

REQUEST FOR COUNCIL ACTION

SUBJECT: Adopt Ordinance # 14-11 for Ratification of Density and Preliminary Development Plan for the Station at Gardner Mill

SUMMARY: **The Station at Gardner Mill Preliminary Development Plan;** approx. 7659 South 1300 West; Ratification of Planning Commission Approval of a Development Plan and associated density of 20.29 units per acre; P-C Zone – Transit Station Overlay District; Colosimo Brothers (applicant) [Greg Mikolash DP20130007; parcels 21-26-351-017, 020 ,022; 21-35-101-004].

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

Based on the requirements listed in the Zoning Ordinance, staff recommends that the City Council ratify the Planning Commission’s approval of the Station at Gardner Mill Preliminary Development Plan generally located at 7659 South 1300 West with a residential density of 20.29 units per acre for a total of 224 multi-family residential dwelling units.

MOTION RECOMMENDED:

“Based on the information set forth in this staff report, public hearing, and the design shown in The Station at Gardner Mill Preliminary Development Plan, and upon the evidence and explanations received today, I move that the City Council adopt Ordinance # 14-11 and ratify the Planning Commission’s approval of The Station at Gardner Mill Preliminary Development Plan for property located at approximately 7659 South 1300 West. I also move that the Preliminary Development Plan be approved with a residential density of 20.29 units per acre for a total of 224 multi-family residential dwelling units on 11.039-acres of property.”

ALTERNATE MOTION:

“Based on the information set forth in this staff report and the design shown in The Station at Gardner Mill Preliminary Development Plan, and upon the evidence and explanations received today, I move that the City Council approve The Station at Gardner Mill Preliminary Development Plan for property located at approximately 7659 South 1300 West as modified by the City Council. I also move that the Preliminary Development Plan be approved subject to an updated ordinance and development plan reflecting the changes to be brought back to the City Council for adoption.”

Roll Call vote required

Prepared by:


Greg Mikolash, City Planner

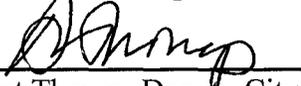
Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

BACKGROUND:

The subject site for the proposed development is 11.03-acres in size, consisting of undeveloped land located to the west of the existing *Gardner Village* commercial development and north of the City cemetery. Approximately 8-acres of the subject property was rezoned in 2001 to allow up to 12 dwelling units per acre; however, this and one other attempt to develop the property never came to fruition.

On July 17, 2007 the City Council placed the Transit Station Overlay District on the subject site and adjoining properties in an effort to ensure that transit supportive uses be built at this and the five other light rail station locations in West Jordan.

In 2011 the Future Land Use Map was amended for the existing *Gardner Village* commercial development. The City's Future Land Use Map was amended to the Town Center/Neighborhood Center TSOD, where also the property was rezoned to the P-C (Planned Community) zoning district. In April of 2012, the applicant applied for and was granted a Future Land Use Map amendment for the subject 11-acres and approximately 3.4-acres of land at the immediate northeast corner of 1300 West and 7800 South. (See attached minutes in Exhibit F). Specifically this amendment changed the land use from Very-High Density Residential, Low-Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center. The concept plan presented to the City Council for this rezone showed approximately 330 multi-family dwelling units on 22-acres of property, where portions of the project included residential development within the existing *Gardner Village* commercial development area (the current location of *Let's Play Soccer*).

Later in February of 2013, the subject and several surrounding properties were rezoned from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD). In conjunction with this rezone request, the applicant submitted a scaled-back concept plan showing a total of 256 units on 11-acres of property for a density of 23.27 dwelling units per acre. (See attached minutes in Exhibit F).

Throughout the land use amendment and rezone processes, City Staff has also been assisting the applicant through the development plan process to ensure that a quality multi-family development is designed to meet both the needs of the City and perform as a pedestrian-friendly and attractive gateway to a widely underutilized area. Several pre-application meetings were conducted throughout 2013 with the first official Subdivision, Site Plan, and Development Plan submittals occurring in July. The concept plans submitted for review at this time showed a further reduction in density from 256 units to 224 units on the same 11-acres of property for a total density of 20.29 dwelling units per acre.

On November 26th, the Design Review Committee (DRC) reviewed the project, suggesting minor changes to colors, amenity locations, and concerns regarding gateway features. The minutes of the DRC are attached as Exhibit D.

On January 21st, 2014, the Planning Commission considered approval of the Preliminary Site Plan and Preliminary Subdivision. The Preliminary Subdivision was approved in a 7-0 vote. The Preliminary Site Plan was approved in a 6-1 vote, where two conditions of approval were added. The first was a condition that a trail extension from the project to the existing HAWK signal adjacent to *Gardner Village* be 8-feet in width. The second condition was to add a hard base

(gravel, concrete ... etc.) for a weed barrier behind the two garages located on the west side of the subject property (adjacent to the existing single-family properties).

Commissioner Zach Jacob said he would speak against the motion because of the proposal not meeting Criteria #2: which states:

The proposed development does not have any detrimental effect upon the general health, welfare, safety and convenience of persons, residing or working in the neighborhood; or is not detrimental or injurious to the neighborhood.

Also on January 21st, 2014, the Planning Commission considered approval of the Preliminary Development Plan, and in a 7-0 vote, voted to forward a positive recommendation to the City Council to ratify the Preliminary Development Plan and its subject density of 20.29 units per acre for a total of 224 multi-family residential dwelling units. The minutes of the Planning Commission are attached as Exhibit E.

On February 26th, the City Council received public input and considered ratification of the Planning Commission's approval of the Preliminary Development Plan which would ultimately establish the proposed density at 20.29 dwelling units per acre. After much public comment and Council deliberation on the matter, the City Council moved to continue the item to April 2, 2014 to allow the applicant time to meet with the neighbors and address their concerns. This motion passed in a 4 to 1 vote.

GENERAL INFORMATION:

The subject property is located within the Town Center/Neighborhood Center land use designation in the General Plan. This land use designation was created to serve three core areas of the City. There are currently three areas within the City that have this designation: the original downtown core located at the southeast corner of 7800 South and Redwood Road; the recently approved 40-acre TOD located north and northeast of the *Jordan Valley Hospital*; and, the area in the immediate vicinity and west of *Gardner Village*. Each location is within near proximity of a TRAX station. The General Plan indicates that the purpose of this land use is to: "... create areas with a traditional main street or downtown character. The designation encourages the revitalization of areas to strengthen neighborhoods, expand local employment opportunities, and establish or enhance a sense of place." One of the goals of the Town Center/Neighborhood Center designation is to support larger transit stations by the creation of mixed-use and residential village centers where people can live, work, shop, and play. The subject property is unique in the fact that it already has a fair amount of commercial development in an area without any substantial residential development located nearby.

The zone to which the property is located is Planned Community (P-C). The Zoning Ordinance states that the purpose of this district is to ...

... encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible mixed uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create more convenient and

effective integration of uses that work in concert to create a more attractive and desirable environment in which people can enjoy employment, residence and leisure within close proximity to each other.

The subject property’s surrounding zoning and existing land uses are as follows:

	Existing Land Use	Zoning
North	South Valley Water Reclamation Facility/ Rural Residential	P-F/ RR-.5D
South	Cemetery / TRAX Station (across 7800 South to the east)	PF/C-G
East	Gardner Village (<i>Let's Play Soccer</i> facility)	P-C (TSOD)
West	Rural Residential (single-family homes)	RR-.5D

Subdivision:

Pertinent to the ratification of the Preliminary Development Plan is the fact that the property is being subdivided and that specific roadway improvements and dedications will occur because of this subdivision of land.

