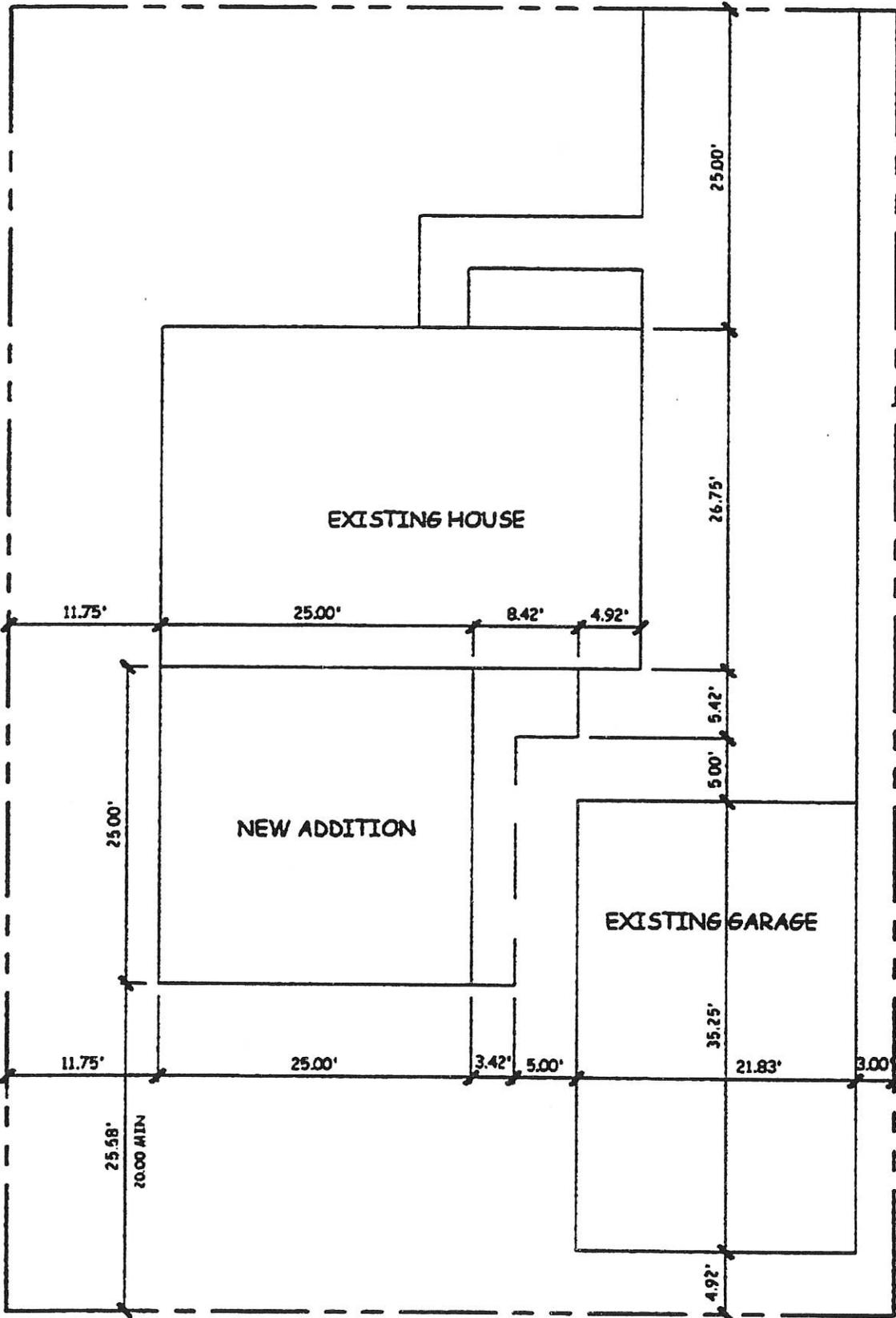
1. Aerial Photo
2. Site Plan
3. Applicant's Narrative

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Aerial Photo

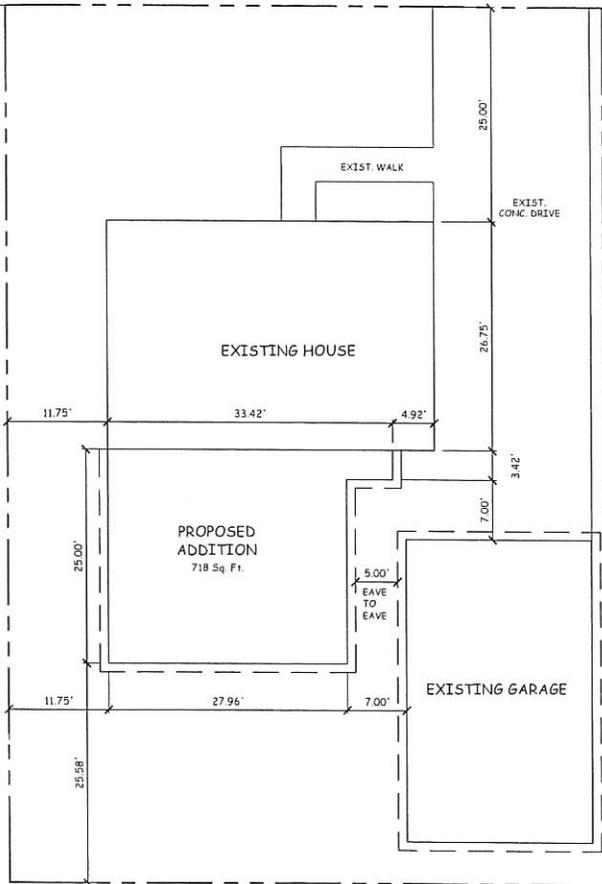


484 EAST 1600 SOUTH



IT IS THE BUILDING CONTRACTOR'S RESPONSIBILITY TO CHECK THESE PLANS CAREFULLY BEFORE CONSTRUCTIONS & TO BUILD THE STRUCTURE IN COMPLIANCE WITH ALL APPLICABLE CODES & ORDINANCES. THE PREPARER OF THESE PLANS ASSUMES NO FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS

1600 SOUTH



SITE PLAN
SCALE: 1" = 10'-0"

ENGINEER SEAL

REVISIONS

LINDSEY ADDITION

484 EAST 1600 SOUTH
BOUNTIFUL, UTAH

SITE PLAN

A-0

August 30, 2016

To: Bountiful City Planning and Development

We are applying for a variance to enable us to add an addition to our home. (Ref: 14-4-105 J.1.b, Single Family Residential Ordinance) We understand that this is required because we have an existing garage that is detached from the home. This garage was built at the same time as the house in 1959.

We have a growing family and it has become extremely difficult to accommodate them in our current space of a 2-bedroom home. We have studied the requirements and have asked for input from an architect to help with a plan to add on to the existing home, taking into consideration the easements required. The addition would not encroach on the required easements to the existing garage and property lines.

Attached is a preliminary design of what we propose to build. The garage is a part of what we currently require for our living and storage. We just need more room for the house as our family is continuing to grow.


Sincerely,



Dave and Laurel Lindsay

484 East 1600 South

Bountiful, UT 84010

801-292-3620, cell 801-699-9627

August 30, 2016

To: Bountiful City Planning and Zoning

We are applying for a variance to enable us to add an addition to our home. (Ref: 14-4-105 J.1.b, Single Family Residential Ordinance)

In addition to the Bountiful ordinance there are requirements under Utah Code 10-9a-702-(2)-(a)

- (i) The literal enforcement of the ordinance would cause an unreasonable hardship for us. We need the variance because the additional room is needed for our growing family. Without the addition to our home we can't take care of our family's needs.
- (ii) The special circumstances attached to our property are that we have a detached garage which was built in 1959 when the home was built. There is 10.42 feet between the house and the garage as shown in the lot diagram. We would still be able to meet additional easement requirements with the addition.
- (iii) Granting this variance is essential to our family and as has been granted to other properties in our neighborhood.
- (iv) The variance will not substantially affect the general plan we have in making this addition. It will have taken into consideration the easements required, including required easements to the existing garage. This will not affect the neighboring properties.
- (v) The spirit of the land use ordinance is in our vision of how we may enhance and utilize our property for our family while making sure we meet city requirements.

Sincerely,

Dave and Laurel Lindsay

484 East 1600 South

Bountiful, UT 84010

801-292-3620, cell 801-699-9627

David K Lindsay Laurel Lindsay

Commission Staff Report

Item #4

Item: PUBLIC HEARING – Request for a variance to driveway separation standards in order to construct a shared driveway
Address: 1435 and 1447 N. East Hills Circle
Author: Chad Wilkinson, Planning Director
Date: October 4, 2016



Description of Request

The applicants, Michael Brown and William Marsh, request a variance to the required driveway separation standards in order to construct a shared driveway between their properties at 1435 & 1447 N. East Hills Circle.

Authority:

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to setbacks.

Background and Analysis:

The applicants are requesting a variance to allow for a shared driveway between their properties. The zoning ordinance requires a minimum separation of 35 feet between driveways on the same property and a minimum 5 feet separation between driveways and the adjacent side property line. The proposed driveway would be located approximately 28 feet from a first driveway on the Brown property. The portion of the driveway on the applicants' properties has already been constructed. While excavating for the driveway approach, the applicants were alerted by a neighbor to the need for a permit to work in the City right of way. When the applicants made contact with the City, they were made aware of the standards that would prevent a second driveway on the Brown property along with the required separation from property line.

In the applicants' submitted narrative, they mention the existence of other shared driveways in the neighborhood. While there are a limited number of shared driveways on cul-de-sac lots in the area, each of those driveways provide primary access to the lots. Staff has not been able to identify another situation where a shared driveway provides a second access to a lot or parcel. It is clear that there are multiple examples of shared driveways throughout the City providing primary access to properties, particularly in cul-de-sac situations. The predominant issue is whether it is appropriate to approve a variance for a second driveway that does not meet the minimum spacing standards.

The narrative identifies the possibility of a "mother-in-law" type apartment in the basement at the Brown property. Any basement apartment would be considered to be an accessory dwelling unit and would require the issuance of a conditional use permit. Second

kitchens are allowed but only after recording a deed restriction indicating that there is not a second unit on the property.

The applicant has requested a second variance to the Engineering specifications for driveways related to curb radius. This standard is not part of the land use ordinance and may not be varied by the Planning Commission.

Variance Findings

Utah Code 10-9a-702 establishes the criteria for review of a variance request. In order to grant a variance each of the following criteria must be met:

(i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Staff Response: The spacing standards provide for on street parking, but also provide for minimizing traffic conflicts, preserving open space, particularly in front yards, and limiting congestion. It appears that a small parking pad could be constructed on the Marsh property without the need to extend the driveway onto the adjoining property. While a second driveway is a possibility for many lots in the City, it is common for cul-de-sac lots to be limited to one driveway based on their frontage.

(ii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Staff Response: The lots are on a cul-de-sac with limited frontage on a public street, making it difficult to construct a second driveway. However this condition is common in cul-de-sac lots. Similar properties are limited to one driveway approach.

(iii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Staff Response: The ability to construct a second driveway is always constrained by the available frontage of a lot. While a cul-de-sac lot is constrained by width more than a regular rectangular shaped lot, this constraint is common in cul-de-sac lots. Therefore limiting a second driveway does not deprive a property of rights available to other similar lots.

(iv) *The variance will not substantially affect the general plan and will not be contrary to the public interest;*

Staff Response: One of the purposes of spacing standards for driveways is to preserve open space in front yards. Granting a variance to allow for a second driveway on a cul-de-sac lot will reduce landscaping and open space in the front yard. The Code requires that at least 50 percent of front yard areas to be landscaped. Reducing landscaping in the front yard of a lot that is already constrained is not consistent with the public interest.

(v) *The spirit of the land use ordinance is observed and substantial justice done*

Staff Response: The land use ordinance includes minimum driveway spacing standards in order to preserve open space, provide for on street parking, reduce congestion and minimize traffic conflicts. Approving a variance to these standards is not consistent with the spirit of the land use ordinance.

Department Review

City Planner, City Attorney

Recommended Action

Staff recommends denial of the requested variance, based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant.

Attachments

1. Aerial Photo
2. Site Plan
3. Applicant's Narrative

Aerial Photo



Brown/Marsh Variance Application

Preface and Introduction

We, Michael R. Brown (Mike) and William T. Marsh (Will), recently poured concrete for a shared driveway on the side of our homes because our families are large and we have had a very hard time parking vehicles and trailers in a legal fashion. We did not think we needed a permit to do this, and city staff seemed to agree that we were ok for our properties behind the sidewalk. But we also removed the curb and gutter as it was spalling very badly, and were informed that we do indeed need a permit to restore the curb and gutter back to city standards. We apologize very much for this mistake and are prepared to pay whatever costs, fees, and penalties may apply to this situation.

We had hoped to widen the curb cut on Will's driveway so that we could have a shared curb cut that would provide very good vehicular access to our shared pads. We understand that we do not have the proper measurements to extend the curb cut in a fashion that would comply with the land use ordinance. We also are fully aware that part of our present hardship is self-imposed, and that you are not able to consider self-imposed hardships. That is fine, and as mentioned we are prepared to pay the consequences. But we still believe we do in fact have substantial hardships with these properties that we are hoping to remedy, so we hope you'll consider the elements of our case that are independent of what we have already done, as if we were starting from the beginning.

What City Ordinances are we seeking a variance from?

Our understanding is that single-family homes are allowed up to two driveways, provided that there are 35 feet between each driveway as measured from the back of the sidewalk. We also understand that sometimes businesses and other uses are allowed shared driveways, but there is nothing stated in code either for or against shared driveways for single family homes, so the presumption is against. However, apparently code requires 5 feet between a driveway edge and property line edge if the driveway is not shared. We are seeking to have a single shared driveway, or a zero foot spacing between one driveway and the next. There are many examples in our neighborhood of this – usually on cul-de-sacs.

