

ZTA-22-004

PDD-2 (Wasatch Rock Development) Zoning Text Amendment

Summary

Request

Zoning text amendment to ordinance governing northern gravel pit development

Applicant

AJ Rock LLC

Recommendation

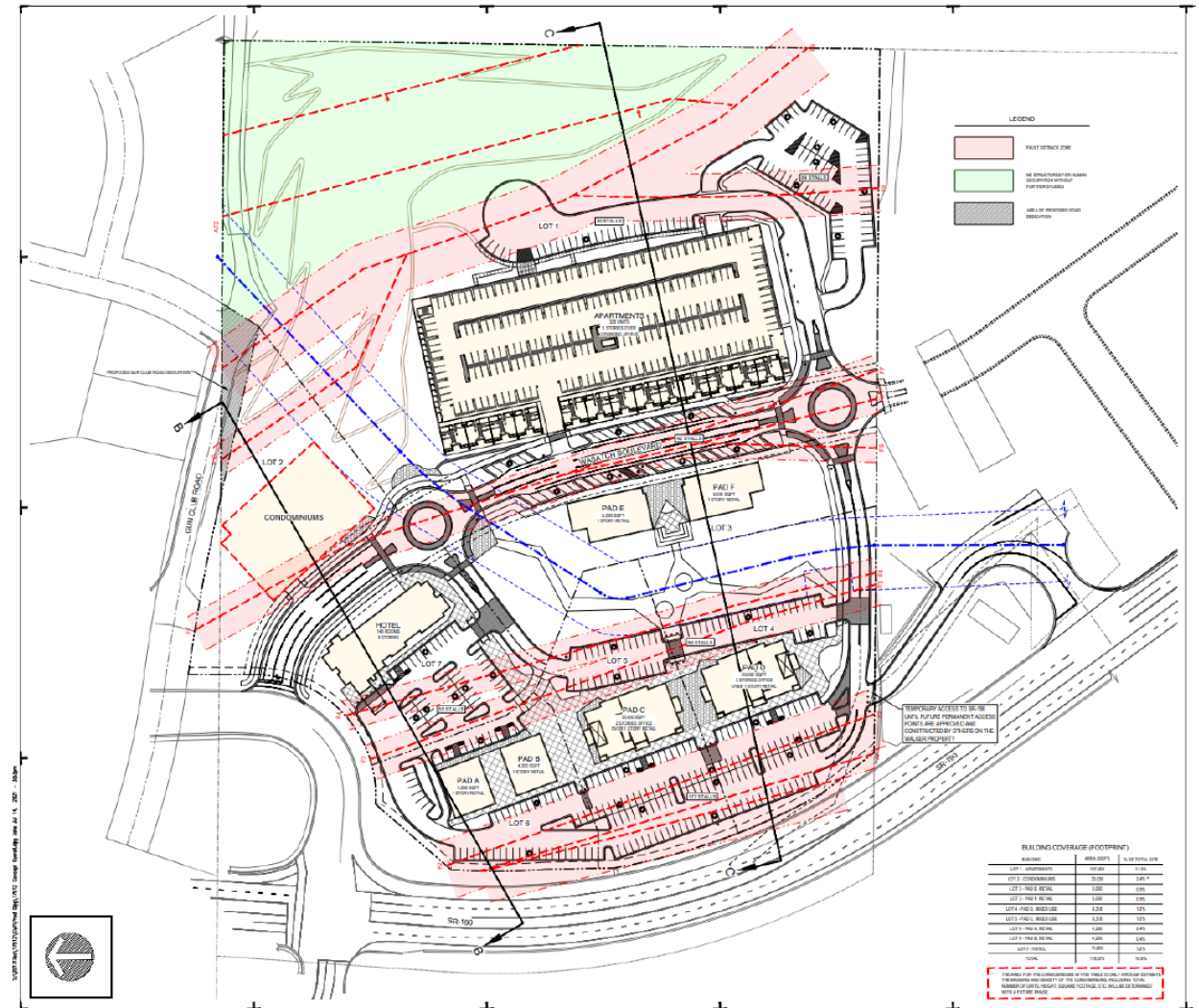
APPROVAL (recommendation to City Council)