The applicant is proposing to subdivide 14.7-acres into one lot and one remainder parcel. Part of the subdivision will include a small right-of-way dedication at an ingress/egress point for a single lot (Lot 1). The remainder parcel (allocated as Remainder Parcel A on the plat) will be created at the southwest corner of Lot 1. This parcel will remain unimproved as the applicant is not the property owner and it is unknown at this time what the use of the vacant land will be. No improvements will be associated with the remainder parcel at this time. Once the project is underway or completed, it is likely that commercial development of this parcel will follow. Once development is pursued, the remainder parcel will be converted to a lot through a separate subdivision process and applicable infrastructure improvements will be required at that time. Important to note is that some of the traffic congestion issues associated with the intersection of 1300 West and 7800 South will be alleviated upon improvement of this corner parcel.

Traffic/Circulation:

The single lot being created as part of the overall project will obtain access from 7800 South and 1300 West. Another private driveway will be constructed which will connect the proposed project with *Gardner Village*. This connection will occur at the northeast corner of the project, where a bridge will be constructed over the North Jordan Canal. The driveway will then continue along the north side of the newly constructed *Let's Play Soccer* facility and then connect with the existing circulation system of *Gardner Village*.

The owner(s) of *Gardner Village* will commence with construction of the bridge concurrent with construction of the private driveway system within the *Station at Gardner Mill*. To ensure construction of this bridge, language can be introduced into the required Development Agreement with the developer, where certificate of occupancy permits could be tied to the completion of construction of the bridge.

One point of ingress/egress will be located along 7800 South at the southeast portion of Lot 1. The City’s Traffic Engineer has met and coordinated with the applicant’s engineers to produce a striping and traffic circulation plan that is both safe and convenient. The existing

median along 7800 S. may be improved to better control access to all the proposed driveways at this location.

Another point of ingress/egress will be at 1300 West at the northwest cherry-stem portion of Lot 1. This will likely serve a secondary point of access for the development due to its location on a collector rather than an arterial road. A small area of dedication and improvement will occur at the entrance, essentially providing for an acceleration/deceleration lane for the proposed project.

There is certainly no doubt that an apartment complex of this size will affect existing traffic counts and circulation in the immediate area. That said, the City's Engineering Staff has been coordinating with the applicant's consulting engineers to minimize and address traffic impacts to the area. Specifically addressed have been concerns regarding safe placement of striping, improved acceleration/deceleration lanes, and ingress and egress points at 7800 South and 1300 West – all of which have been deemed appropriate and safe at this preliminary stage. A Traffic Impact Study (TIS) was performed to ensure that all proposed points of access for the development will provide convenient and safe vehicular circulation. Because of the noted concerns and issues raised at the Planning Commission public hearing related to traffic and congestion, the applicant's consulting traffic engineer will be on-hand to answer any issues related to traffic counts, future improvements, timeframes, and alleviation of congestion – amongst other things. City Staff has also been in contact with Questar Gas Co., who owns the property located at 7715 South 1300 West. Questar has stated their intent to complete street frontage improvements as weather permits.

Engineering and Planning staff has also coordinated with the applicant and their consultants to ensure a safe pedestrian connection between the development and the TRAX station located immediately to the south of *Gardner Village*. There is a rather significant grade difference between the proposed development and the existing TRAX station; however, a safe and feasible pedestrian path (trail) is necessary as the project site is still within the confines of a planned Transit Station Overlay District, and is well within the walkability range for many residents who may wish to utilize light rail over a personal vehicle.

Open Space/Trails:

The minimum required 15% open space and small recreation facilities (pool, clubhouse, central court yard... etc.) will be installed to serve the development. The project is being designed to accentuate open space and the outstanding views of the Wasatch Range. Open Space amenities/recreational facilities include:

- 30' x 50' infinity edge swim pool
- Pool house with restrooms, showers and pool equipment
- 12' diameter spa
- Centralized volleyball court
- Private club house
- Two picnic grills
- Park benches
- Trail extension

A trail will be installed from the existing HAWK (High Intensity Activated Crosswalk) signal to the project. This will allow for safe pedestrian access to/from *Gardner Village*, the TRAX station immediately south of *Gardner Village*, and the Jordan River Parkway.

Overall open space will total 36.6 percent of the project site. This is over 20 percent *over* of the gross area of land that is required to be retained as permanent open space per the Zoning Ordinance for a Planned Community zone.

Utilities:

Underground utilities will need to be installed and/or upgraded to serve the proposed project. Below is a breakdown of each proposed utility:

- **Water:** A 10” water line exists along 7800 South. A new 8” water line will be installed within the development and loop the system with a connection at 1300 West and *Gardner Village* to the east.
- **Sewer:** An 8” sewer line was constructed along the north border of *Gardner Village* with the construction of *Let’s Plan Soccer*, and stubbed at the northwest corner of the property. *The Station at Gardner Mill* is proposing to connect to that stub, where also a new 8” sewer line will be installed throughout the proposed development.
- **Storm Drain:** As proposed, storm drain water is expected to release into the North Jordan Canal after being detained in an underground detention basin located immediately adjacent to and north of Buildings #4 and #5. Permission will need to be obtained from the North Jordan Canal Company and Salt Lake County to release into the canal.
- **Power:** All existing and proposed power lines are required to be placed within the ground.
- **Trash Collection:** Garbage/trash collection for the entire complex will be provided via private contract. The City will not be responsible for any pick-up. HOA fees will fund collection.
- **City Services:** Police and fire will be able to serve the project adequately with stations for each being located at approximately 7950 and 8050 South Redwood Road respectively. The Fire and Engineering Departments have reviewed the proposed plat and both have indicated that driveways/roadways within the project will be sufficient to provide fire protection and adequate ingress/egress to and from the project site. The Engineering Department has reviewed the proposed utility plans and deem that there will be adequate stormwater drainage, sewer and water services.

Site Plan:

The proposed project site is situated on a large infill parcel(s) that has been vacant and underutilized for some time. At least two attempts have been made to construct a multi-family unit project on the subject property (Millview Condominiums and Lennox Hills), but neither progressed beyond final subdivision/site plan approvals.

The City’s Future Land Use Map has had both Very-High Density Residential and Town Center/Neighborhood Center designations on the majority of the property for some time.

Commencing in 2003, the land use of the subject property was changed from Business Research Park to Very High Density Residential. However, there was an approximate 2-acre tract of land just east of the existing single-family homes on 1300 West that remained as Low-Density Residential until 2012. In April of 2012, the entire property to which the subject property is being proposed was changed to the Town Center/Neighborhood Center land use designation and rezoned to Planned Community (P-C). Planning Staff believes that with the physical introduction of the TRAX station and light rail commuter line approximately one-third of a mile to the east, that the current land use designation, zoning and uses will be beneficial to this area of the City.

Though any development of this size is impactful to a certain extent and in several ways (i.e., schooling, traffic, view corridors ... etc.), Planning Staff has been meeting and coordinating with the developer for several months in an attempt to ensure that the best possible development will be constructed with the least amount of impact to existing residents and businesses in the area. The applicant has been made fully aware from Staff, residents in the area, the Planning Commission and City Council that providing the utmost in quality and design is imperative.