As for Mike's property, the requirement is for 35 feet from the edge of one driveway to the edge of the next. Currently there is 33' 9" from the edge of the driveway to the property line, so clearly Mike cannot create any curb-cut and still meet this standard, as the property does not meet this standard even now. As part of the shared driveway, Mike would like to extend the curb-cut onto his property by at least 5' 9" in order to make it possible for vehicles to access the parking pad without having to drive over a high curb. If that were granted, it would result in a 28' 0" separation between driveways, or 7 feet short of the standard. That is a summary of what we are asking for. The next section elaborates on why we believe we have a valid hardship that warrants granting this variance request and would not result in measureable hard to community interests.

Our Case for hardship variance

The appeal authority may grant a variance only if:

1. *Literal enforcement would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;*
 - a. We cannot say for certain, but presumably a 35' requirement between driveways on the same property is intended to ensure that two vehicles could parallel park without blocking either driveway. That makes sense for properties along linear streets where angle parking is not allowed, but cul-de-sacs are different. In this case, it is already very difficult to parallel park even one car, so perpendicular parking is all that has ever worked. Currently two vehicles can park perpendicularly. With this 7' variance we have measured and two vehicles can still park without blocking the proposed shared driveway (though it is clearly tighter – see photos). But most of the time none would be there since we'd now be able to park off-street – a benefit to refuse collection year-round.
 - b. There is another shared driveway in the same cul-de-sac, and because of that there is already more parking available within the cul-de-sac than other comparable cul-de-sacs (see photos). We do not see evidence that this change would affect parking for large gatherings because there is already plenty of parking available.
2. *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*
 - a. These two homes were built on a hill, and as such the structures were pushed very close to the road because otherwise there would be very little usable back yard. Will's garage door is 15' from the back edge of the sidewalk – too short to park even a single vehicle outside the garage without the vehicle blocking the sidewalk. Will has three teenage children and would like a third vehicle, but in winter he cannot park the third vehicle on the driveway without blocking the sidewalk. There is also no way for Will to own a utility trailer or any other wheel-based item because there is no opportunity to park such an item on the property. Mike's driveway is 24' from garage door to the back of sidewalk. This is sufficient to park a third vehicle during winter, but is very inconvenient as vehicles need to move frequently to let others in or out. The nature of our properties definitely prohibits us from enjoying opportunities that others are able to enjoy.
3. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*
 - a. Many if not most homes in this area already have second driveways, or extra-wide driveways for third vehicles. Those who do not can easily create one because their

properties comply with the code. However due to the position of our homes, the hill, and Will's 15' driveway, Will simply cannot have a third vehicle parked at this property unless it is on the street (illegal in winter), or blocking the sidewalk (also illegal). Mike can have a third vehicle, but it will block the garage – a condition not experienced by most other properties in the same zone.

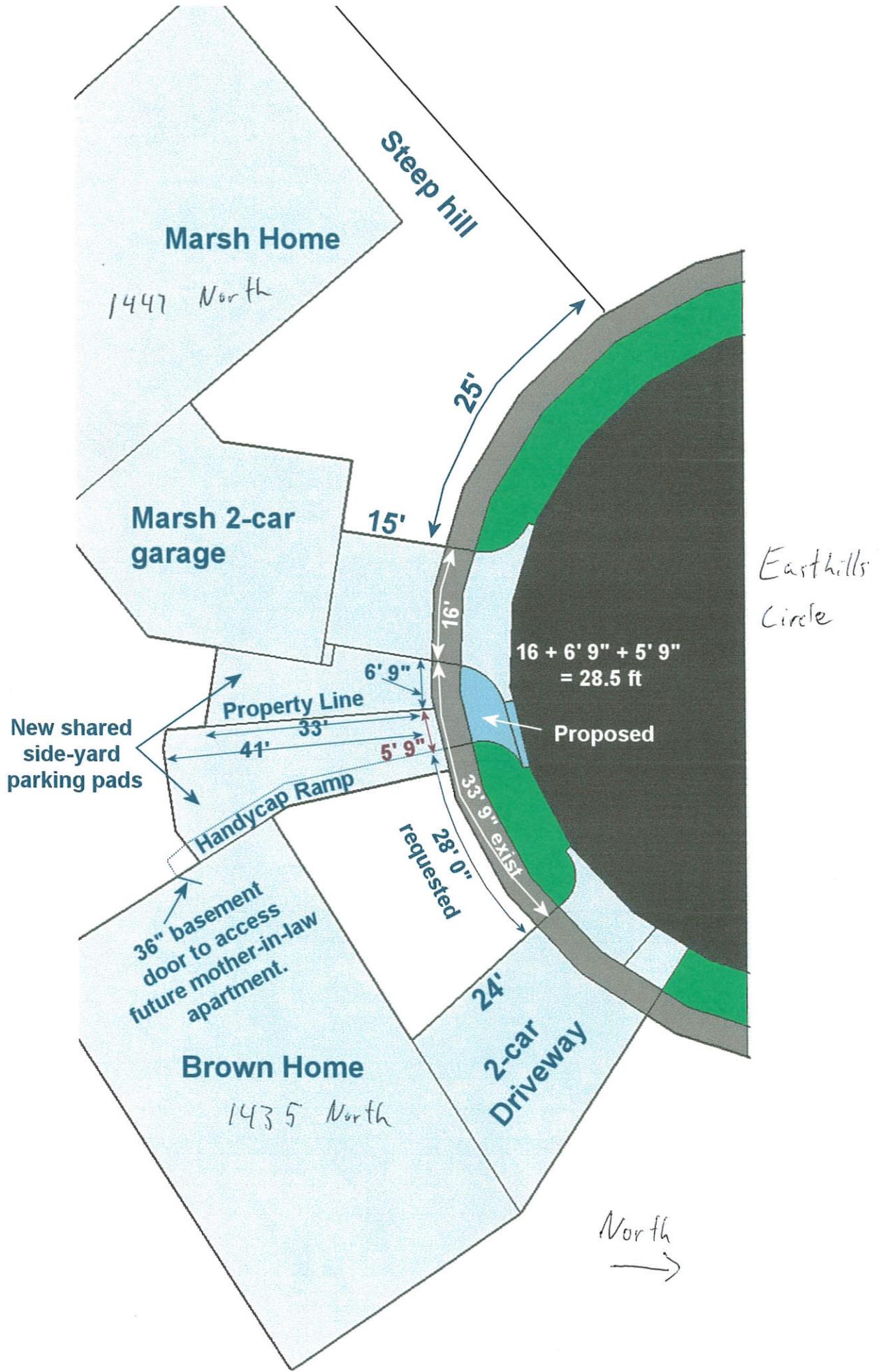
- b. Zoning currently allows for immediate family members to reside in a “mother-in-law” apartment. Mike's home has a separate basement entrance, a basement kitchen, and is basically designed for a mother-in-law situation. Mike has seven children, aging parent's in their 70's on both sides, and Mike's wife has a handicapped brother confined to a wheel-chair who stayed with them for about 6-months last year while he recovered from the most recent of what seems like dozens of brain surgeries over the years. Mike anticipates that in the coming decades, his newly married children (hopefully), elderly parents, or handicapped brother-in-law may need to reside at his home, and this would make it much more practical to do that. The right to assist immediate family members is definitely practical for most others in our area, but is very difficult under our present circumstances.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest;

- a. The shared driveway will make it possible for us to remove vehicles from the street in both summer and winter – a substantial benefit to refuse collection which often has challenges with our vehicles.
- b. It would shorten the space available for snow storage at the very end of the cul-de-sac, but we have seen drivers also easily push snow to the far east edge where there is 100 feet or more of snow storage space. That is the only measurable impact we can see to the public interest – and it is easily mitigated by simply pushing snow what snow is possible into the existing location, and the rest to the far east side.

5. The spirit of the land use ordinance is observed and substantial justice is done.

- a. We are happy to appear in person before an adjudicating body to answer any questions and try to demonstrate that this is indeed in the spirit of the land use ordinance, and that a substantial justice will be done by granting this variance. We have consulted with other neighbors and they seem agreed that it will not harm them and will only make things better for everyone here.





Curb we removed without realizing it wasn't our responsibility and we needed permit. We are committed to rectifying this at our full expense with penalties.



New shared parking pads



Two vehicles on left are parked to show that even with variance, they both can still fit without blocking the proposed shared driveway.



Existing shared driveway in same cul-de-sac.



East edge of cul-de-sac can easily park several vehicles and store snow.



West edge also very long distance between driveways and can easily park many vehicles.

Variance 2: Request to change from 4-foot curb radius to 2.5 feet.

On the Brown's residence at 1435 N. Easthills Circle, the original cut for the driveway does not match up well with how the garage was actually built. From the photo below, as it was built, the curb guides you into the tree and rock. (Note: the hand-drawn black line roughly approximates the 4-ft curb that was there previously, again mistakenly removed as Mike thought it was his responsibility to change things like this.) The red line roughly approximates how tires actually track in order to get in/out of the left side of the garage. I would like to start the curve immediately at the corner of the mailbox, but instead of requiring 4 ft to complete the curve (which will result in needing to drive over the curb), I would like to complete the curve in 2.5 ft, which will likely be comfortable and not require driving over the curb.



Commission Staff Report

Item #5

Subject: Preliminary and Final Subdivision Approval for
Fowler Estates Subdivision
Address: 167 West 1800 South
Author: City Engineer
Department: Engineering, Planning
Date: October 04, 2016



Background

The Fowler family is requesting a lot split subdivision for a 0.68 acre parcel of ground located at 167 W 1800 South. Currently the property is occupied by a single family home (the Fowler home) with a large garden to the west. The family situation has changed and they now desire to split the property into two lots.

Analysis

The proposed subdivision consists of two lots, both fronting onto 1800 South Street. Both of the lots contain more than the minimum required footage of 11,000 s.f., with the smaller being 12,910 s.f. and the larger containing almost 16,700 s.f. Both lots also have more than the 70 ft. of frontage required in the R4 zone.

The property currently has a single family home with a detached garage. The intention is to keep the existing structures and the proposed lots are laid out to provide for the required side yards.

Because the property is already occupied by a residential dwelling, all of the necessary utilities are available either on the property, or in 1800 South. New utility laterals will need to be cut into 1800 South to service lot 1. The property will be allowed to continue to drain as it has in the past, but the developer will be required to pay the normal Storm Water Impact Fee.

There are two utilities that currently cross portions of the property that will need to be covered by Public Utility Easements. There is an existing Storm Drain line along a portion of the south property line and the entire west line, and there is a large overhead power line along the south property line, both of which will be covered by 15' wide Public Utility Easements. Those easements are shown on the final plat.

The existing sidewalk and curb and gutter are all in relatively good condition so no overall bond for wholesale replacement will be required, rather any repair work will be covered by the individual bonds required as each of the lots has a building permit issued for a new house.

Department Review

The proposed final plat has been reviewed by the Engineering Department and Planning Department.

Recommendation

We recommend that the Planning Commission pass a recommendation for Preliminary and Final Approval to the full City Council with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. All red line corrections be made.

Significant Impacts

This places two homes where there has historically only been one and places one new driveway on to 1800 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Attachments

Aerial photo showing the area to be subdivided

A copy of the Fowler Estates preliminary plat

A copy of the Fowler Estates final plat

Aerial Photo of the proposed Fowler Estates Subdivision



Commission Staff Report

Item #6

**Subject: Final Site Plan and Final Subdivision
For Mixed Use Development on PAD A of Renaissance Town Center
Property Addresses:**

Author: Chad Wilkinson, Planning Director

Department: Planning

Date: October 4, 2016



Background

The applicant, Bruce Broadhead, requests final site plan and final subdivision plat approval for a new mixed use development located on "Pad A" (shown now as Lot 9) of the Renaissance Town Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level.

Analysis

The final site plan substantially complies with the preliminary plan approved by the Council on September 27, 2016. The applicant has addressed minor corrections requested at preliminary review and the proposed elevations are consistent with those submitted previously. Some minor redline changes have been requested by the City Engineer.

Final Subdivision

The final subdivision plat has been slightly modified from the previous plan in order to clarify some issues identified at preliminary review. A text amendment scheduled for review concurrent with this application will further clarify the minimum lot standards for the development.

Department Review

This item has been reviewed by the City Planner and City Engineer.

Significant Impacts

As previously noted, the proposal includes the use of the existing City owned parking garage. The development agreement governing the use of the garage is currently under review by the City Attorney and any needed changes to the agreement will be required prior to issuance of building permit and/or recording of the final plat.