Context Aerial

PDD-2 Ordinance Background

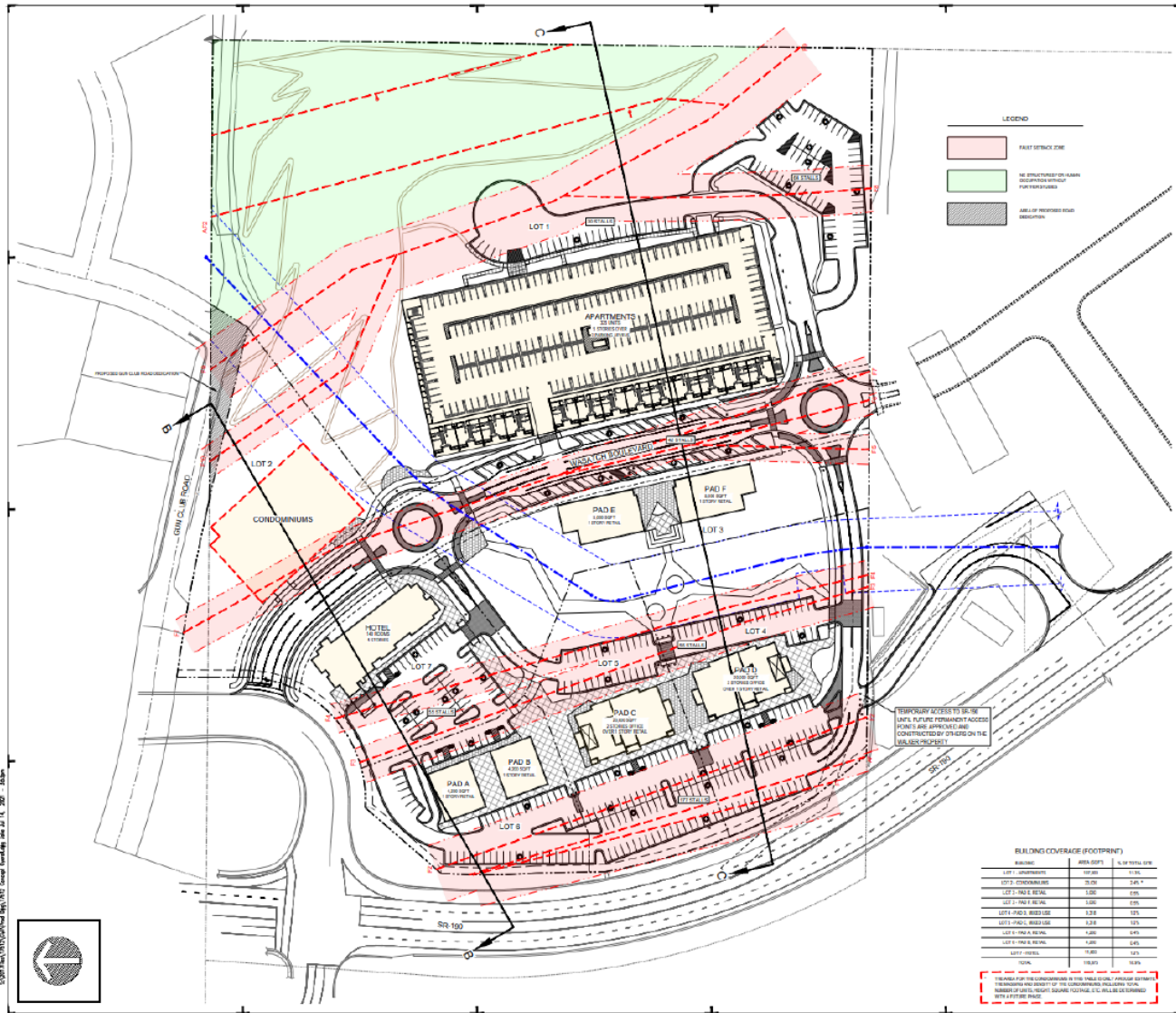
- Zoning ordinance and plan created specifically for 20-acre development parcel:
 - **Apartment building** – 325 units (15% affordable units)
 - **Condominium** – height/massing/density TBD
 - **Retail Commercial** - four buildings
 - **Mixed-Use Commercial** – two buildings
 - **Hotel** – 140 rooms
 - **Open Space** - Public trails, plazas, courtyards, etc.