Structures/Units: As proposed, there will be a total of 224 units located in 5 buildings. The number of bedrooms per unit is as follows:

- 1 bedroom – 80 units
- 2 bedroom – 104 units
- 3 bedroom – 40 units

Each of the residential complexes will be designed to reflect more a modern resort feel than an apartment complex typically would. The predominant exterior materials will be stone, horizontal and vertical lath exterior constructed of Fiber-cement board, with trim, parapet and façade accents constructed of (flat-surface) insulated metal paneling and stucco. Based on comments by Staff and the DRC, much more consideration has been placed on the details of the facades, where previous iterations focused on red and blue façade colors and flat fiberboard paneling throughout the majority of each façade face.

Per the Preliminary Development Plan, you will see that each façade is consistent and now has the following design elements and features:

1. Enhanced covered entryways with columns.
2. A usable balcony with decorative metal railings for each unit.
3. Variation in rooflines with towered parapet walls at differing heights that bring a focal point to each entryway.
4. Varying degrees of façade relief and four-sided architecture.
5. Walk-out basements for those units which face west and the grade can accommodate the feature.

A clubhouse will be located near the south entryway of the project. The building itself will have 2 stories with a walkout basement and a pool area situated immediately to the north. Eleven parking garages will be distributed evenly throughout the designated parking areas, accommodating 65 single-car garage stalls. The overall parking will accommodate 395 parking stalls with guest and handicap parking minimums being met.

The overall footprint of all structures will be just under 66,000 sq. ft. in area with 177,000

sq. ft. allocated to open space and landscaping.

The applicant has provided preliminary building elevations for the proposed apartment structures, the detached single-car garages and the clubhouse. The apartments will be 4-story structures (4 separate designs) with each complex not exceeding 49-feet in height as measured from the finished grade. The clubhouse will be a 2-story structure. Because of the steepness of the slopes, the clubhouse will measure 18-feet in height at the west elevation but approximately 28-feet in height at the east elevation. Section 13-5C-5 of the Zoning Ordinance states that structures within a Transit Station Overlay District shall be limited to seventy-five feet (75') in height unless a greater height is established through approval of the development plan by the Planning Commission and City Council.

The proposed garages will be single-story structures that measure just under 14-feet in height at their highest point (the tower parapets); however, the average height of the structures is approximately 12-feet. Staff has worked diligently with the developer to assure that the garages are not treated as remnant elements of the overall project. Staff is requiring that each garage implement four-sided architecture and have the same amount of relief and modulation as the principle structures (and clubhouse) themselves. The Development Plan illustrates such a structure where vine trellises have been added to the sides and rears of several garages to assist in diffusing any windowless and bland elements of the garages, and otherwise enhance and beautify the overall project.

Architecture:

This is the first multi-family development in this part of the City. Except for Gardner Village to the east and the City cemetery to the south, most of the existing structures/uses in the immediate vicinity are single-family homes (approximately 6 in number) and residential in nature, and all are located within a Rural Residential, half-acre zoning district (RR-.5). Currently, there is no practical means of compatibility comparisons between a modern apartment project in an infill project area and existing structures in the immediate area, all of which were constructed many years ago. That said, it is expected that those properties that are currently zoned Rural Residential today (which are adjacent to the subject property), will eventually be zoned and improved to a more intensive use and fit well within the environment of 7800 South and 1300 West.

As mentioned in the background portion of this report, the DRC met on November 26, 2013 to review design, elevations and materials of the proposed project and, as stated previously, made several suggestions to the applicant. After this meeting, Planning Staff suggested further betterments to the building elevations, materials and design, all of which have been reflected on the set of drawings being presented.

The proposed architecture should reflect exactly what the applicant is trying to create within the development, and that is the feel and resemblance of a resort-type of community rather than a traditional-looking apartment complex. The type of character being proposed is not dissimilar to what has already been constructed in recent months throughout Bingham Junction to the east (in Midvale City), and throughout the valley.

If the City Council is unsatisfied with any design, layout, or architecture elements, the Council *can* have the applicant work with City Staff to solve any issues prior to Final Site Plan and Final Development Plan approval – backed through a condition of the Preliminary

Development Plan ratification.

Topography:

The grade of the project site is rather abrupt, particularly where the east property line meets the North Jordan Canal and also where the stem portion of the project abuts 7800 South. At the north property line, the property slopes approximately 35 feet from west to east in an approximate 250 foot span. Where the property line meets the North Jordan Canal the property drops nearly 10 feet in less than a 30 foot span, where in some area along the east property line, the property is even steeper. Because of these existing topographical situations, the eventual finished grade of the site necessitates the need for several areas of retaining and berming. Most of this retaining will occur immediately west of the proposed buildings – specifically between the buildings and the parking areas. Such berming will allow for the proposed walkout basements for the first-level units. Retaining will also be necessary along the east borders of the property where the slopes abruptly descend toward the canal. From a vantage point at the intersection the southern entryway to the project, the proposed buildings will appear to be terraced; however, from the east, the project will appear somewhat elevated. The finished grades of the parking lots will appear gradual. The applicant has hired a geotechnical engineer to study the soils within the project area to determine what, if anything needs to be done with the existing soils, foundations, compaction, special retaining and grading.

Lighting:

Lighting for the buildings and parking areas will be adequate, aesthetic and scaled appropriately. The Preliminary Development Plan provides an example of the pedestrian theme-lighting that will be used throughout the proposed project.

Fencing/walls:

In accordance with code requirements, the applicant will be installing a 6-foot Rhinorock wall along the north and west portions of the project where it abuts existing/differing uses. The Preliminary Development Plan has detailed elevations and a color rendering of the proposed Rhinorock wall, and an example elevation of the proposed retaining walls that will be visible from the first-story walkouts of each of the complexes.

Monuments:

An entryway monument will be installed at the entrance at 7800 South. The design of the monument will mimic that of the proposed structures on the site but will double as a landscape planter and gateway sign.

Schooling:

The schools serving this area include:

- Elementary – Heartland
- Middle School – West Jordan
- High School – West Jordan

Per a previous discussion with the Jordan School District when this item was presented for the granting of the Future Land Use Map amendment and rezone – the schools as listed above will be able to serve the projected number of students expected from this project.

FINDINGS OF FACT – PRELIMINARY DEVELOPMENT PLAN

Per City Code, section 13-5C-1C, the intent of planned developments (PC or PRD) is to:

Criteria 1: Create more attractive and more desirable environments in the city.

Discussion: The proposed development will create a more desirable environment in the City through the development of a long underutilized parcel of land and also creating a housing opportunity for people interested in living near a public transit facility.

The proposed development will provide a desirable environment in the City by providing a housing option for people interested in the following:

- Living near a public transit facility;
- Living adjacent to a large retail venue; and,
- Living adjacent to a trail system that extends to a TRAX station and the Jordan River Parkway.

Planning Staff and the Design Review Committee has worked hard with the Developer and their architect to ensure the project is attractive and desirable with the least amount of impact as feasibly and reasonably possible. This being said, aesthetics and what or what may not be attractive is somewhat subjective. The City Council may request that elements related to design, height, and layout be modified to meet this criterion if they deem the need for such a change(s).