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the final site plan approval and final subdivision approval subject to the following conditions:

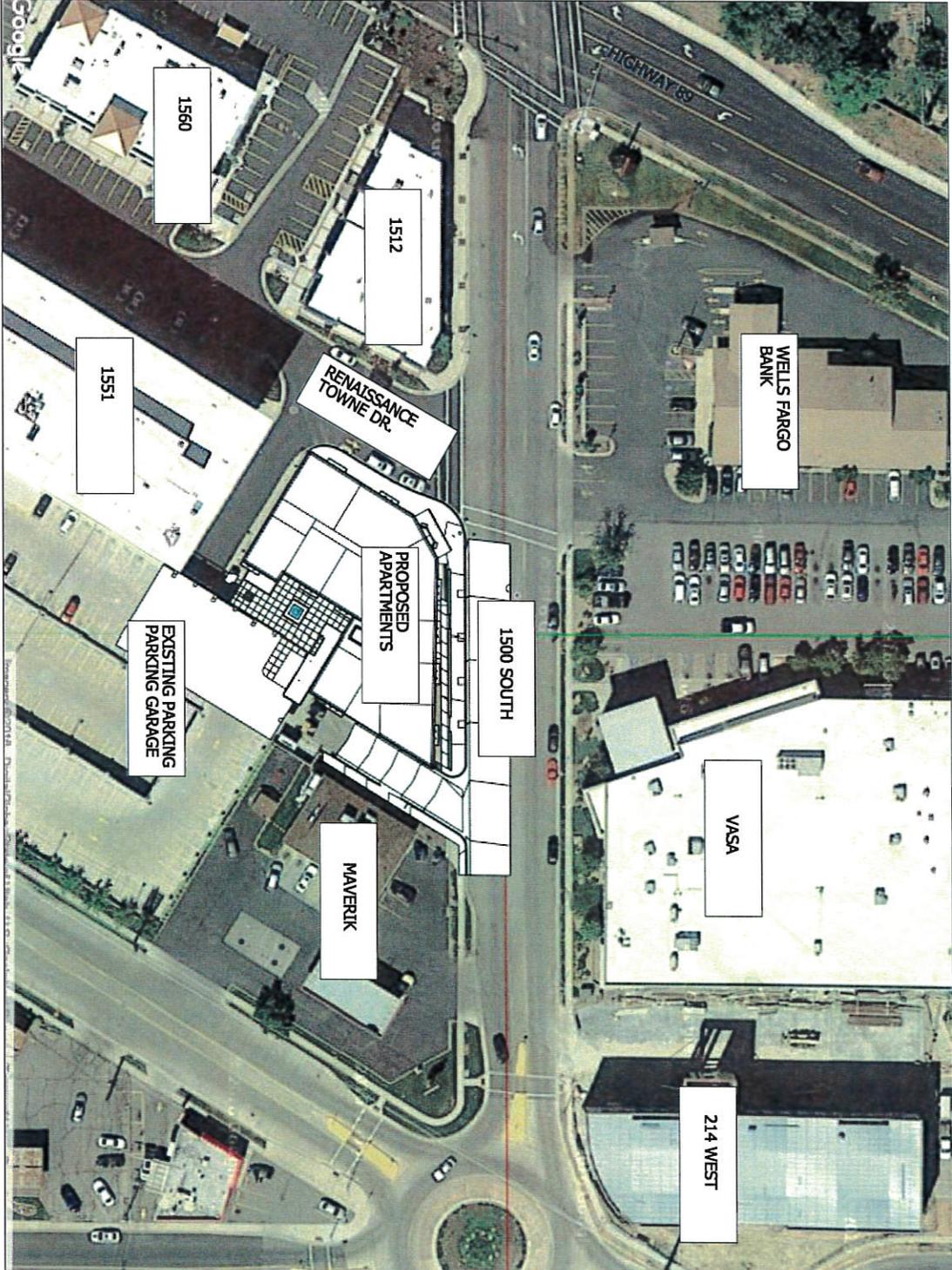
1. Complete any and all redline corrections.
2. Complete any necessary revisions to the development agreement.

Attachments

1. Aerial photo
2. Application Materials

Aerial Photo





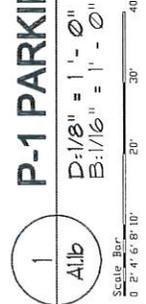
1 SITE PLAN
 (A4) D:\NTS

	<p>1500 SOUTH 214 WEST</p>		<p>DATE: 7/26/2018 PROJECT: RENAISSANCE TOWNE CENTRE</p>	<p>A NEW APARTMENT BUILDING FOR: Renaissance Towne Centre AT FIVE POINTS BOUNTIFUL, UT.</p>	<p>PROJECT NUMBER: 1500 SOUTH SHEET NUMBER: A-2.1b DRAWN BY: DATE: CHECKED BY: APPROVED BY:</p>
--	-------------------------------------	--	---	--	---

THIS DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF SCHIEL APARTMENTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF SCHIEL APARTMENTS. © 2018 SCHIEL APARTMENTS.

P-1 PARKING & BASEMENT

62' WIDE PARKING

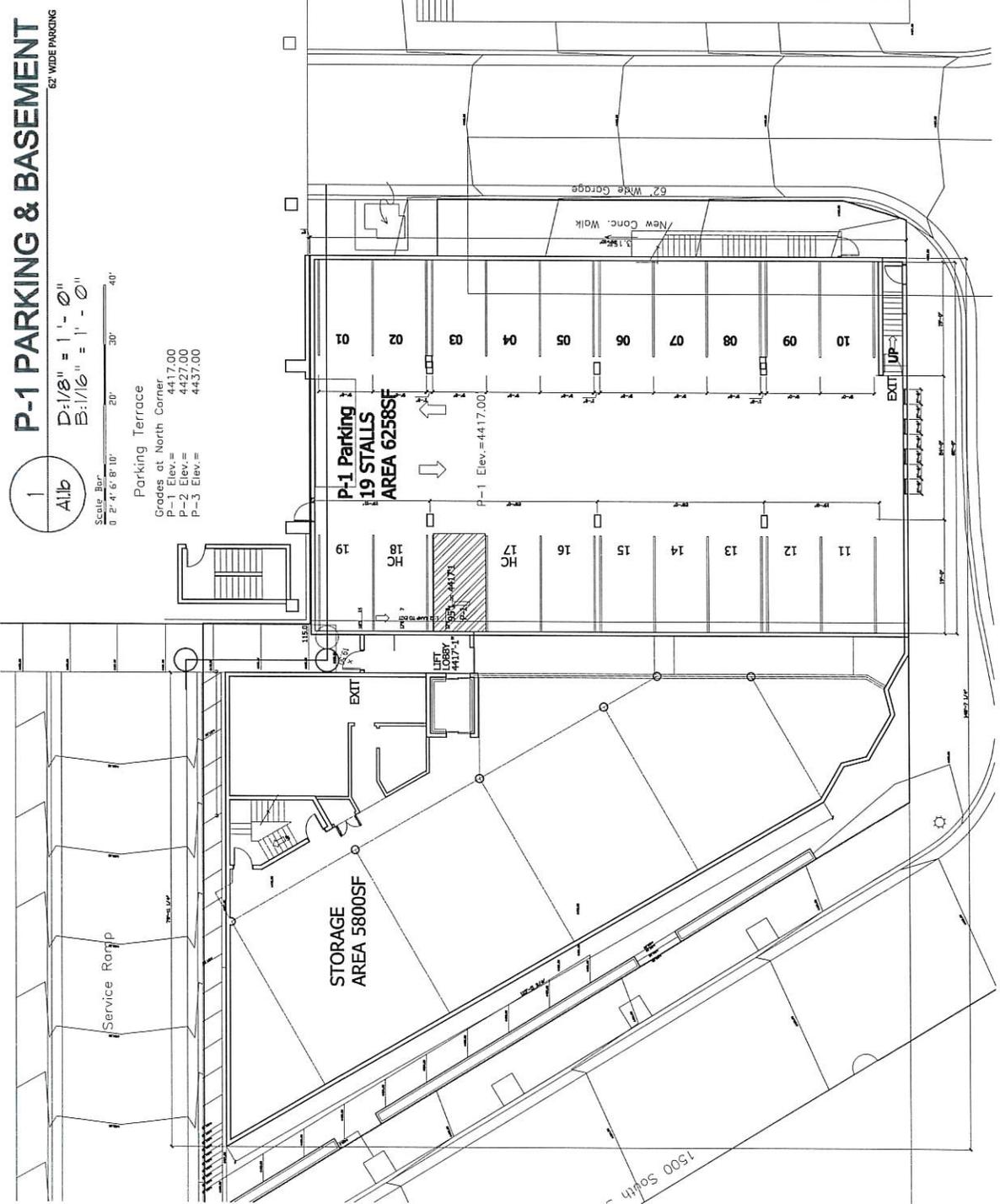


Alib
 Scale Bar
 0' 2' 4' 6' 8' 10' 20' 30' 40'

Parking Terrace
 Grades at North Corner
 P-1 Elev. = 4417.00
 P-2 Elev. = 4427.00
 P-3 Elev. = 4437.00



Vicinity Map



OCCUPANCY: = MXDPO
 PARKING REQUIRED FOR APARTMENTS
 1-BR. UNIT: 1.75 SPACES PER UNIT = 33.25
 (19) 1-BR UNITS
 2-BR. UNIT: 2.25 SPACES PER UNIT = 42.75
 (19) 2-BR UNITS

38 UNITS REQUIRES: 76 SPACES
 38 SPACES PROVIDED IN NEW GARAGE
 38 SPACES PROVIDED IN EXIST. GARAGE
 (NIGHT TIME USE)

PROPOSED OFFICE
 PARKING REQUIRED = 22 SPACES
 PARKING PROVIDED ON EXISTING P-2

TOTAL PARKING REQ'D. = 98 SPACES

LANDSCAPING
 (PLANTER AND TREES) = 263 SF.
 TOTAL LANDSCAPING REQ'D. = 0 SF.

AREAS BY LEVEL:
 APARTMENT LEVEL 6 = 11,063SF.
 APARTMENT LEVEL 5 = 11,063SF.
 APARTMENT LEVEL 4 = 11,063SF.
 APARTMENT LEVEL 3 = 11,063SF.
 P-2 PARKING GARAGE = 6,258SF.
 OFFICE AREA = 5,200SF.
 P-1 PARKING GARAGE = 6,258SF.
 BASEMENT AREA = 5,800SF.

TOTAL AREA = 67,768SF.

SCHIEL ARCHITECTS & ENGINEERS
 600 N. HENRIEVILLE BLVD.
 SUITE 200
 BOUNTIFUL, UT 84002

DATE: 4/7/2018
 DRAWN: MCD/000/010

Renaissance Towne Centre
 A new Apartment Building for
 At The Points
 Bountiful, UT.

A-1-1b

EXISTING SITE
 P-1 PARKING AND
 BASEMENT STORAGE
 62' WIDE PARKING
 (PROPOSED)



SCHIEL
ARCHITECTURAL
PLANNERS

1700 W. MAIN STREET
SUITE 200
BUNTFIELD, VT 05203



Date: 4/7/2018
Revision:
New 44337.00

A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bunfield, VT.

Project Number:
Sheet Number:

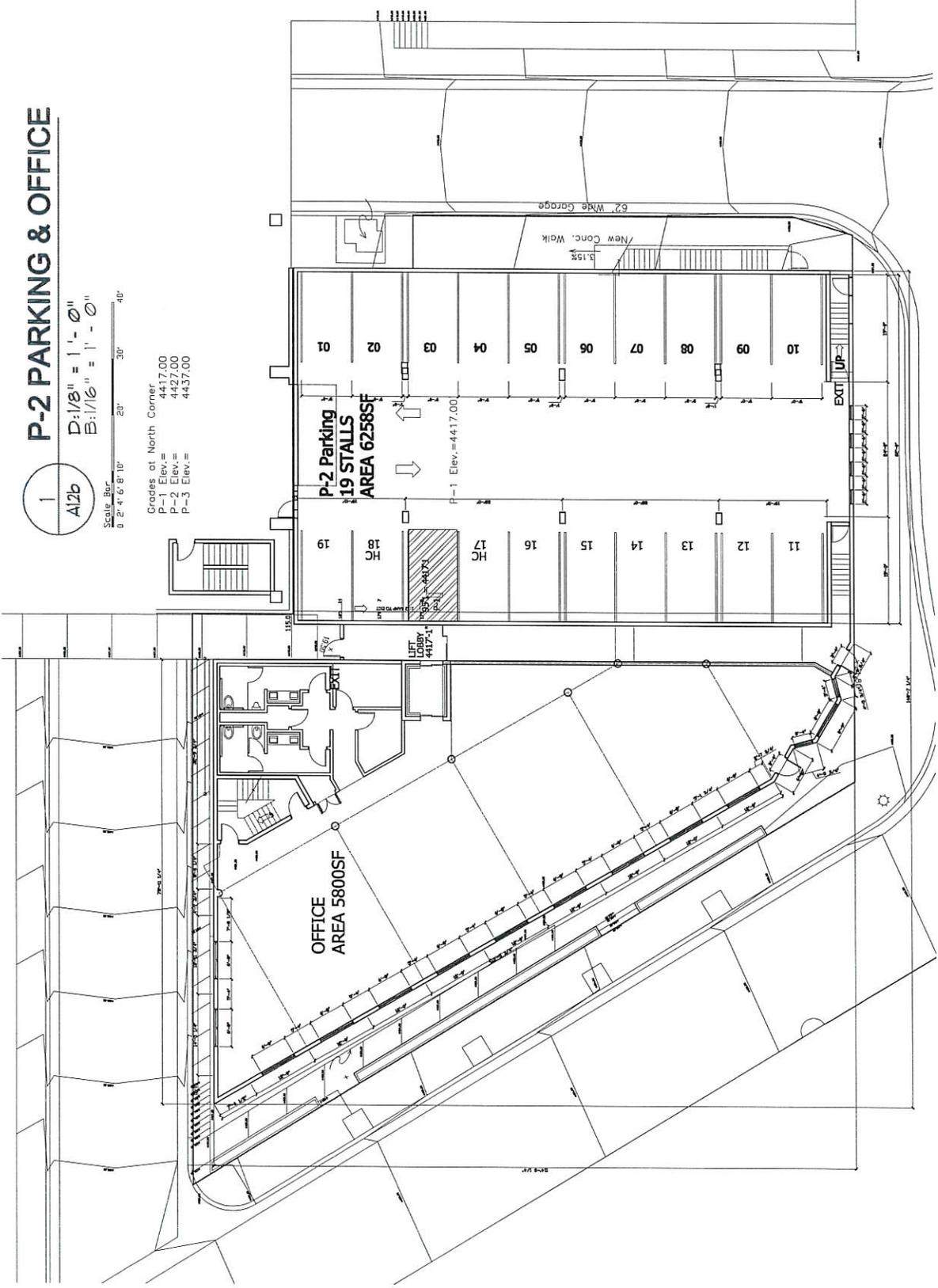
A-1.2b

Sheet Title:
THIS SHEET
SHOWS PROPOSED
P-1 PARKING AND
P-2 PARKING
STORAGE
REAR SIDE PARKING
AREAS

P-2 PARKING & OFFICE

1
A12b
Scale Bar:
0' 2' 4' 6' 8' 10' 20' 30' 40'

Grades at North Corner:
P-1 Elev.= 4417.00
P-2 Elev.= 4427.00
P-3 Elev.= 4437.00





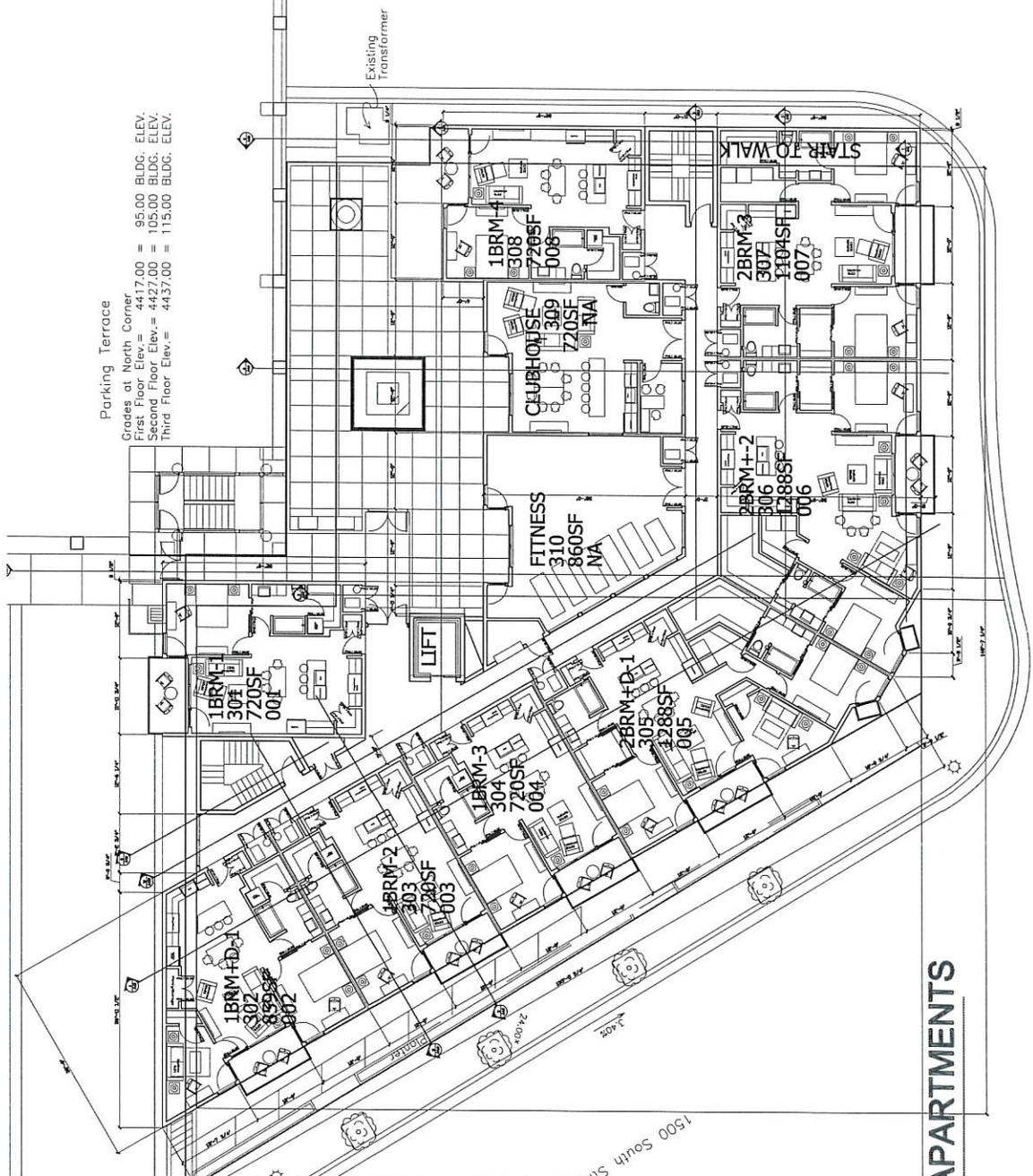
SCHIEL ARCHITECTS PLLC
 ARCHITECTS
 100 SOUTH STREET, SUITE 200
 BOUNTIFUL, UT 84002



Date: 4/7/2018
 Revision: 100-200000-10

A new Apartment Building for:
Renaissance Towne Centre
 Bountiful, UT.
 At Five Points

Project Number:
 Sheet Number:
A-1.3
 3RD LEVEL APARTMENT PLAN
 EXISTING GARAGE



Parking Terrace
 Grades at North Corner:
 First Floor Elev. = 95.00 BLDG. ELEV.
 Second Floor Elev. = 4437.00 = 105.00 BLDG. ELEV.
 Third Floor Elev. = 4437.00 = 115.00 BLDG. ELEV.

1BRM+D-19 TOTAL	50%
2BRM+D-12 TOTAL	32%
2BRM+D-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

3rd LEVEL APARTMENTS

A1.3
 D: 1/8" = 1' - 0"
 E: 1/16" = 1' - 0"
 Scale Bar:
 0 20' 40'



SCHIEL
ARCHITECTS
& PLANNERS
175 WEST 10TH AVENUE
SUITE 200
BOUNTLIFF, UT 84015



Date: 4/7/2018
Rev: 000000010

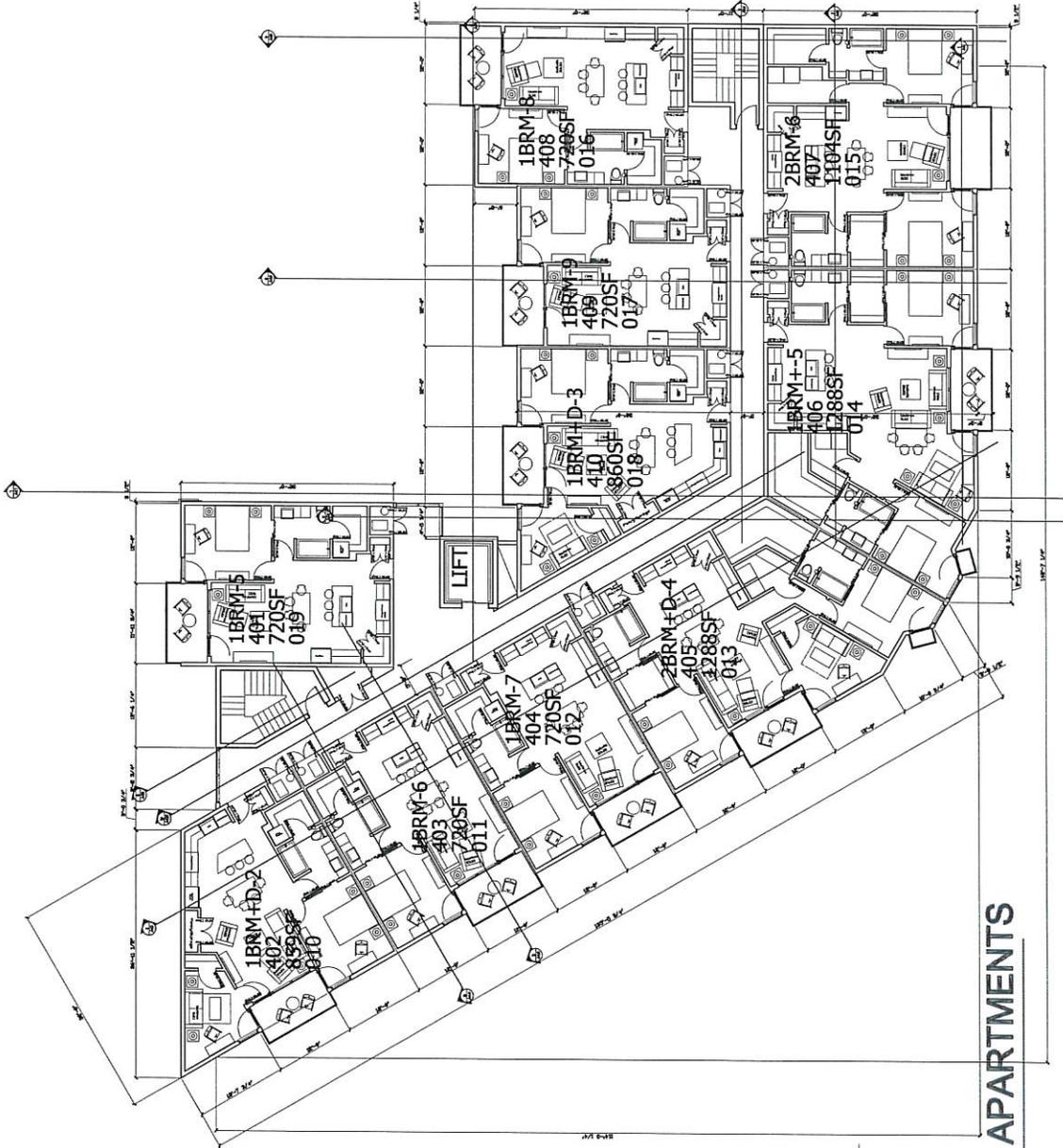
A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bountiful, UT.

Project Number:

Sheet Number:

A-1.4

Sheet Title:
4th LEVEL APARTMENT FLOOR PLAN



1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM+b-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

4th LEVEL APARTMENTS

1
A1.4
D: 1/8" = 1' - 0"
E: 1/16" = 1' - 0"

Scale: Rec
0 2' 4' 6' 10' 20' 30' 40'



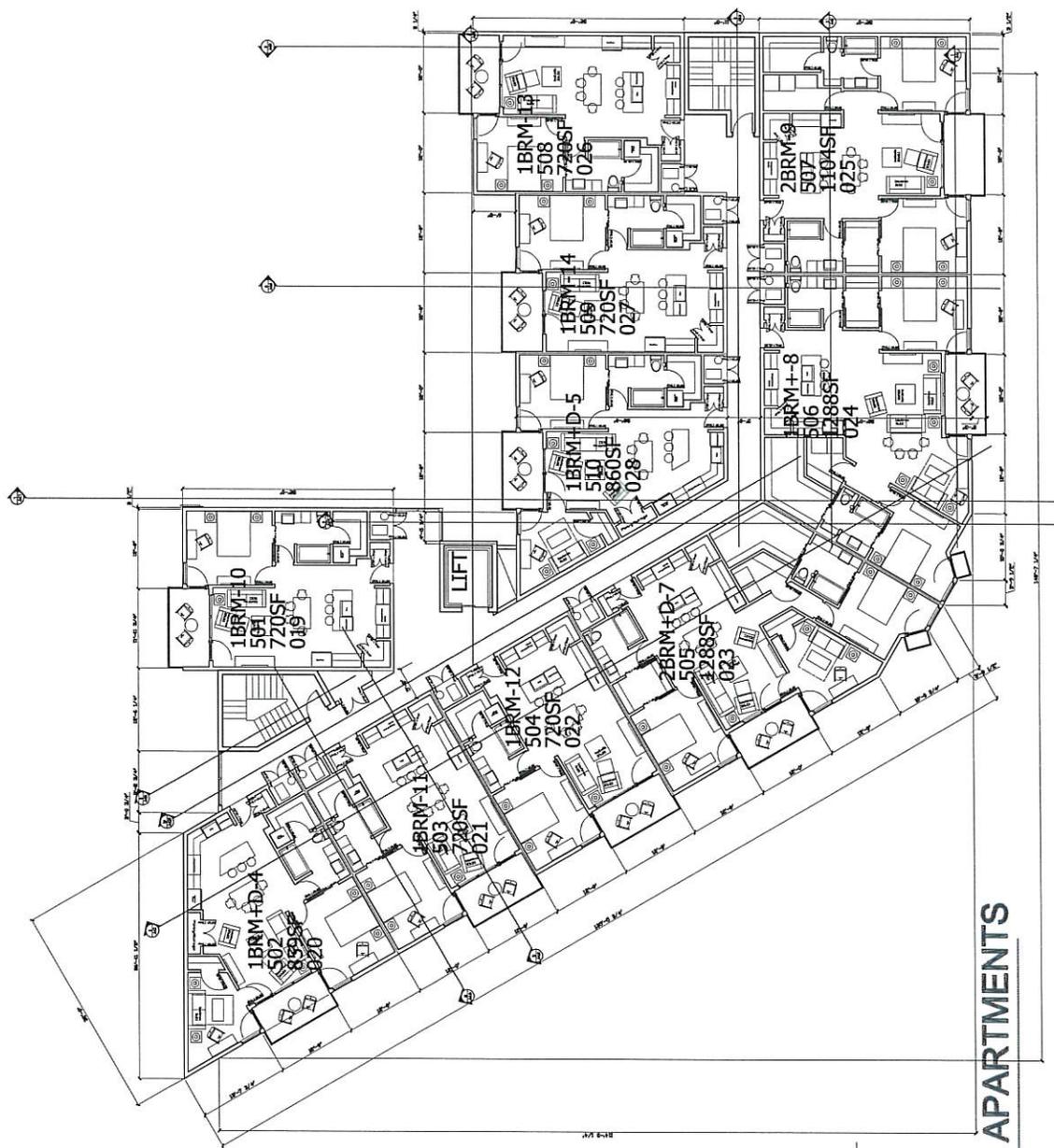
**SCHIEL
PLANNERS
ARCHITECTS**
177 W. MAIN STREET
SUITE 200
BRAINTREE, MA 01905
TEL: 978.251.1100
WWW.SCHIELPLANNERS.COM



Date: 4/7/2018
Project: Renaissance Towne Centre
Rev: 000000010

A new Apartment Building for:
Renaissance Towne Centre
Bountiful, UT

Program: Multi-Family
Sheet: A-1.5
Project Name: Renaissance Towne Centre
Drawing Title: 5th Level Apartment Floor Plan
Date: 4/7/2018
Author: RJS
Checked: RJS



1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM+b-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

5th LEVEL APARTMENTS

Scale: Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'

D: 1/8" = 1' - 0"
E: 1/16" = 1' - 0"





