



Planning Commission Agenda August 7, 2013

**Planning
Commissioners**

6:00 P.M.

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: July 10, 2013.

Brad Gonzales

George Gull

Bruce Fallon

2. Zone Changes

a. **Stone Infill Overlay**

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

b. **Park View**

Applicant: DR Horton
General Plan: Mixed Use
Zoning: Rural Residential, Public Facilities and Residential Office
existing, R-3 and C-2 Requested
Location: 200 West Volunteer Drive

Richard Heap

Reed Swenson

3. Other Business

4. Adjourn

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.



ZONING MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION STONE ZONE CHANGE (INFILL OVERLAY APPROVAL)

Agenda Date: August 7, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has proposed to construct a three-unit structure on a parcel that is currently zoned R-3. Three-unit structures are permitted in the R-3 zone only with the Infill Overlay approval.

Zoning: R-3, Infill Overlay approval requested.

General Plan: High Density Residential.

Project Size: .25 acres.

Number of lots: 3 units.

Location: 800 East 600 North.

Background Discussion

This proposal involves constructing a three-unit structure on a .25-acre parcel located in a part of the City that has a fairly high concentration of multi-family structures.

Multi-family structures are only permitted in the R-3 zone. Furthermore, multi-family structures can only be constructed with the approval of the Infill Overlay. This Overlay is intended to provide a step in the approval process for the Commission and Council to evaluate whether a particular project design is compatible with the surrounding neighborhood.

The subject property is zoned R-3 and is located on the south side of 600 North across the street from the rear of the Fresh Market Shopping Center. Surrounding the subject property is a variety of multi-family structures of various designs. Given the size of the subject property, the maximum number of units permitted is three.

In staff's view, the idea of building a three-unit building at this location is particularly sound given the nature of the surrounding land uses.

As proposed, each unit has a one car garage and a total of five uncovered parking spaces are provided on-site. The applicant has proposed to clad the exterior of the building in succo with a brick wainscot. It is proposed that the entire site be landscaped with the initial construction of the units. Attached to this report are plans that describe the nature of the project.

The Commission may choose to recommend that the proposed Infill Overlay approval request be denied, that it be approved with additional conditions or that it be approved as presented.

Development Review Committee

The Development Review Committee reviewed this request in their July 31, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:



Stone Infill Overlay

Applicant: Dave Simpson
General Plan: High Density Residential
Zoning: R-3
Location: 800 East 600 North

Mr. Anderson explained that the property was currently zoned R-3 with a maximum density of 12 units to the acre. The applicant would like to construct a three-unit structure. Three units to the acre meets the density requirement of the Infill Overlay zone.

Mr. Oyler asked if the Infill Overlay ordinance would require the applicant to construct a playground.

Mr. Anderson explained that, with the way that the Infill Overlay ordinance is written, you could require a playground. He expressed that he did not feel that a playground was appropriate in this circumstance and that the property would need to be fenced.

Discussion was held regarding architecture, landscaping and parking.

Mr. Thompson explained that the City has not allowed auxiliary parking to access a City road.

Mr. Anderson expressed that he felt the layout, as proposed, was as good of a layout as you could get with the property.

Discussion was held regarding the auxiliary parking stalls and that vehicles would be backing out over the sidewalk.

Mr. Baker asked the applicant what he was planning on using for the exterior materials.

Mr. Simpson said stucco and a wainscot of rock.

Discussion was held regarding the exterior materials on the adjacent structures and fencing.

Mr. Thompson expressed that he felt the property could be constructed to appeal to newly married couples with a young family.

Discussion was held regarding the criteria, in the Infill Overlay ordinance, for a twin home versus a three-unit structure. Mr. Anderson read from the code.

Mr. Anderson explained what instigated the Infill Overlay zone and discussion was held regarding the

ordinance and what the objective of the ordinance is.

Mr. Anderson expressed that he felt the objective was to come up with the appropriate density.

Mr. Oyler expressed that he felt the Infill Overlay zone was really subjective and that if he lived nearby he would say that the density in the area is already high.

Mr. Thompson expressed that he felt the exterior materials would need to be stucco and brick and each unit fenced individually.

Discussion was held regarding fencing and access to the back yards and common areas versus limited common areas.

Mr. Baker **moved** to recommend **approval** of the Stone Infill Overlay.

Conditions

1. That no more than three units be permitted.
2. That the units are to be clad in stucco and brick wainscot.
3. That the minimum of a 5:12 pitch on roof.
4. That the applicant fence the exterior of the perimeter rather than the individual lots.
5. That the space in the back of the units be open for the common use of the residents in the building.
6. That the applicant completely landscape the entire premises.

