

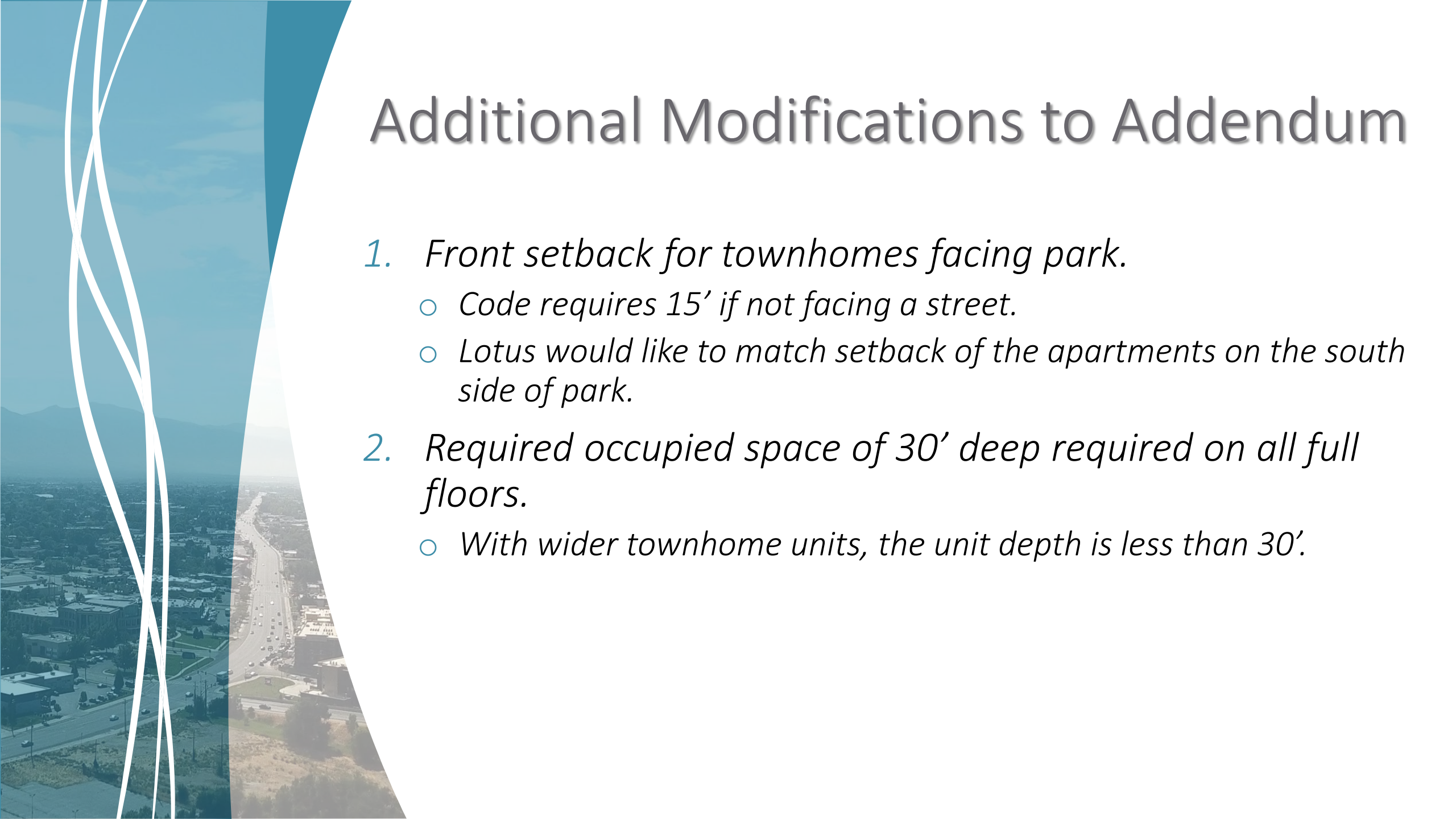
# Clearfield City Council Work Session

*November 22, 2022*





LOTUS ANTHEM  
Development Agreement  
1<sup>st</sup> Addendum



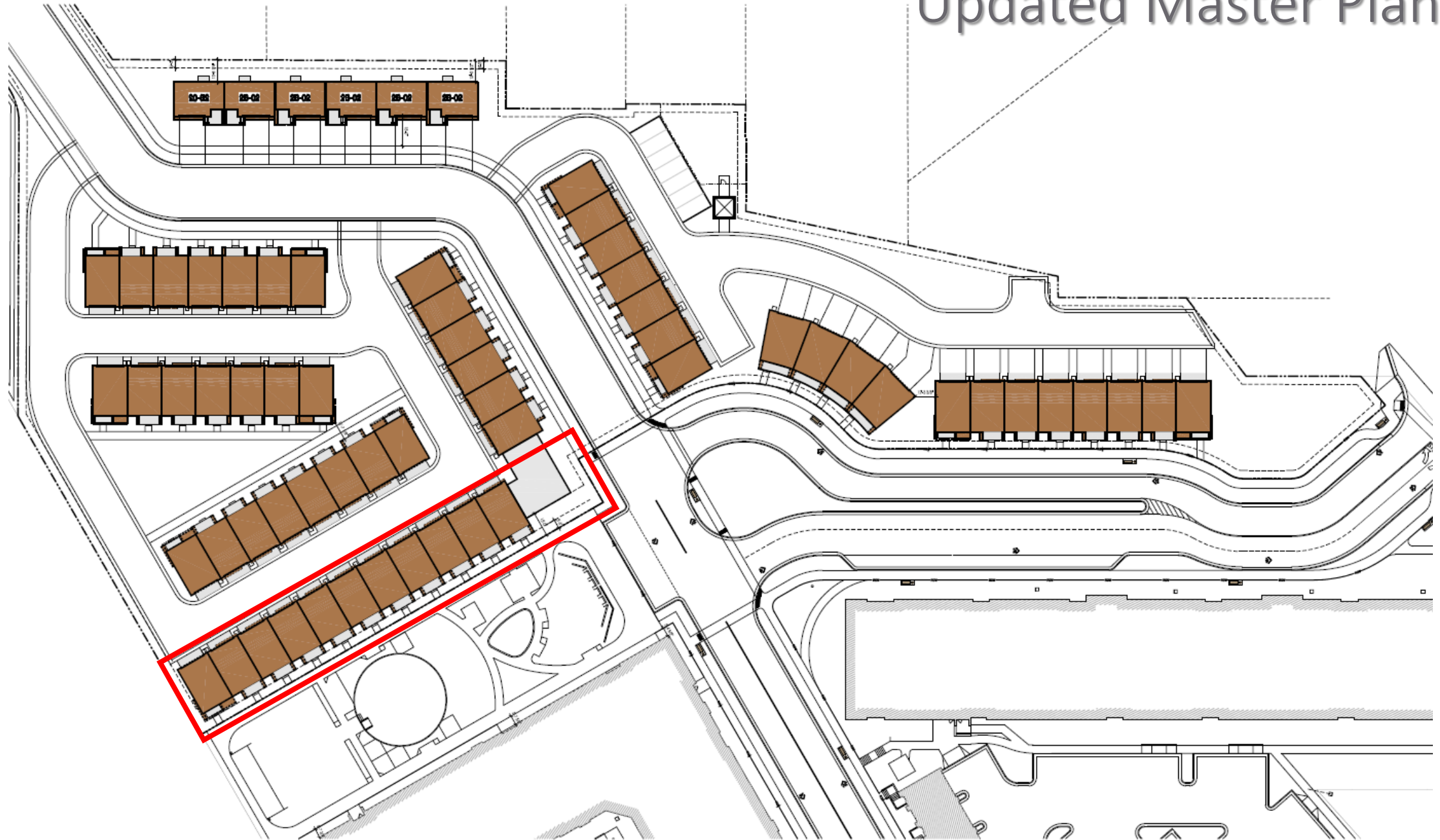
# Additional Modifications to Addendum

1. *Front setback for townhomes facing park.*
  - *Code requires 15' if not facing a street.*
  - *Lotus would like to match setback of the apartments on the south side of park.*
2. *Required occupied space of 30' deep required on all full floors.*
  - *With wider townhome units, the unit depth is less than 30'.*