SCHIEL ARCHITECTS
ARCHITECTS
100 WATER STREET
SUITE 200
BOSTON, MA 02109
TEL: 617.552.3000
WWW.SCHIELARCHITECTS.COM



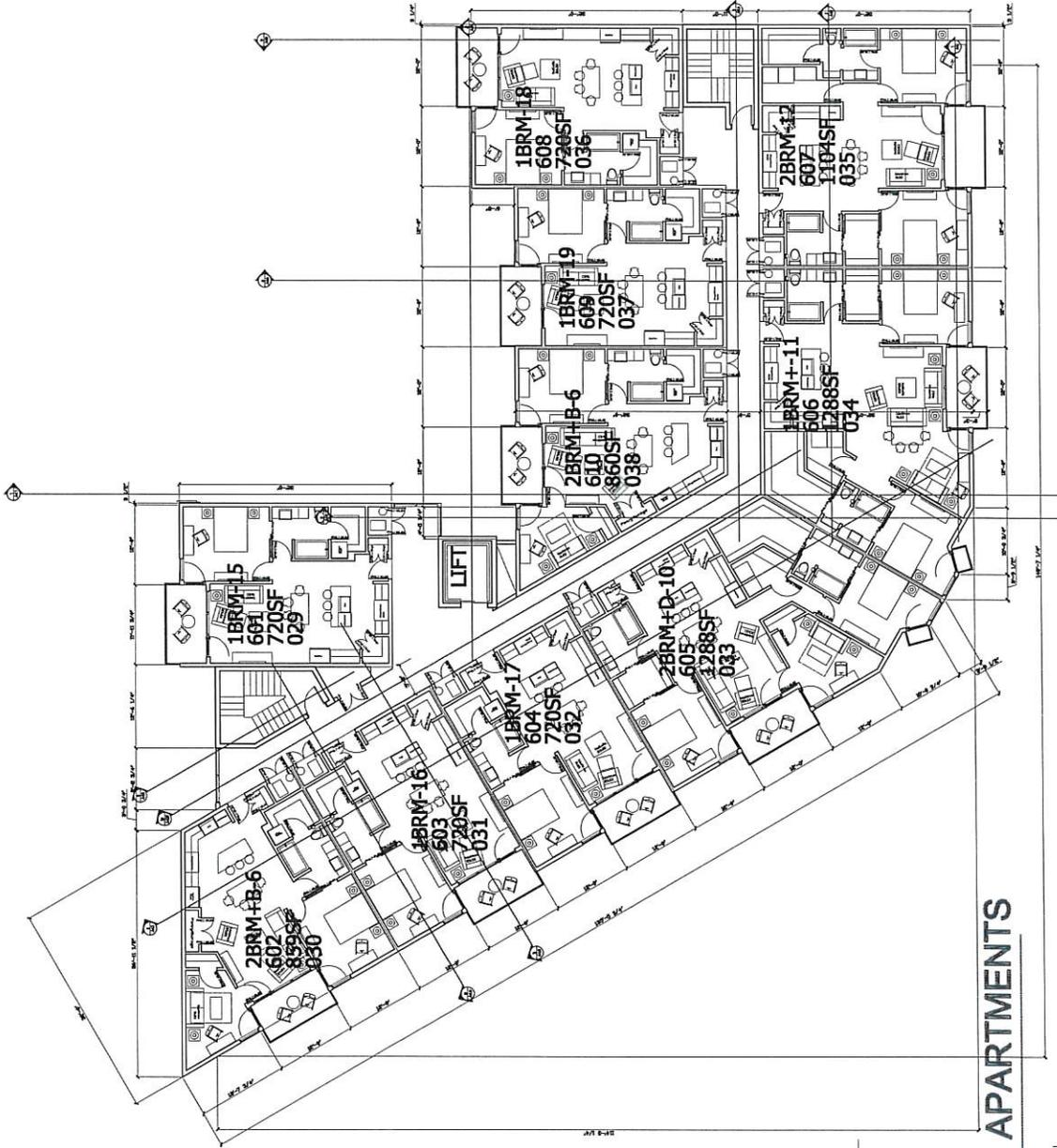
Date: 4/7/2016
Rev: 0000010

A new Apartment Building for:
Renaissance Towne Centre
Bountiful, UT.
At Five Points

Program: Multi-Family
Phase:
Sheet No. A16

A-1.6

Sheet Title:
6th LEVEL APARTMENT FLOOR PLAN
APPROVED:
DATE: 4/7/2016



1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM+b-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

6th LEVEL APARTMENTS

1
A16

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale: Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'



**SCHIEL
ARCHITECTS &
PLANNERS**
1700 UNIVERSITY
AVENUE, SUITE 200
BOONVILLE, MO 64618
PH: 660.333.0000
WWW.SCHIELARCHITECTS.COM



Date: 4/7/2015
Revised: REV: 400/00/10

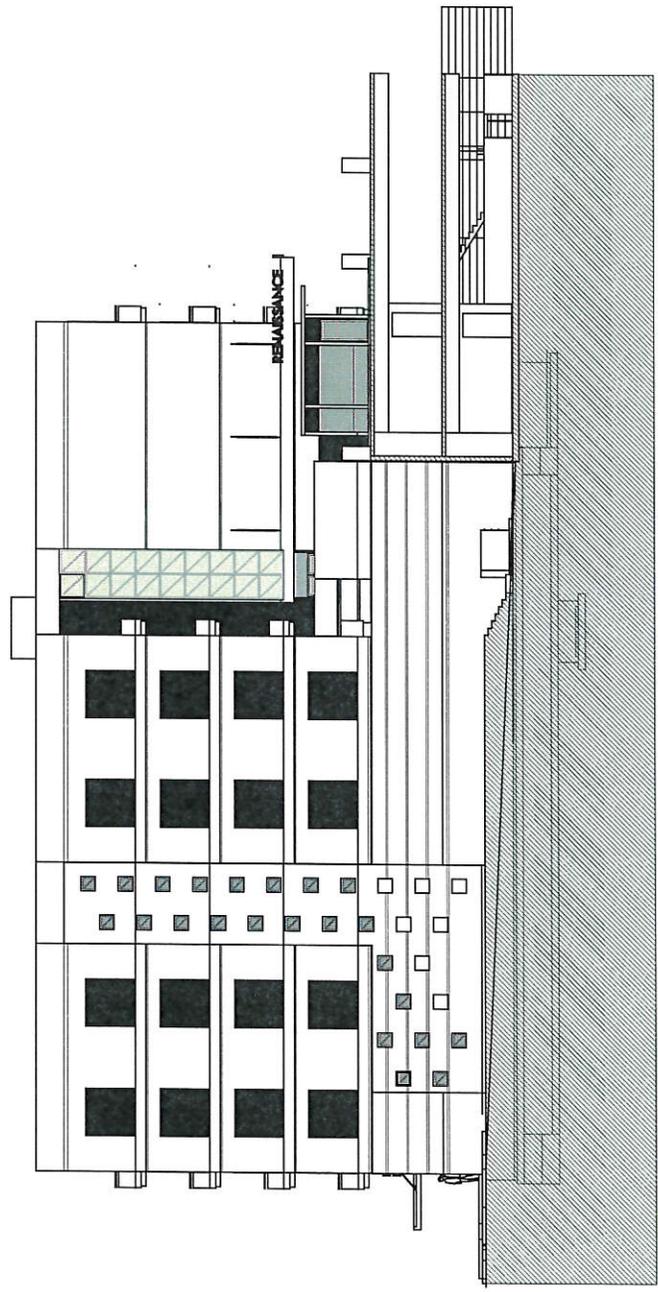
A new Apartment Building for:
Renaissance Towne Centre
Boonville, UT.

Project Number:
Sheet Number:

A-3.1

Sheet Title:
**SOUTH ELEVATION
P-1 PARKING EXISTING**

DATE PLOTTED:
APPLOTTED:
SCALE:



SOUTH ELEVATION

1
A3.1

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale Bar:
0' 2' 4' 6' 8' 10' 20' 30' 40'



SCHIEL
ARCHITECTS
PLANNERS

170 SOUTH LAUREL AVENUE
SALT LAKE CITY, UT 84143
PHONE: 313.444.4444



Date: 4/7/2018
Revision: PER 100000010

At Five Points
Bountiful, UT.

A new Apartment Building for:
Renaissance Towne Centre

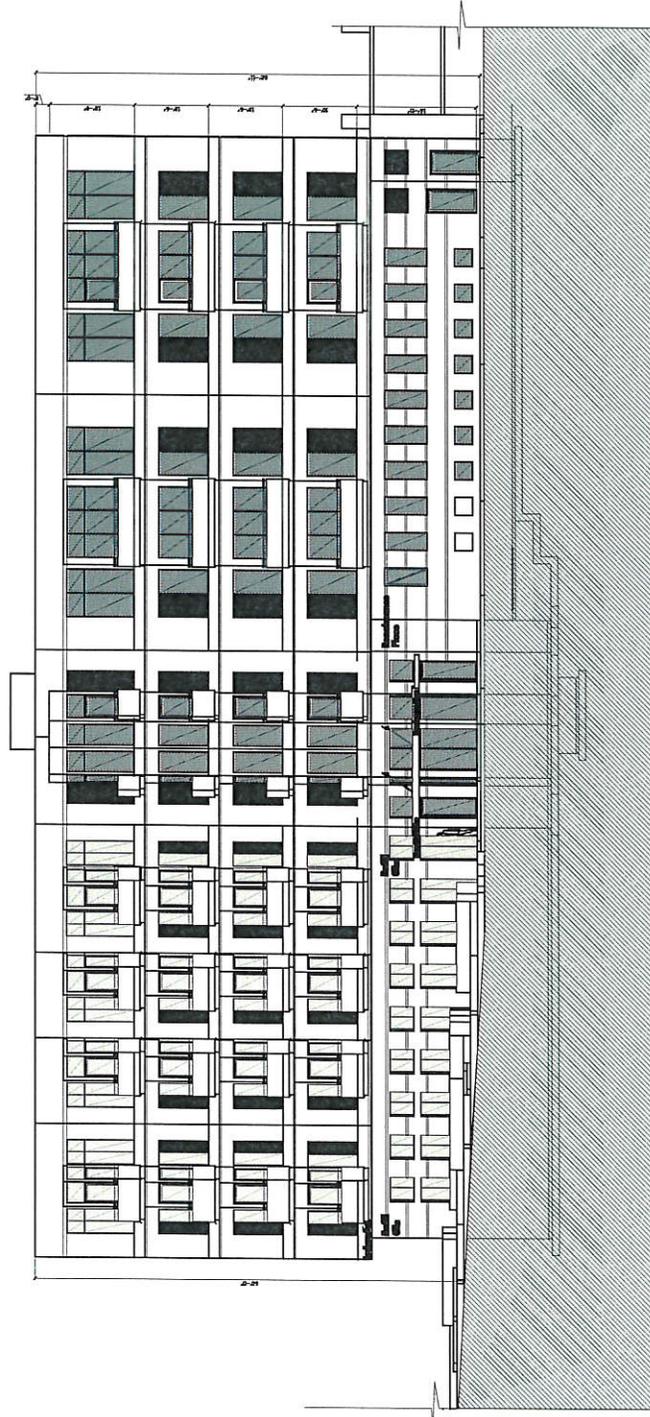
Project No. 18-0001

Sheet No. A-3.2

A-3.2

WEST ELEVATION
ACROSS RENAISSANCE
TOWNE DRIVE

Scale: 1/8" = 1' - 0"
1/16" = 1' - 0"
AS NOTED
SCALE: 1/8" = 1' - 0"



WEST ELEVATION

1
A32

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale: Bar
0 2' 4' 6' 8' 10' 20' 30' 40'



**SCHIEL
ARCHITECTS
& PLANNERS**
1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119
PH: 801.487.8800
WWW.SCHIELARCHITECTS.COM

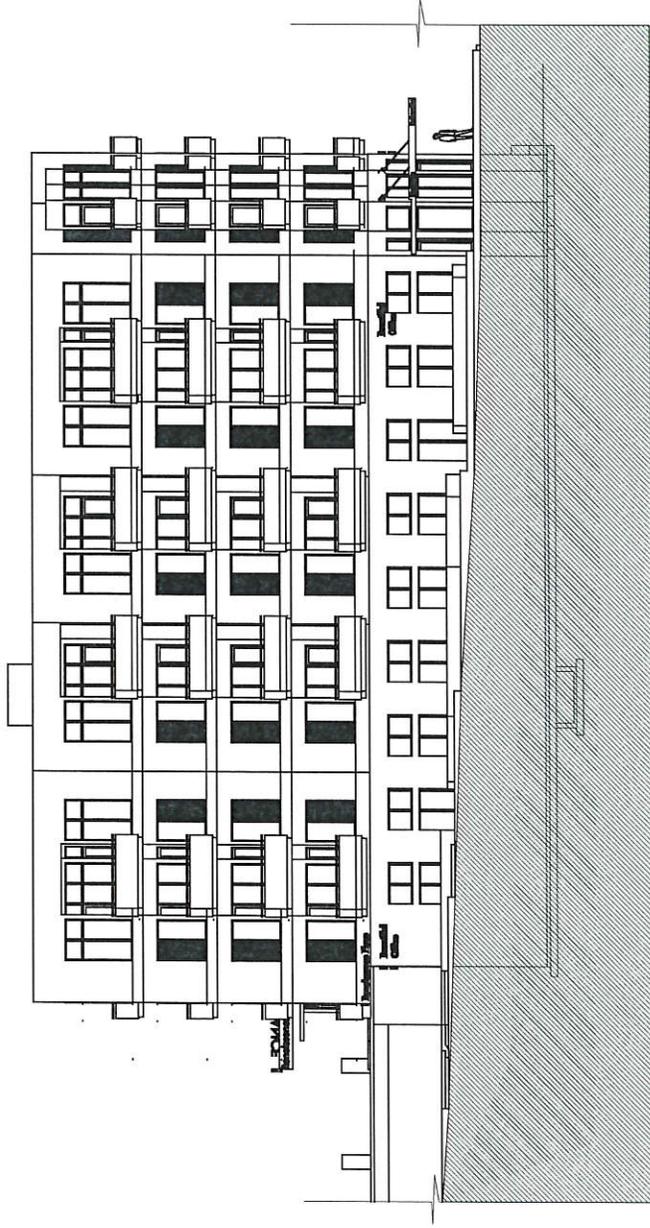


Sheet: A-3.3
Date: 4/7/2016
Rev: 000000010

A new Apartment Building for:
Renaissance Towne Centre
Bountiful, UT.