Mr. Anderson **seconded** and the motion **passed** all in favor.

Budgetary Impact

No budgetary impact is anticipated with this proposal.

Recommendation

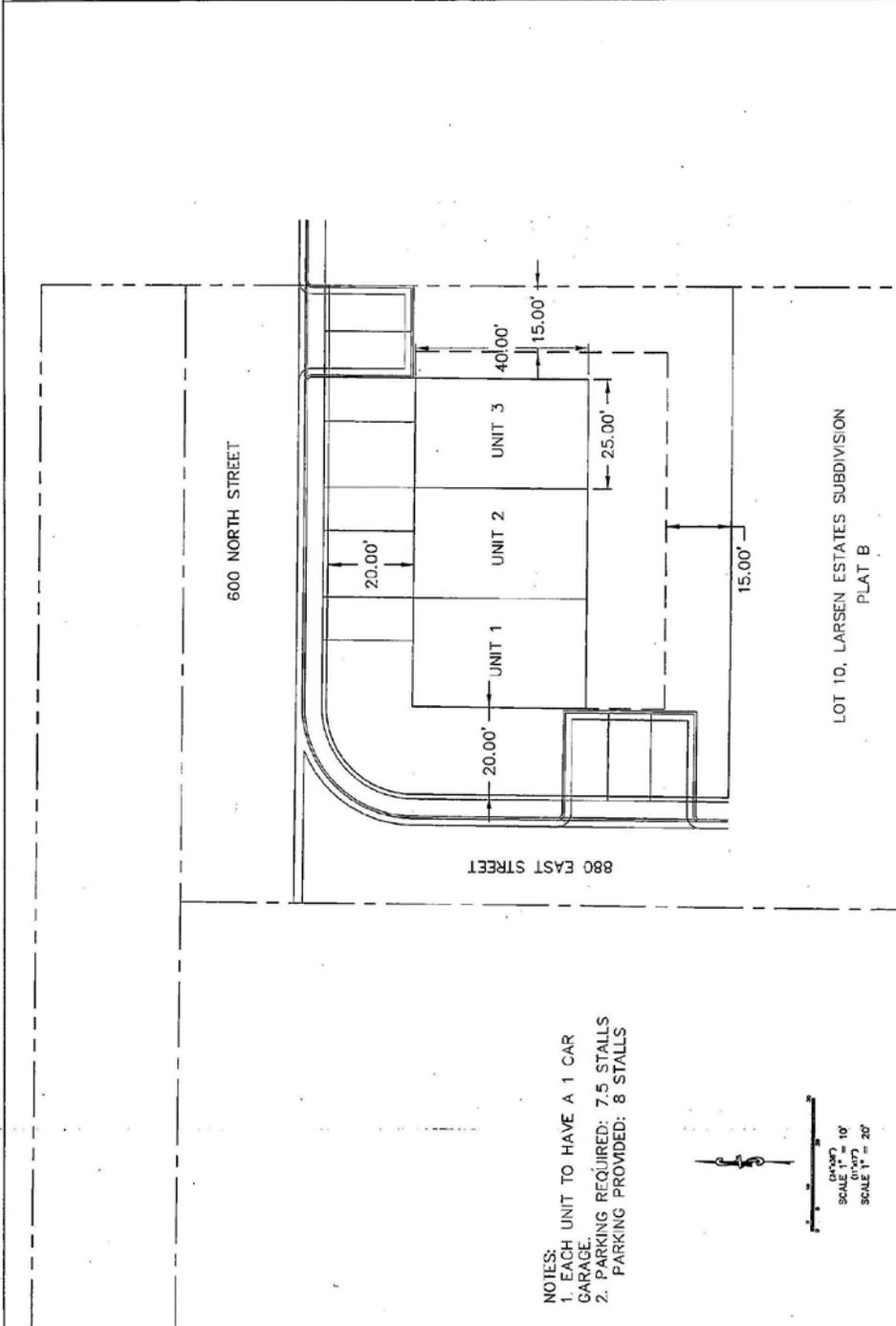
Staff recommends that the proposed Infill Overlay be approved subject to the following conditions:

Conditions

1. That no more than three units be permitted.
2. That the units are to be clad in stucco and brick wainscot.

3. That the minimum of a 5:12 pitch on roof.
4. That the applicant fence the exterior of the perimeter rather than the individual lots.
5. That the space in the back of the units be open for the common use of the residents in the building.
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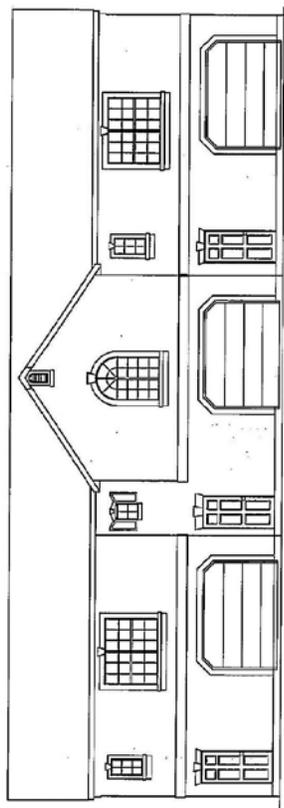
DATE: 11/11/11
 DRAWN BY: JYD
 CHECKED BY: JYD

CONTRACT NO.
 PROJECT NO.

ELEVATIONS

1

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FRONT ELEVATION 1944

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ZONING MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION PARK VIEW ZONE CHANGE

Agenda Date: August 7, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has requested that the zoning be changed on some 16 acres located at approximately 200 West Volunteer Drive from a combination of Rural Residential, Public Facilities and Residential Office to R-3 and Commercial 2.

Zoning: R-3 and Commercial 2 requested, Rural Residential, Public Facilities and Residential Office existing.

General Plan: Mixed Use.

Project Size: 16 acres.

Number of lots: 124 units.

Location: 800 East 600 North.

Background Discussion

The applicant's desire is to construct a townhome development on the north side of Volunteer Drive across from the City Sports Complex. The approval process to get to a point where construction could commence involves several steps. In this case, the first and perhaps most important step involves changing the zoning. While additional approvals are also required, the Zone Change is critical as the zoning defines what development opportunities are available for any particular property.

Typically, the City has reviewed Zone Change proposals and Preliminary Plats concurrently. However, staff suggested that this applicant only apply initially for the Zone Change. If the City Council approves the proposed Zone Change, then the applicant's next step would be to apply to have a Preliminary Plat approved for a Master Planned Development.

DR Horton has submitted a concept plan that describes the project they would like to construct. That plan and other details of their proposal are described in materials that are attached to this report. The plan includes some 124 townhome units located on approximately 14.5 acres and the designation of 1.6 acres for future commercial development next to Main Street. A portion of the property included in the proposed concept plan and Zone Change request is owned by Spanish Fork City. The applicant has approached the City about purchasing that property but no agreement has been reached.

The City's General Plan designation for the properties involved is Mixed Use. There is little narrative in the General Plan that seems to clearly describe what is expected in this particular situation. An excerpt from the General Plan reads as follows:

- 1. Mixed Use:** These areas provide for a mix of limited residential, retail, personal services, business services and office uses. They typically serve as a transition between more intense commercial areas and residential land uses. They can also be



used in certain areas to allow residential conversions to office use subject to site and architectural review criteria. Parts are intended to promote and maintain the character of a pedestrian-oriented retail district. Building orientation should strongly encourage pedestrian use by having buildings close to the street. The architectural style of new or remodeled buildings shall be consistent with the area.

Perhaps the most ideal use of the subject property, given the General Plan designation, would be a project that commingled residential and non-residential uses in the same structure. However, staff believes it is quite likely that a development of that nature will not be feasible at this location for a considerable length of time. An alternative to a true mixed use development is to divide the subject properties into distinct residential and non-residential districts (R-3 and C-2). Staff believes this makes sense because one would expect there to be opportunities for commercial development adjacent to Main Street and that there would be less opportunity for non-residential development further to the west.

Whether a proposed residential project is truly a mixed use project or something divided into distinct uses, staff believes the subject property is an appropriate location for higher density than what is found elsewhere in the community. The fact that the subject property does not abut another residential neighborhood, that the site has direct access to a Collector Street and the site's close proximity to commercial and recreational areas all make it an appropriate site for a dense residential development.

The City's mechanism for approving multi-family developments is the Master Planned Development program. That program allows the City to permit a project's density to exceed what is defined in the Zoning Code based on factors that include a superior or inventive design and a project's amenities. The base density assigned to the R-3 zone is 5.37 units per acre; the density of the proposed development is 8.6 units per acre. Approving this project at 8.6 units per acre is clearly allowed as a Master Planned Development provided that the City finds that the proposed density is justified.

However, staff believes a project of that density should have a particularly remarkable design. On that point, it seems as though staff and the applicant disagree on one fundamental element of

what a remarkably good design for the site would be.