Finding: The proposed rezoning will create more attractive and more desirable environments in the city.

Criteria 2: Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.

Discussion: The Planned Community zone allows for greater flexibility in land use and structure types than would generally be found in a typical single-family development. Taken singularly, this project is intended to be developed as a large, multi-family unit complex on a single site; but as a whole, the *Station at Gardner Mill* and *Gardner Village* (also within the same P-C zone) is a large mixed-use project with differing uses and also where imaginative designs are being introduced. A good example of more recent construction in this P-C zone is the *Let's Play Soccer* complex located immediately between *Gardner Village* and the proposed *Station at Gardner Mill*.

There is no requirement that existing or future commercial development be constructed concurrent with or follow the residential development in a P-C zone.

Here the commercial pre-exists and further commercial will follow this project.

Finding: The proposed rezoning will allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.

Criteria 3: *Provide flexibility in the location of buildings on the land.*

Discussion: The P-C zoning district allows for greater flexibility in where buildings on the property can be located. Fifteen percent of the site must be maintained as open space requiring some resourceful lot configuration and placement – this is particularly true because of the existing topography that will need to be graded and prepped to a great extent. Staff has encouraged the Developer to limit any expected impacts to existing residential developments in the area through appropriate buffering and more appropriate setback for accessory structures.

Finding: Though constrained by existing topographical situations on the site, the proposed development does provide flexibility in the location of buildings on the land.

Criteria 4: *Facilitate and encourage social and community interaction and activity among those who live within a neighborhood.*

Discussion: The open spaces and amenities within the development will encourage interaction and activity among the residents within the development. Planned Communities are intended to be more communal in nature than standard single-family residential developments. The Plan as presented for approval adequately illustrates and addresses how this community will be served.

Finding: The proposed rezone facilitates and encourages social and community interaction and activity among those who live within the neighborhood.

Criteria 5: *Encourage the creation of a distinctive visual character and identity for each planned development.*

Discussion: Site layout, elevations and materials were reviewed and discussed in detail at the required Design Review Committee meeting. Positive comments were forwarded with respect to layout, where one committee member stated that ... *the project makes a statement, but is modest in [its] modern design.*

Several modifications were made to the placement of garages, colors, and use of materials upon recommendation of Staff and the DRC. As stated previously in this report, if the City Council is unsatisfied with any design, layout, or architecture elements, the Council *can* have the applicant work with City Staff to solve any issues prior to Final Site Plan and Final Development Plan approval – backed through a condition of the Preliminary Development Plan ratification.

Finding: The proposed project has distinctive visual character and identity for the zone in which it is located.

Criteria 6: *Produce a balanced and coordinated mixture of uses and related public and private facilities.*

Discussion: This criterion is oriented more specifically toward large, unimpeded vacant properties rather than infill properties impeded by both grade and shape. However, taking into consideration that the Planned Community zone to which this project is located includes *Gardner Village, Let's Play Soccer*, and the yet to be developed corner of 7800 South and 1300 West, this project fits well within the boundary of this specific P-C zone and Transit Station Overlay District.

Another benefit of this project is the manner in which the private open space and trail system as being proposed will connect with the existing trail system of the Jordan River Parkway and also connect (via new trail construction) to the existing TRAX station at approximately 7800 South and 1100 West.

Finding: The proposed project will produce a balanced and coordinated mixture of uses and related public and private facilities.

Criteria 7: *Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.*

Discussion: Due to some topographical and shape constraints, it is difficult to include a broader variety than is already being proposed. Due to infrastructure costs associated with construction on the property, no other housing-type is likely to generate enough capital to justify the expense of development. Also, the site is challenged by topography, fill material (soils), natural springs, and an irrigation canal to feasibly accommodate other housing types.

It has already been indicated by the Developer in the Development Plan and during the Planning Commission and City Council public hearings that all 224-units will be for rent, but managed by the Developer/Owners themselves.

In brief, this location and overlay zone is intended to support higher densities which in turn are expected to increase mass transit ridership and allow for the option of multi-modal means of travel.

Finding: Due to the projects size, shape and topography, a broad range of housing types is not an economical or feasible option for this development.

Criteria 8: *Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development.*

Discussion: There are several large trees on the site, but due to their age, location and species – it may be best to *not* preserve the trees and allow for the planting of trees better suited to the design of the new project. The landscape plan reveals that new tree plantings will meet and/or exceed that which exists on-site today, both in type (no Siberian Elms, Box Elder, or Russian Olive) and number.

Specific to grading: Further evaluation of the site and finished grading will be completed in the review of the Final Site Plan, where in depth and technical Engineering reviews generally occur.

Finding: The project as being proposed preserves and takes the greatest possible aesthetic advantage of existing trees and other natural site features. Grading will be rather extensive on the site, where it will be necessary to remove and re-compact (with new soils) the unstable soils situation as it exists on site today.

Criteria 9: *Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity.*

Discussion: As mentioned previously in this report, the minimum required 15% open space and small recreation facilities (pool, clubhouse, central court yard... etc.) will be installed to serve the community and to assist in promoting social activity. Please refer to page 5 and 6 of this report as it details what enhancements will be introduced into the project to meet this criterion.

Finding: The proposed rezone encourages and provides for open land for the general benefit of the community and public at large as places for recreation and social activity.

Criteria 10: *Achieve physical and aesthetic integration of uses and activities within each development.*

Discussion: Physical and aesthetic integration of uses and activities within the development will be provided. Open space will be interconnected with streets and sidewalks and ultimately connected via the extension of a trail from the project to both the Jordan River Parkway and the TRAX station at approximately 7800 South and 1100 West.

Finding: The proposed project will achieve physical and aesthetic integration of uses and activities within the development.

Criteria 11: *Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.*

Discussion: Sidewalks will be required throughout the development, and also along the frontage of development. As noted in the previous criterion, sidewalks within the development will connect to a new trail that will extend east from the project to both the Jordan River Parkway and the TRAX station at approximately 7800 South and 1100 West.

This project is located within the boundary of a Transit Station Overlay District and it is expected that because of the proximity of this project to the TRAX station to the east and installation of a new 8-foot trail as a connector to this station, that this now

convenient option to ride TRAX will assist in minimizing reliance on an automobile as a single means of transportation.

Finding: The proposed project encourages and provides for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.

Criteria 12: *Since many of the purposes for planned development zones can best be realized in large scale developments, development on a large, planned scale is encouraged.*

Discussion: The size of this project is limited by the property available, amongst other limiting constraints (i.e. grade and shape). Factoring in the connectivity between the existing development to the east (*Gardner Village* and *Let's Play Soccer*) and the undeveloped commercial parcel at the northeast corner of 7800 South and 1300 West, this development is a large in scale. It is however difficult to plan within land that is physically confined and almost entirely "in-fill" in nature. The project is being proposed as "new" construction many years after many of the surrounding properties were originally developed. Staff believes that the intent and purpose of the Planned Community zone is being met as is the criteria as set forth in this report. The focus of the development plan is to complement the existing Gardner Village.

Finding: The size of the Planned Community (P-C) zone in which this project is located is appropriate in size.

