



CITY COUNCIL – DECEMBER 5, 2018

Request to codify the zoning designation
approved in Ordinance 2017-20 as it
applies to the Riverfront Master Planned
Mixed Use District

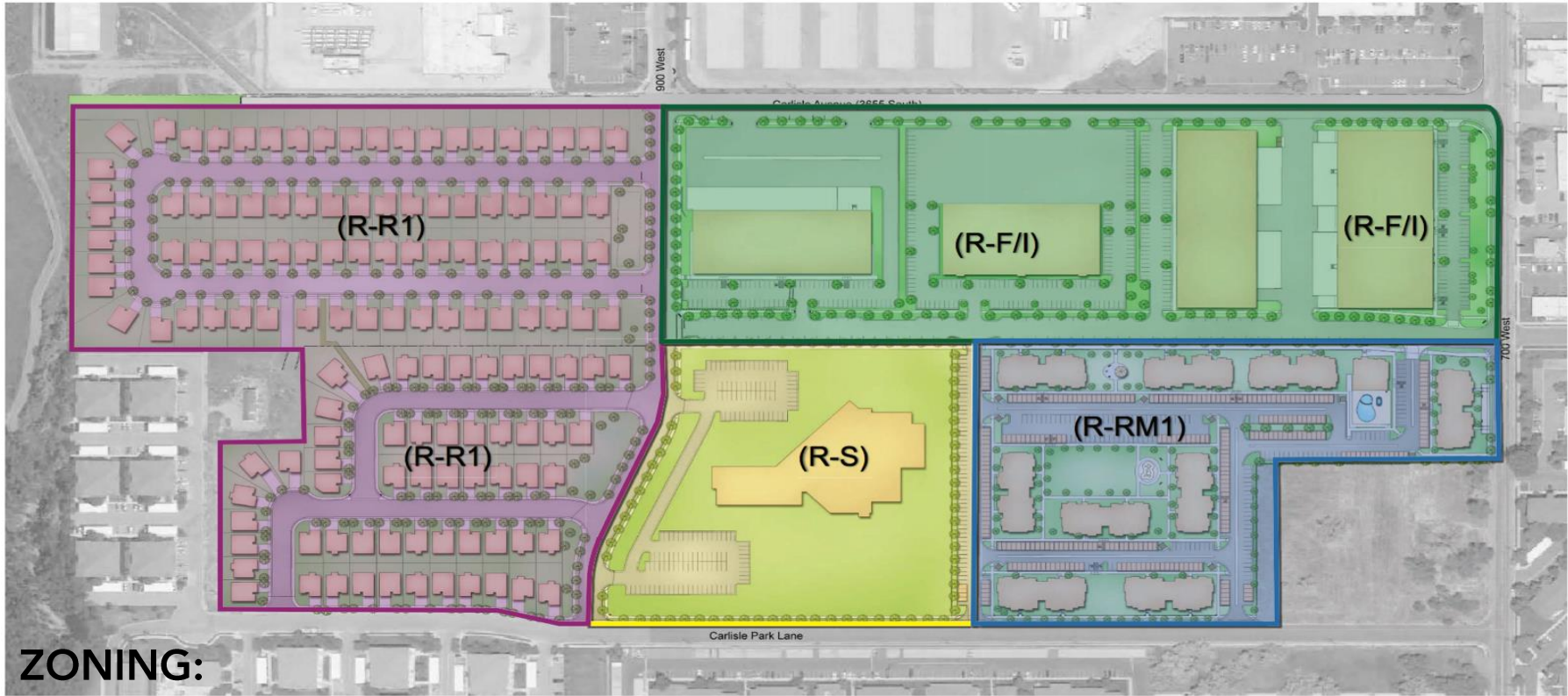
SYNOPSIS:

- In 2017 City Council adopted Ordinance 2017-20 to amend the NE parcel from Flex/Office to Single Family
- A subdivision plat was approved, but expired
- In 2018 applicant petitioned to amend for Townhomes, but the application cancelled
- The applicant is now petitioning to return to single family. In order to comply with State Law to increase transparency and enhance public access to the Riverfront Master Plan, the ordinance must be amended and codified into Title 17
- The zoning is R1 Residential. A subdivision plat will be reviewed by the Planning Commission on December 6th.



GENERAL INFORMATION:





ZONING:

- R-F/I Flex Office
- R-RM1 Multi-Family Garden-Style Building Forms
- R-R1 Single Family Detached Residential
- R-S School/Educational

Riverfront
Figure 2B
Sub-Districts



BUILDING DESIGN:

The amendment includes a provision to ensure that the design of the new single family homes in the Riverfront MPMU will complement the existing single family completed in 2017.

Each single family home will be required to comply with Ch. 17.21 Residential Design Standards, plus design guidelines listed in the Riverfront MPMU:

- Roof pitch shall be no less than 4:12 slope
- Homes exteriors shall use Hardie board on all sides
- Home exteriors shall not use stucco
- The exterior of the first floor of each road-facing surface of any home shall use least two (2) materials



LANDSCAPE & OPEN SPACE:

Each of the Riverfront MPMU sub-districts has a specific open space requirement. The following are the common open space requirements in the Riverfront MPMU in terms of percentage of land in each sub-district:

- R-R1 (single-family): 5% open space
- R-RM1 (apartments): 45% open space
- R-F/I (Flex/Industrial): 12% open space
- R-S (School): 40% open space

Additionally, each proposed single-family home will have a private landscaped yard, similar to the existing single-family development, which do not count toward the common open space required in the R-R1 sub district.



GENERAL PLAN CONSIDERATIONS:

Goal LU-1. Regulate land uses based on compatibility with surrounding uses, residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

Goal LU-7. Protect low density residential areas adjacent to business districts

Goal LU-9. Create an individual identity for each residential neighborhood

Goal HE-1. Seek to supply a broad range of housing types and styles with community sustainability in mind

Goal HE-4. Improve the overall homeownership ratio

Goal CV-4. Change and development should consider the existing built environment



Option 1: Motion of Approval

A motion to codify and replace the Riverfront Master Planned Mixed Use District Design Guidelines, in a manner that is substantially consistent with Ordinance 2017-20 for the following reasons:

- To regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected (Goal LU-1).
- To preserve existing residential areas (Objective LU-1.1).
- To protect low density residential areas adjacent to business districts (Goal LU-7).
- To seek to supply a broad range of housing types and styles to promote community sustainability (Goal HE-1).

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This motion of approval should be conditioned on the following:

- Applicant shall work with Staff to coordinate exhibits consistent with this action prior to Council consideration.
- Applicant shall be responsible for construction and dedication of public improvements to 900 W.



Option 2: Motion of Denial

A motion to codify and replace the Riverfront Master Planned Mixed Use District Design Guidelines, in a manner that is substantially consistent with Ordinance 2017-20

Option 3: Continuance

Continuance, to provide for additional time to consider the proposed action.

BASE & MERIDIAN, SAID PARCEL ALSO LOCATED IN BLOCK 5, TEN ACRE PLAT "B", BIG FIELD SURVEY.

UTAH TRANSIT AUTHORITY
ENTRY#4378151