Several townhome developments in the City that are adjacent to public spaces and/or significant roads are designed so that they front onto the public space and streets. These developments include the townhomes south of the Sierra Bonita Elementary School, the townhomes that are north of the Golf Course on Riverbottoms Road and the Whispering Willows townhomes along State Road 51. The townhome development that the Commission visited in Highland is another example of a development that followed this basic design approach. Staff believes that the same design concept should be followed for the subject property and that the structures should be oriented so that front doors face Volunteer Drive and the Sports Complex.

The applicant has designed the project such that the dwellings generally do not face the public space. There are some other concerns that staff has with the proposed layout but the orientation of the buildings adjacent to Volunteer Drive is the most significant. The applicant has included a variety of amenities with their proposal; those amenities and other aspects of the design are detailed in the attached document.

Development Review Committee

The Development Review Committee reviewed this request in their June 19 and July 3, 2013 meetings and recommended that it be denied. Minutes from those meetings read as follows:

June 19, 2013

Park View

Applicant: DR Horton
General Plan: Mixed Use
Zoning: Rural Residential existing, R-3 proposed
Location: approximately 200 East Volunteer Drive

Mr. Tuckett presented the Committee with changes to the proposal.

Mr. Anderson described his concerns with the current configuration of the design. Mr. Anderson acknowledged that changes had been made to a previous rendition of the plan but that the elimination of single-family homes that had been on the plan before.

Mr. Anderson said his biggest concern has to do with the orientation of the homes along Volunteer Drive. Other projects the City has approved in situations like this one have townhomes front public streets and public spaces. Mr. Anderson used Maple Mountain, Canyon Crest and Whispering Willow as examples of appropriate layouts for situations like this one.

Mr. Oylar expressed that he felt the proposal just looks like a big apartment complex.

Mr. Anderson explained that the density of the proposal was not the issue. It is nine units to the acre.

Mr. Oylar expressed that it was definitely a giant apartment complex.

Mr. Anderson said from a land use perspective it is not a density issue but a design issue. The City acknowledges that the property has constraints relative to utilities and that the configuration of the property is a challenge. However, he feels this is a very prominent and that the design needs to be substantially better.

Krissel said that DR Horton did not feel that the private space that a front load provides would work with the demographic of buyers that would be attracted to this area.

Discussion was held regarding private space.

Mr. Oylar expressed that he felt that there would be some very big concerns with the Planning Commission and City Council because this proposal is a very big apartment complex without any amenities. This could be a density debate with the Commission and City Council.

Mr. Anderson explained that he felt they should start the design with amenities rather than to simply try to squeeze them in wherever they can make them fit.

Mr. Baker asked what the demographics were. Krissel said newly married couples with one to two children that are one to five years old.

Mr. Anderson explained the Maple Mountain project and how the units front the open space.

Discussion was held regarding townhomes maybe not being the right fit for this property, a previous design that showed commercial fronting Volunteer Drive, the vertical component of the proposed

structures and form and function of the Canyon Crest project in Spanish Fork.

Mr. Baker expressed that maybe this proposal is premature since the Committee has not been shown the landscape or building designs.

Mr. Anderson explained when the next Planning Commission and City Council meetings would be.

Krissel asked what amenities the City Council would want to see. Mr. Oylar said clubhouse, swimming pool, playground etc.

Mr. Thompson expressed that he did not feel the guest parking was enough. Discussion was held regarding parking.

Discussion was held regarding City utilities being outside of an easement that exists on the property, the sewer line that runs through the property, the possibility of connector agreements through the property and previous designs of the property.

Mr. Anderson **moved to continue** the Park View Zone Change. Mr. Baker **seconded** and the motion **passed** all in favor.

July 3, 2013

Park View

Applicant: DR Horton

General Plan: Mixed Use

Zoning: Rural Residential existing, R-3 proposed

Location: approximately 200 East Volunteer Drive

Mr. Anderson explained that he had received a new drawing and that he did not notice changes to the layout but found that more detail was provided.

Jeremy, with the Northland Design Group, explained how much open space there is on the property and how it could be amenitized.

Ms. Krisel explained the equipment proposed for the tot lot, the elevation of the structures, parking will be 2.25 per unit and private rear yards and longer driveways than what is in the Salisbury Townhome Development.

Mr. Anderson explained that relative to the concerns about building orientation and various other aspects of the site, designs have not been addressed.

Discussion was held regarding the utilities and easements.

Mr. Thompson expressed that a concern was with parking and the need for more.

Mr. Peterson explained the power and where they would need to tie into.