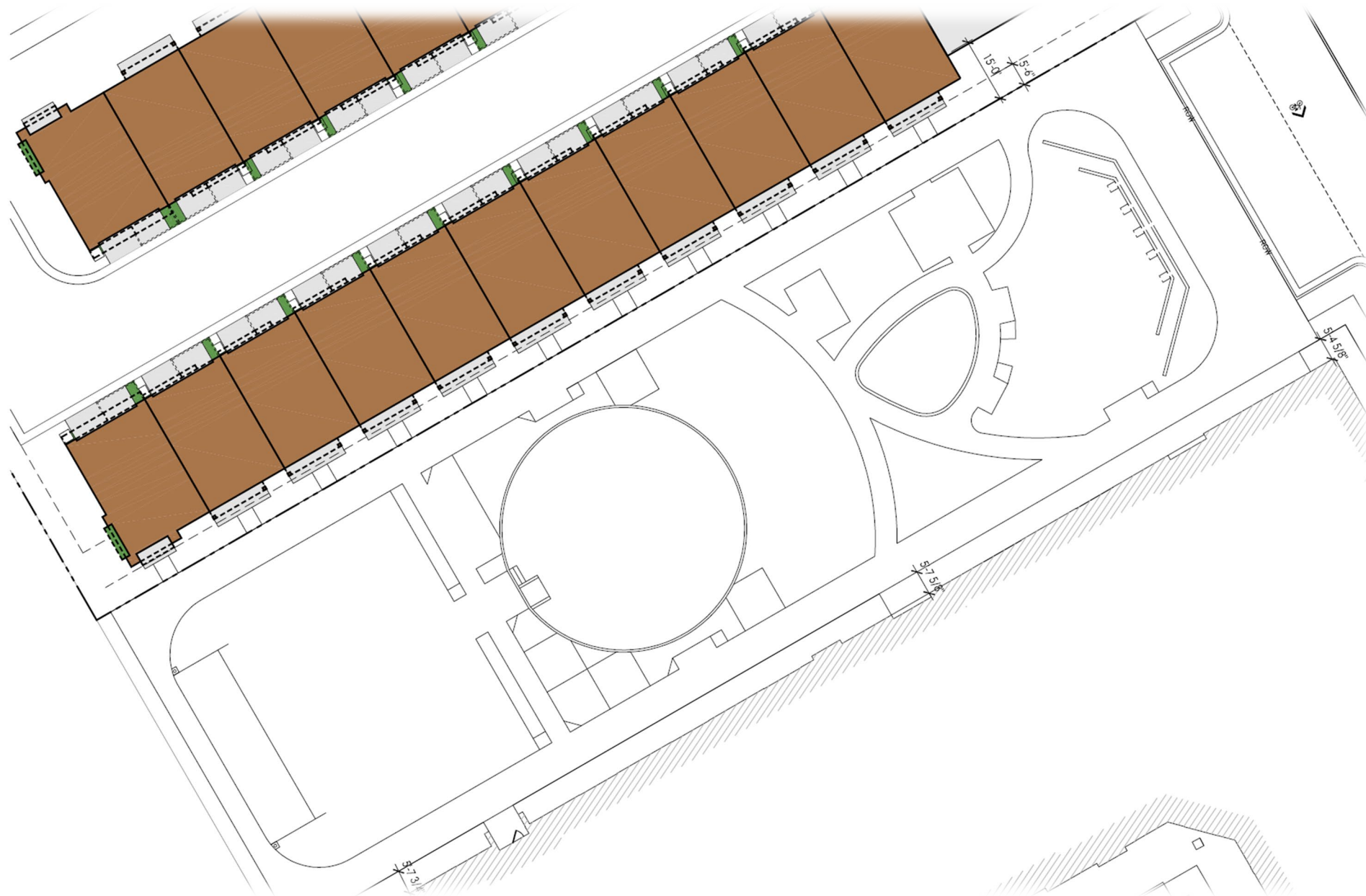
# Modified Addendum Language

| Standard:                                                                                  | Requested Modification:                                                                                                                        |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Townhouse Building Type<br>Maximum Building Width: 6 units                                 | Townhouse Building Type<br>Maximum Building Width: 12 units                                                                                    |
| Townhouse Building Type<br>Required Occupied Space: 30' deep on all full floors            | Townhouse Building Type<br>Required Occupied Space: 20' deep and 30' width on all full floors of front load, front entry units                 |
| Townhouse Building Type<br>Front Build-to Zone: 5' to 15' (10' min if not facing a street) | Townhouse Building Type<br>Front Build-to Zone: 5'6" setback for park facing units (match setback of apartments on the south side of the park) |