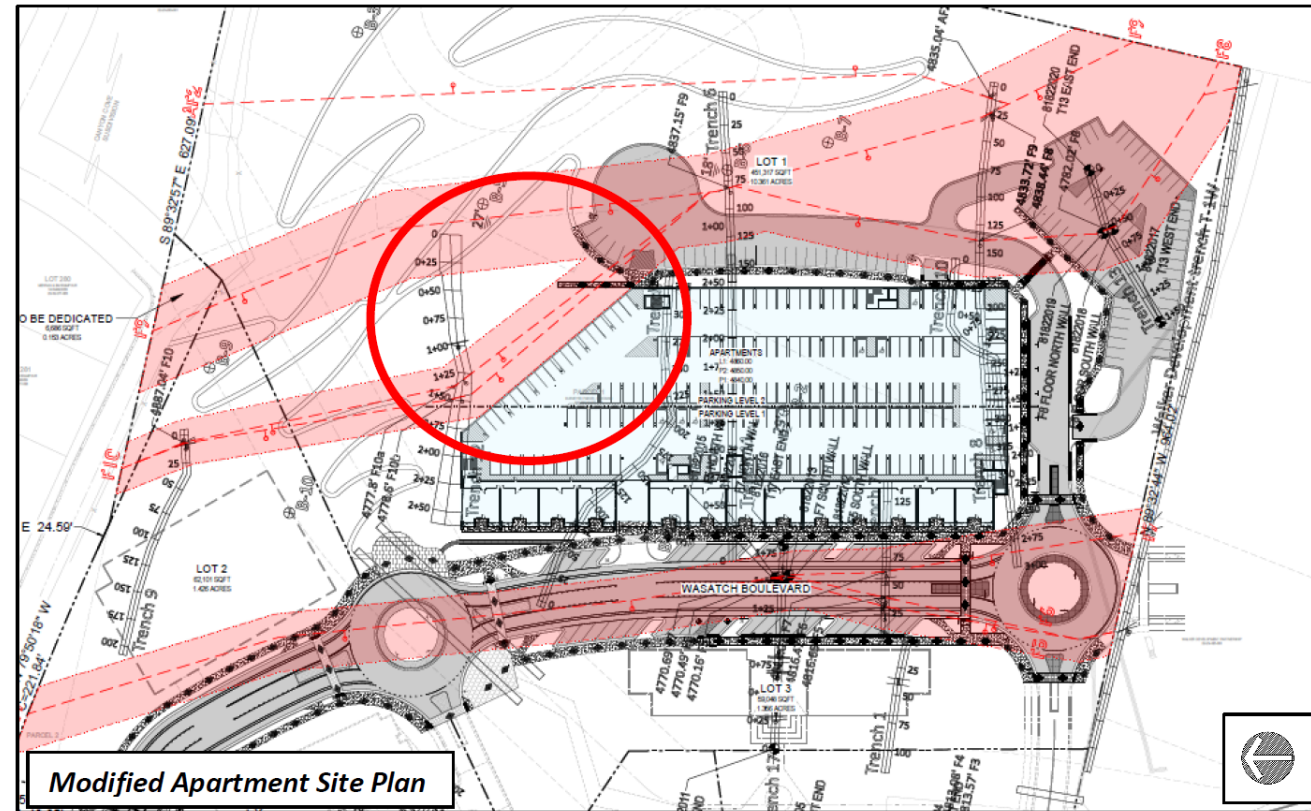
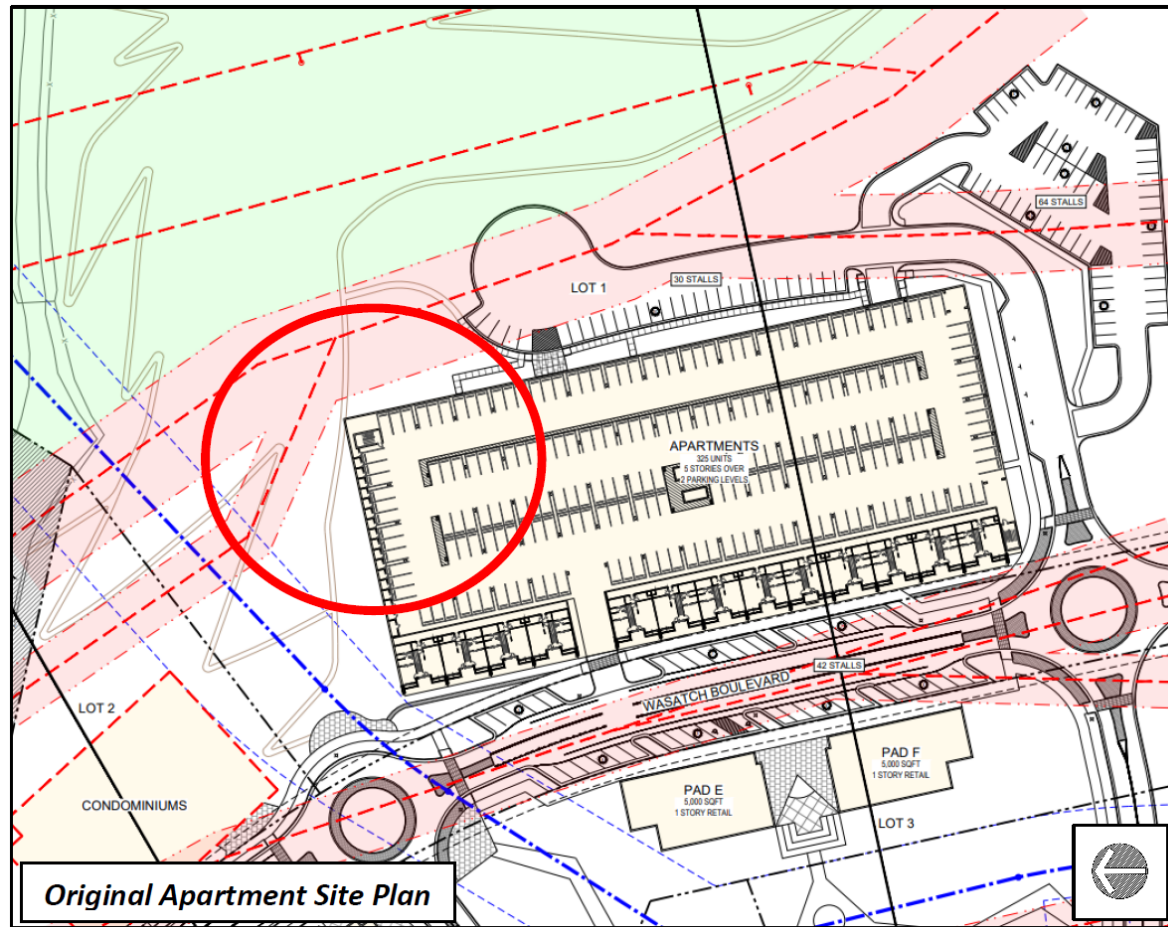
Approved Project Site Plan from PDD-2 Ordinance