Discussion was held regarding improvements to Main Street.

Mr. Oyler expressed that he felt the proposal still looked like a large apartment complex.

Discussion was held regarding the orientation of the buildings.

Mr. Anderson explained that this is a prominent location in the City and that there is a need to have the City make sure that the site design orients appropriately to the public space and the road. This property is General Planned as a Mixed Use. The intention of the Mixed Use designation is intended to be something different. There is more flexibility on this property than anywhere else in the City and prospective developers should prepare designs that are creative with amenities that make it a great place. Mr. Anderson expressed that he did not feel that there was a sense of community within the proposed design, the vast majority of the units being very isolated and secluded. He acknowledged that it is a tough piece to design. The density at nine units to the acre is high and the design needs to be outstanding. As designed, the City Council would have to approve this as an R-3 zone with a Master Planned Development.

Mr. Oyler said that through the years the Council has been a lot more stringent on what is required to get the higher density.

Discussion was held regarding other ways to deal with the constraints on the property and other products.

Mr. Anderson expressed that he felt it was time to move the project to the Planning Commission.

Discussion was held regarding the City property and a proposal to purchase the parcel.

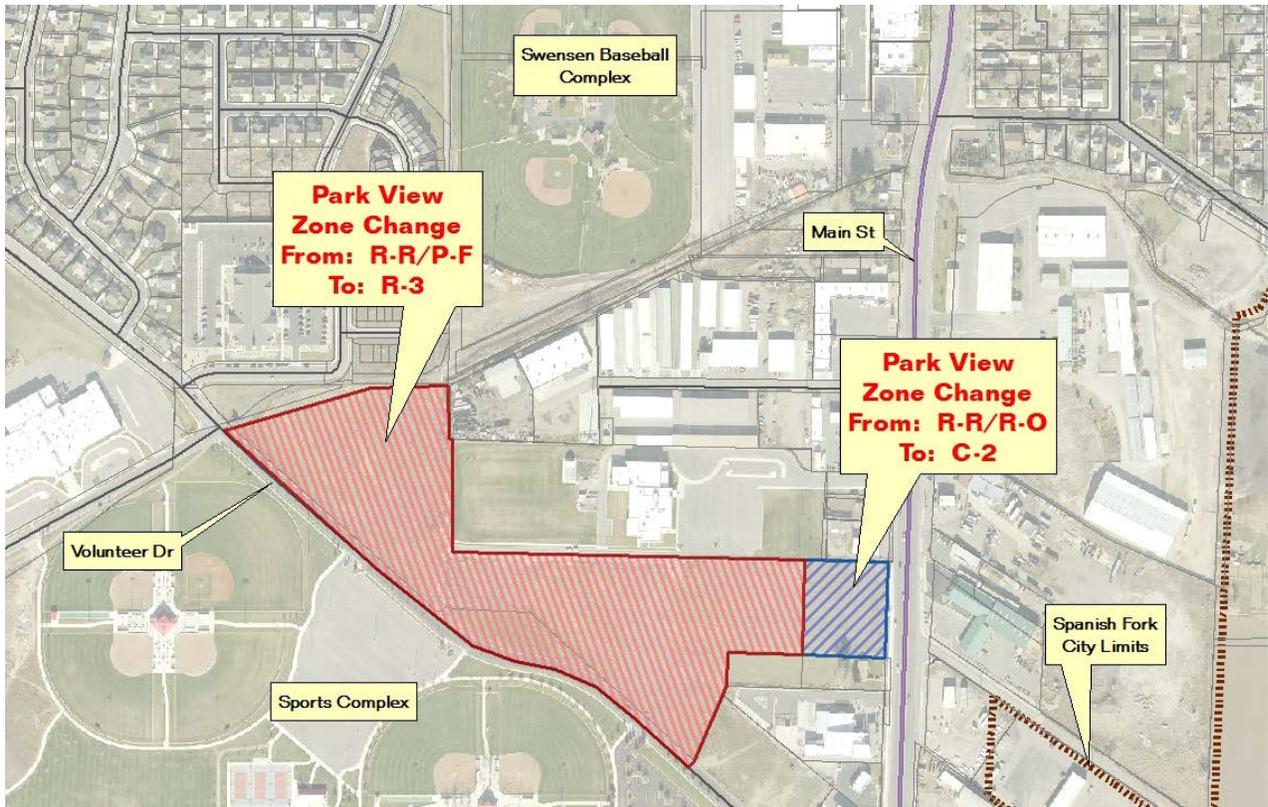
Mr. Anderson **moved** to recommend that the Zone Change be **denied** based on the layout proposal not qualifying as a Master Planned Development as the design is not imaginative or creative and the density not being justified by any creative or quality aspects of the design. Mr. Peterson **seconded** and the motion **passed** all in favor.