# Updated Master Plan



# Park Side Townhomes



# Townhome Rendering



A3 CITY PARK ELEVATION (SOUTH)  
SCALE: NTS

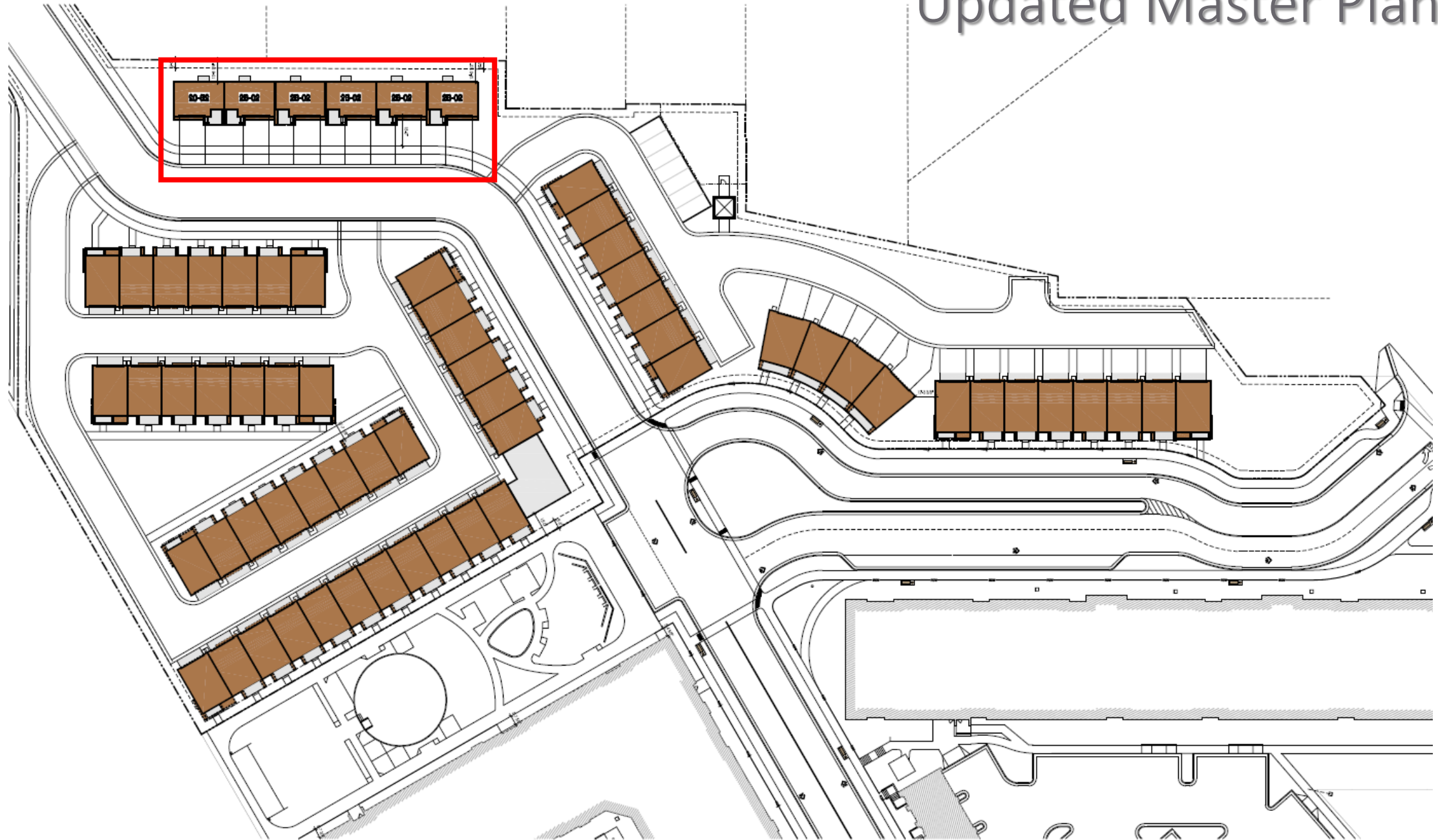


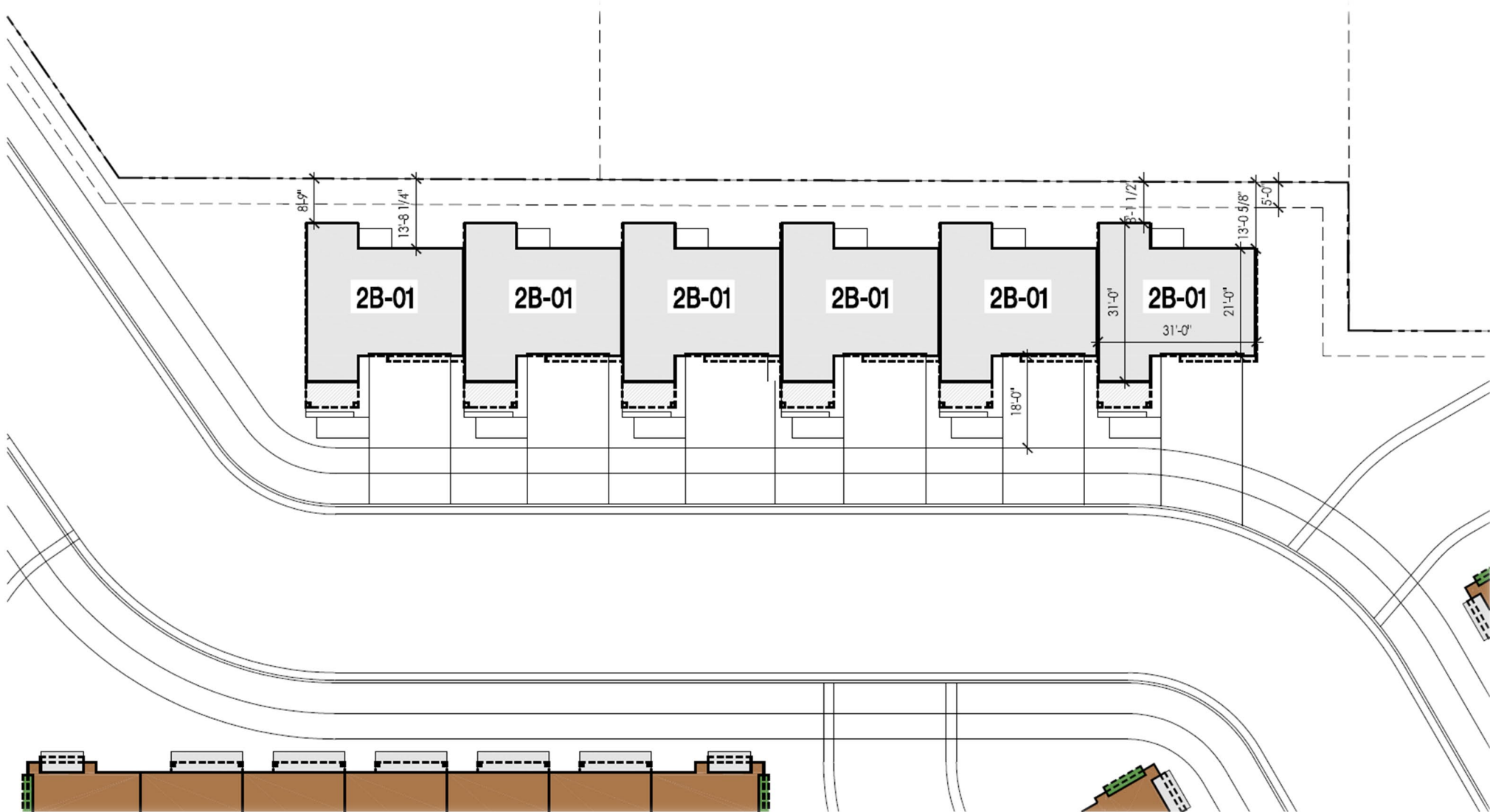