Criteria 13: *Achieve safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas.*

Discussion: Though any development of this size is impactful to a certain extent and in several ways (i.e., schooling, traffic, view corridors ... etc.), Planning Staff has been meeting and coordinating with the Developer on many occasions in an attempt to ensure that the best possible development will be constructed with the least amount of impact to existing residents and businesses in the area. The Developer has been made fully aware from Staff, residents in the area, the Planning Commission and City Council that providing the utmost in quality and design is imperative. Staff will continue working with the Developer throughout the Final Site Plan, Development Plan and Subdivision process(es) to ensure that the project is safe for both existing and future residents. Examples of future discussions will involve - safe routes to schools, and coordination with the City and other bodies to possibly construct a pedestrian bridge from the project (across 7800 South) to the existing TRAX station; and

Finding: The project as proposed achieves safety, convenience and amenity for the residents of the planned development and the residents of neighboring areas.

Criteria 14: *Assure compatibility and coordination of each development with existing and proposed surrounding land uses.*

Discussion: This is the first multi-family development in this part of the City. Except for *Gardner Village* to the east and the City cemetery to the south, most of the existing structures/uses in the immediate vicinity are single-family homes and residential in nature. It is expected that those properties that are currently zoned Rural Residential today, which are adjacent to the subject property east of 1300 West, will eventually be zoned and improved to a more intensive use and further complement this proposed development. This P-C development is driven by the establishment of TRAX, vacant land for infill, and demand for expansion of Gardner Village.

Finding: The project as proposed will assure compatibility and coordination of the development with existing and proposed surrounding land uses.

FINDINGS OF FACT – PRELIMINARY DEVELOPMENT PLAN

There are no specific findings of fact for Development Plans. A Development Plan is simply intended to be the textual and visual complement to a Site Plan serving as a foundation for all development on a specific site. Its specific function is to approve density to allow the Developer and city staff to appropriately prepare and review subsequent submissions. Furthermore a Development Plan is meant to provide more detail as to those aspects of a proposed development which cannot be readily explained via a site plan or building elevation.

The Preliminary Development Plan as submitted adequately provides the information needed to comprehend the overall project. Preliminarily, the Development Plan as presented to the City Council, and previously the Planning Commission and DRC, adequately illustrates and explains the project as a whole. An Ordinance is attached with this staff report which, if approved, will entitle the proposed density and approve the Development Plan.

ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Future Land Use Map
- Exhibit C – Zoning Map
- Exhibit D – Design Review Committee Minutes of November 14, 2013
- Exhibit E – Planning Commission Minutes of January 21, 2013
- Exhibit F – Historical rezone and land use map amendment minutes
- Exhibit G – Draft Ordinance
- Exhibit H – Preliminary Development Plan
- Exhibit I – City Council Minutes of February 26, 2014

Legal Review-Date/Initial: 3-27-14 / AMG
Text/Format -Date/Initial: NA /
Dept. Review-Date/Initial: TDB 13/27/14
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-11

AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE STATION AT GARDNER MILL PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED DENSITY OF 20.29 UNITS PER ACRE FOR A TOTAL OF 224 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED APPROXIMATELY AT 7659 SOUTH 1300 WEST

WHEREAS, an application was made by Colosimo Brothers for a Preliminary Development Plan to allow for 224 multi-family residential dwelling units for a density of 20.29 units per acre on property located approximately at 7659 South 1300 West; and,

WHEREAS, on January 21, 2014, the Planning and Zoning Commission approved the preliminary development plan, and forwarded a positive recommendation to the City Council to ratify their approval of the development plan allowing for 224 multi-family residential dwelling units and density of 20.29 units per acre on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on April 2, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. the proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. the proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. the height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,
6. the architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,
7. public facilities and services intended to serve the subject development, including, but not

limited to, roadways, parks and recreational facilities, schools, police and fire protection, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Station at Gardner Mill Preliminary Development Plan be ratified to allow a development containing 224 multi-family residential units on property generally located at 7659 South 1300 West (parcels 21-26-351-020, 017, 022; 21-35-101-004) containing 11.039 acres, more or less, and permitting a maximum density of 20.29 units per acre.

The described property shall hereafter be subjected to the Planned Community (P-C) (TSOD) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted Station at Gardner Mill Preliminary Development Plan.

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 2nd day of April, 2014.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

Voting by the City Council	"AYE"	"NAY"
Councilmember Jeff Haaga	_____	_____
Councilmember Stoker	_____	_____
Councilmember Nichols	_____	_____
Councilmember Hansen	_____	_____
Councilmember Southworth	_____	_____
Councilmember McConnehey	_____	_____
Mayor Kim V. Rolfe	_____	_____

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, and on the City's website: www.wjordan.com on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

January 30, 2014

Paul and Joe Colosimo
Colosimo Brothers
155 West Malvern Ave Suite B
Salt Lake City, UT 84115

Dear Sirs:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, February 26, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to Ratifying the Planning Commission's approval of the Preliminary Development Plan and establish residential density of 20.29 units per acre for The Station at Gardner Mill located at approximately 7659 South 1300 West; Colosimo Brothers (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 569-5116.

Sincerely,

Carol Herman
Deputy City Clerk

cc: Planning Department



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, February 26, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comments prior to Ratifying the Planning Commission's approval of the Preliminary Development Plan and establish residential density of 20.29 units per acre for The Station at Gardner Mill located at approximately 7659 South 1300 West; Colosimo Brothers (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the City Council Agenda webpage the Friday prior to the meeting.