Project No: A3.3
Sheet No: A-3.3

A-3.3
Sheet Title:
**TITLE NORTH
ELEVATION**
THIS SHEET
IS UNLESS
NOTED
1/8" = 1'-0" SCALE



NORTH ELEVATION

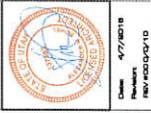
1
A3.3
Scale Bar:
0' 2' 4' 6' 8' 10' 20' 30' 40'

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"



**SCHIEL
APARTMENTS
APPLANNERS**

1700 UNIVERSITY
AVENUE, SUITE 1000
BOULDER, CO 80502
PH: 303.440.0000
WWW.SCHIELAPARTMENTS.COM



Date: 07/2016
Revisions: REV: 10/20/2016

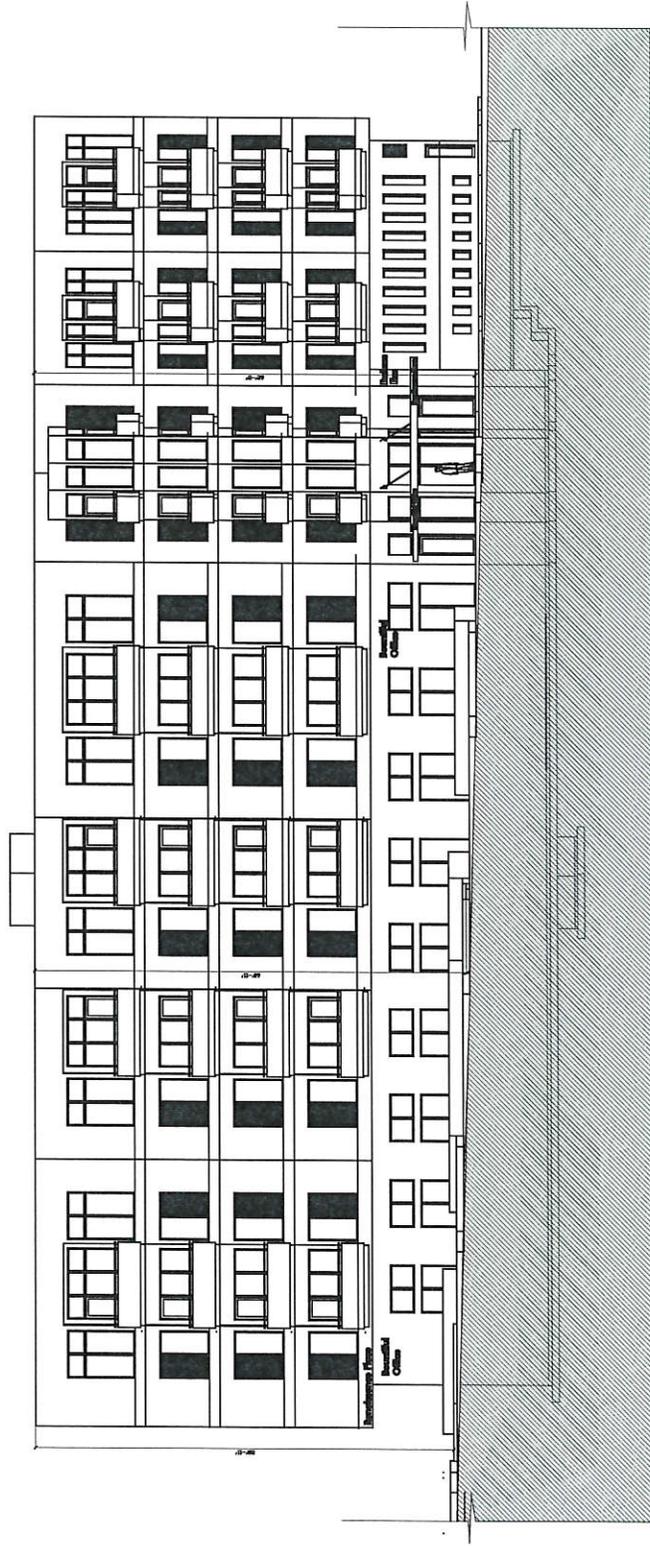
A new Apartment Building for:
Renaissance Towne Centre
Boulder, UT.

Project Name:
Renaissance Towne Centre

A-3.4

Project Title:
**NORTH ELEVATION
ADDRESS 1500 SOUTH**

PH: DRAWN
DATE: 07/2016
SCALE: AS SHOWN



NORTH ELEVATION STRAIGHT ON FROM 1500 SO.

A33

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale Bar: 0' 2' 4' 6' 8' 10' 20' 30' 40'



SCHIEL
ARCHITECTS
PLANNERS

1000 UNIVERSITY
AVENUE, SUITE 200
BOONVILLE, MISSOURI 64618
PH: 660-242-1000
WWW.SCHIELARCHITECTS.COM



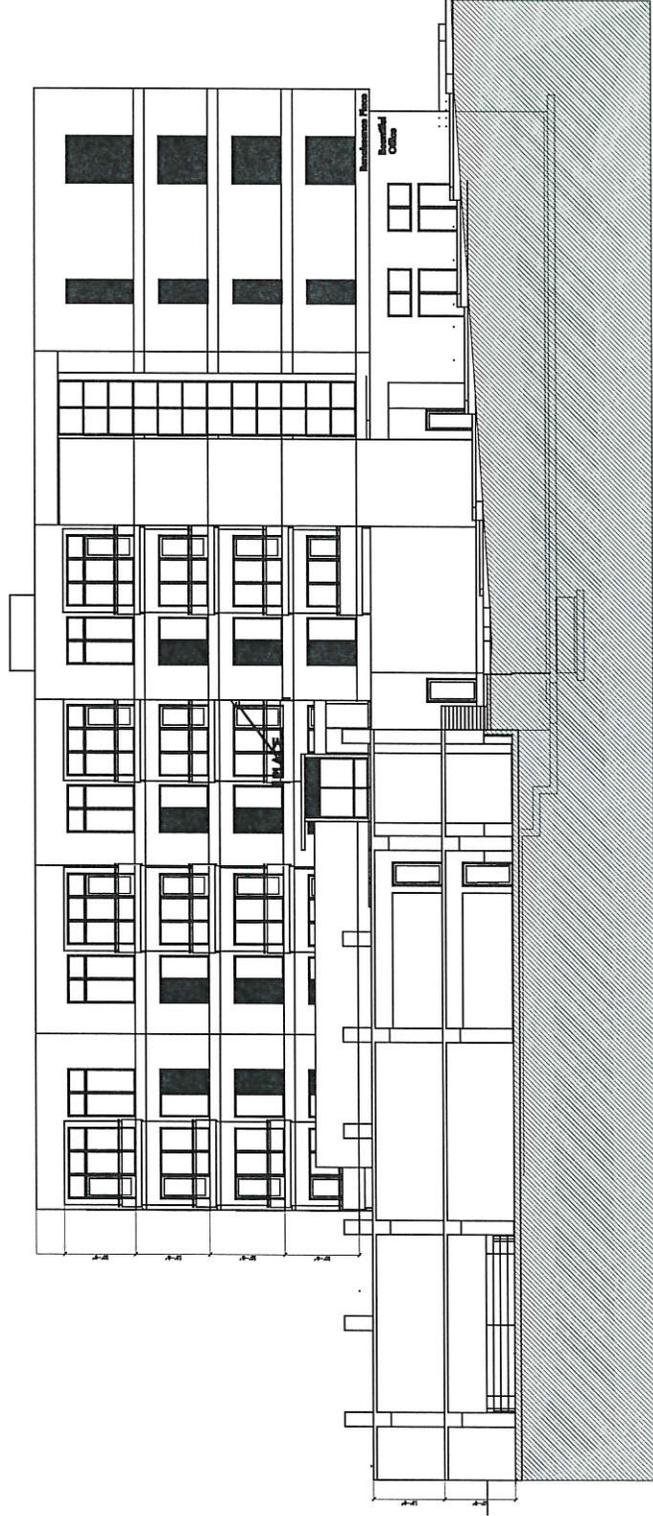
Date: 4/7/2018
Drawing No: 2018000010

A new Apartment Building for
At Five Points
Renaissance Towne Centre
Boonville, UT.

Project Number:
Drawing Number:
A-3-5

Sheet Title:
EAST ELEVATION
ACROSS PARKING
GARAGE

SCALE ALL
DIMENSIONS
UNLESS NOTED
OTHERWISE



EAST ELEVATION

1
A33

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'



SCHIEL
ARCHITECTS
& PLANNERS

OFFICE: SUITE 200
175 SOUTH MAIN STREET
BOULDER, CO 80501
PHONE: (303) 440-1100
WWW.SCHIELARCHITECTS.COM



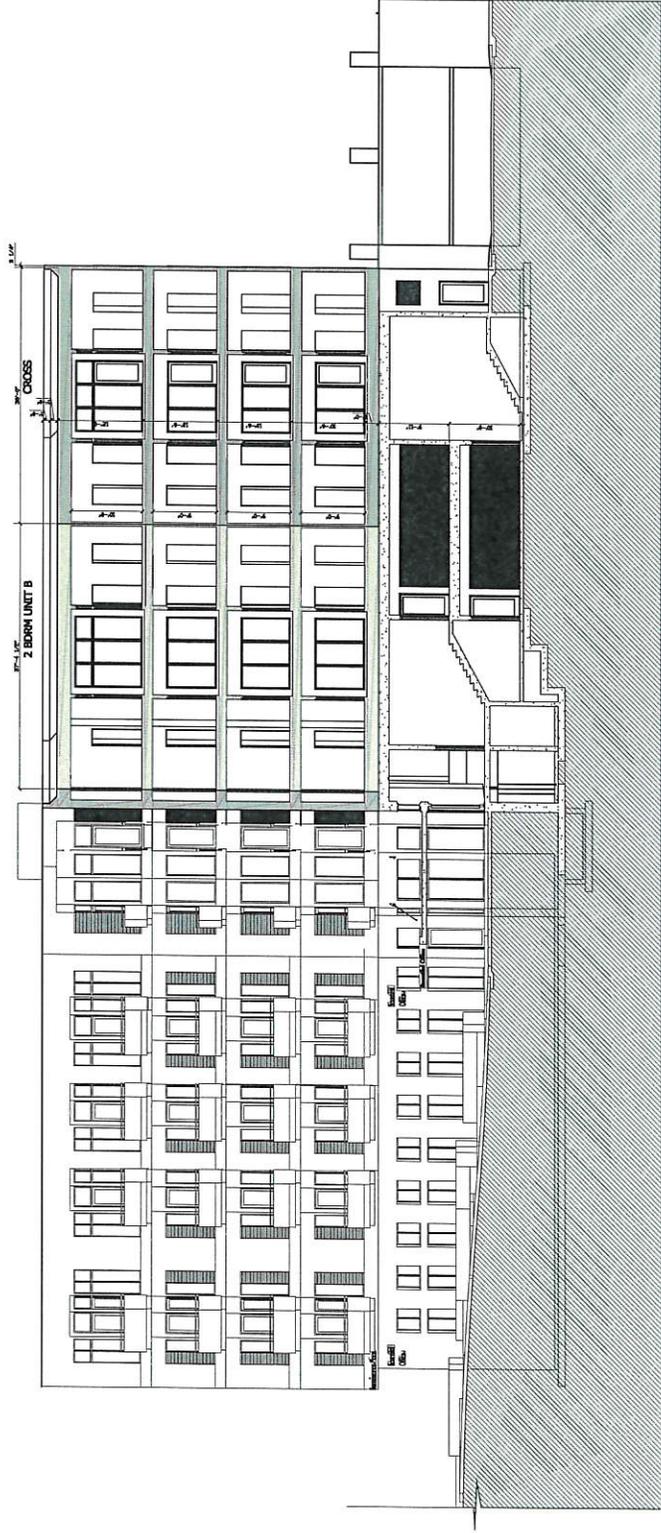
Date: 4/7/2018
Drawing No.: 180720101D

A new Apartment Building for:
Renaissance Towne Centre
Boulder, UT.