A4 CARTER LANE ELEVATION (EAST)  
SCALE: NTS



A2 PROJECT RENDERING @ PARK FACADE  
SCALE: NTS

# Updated Master Plan







Questions?

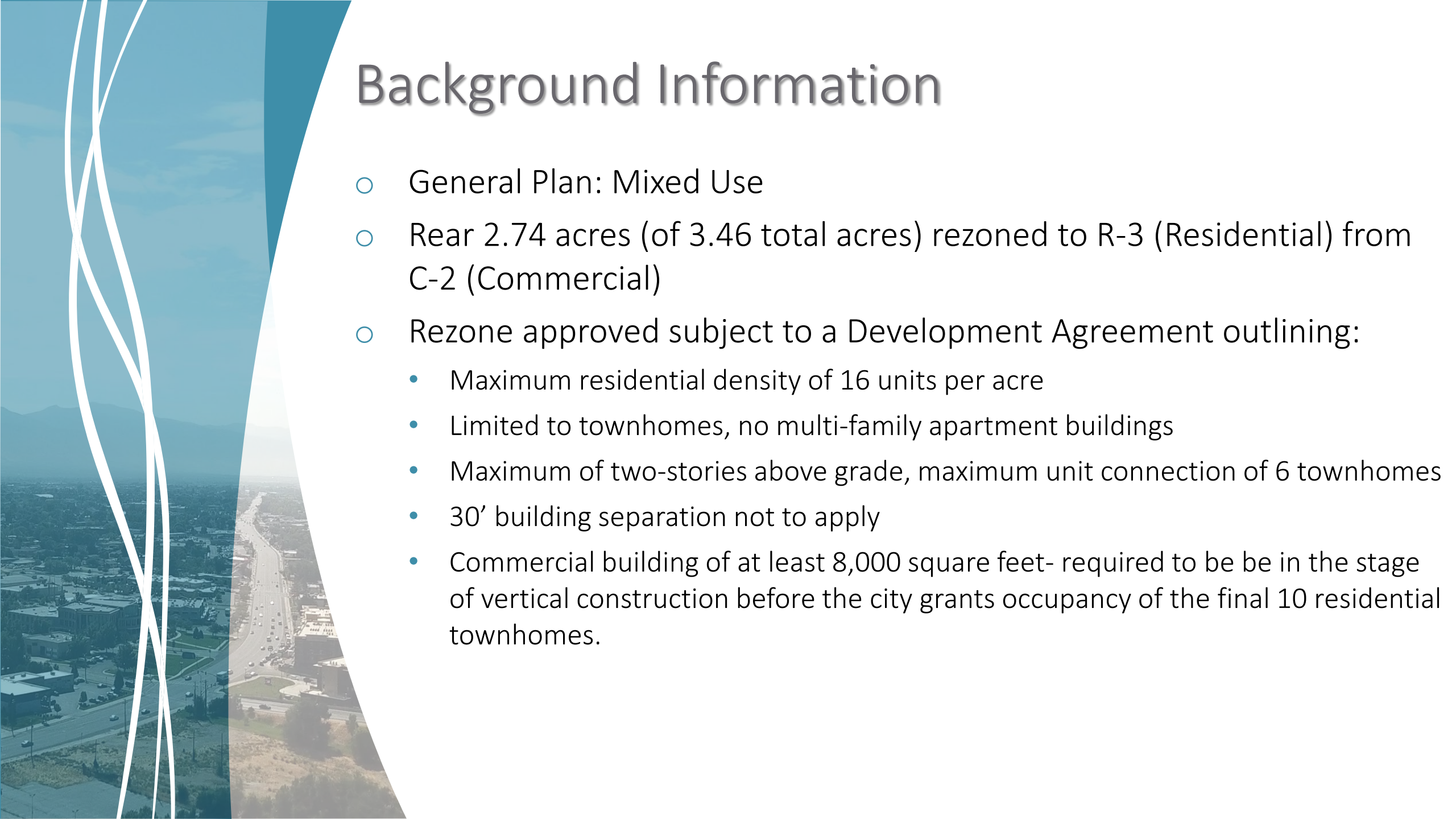
# Clearfield City Council Policy Session