Posted this 31 day of January 2014

Carol Herman
Deputy City Clerk

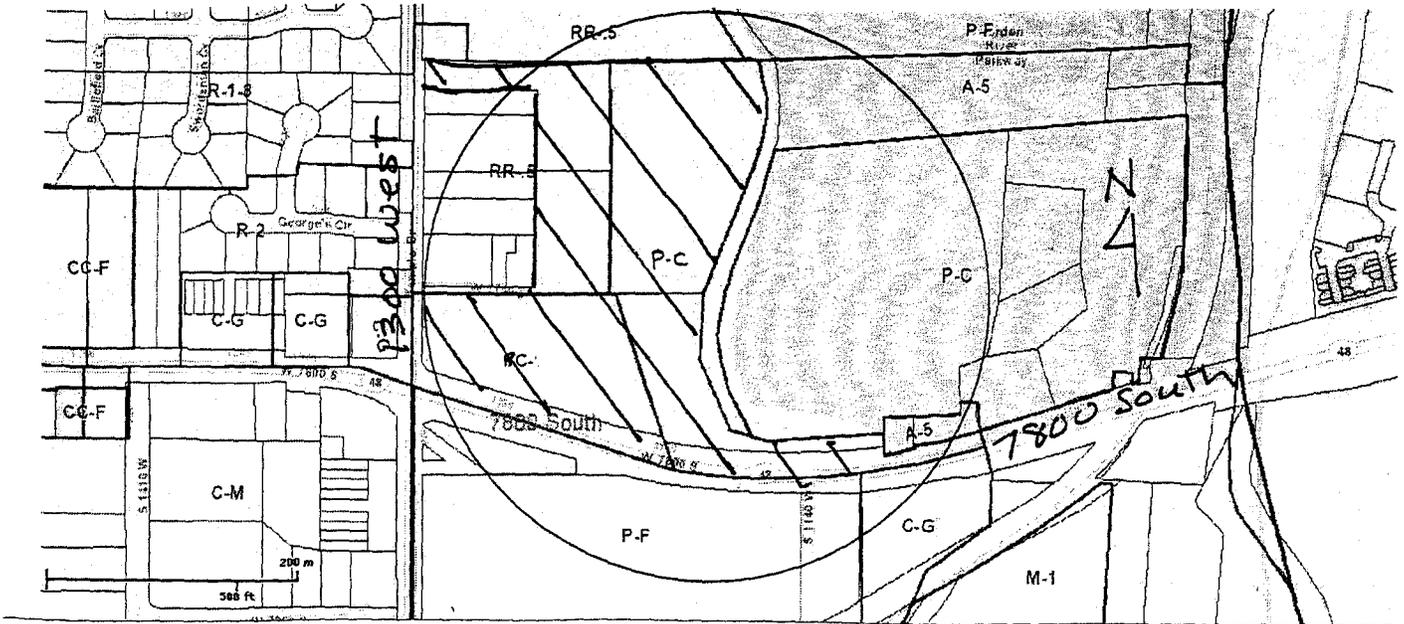


300'
mailing

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, February 26, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comments prior to Ratifying the Planning Commission's approval of the Preliminary Development Plan and establish residential density of 20.29 units per acre for The Station at Gardner Mill located at approximately 7659 South 1300 West; Colosimo Brothers (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the [City Council Agenda](#) webpage the Friday prior to the meeting.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.