Budgetary Impact

No significant budgetary impact is anticipated with this proposal.

Recommendation

Staff recommends that the proposed Zone Change be denied.



PARK VIEW TOWNHOMES SPANISH FORK, UTAH



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

DEVELOPMENT OBJECTIVE

Create a sense of community by:

- 1.) Designing a truly walkable, safe, and open community
- 2.) Great community amenities:
 - a) Park like setting
 - b) Open landscaped areas
 - c) Recreation areas and facilities
 - d) Retreat space with covered gazebo and BBQ area
 - e) Easy access throughout the community
 - f) Walkable distance along the existing trail
- 3.) Great land use between the school/commercial property and the sports complex

CONCEPT SITE PLAN



CONCEPTUAL LAND PLAN



PARK VIEW CONCEPT

SPANISH FORK, UTAH

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PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



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STREET SCAPE VIEWS



PARK VIEW TOWNHOWES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

STREET SCAPE VIEWS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

ARCHITECTURAL ELEVATIONS AND PLANS

PARK VIEW TOWNHOMES



CONCEPTUAL RENDERING

Park View Townhomes



The Maple

FIRST FLOOR	542 SF
SECOND FLOOR	981 SF
TOTAL FINISHED	1523 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

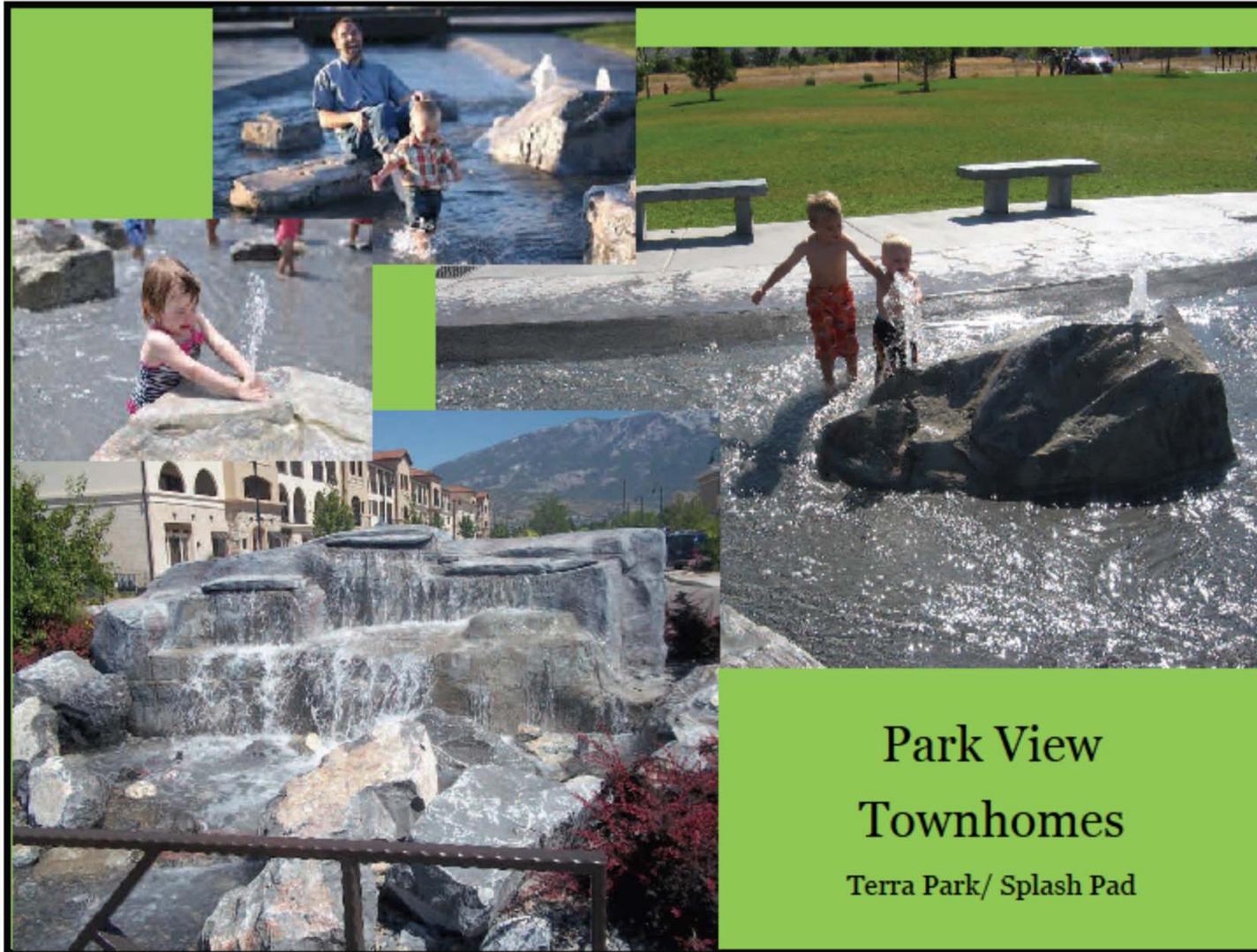


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PARK VIEW TOWNHOMES SPANISH FORK, UTAH