*November 22, 2022*



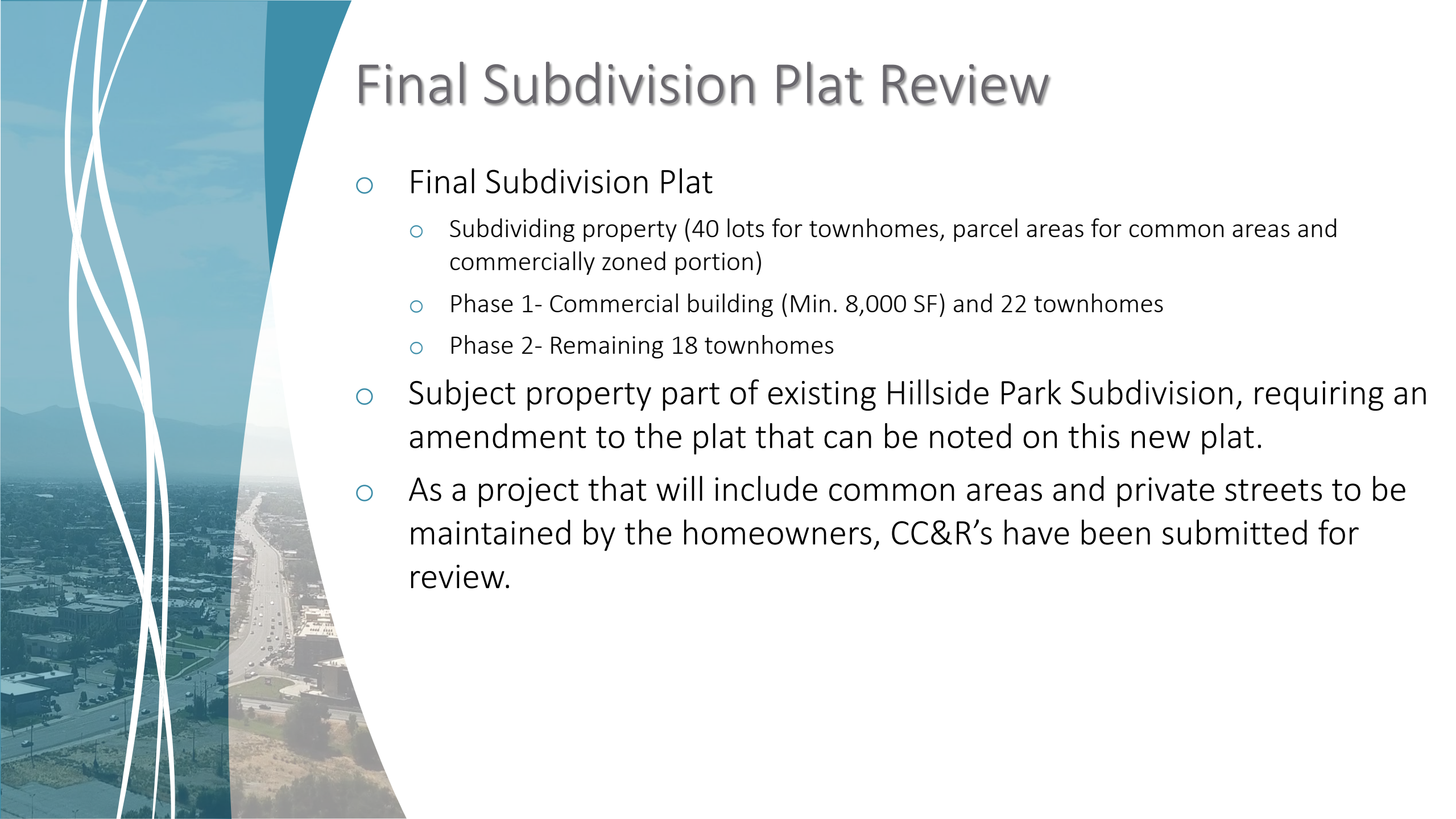


TOWNS AT UNIVERSITY PARK  
Final Subdivision Plat  
FSP 2022-090046



# Background Information

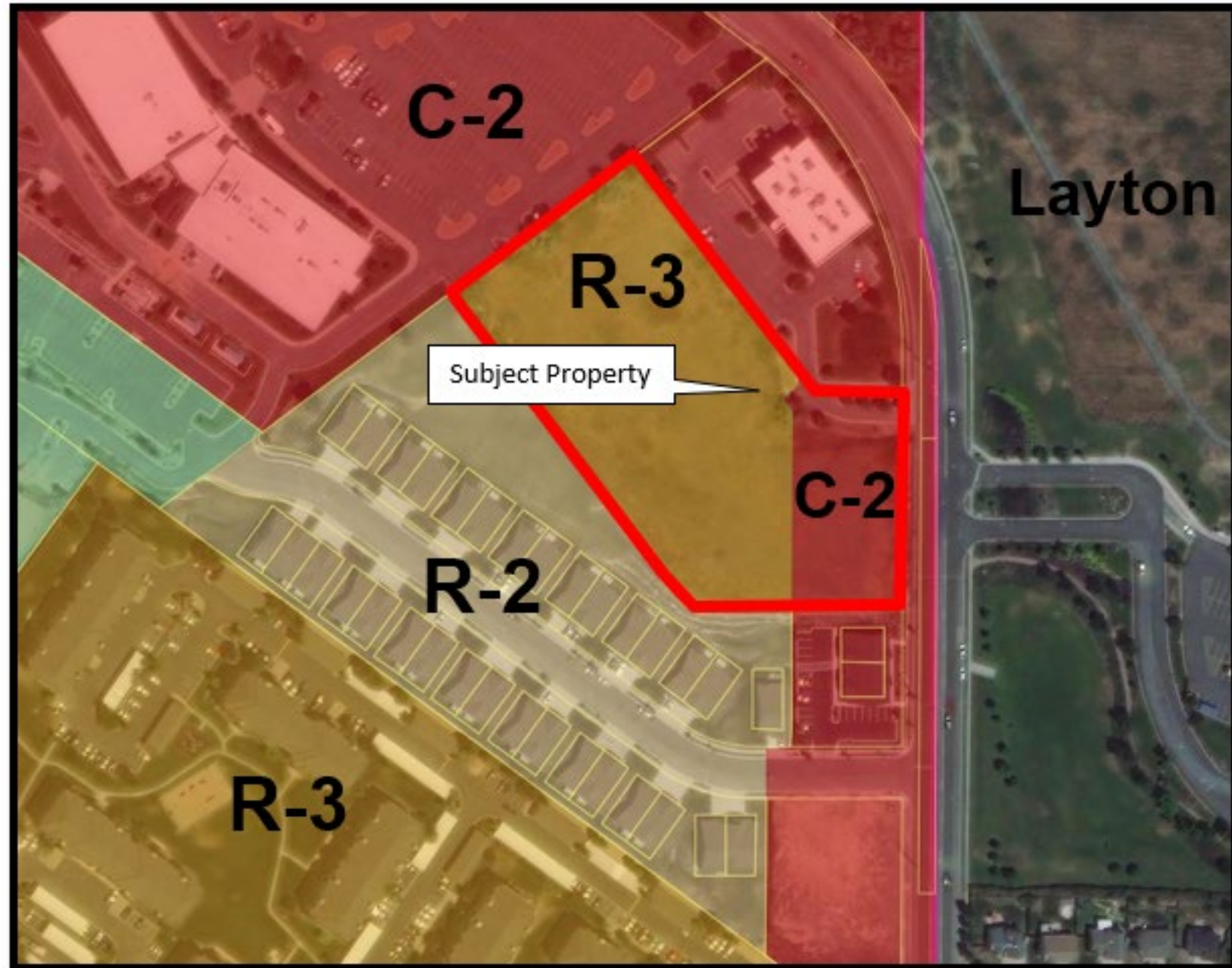
- General Plan: Mixed Use
- Rear 2.74 acres (of 3.46 total acres) rezoned to R-3 (Residential) from C-2 (Commercial)
- Rezone approved subject to a Development Agreement outlining:
  - Maximum residential density of 16 units per acre
  - Limited to townhomes, no multi-family apartment buildings
  - Maximum of two-stories above grade, maximum unit connection of 6 townhomes
  - 30' building separation not to apply
  - Commercial building of at least 8,000 square feet- required to be in the stage of vertical construction before the city grants occupancy of the final 10 residential townhomes.