Project Number:
Sheet Number:
A-4.1

Sheet Title:
CROSS SECTION

Scale:
AS SHOWN
1" = 1'-0"



CROSS SECTION AT GARAGE EXIT STAIRS

A33

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"

Scale Bar:
0' 2' 4' 6' 8' 10' 20' 30' 40'



**SCHIEL
ARCHITECTS
& PLANNERS**
ARCHITECTS
PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
INTERIOR DESIGNERS



Date: 7/26/2018
Project: NEW BUILDING
REV: 02/07/18

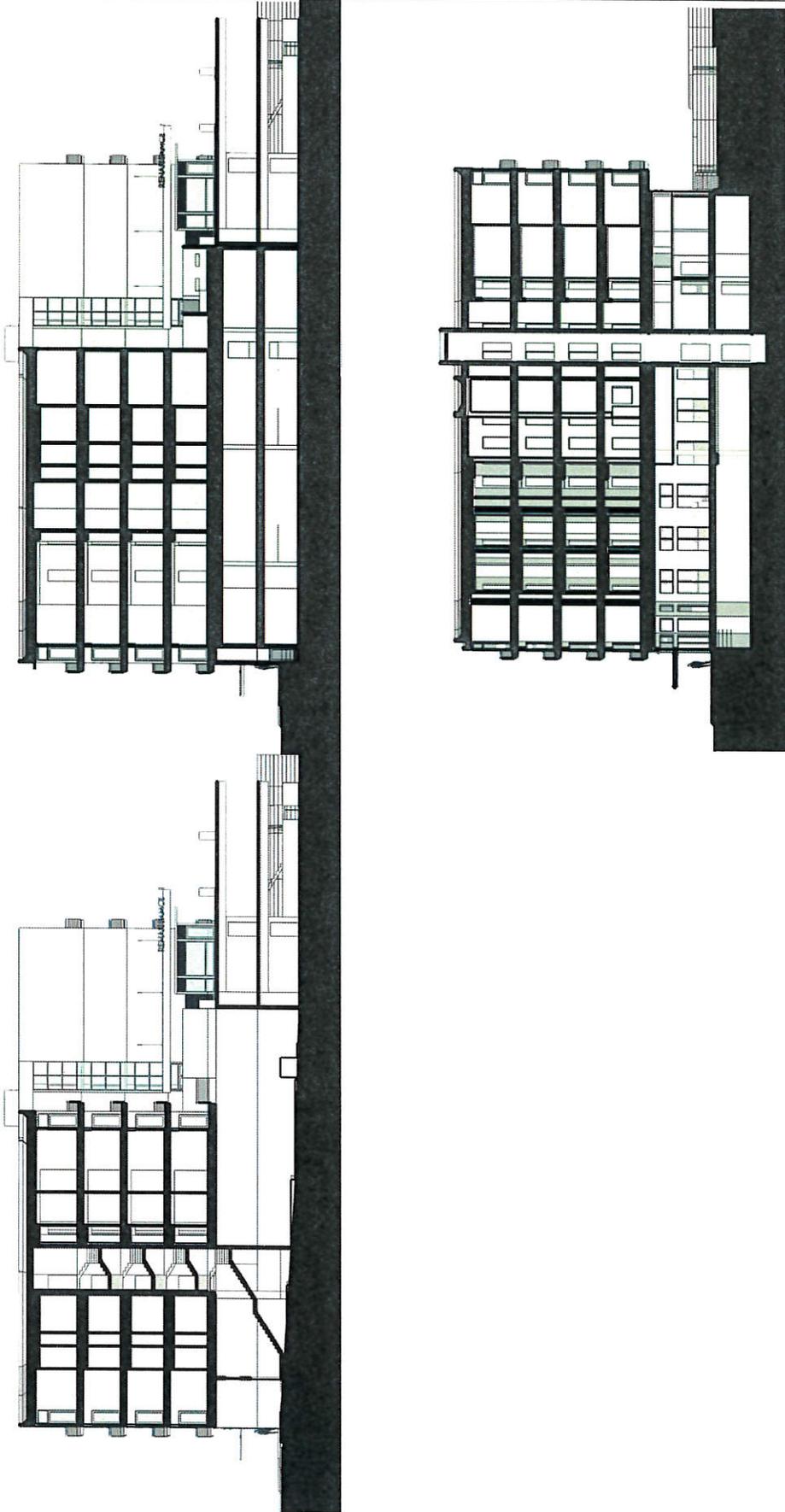
**A NEW APARTMENT BUILDING FOR:
Renaissance Towne Centre
AT FIVE POINTS
BOUNTIFUL, UT.**

Project Location:
5000
5000 N. 1500 E.

A-8.22

Diagrams:
BUILDING SECTIONS
LOOKING NORTH

Scale:
AS SHOWN



1 BUILDING SECTIONS LOOKING NORTH

ABZ
D: NTS



Balling
Engineering
323 East Pages Lane
P.O. Box 805
Cedar Rapids, IA 52401
Phone: (801) 295-7237
Fax: (801) 295-0419

Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3
Sheet 2 of 2

General Notes

- All coordinates are based on Davis County Surveyor's Office Datum.
- This Plat is subject to and together with rights as granted by the Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development recorded in the office of the Davis County Recorder on March 28th, 2003 as Entry No. 1847201 in Book 3257, Page 1255 and any subsequent amendments thereto ("Declaration").

The Declaration provides, in part, for the construction, maintenance, repair and replacement of certain Common Elements necessary or required for the full development of Renaissance Towne Centre on portions of Lots, which improvements include, but are not limited to, certain private roadways and landscape areas, and other common facilities which are the collective responsibility of all owners at Renaissance Towne Centre pursuant to the assessment provisions under the Declaration.

If and when the Additional Land described below is added to Renaissance Towne Centre, it shall become a part of the commercial mixed use planned unit development and may be added to the Project in accordance with the provisions of the Declaration. The Additional Land is described as follows:

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 which point is N89°53'57"E 267.30 ft. along the Section Line and N26°51'21"E 93.77 ft. along the centerline of said Highway 68 and S63°08'39"E 46.00 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence N26°51'21"E 737.29 ft. along said Highway 68 right-of-way line; thence Northeastly 32.18 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of 36°52'11" (chord bears N45°17'27"E 31.62 ft.); thence S63°08'39"E 216.70 ft.; thence Northeastly 297.97 ft. along the arc of a 1,066.50 ft. radius curve to the right through a central angle of 16°00'29" (chord bears N23°12'27"E 297.00 ft.); thence S58°50'32"E 113.50 ft.; thence N31°09'28"E 44.50 ft.; thence S58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street in the following three courses: (i) S31°09'28"W 253.23 ft., (ii) S88°45'57"W 9.77 ft., (iii) S31°09'28"W 636.39 ft.; thence Southwesterly 30.09 ft. along the arc of a 30.00 ft. radius curve to the right through a central angle of 57°28'30" (chord bears S59°53'45"W 28.85 ft.); thence along the North boundary of 1800 South Street in the following two courses: (i) S88°37'58"W 281.94 ft., (ii) Northwesterly 167.24 ft. along the arc of a 460.00 ft. radius curve to the right through a central angle of 20°49'49" (chord bears N80°57'07"W 166.32 ft.); thence Northwesterly 25.49 ft. along the arc of a 15.00 ft. radius curve to the right through a central angle of 97°23'34" (chord bears N21°50'26"W 22.54 ft.) to the point of beginning. Containing 9.4468 Acres.

- The Plat is together with rights granted by a Declaration of Covenants, Conditions and Restrictions and Tenancy in Common Agreement for Parking Structure at Renaissance Towne Centre, Phase 1, Lot 2 recorded in the office of the Davis County Recorder on June 5, 2003 as Entry No. 1847201 in Book 3305 at Page 260 and any subsequent amendments thereto.

Consent to Record

Know all men by these presents that we the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated May 1, 2003 and recorded in the official records of Davis County, Utah, on June 5, 2003 as Entry No. 18747036 in Book 3305 at Page 406, and also under that certain deed of trust encumbering the tract of land described hereon, which deed of trust is dated December 15, 1998 and recorded in the official records of Davis County, Utah, on December 23, 1998 as Entry No. 1472336 in Book 2419 - Page 357, do hereby consent to the recording of this plat of "RENAISSANCE TOWNE CENTRE, a commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, for the purposes described in that certain Notice of Approval recorded simultaneously herewith.

In witness whereof, we have hereunto set our hand this _____ day of _____, 2016.

Kim R. Galbraith, Vice President
U.S. BANK NATIONAL ASSOCIATION, Trustee and Beneficiary

Acknowledgement

On this _____ day of _____, 2016, there personally appeared before me, the undersigned Notary Public, Kim R. Galbraith, who duly acknowledged to me that he is the Vice President of U.S. BANK NATIONAL ASSOCIATION, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: _____

Residence: _____

My Commission Expires: _____

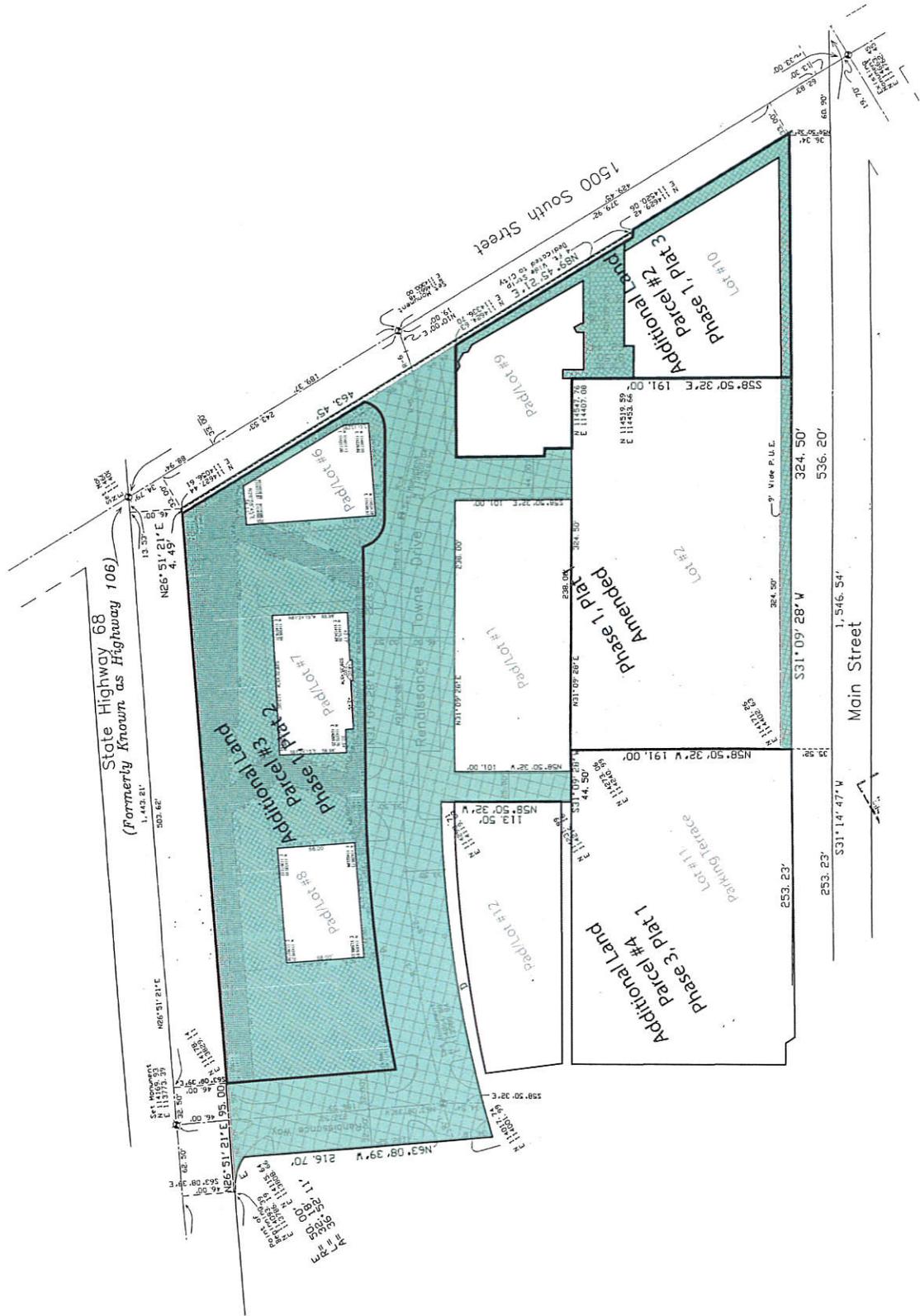
Utility Approval

Bntrl. Power	Date
Bntrl. Water	Date
South Davis Sewer	Date
Comcast Cable	Date
Century Link	Date
Qwestar Gas	Date

Davis County Recorder
Entry No. _____ Plat No. _____ Filed for Record
and Recorded this _____ day of _____, 2016, at
_____ in Book _____ Page _____ of Official Records.
Davis County Recorder
By: _____ Deputy Recorder

Renaissance Towne Centre Combined Plat Map

For Illustrative purposes







**SCHIEL
ARCHITECTS
& PLANNERS**
1700 WEST 1000 SOUTH
SUITE 100
SALT LAKE CITY, UT 84119
TEL: 313.465.1100
WWW.SCHIELARCHITECTS.COM



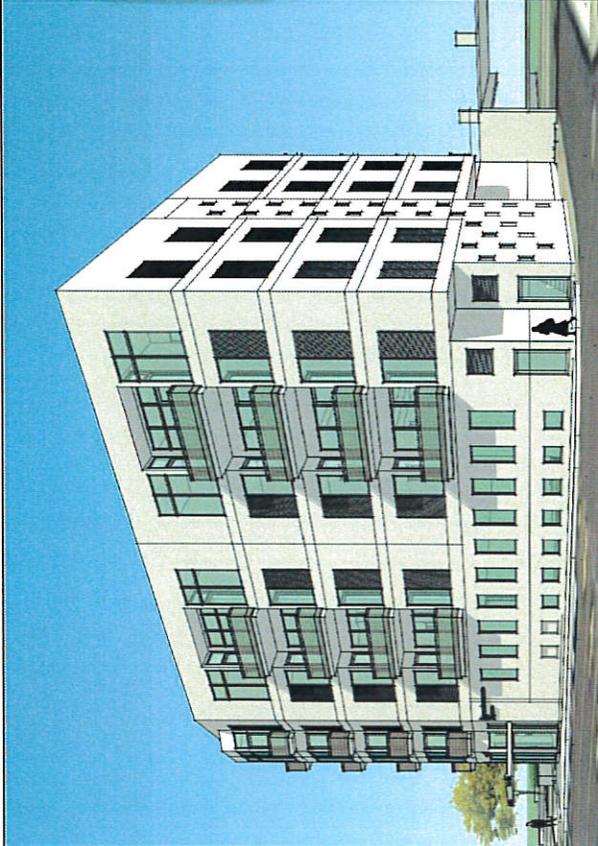
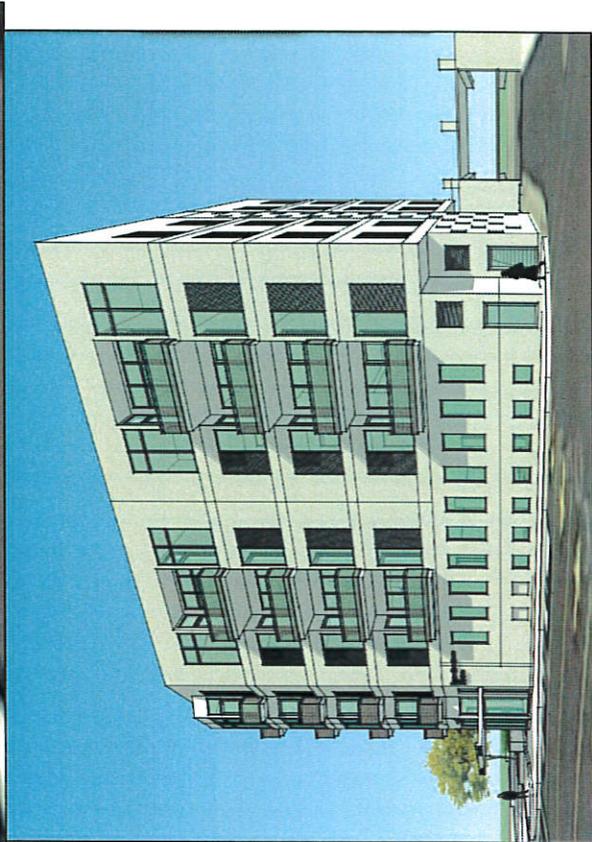
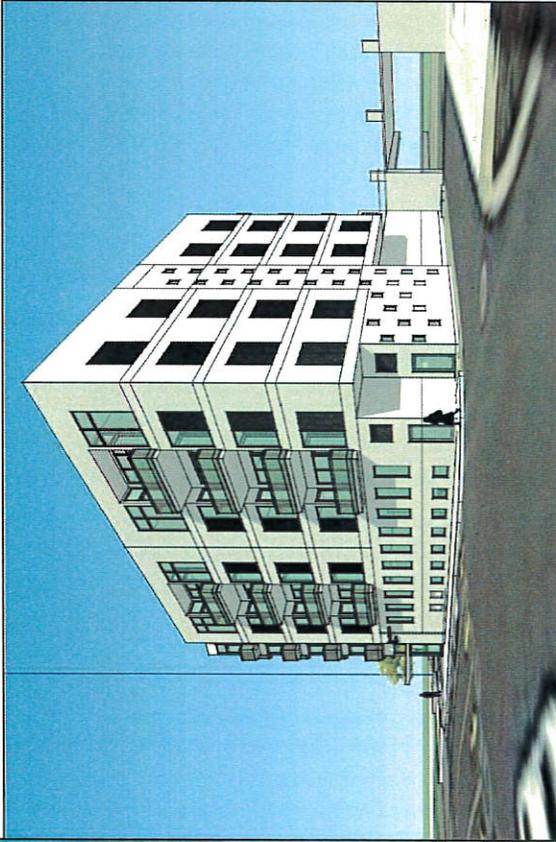
Date: 7/26/2018
Revision:
Prepared by: JLD/STP