Aerial Map

Exhibit A

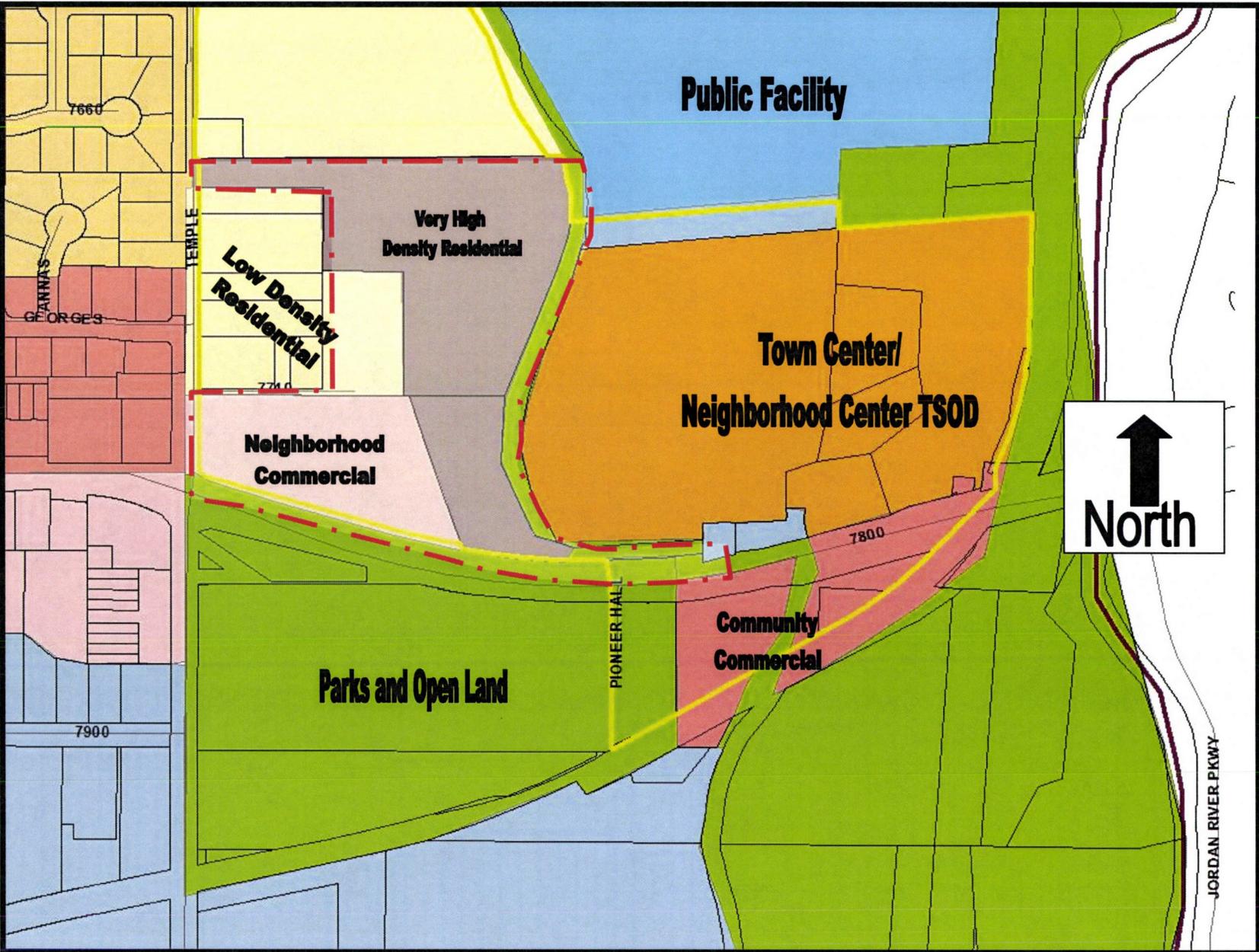


Exhibit B

Land Use Map

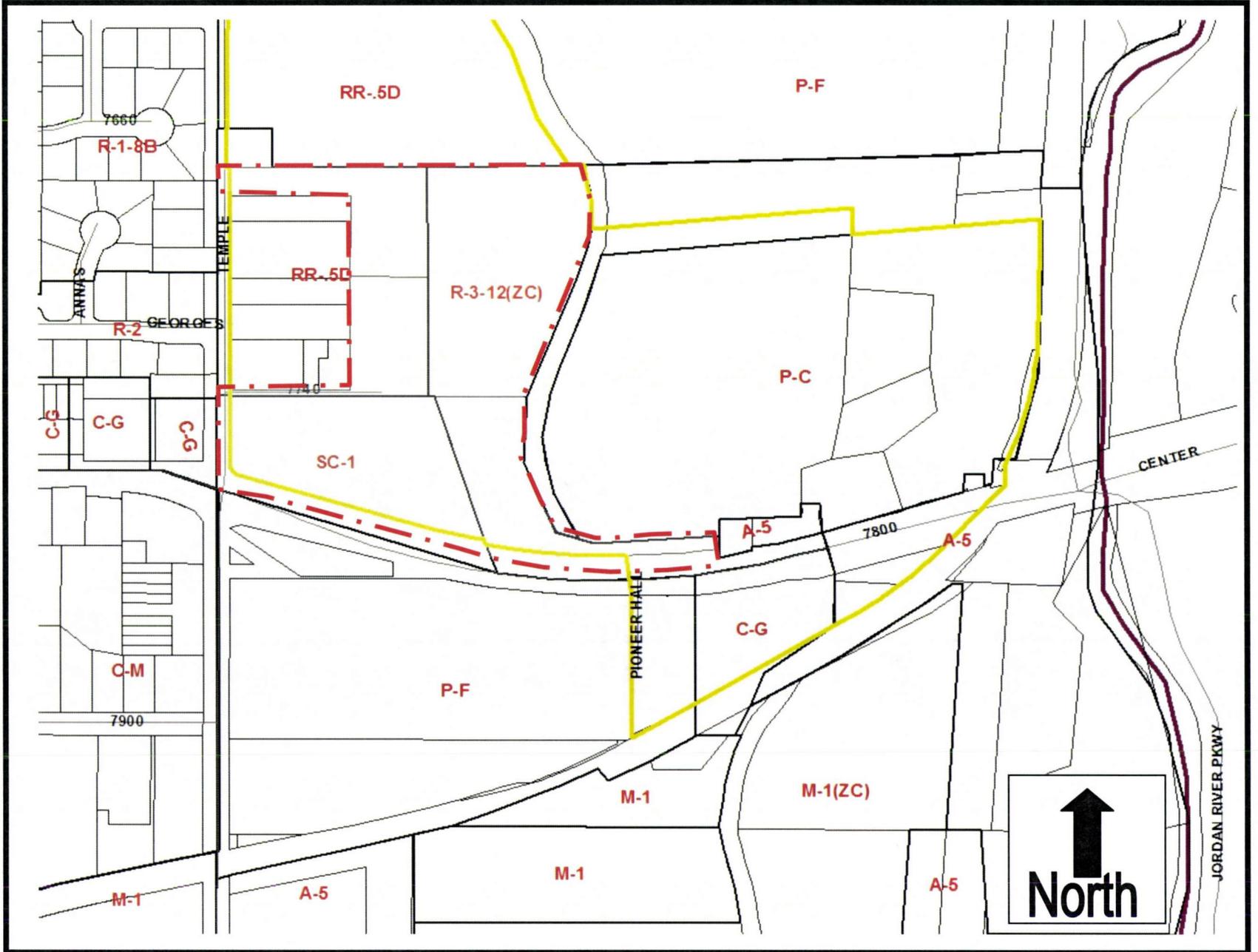


Exhibit C

Zoning Map

See Attached Minutes

Exhibit D **DRC Minutes**

The Station at Gardner Mill; 7659 South 1300 West; P-C (TSOD) Zone

A handout was distributed. Joe Colosimo said that this will be a true mixed-use development. Gardner Village is the commercial component of the 38 acres and they are bringing the residential component to support the commercial. The corner of 7800 South 1300 West is designated for commercial or office and the remaining five acres on 1300 West could be office, commercial, or a for-sale product. They want it to be pedestrian-friendly that will tie into the TRAX station and Gardner Village. There is an apartment complex and they find that people rent on purpose now, they will be charging a premium rent and will have B+ to A+ units with higher finishes and great views. Because they will be owners of the project, it will be built well. The exterior will have a modern look, but it will mimic some of the Gardner Village finishes with stone, hardi-board, clapboard siding, and shingle siding. It is a tough site for slope and soils, so they need a site plan that can work from an engineering and architectural standpoint. It will be a four-story building, but with the slope no one will ever go up more than two or three stories. The building will be used to retain the site with the cuts and fills that need to occur. Vehicular access will tie into Gardner Village, and there will also be an access from 7800 South and a secondary access off of 1300 West. Paul Colosimo said there will be an upscale amenity package with a 1500-square foot exercise room on the bottom floor of the clubhouse with big windows that will capture the views. There will be an infinity pool and cascading water feature. Other amenities include a fire pit and sauna. The two biggest amenities that already come with the property are the trail to light rail and the proximity and connection to Gardner Village.

The views were discussed. Not all east-facing units will have the view, but at least each top floor and many of the next floor will.

The applicant said the neighboring property owners have been fairly supportive of the project. The project will give adjoining properties more value.

Density was discussed as it relates to a designated town center near the TRAX station.

Placement of the clubhouse was discussed. Other options had been considered, but because of the unstable soils and a former dumping area they had to work with the soil engineers for the best location. The property along the canal will have a decorative wrought iron fence that can't be climbed and the perimeter fencing will be a solid RhinoRock wall.

The applicant understood that this is an entryway into the city and wants to do something nice. Since the theme is the Station at Gardner Mill they want a water tower feature and trail that leads to the TRAX station. They didn't want to copy the architecture at Gardner Village, but rather to play along the same theme. Every unit will get a covered carport and there will be 65 garages. They will plant vines as recommended by staff so it is not so hot. Parking along the northwest entrance is for guests and overflow parking. They want as much parking as they can get because although they believe in light rail, people will still own cars. Guest parking is well distributed.

Community open spaces were pointed out. Also the Jordan River Parkway Trail is nearby. The Committee suggested playground equipment as an alternative to the volleyball court, but the applicant wants the flexibility to determine their market, which will dictate the amenity. There is a pet park by the pool.

Traffic patterns and required connections were discussed again.

There was some concern by the committee that the proposed colors don't really go with Gardner Village and the style may become outdated quickly. The committee recommended that the applicant provide four or five different color scheme ideas to the planning commission so they can choose a preference.

The applicant said they will do more research and provide a color board. They feel that the proposed shapes will always be progressive.

Pathway and building lighting was discussed. Since the apartments will be tall it could create a cavernous effect. The applicant said there will be pole lights and lights on the building. The walkway will be lit the entire way.

Positive comments were made on the layout. The project makes a statement, but it is modest in the modern design. However, the colors need to be subtle or more subdued in a way that complements the hillside and Gardner Village colorscales.

The applicant said the committee shouldn't be afraid of color, because there is a lot in Gardner Village as well as the residential projects east of Gardner Village. The committee said they could be used as accent colors.

The landscaping plan was reviewed. It was recommended that some type of manmade shade should be provided at the pool facility, such as an arbor to the side of the building.

MOTION: Sarah Morrow moved to send the proposal on to the Planning Commission with the suggested notes and considerations in mind. The motion was seconded by Jeff Bardin and passed 5-0 in favor.

**See Attached Planning Commission
Minutes of January 21, 2014**

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 21, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, Ellen Smith, and Bill Heiner

STAFF: Tom Burdett, Greg Mikolash, Ray McCandless, Todd Johnson, Paul Brockbank, Julie Davis, Robert Thorup, and Bill Baranowski

OTHERS: Mike Lopez, Boyd Brown, George and Helen L., Richard and Heather Beeson, Eric Tuttle, Joe Long, Paul Colosimo, Kerry Groebs, Heidi Snow, Lynn Snow, Ben Watson, Ron Parsons, Lynn Watterson

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed. There was a typographical error noted on page 4 of the minutes. Ray McCandless clarified where the barrier fence is to be placed on Item #2, which is next to the playground. Staff provided clarifying information for Item #3. There was a discussion regarding signage.

The regular meeting was called to order at 6:04 p.m.

**1. Consent Calendar
Approve Minutes from January 7, 2014**

MOTION: Zach Jacob moved to approve the Consent Calendar, the minutes from January 7, 2014, with the correction as noted in the pre-meeting. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. Jordan Meadows Park Subdivision; 7544 South 2200 West; Preliminary Subdivision Plat (5 lots on 1.69 acres); R-1-8B Zone; MAR Holdings/Boyd Brown (applicant) [#SDMA20130025; parcel 21-28-430-033]

Boyd Brown, applicant, 8098 South Maio Drive, stated that they had spent quite some time working out access issues, providing utilities to the site, and working with staff and the neighborhood for a plan that works well and will add to the neighborhood. They propose five lots that will face the park. All lots comply with the minimum lot size and all other code requirements.