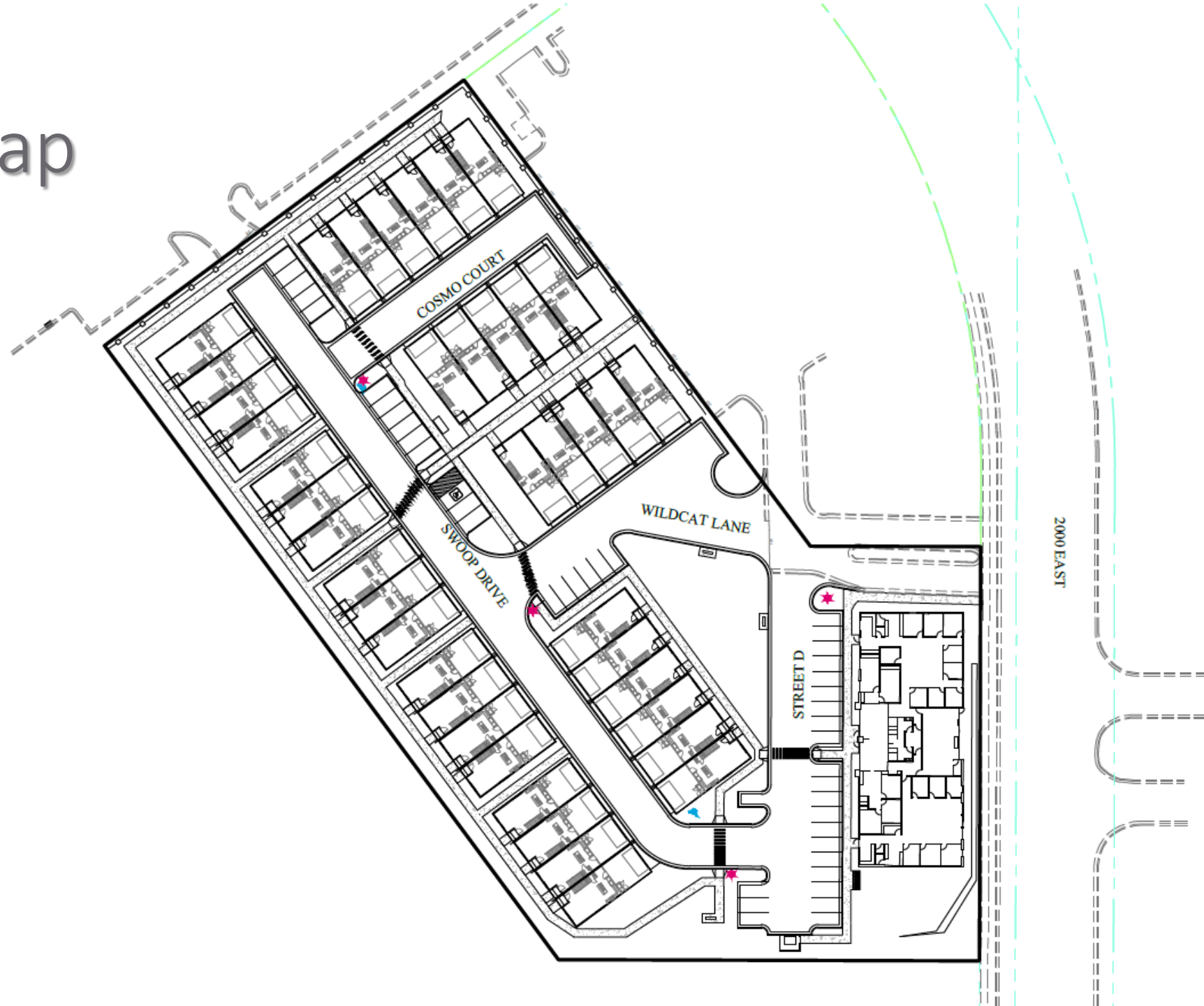
# Final Subdivision Plat Review

- Final Subdivision Plat
  - Subdividing property (40 lots for townhomes, parcel areas for common areas and commercially zoned portion)
  - Phase 1- Commercial building (Min. 8,000 SF) and 22 townhomes
  - Phase 2- Remaining 18 townhomes
- Subject property part of existing Hillside Park Subdivision, requiring an amendment to the plat that can be noted on this new plat.
- As a project that will include common areas and private streets to be maintained by the homeowners, CC&R's have been submitted for review.