PDD-2 Ordinance Background

- Site scoping identified numerous site hazard studies for fault lines, slope stability, liquefaction, debris flow, rockfall, hillside remediation, etc.
- Initial approval included requirement that each phase requires additional scoping as part of final plan preparation
- Additional geologic hazard studies have been completed near each building footprint

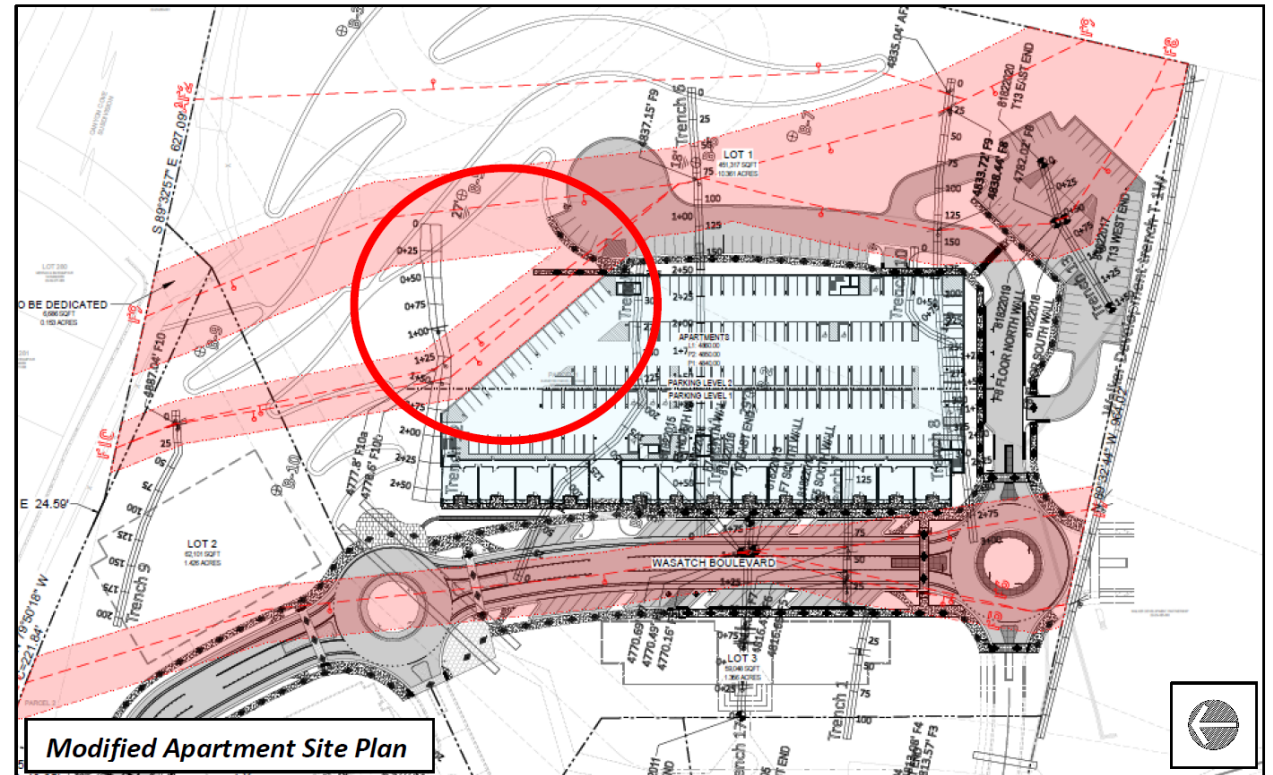


Fault Trenching Results – Apartment Building



Impact Analysis

- Building reduction required to avoid fault setback encroachment:
 - Modified footprint (reduction in size)
 - Modified massing
 - Unit reduction (325 to 300)
 - Relocated pool amenity



South West Corner

Before



Updated



South East Corner

Before



Updated



North West Corner

Before



Updated



North East Corner

Before



Updated




Text Amendment Requested

G. Material changes to this ordinance or the Development Plan arising from a submittal; the discovery of unanticipated geotechnical, geologic, or other site hazards; or for any other reason shall require an amendment to this ordinance following review, recommendation and/or approval by the DRC, ARC, Planning Commission and Council as specified in Code Chapter 19.51 (Planned Development District) ("Chapter 19.51") and other Code provisions. For purposes of this section, a change resulting in a decrease of less than ten percent (10%) of the unit count, density, building height, building massing or building footprint is not considered a material change.



Findings

- 'Material Change' is not defined in the PDD-2 ordinance, zoning ordinance, or Planners Dictionary.
- Limiting 'material change' to a maximum **reduction of 10%** limits the scope and impact of allowed changes that can be made administratively:
 - An increase in intensity, or a substantial decrease still requires full PDD amendment
 - Only applies to unit count, density, building height, and building massing/footprint
 - Courtyards/public trails may not be decreased under this provision
 - Allows minor and reasonable flexibility that arises from building design and engineering



Planning Commission Recommendation

- The Commission unanimously recommended APPROVAL, with the following recommendations:
 - Any proposed reduction is measured from the originally codified development plan (cannot continually request reductions that exceed 10% from the original plan)
 - The maximum reduction of 10% applies to each building individually (cannot reduce any one building by more than 10% utilizing comprehensive site measurements)
 - Grammatical clarification to the proposed language to ensure all ('...ten percent (10%) of the following: ...)
 - Eliminate 'building massing,' as it is a vague term that is difficult to quantify