COMMUNITY AMENATIES



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

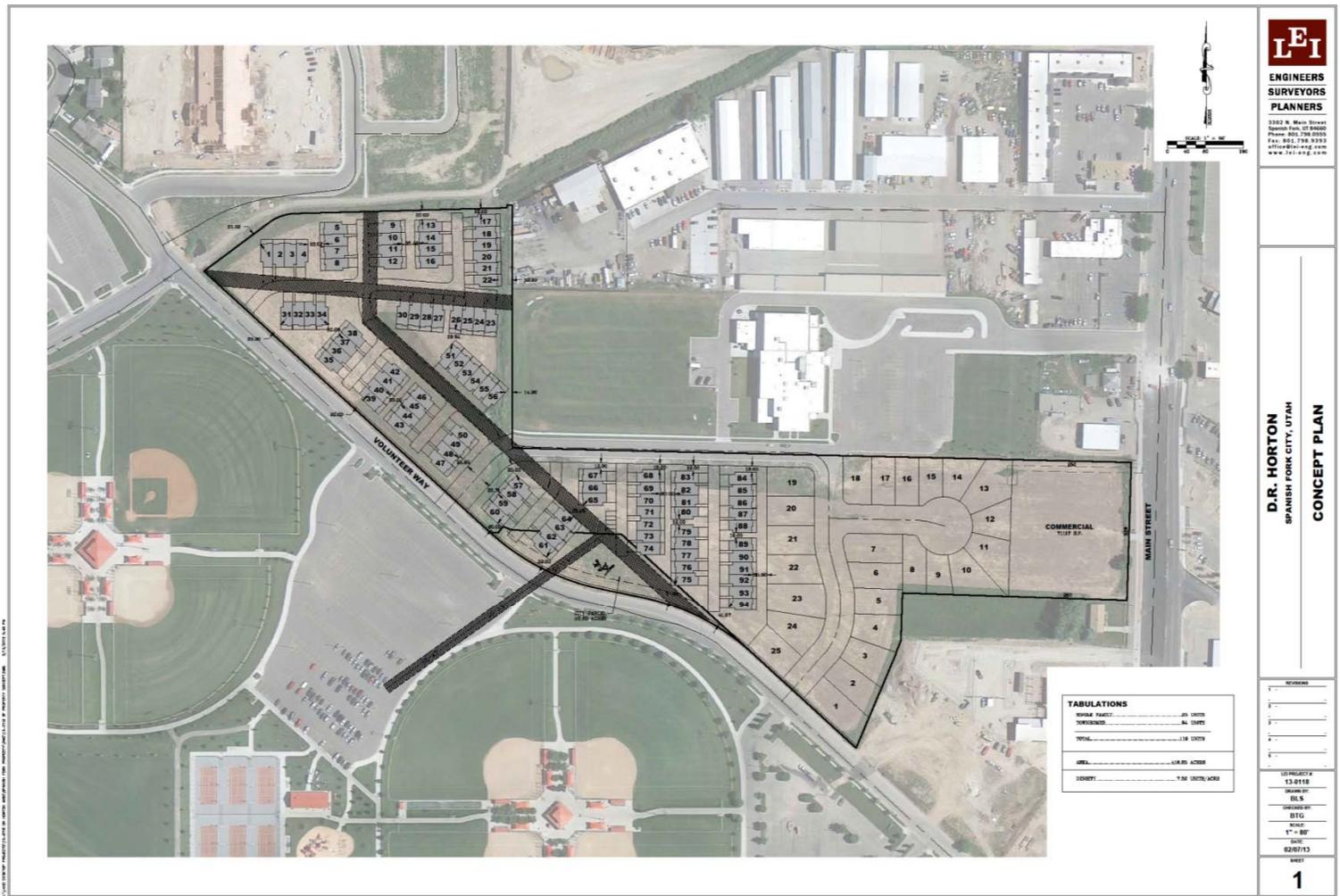
COMMUNITY AMENATIES

Park View Townhomes
Tot Lots



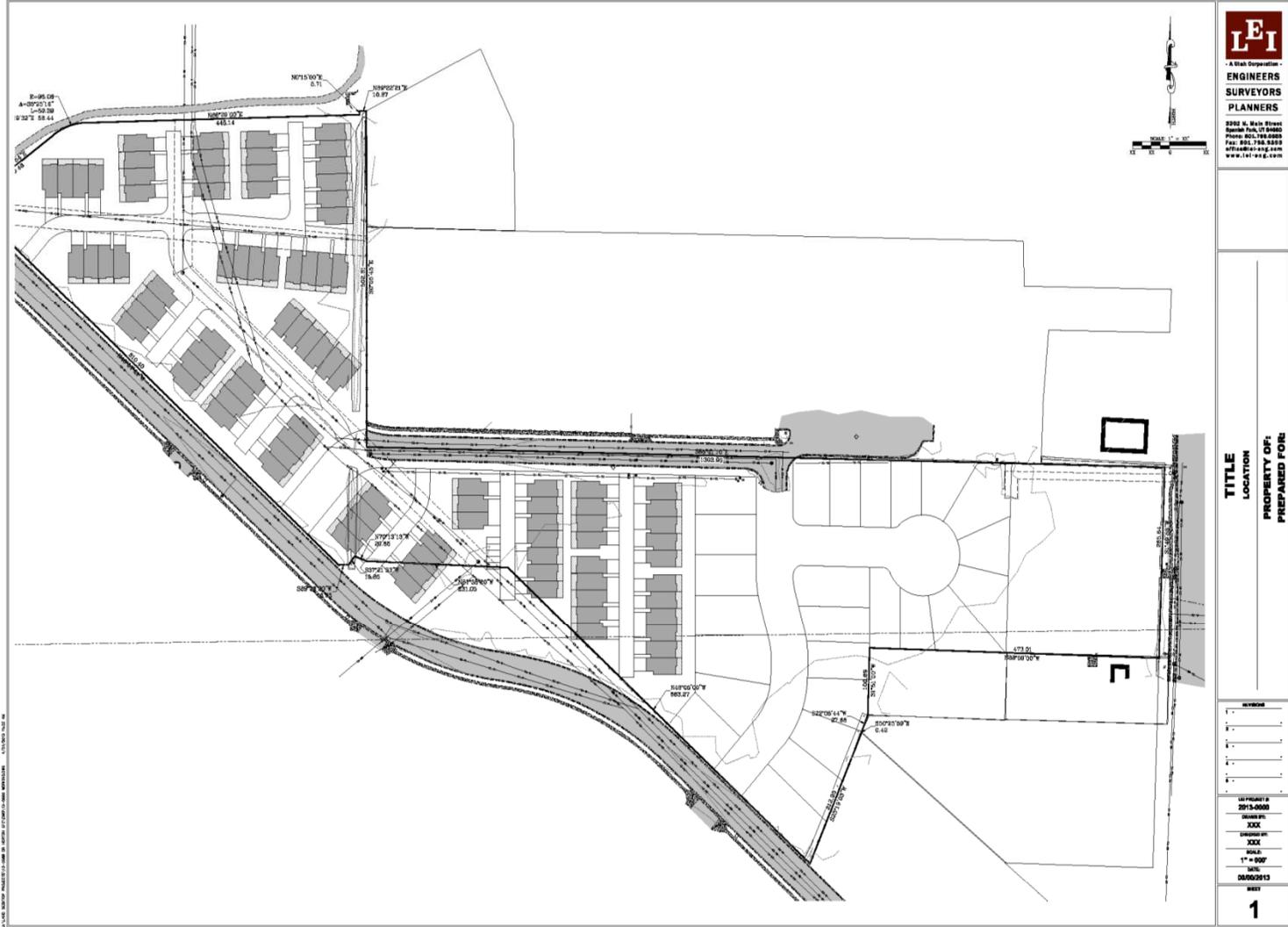
PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CURRENT EASEMENTS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CURRENT EASEMENTS



PARK VIEW TOWNHOMES SPANISH FORK, UTAH

CONCLUSION

In summary to Park View Townhomes project DR Horton has demonstrated that we are committed to putting a quality project that fits in with the existing environment and provides a safe, walkable, and enjoyable community.