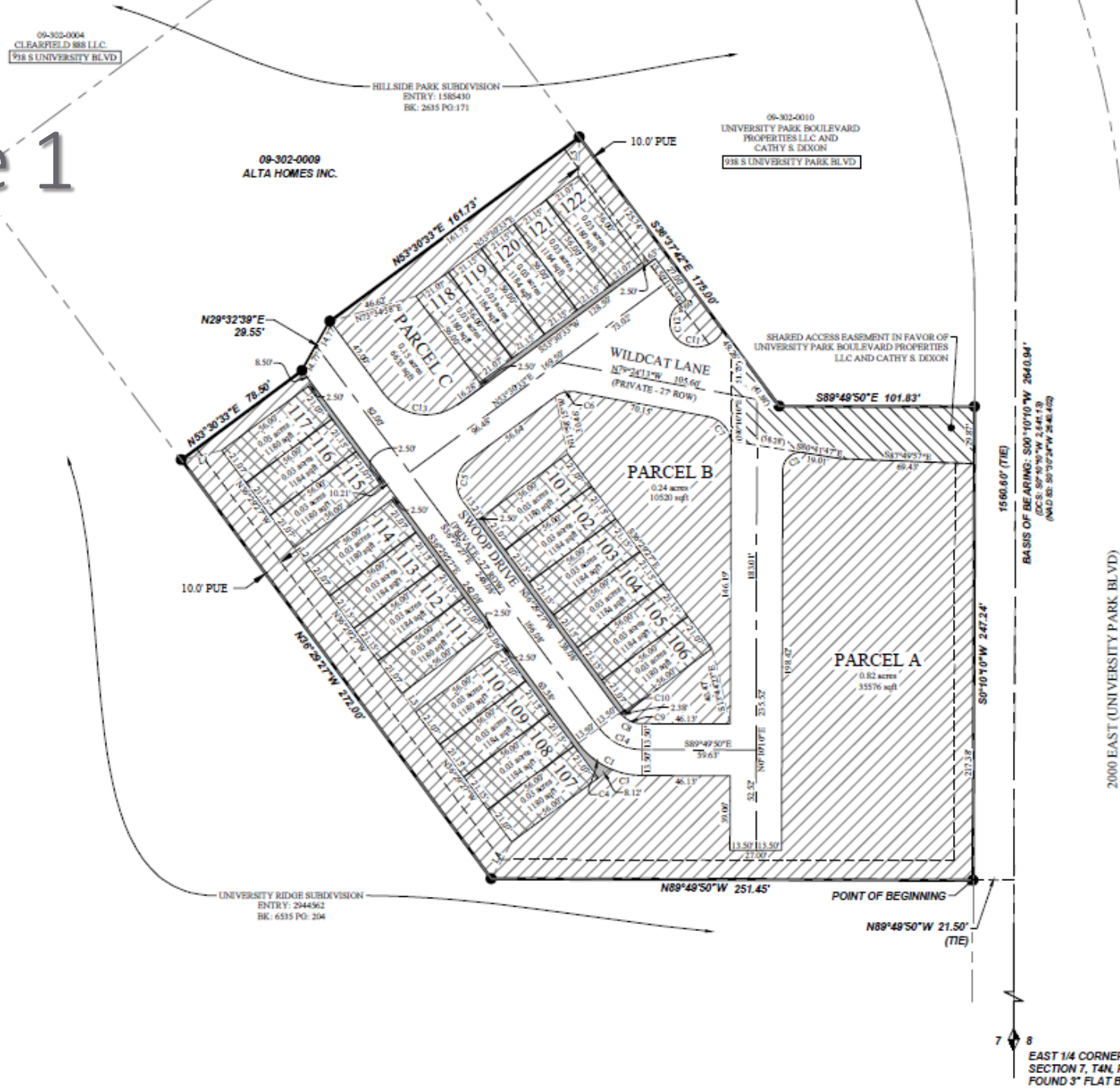
# Aerial Image & Zoning



# Site Map

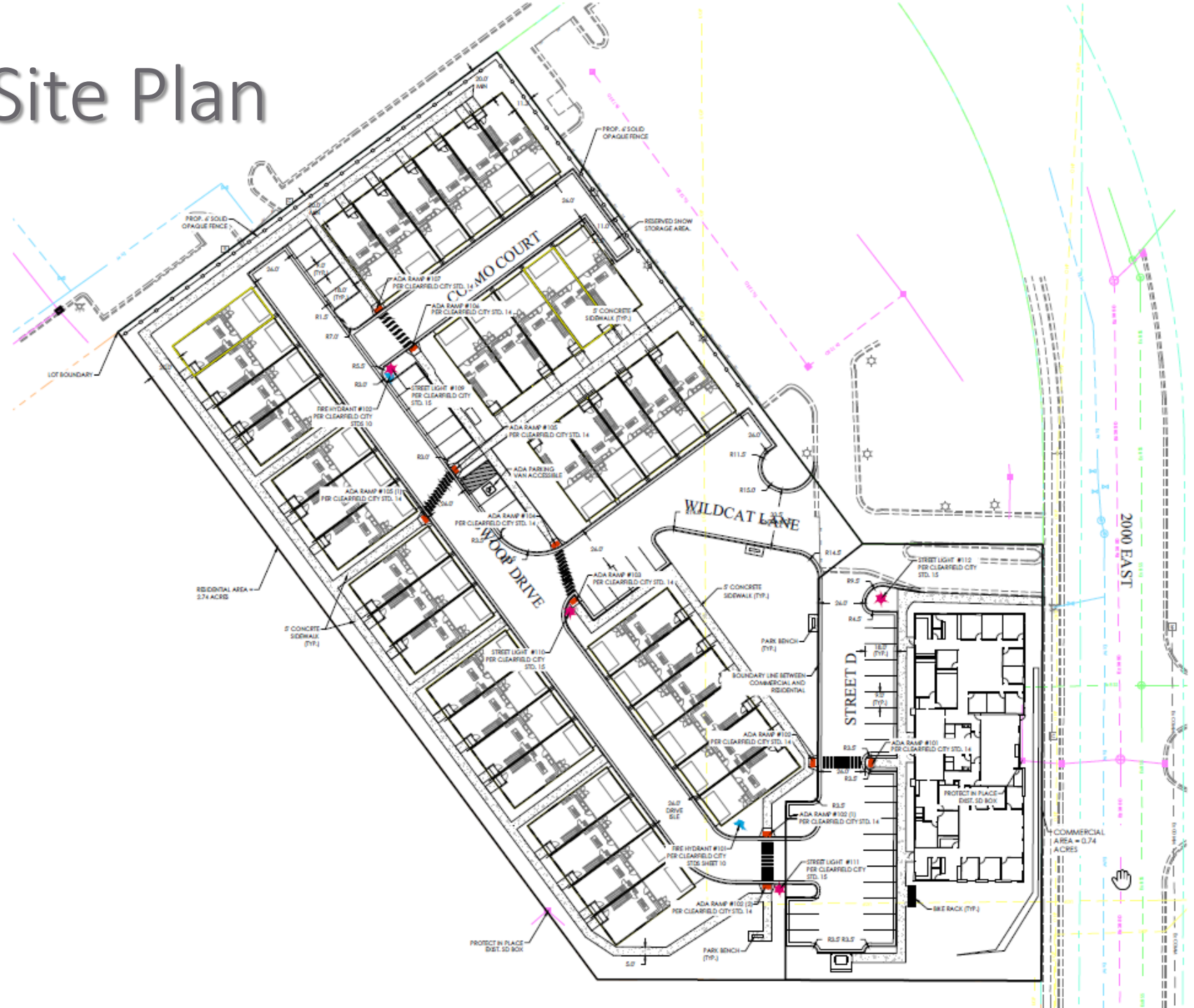


# Phase 1



# Phase 2





# Planning Commission Recommendation

On November 2, 2022, the Planning Commission forwarded a recommendation of **approval as conditioned**, to the City Council for **FSP 2022-090046**, a final subdivision plat request by Brock Johnston with Alta Homes for a 43-lot subdivision for townhomes and a commercial development at the property located at approximately 980 S. University Park Blvd. This recommendation is based on the findings and discussion in the Staff Report and subject to the following conditions.

- 1) The plat shall be revised to include addresses for the townhomes.
- 2) The subdivision plat and improvement drawings shall be revised to address Clearfield City Planning and Engineering requirements prior to final approval.
- 3) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&R's shall be revised to provide the needed information required by City Code as outlined in this report.
- 4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
- 5) A shared access easement between the subject property, the existing office building to the north, and the future commercial property will need to be recorded on the plat.
- 6) An escrow or cash bond agreement as required by section 12-9-2 of the Subdivision Ordinance for public improvements shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.