**A NEW APARTMENT BUILDING FOR:
RENAISSANCE TOWNE CENTRE
AT FIVE POINTS
BOUNTIFUL, UT.**

Project Number:
Sheet:
Sheet Number:

A-9.1

Drawn by:
Checked by:
Reviewed by:
Scale: P.L.L.
North Arrow



PERSPECTIVE LOOKING TO THE NORTH EAST
AS1 D: NT6



**SCHIEL
PLANNERS**
ARCHITECTS
1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119



7/28/2018
REVISED

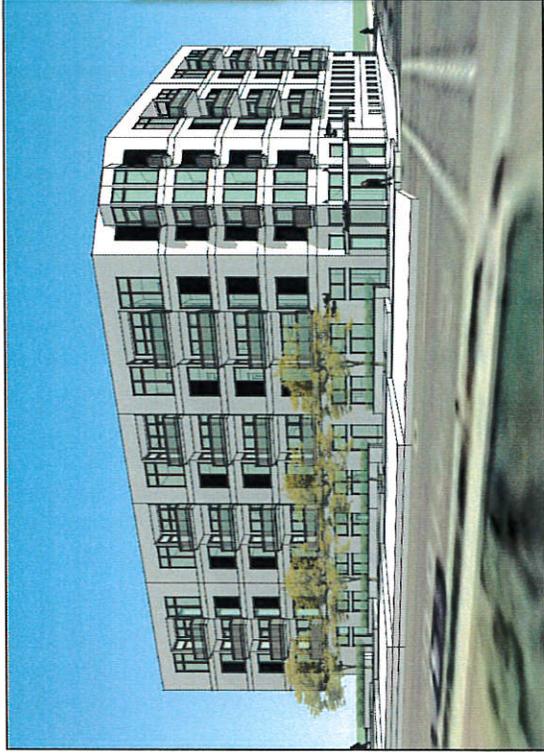
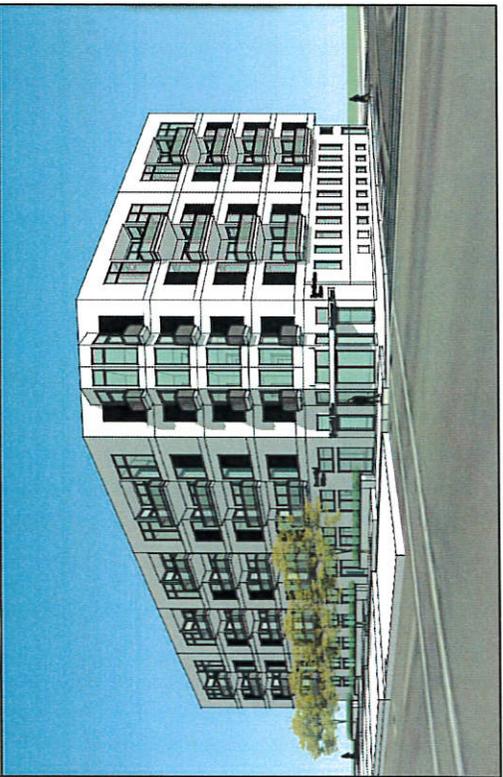
**A NEW APARTMENT BUILDING FOR:
RENAISSANCE TOWNE CENTRE
AT FIVE POINTS
BOUNTFUL, UT.**

Project Name:
Sheet Number:

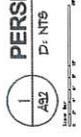
A-9.2

VIEW TITLE:
PERSPECTIVES
LOOKING
TO THE
EAST AND
SOUTH

DATE:
DRAWN BY:
CHECKED BY:



PERSPECTIVE LOOKING TO EAST AND SOUTH





SCHIEL
ARCHITECTS
PLANNERS

175 WEST LAMAR AVENUE
SUITE 200
BOUNTIFUL, UTAH 84002



Date: 7/26/2018
Project: 18-000-00-110

**A NEW APARTMENT BUILDING FOR:
Renaissance Towne Centre
BOUNTIFUL, UT.**

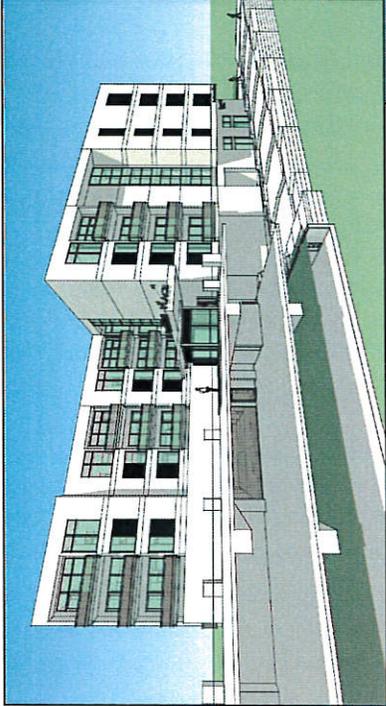
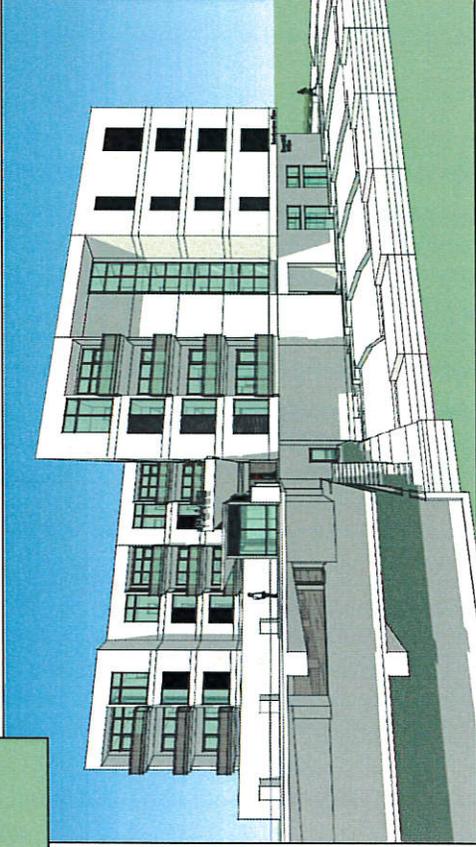
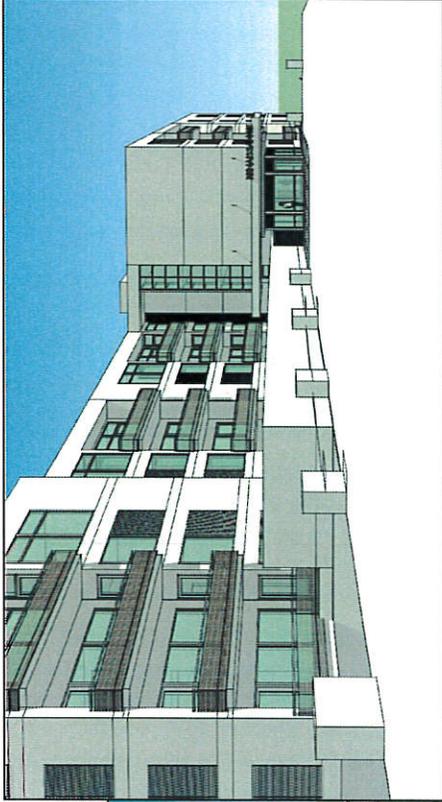
Project Number:
18-000-00-110

Sheet Number:
A-9.5

Sheet Title:
PERSPECTIVES
PARKING
GARAGE

DATE: 7/26/2018
BY: JMS

SCALE: ALL
UNLESS NOTED
OTHERWISE



PERSPECTIVE LOOKING FROM PARKING GARAGE



1
ASB D: NTS

Commission Staff Report

Subject: Public Hearing-Amendment to the lot size Standards for the MXD-PO zone

Applicant: Bountiful City

Author: Chad Wilkinson

Date: October 4, 2016



Background and Analysis

The MXD- PO zone was adopted in May 2016 with standards regulating development within the zone. The zoning designation currently applies to only one area of the City corresponding to the north portion of the Renaissance Towne Centre Planned Unit Development. During recent development review of a project within the zone, it became apparent that the adopted lot standards created some ambiguity in administering development within the PUD. As written, the standards create a new type of lot that is not currently defined in Code. The Code does not define what a “pad site” is and under what parameters they may be created. The purpose of the text amendment is to clarify the Code and facilitate development of the parcel.

As stipulated by the Bountiful Land Use Ordinance, MXD zoning districts are always adopted in conjunction with a development plan for a specific property. This development plan is a requirement of the zoning ordinance and is considered an integral part of the zoning regulations for the area. In the instance of the MXD-PO zone, the property is also subject to the standards of the Renaissance Towne Centre PUD. After reviewing the original approval of the Renaissance Towne Centre PUD, it appears that defining a minimum lot size is unnecessary. The PUD allows for areas defined as “additional land” to be included in the PUD through the recordation of a plat. As long as lots substantially correspond with the original approval of the PUD, there is not a need to further define lot sizes. Any significant changes to the PUD development plan require Planning Commission and City Council approval of a PUD amendment at which time the new lot configurations can be reviewed and approved.

Department Review

This item has been reviewed by the City Planner and the City Engineer.

Significant Impacts

The proposed amendment is a clarification and there are no significant impacts anticipated.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the MXD-PO district standards related to minimum lot standards.

Attachments

Proposed Text Amendment:

Section 2. Development of the property described in this ordinance shall be subject to the following standards:

Development within the Renaissance Town Center MXD-PO Zone shall be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified below:

PERMITTED USES

1. 50% to 75% of the building floor area for the entire project area shall be in Professional Office uses.
2. Not more than 25% percent of the building floor area for the entire project area shall be in Residential uses.
3. Residential use shall not be allowed on the ground floor of any building in the MXD-PO zone.
4. Any area not used as Residential or Professional Office shall be for a use set forth in the list of permitted uses allowed in the MXD Zone.

LOT AREA

1. ~~Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development. Development of lots shall be consistent with the Renaissance Towne Centre P.U.D. Changes to the development plan require approval by the City Council through a PUD Amendment.~~ Residential units may be developed as either apartments or condominiums. Commercial units and professional offices within the residential portions of the development may be rented or sold as condominium units in such size and configuration as is deemed appropriate through City Council approval of a condominium plat. ~~Free-standing building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 4,000 square feet if platted as a pad site within a planned unit development.~~

LOT FRONTAGE

1. ~~Any freestanding lot shall have a minimum frontage of ninety (90) feet on a public street.~~

- 2.1. A pad-site Lots within thea MXD-PO zone shall be developed in accordance with the development plan for the Renaissance Towne Centre Planned Unit Development and shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

BUILDING HEIGHT

1. No part of any building shall exceed sixty (60) feet in height unless setback an additional one (1) feet from a public right-of-way for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.
2. For buildings adjacent to the roundabout, height shall be limited to thirty-five (35) feet unless setback an additional one (1) feet from the right of way and the required setback for buildings located adjacent to the roundabout for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

MINIMUM BUILDING SETBACKS

1. Public or private right-of-way: Five (5) feet
2. Between buildings: As required by the International Building Code
3. Buildings adjacent to the roundabout shall be setback a minimum of 35 feet from the roundabout right of way measured from the point of the building closest to the radius of the roundabout.

PARKING, LOADING AND ACCESS

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with a residential use. The City Council may allow an overall parking reduction based on an approved parking study. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least ten(10) feet from a public street and/or any exterior project boundary.
3. Residential Units: One (1) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the mixed use structure, with additional required stalls allowed in the City parking structure and along Renaissance Towne Drive.

4. Non Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as may modified by an approved parking study.

SITE PLAN APPROVAL

1. A development plan meeting the minimum criteria of the Mixed-Use Zone (MXD) shall be included as part of this ordinance.
2. Final site plan review shall be based upon the criteria in this ordinance, the MXD zone text, the approved development plan, and all other applicable aspects of the Bountiful City Code.