Ray McCandless gave an overview of the proposed subdivision that will connect to 2230 West. A portion of the park space was authorized by City Council in January to be changed to public right-of-way upon final plat approval. The City Council asked that the applicant work with staff to make sure the area between the playground and cul-de-sac is safe. It was not staff's intent in the conditions to have the entire length of road fenced, but only the area near the playground.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant preliminary subdivision approval of the proposed Jordan Meadows Park Subdivision located at 7544 South 2200 West in an R-1-8B zoning district subject to the following conditions of approval:

1. All lots must comply with the applicable requirements of Title 13, Zoning Regulations and Title 14-Subdivision Regulations including, but not limited to lot area, width and frontage requirements.
2. All applicable City departmental requirements must be met prior to recordation of the final plat.
3. The applicant shall install decorative fencing, wall or other barrier between the playground and street and along any new retaining wall to make the area safe for park users. All improvements must be approved by all applicable City departments.

Dan Lawes opened the public hearing.

Richard Beeson, West Jordan resident, asked if the access is off of 2200 West.

Zach Jacob said it comes from 2230 West and extends to the north.

Richard Beeson said that would go right in front of his house, and the street is only 25 feet wide, which isn't wide enough to add even five homes. There are already parking issues on his street.

Heather Beeson, West Jordan resident, said there are little kids that live on their street that play in the street, so they don't need any more traffic. The road had been a cul-de-sac since they moved there and they don't want it opened up.

Further public comment was closed at this point for this item.

There was a discussion regarding the current road width for 2230 West as well as the disposition of the turnaround. It is a 40-foot right-of way with 25 feet of asphalt, which is standard. The stub road was installed with the intent of connecting to the property in the future. The turnout will remain in asphalt at this time as public right-of-way.

Boyd Brown said they will build their portion of the road to meet all City standards. They had originally considered a private lane and keeping the large garage that is on the property, but the city ordinance discourages the use of private lanes. So they worked hard to include a public road and went to the city council for the additional property. He felt that the existing road is less than what they would consider a standard public road, but their project will make that better. There could potentially be more traffic, but instead of having the turnaround in this area with the cars parked there, people will be able to park on the new portion of the road and use the park. The cul-de-sac is also a better situation for fire and emergency access. Their proposal is an improvement as far as safety, but he understood why the people who live there don't want traffic in their neighborhood. He said they were discouraged from using an access from 2200 West because they would have to cross the canal.

Ellen Smith asked clarifying questions on the road width. The existing road looks different because there isn't a sidewalk on one side. She was sensitive to the fact that children play in the area, but she didn't think the problem is with five new homes, because they will be part of the neighborhood. She liked the plan, but her only worry is that the people coming in the area to use the park might not be sensitive to the residents.

Sophie Rice said the layout will also provide better access to the park for the children in the neighborhood.

Ellen Smith pointed out that the street will still be a cul-de-sac, but it will just be a little bit longer.

MOTION: Zach Jacob moved based on the findings set forth in the staff report and with the evidence and explanations received today to approve the Preliminary Subdivision Plat for the Jordan Meadows Park Subdivision; 7544 South 2200 West; MAR Holdings/Boyd Brown (applicant) with the conditions 1 through 3 as listed in the staff report. The motion was seconded by Sophie Rice and passed 7-0 in favor.

3. **The Station at Gardner Mill; 7659 South 1300 West; Preliminary Subdivision Plat, Preliminary Site Plan (224 units on 11.039 acres); Preliminary Development Plan and establish residential density of 20.29 units per acre; P-C (TSOD) Zone; Colosimo Brothers (applicant) [#SDMA20130009; SPCO20130009; DP20130007; parcels 21-26-351-020, 017, 022, 21-35-101-004]**

Paul Colosimo, applicant, 4972 Boabab Circle, part-owner and partner with his two brothers in the projects and they had been working on the challenging project for 18 months. They feel that Gardner Village is a tremendous asset and they want to do it right. It is unique to have a mixed-use development where the commercial use comes before the residential. Some of the land challenges include the slope. Geotechnical engineers have looked at the property and they feel confident that their plan will work. The change in elevation is an advantage with the view of the Wasatch mountains. Their philosophy from the beginning was to appeal to renters who rent on purpose; those who don't want a home right now or at all. The whole area has about 38 acres. Their residential piece is about 11 acres, Gardner Village has about 18 acres, there are 4 acres for potential commercial on the corner, and 4 acres to the west of their property that could be a nice senior housing or office condo project in the future. This project will not only give life to Gardner Village, but it will bring in a new sewer line and water line. There will be trails throughout the system leading to light rail and into Gardner Village.

Sophie Rice asked if the trail could be widened from 5 feet to an 8-foot multi-use trail.

Paul Colosimo said this has been a collaborative effort including staff, the DRC, and now the Commission. He said they updated the colors based on the comments from the DRC. He said it is very possible that the trail could be widened, and they will look at that.

Sophie Rice indicated that she liked the new colors.

Dan Lawes said staff was concerned with the gap behind the garages on the west side and asked if that is the only possible location. That space could be a gathering place for garbage or illicit activities.

Paul Colosimo said they already moved them once. They would be willing to put them right against the property line, which would take care of the gap issue.

Greg Mikolash said the subdivision plans show a 5-foot trail, but he and Bill Baranowski both feel that a trail coming off of the TRAX station or the Jordan River Parkway should be 8 feet wide for a multi-use trail. Regarding the gap behind the garages, staff is concerned with the potential for weed and garbage collection. If a tree should grow in that space then it blocks the view of the whole length,

which is a concern with crime prevention. He said if the garages remain at that location they could mitigate against any problems by installing a hard surface or crushed gravel as a weed barrier so the area remains clear. The structures can't be pushed back to the property line because of maintenance and drainage issues.

Paul Brockbank said the building code also has certain setback requirements.

Greg Mikolash gave an overview of the proposed subdivision and site plan. Passive and active open space is calculated at 36.6%. Five, 4 ½-story buildings are shown along with 395 parking stalls and 11 garage structures.

Subdivision Plat:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission grant approval of the Station at Gardner Mill Preliminary Subdivision for the property located at the northeast corner of 1300 West 7800 South in a P-C (TSOD) zoning district with the conditions of approval as listed below.

1. The applicant shall address and adhere to all City of West Jordan Municipal Code standards and adhere to all departmental comments, conditions of approvals as identified in this staff report.
2. An approved Preliminary Subdivision Plat shall remain valid for one year following the date of approval. One 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the City.

Preliminary Site Plan:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission grant approval of the Station at Gardner Mill Preliminary Site Plan for the property located at the northeast corner of 1300 West 7800 South in a P-C (TSOD) zoning district with the conditions of approval as listed below.

1. The applicant shall address and adhere to all City of West Jordan Municipal Code standards and adhere to all departmental comments, conditions of approvals as identified in this staff report.
2. An approved Preliminary Site Plan shall remain valid for one year following the date of approval. One 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the City.

Preliminary Development Plan:

Staff recommended that the Planning Commission grant approval of the Preliminary Development Plan for the Station at Gardner Mill Preliminary Site Plan for the property located at the northeast corner of 1300 West 7800 South in a P-C (TSOD) zoning district subject to the conditions of approval for the Preliminary Site Plan and Preliminary Subdivision being met.

Ellen Smith pointed out that the required number of parking spaces is 409 and there are only 395 provided.

Greg Mikolash said the Zoning Administrator can give a -5% or +5% adjustment in parking. He continued the review by addressing the slope of the property, the landscape plan, elevations, and architecture.

David Pack asked if there are traffic calming measures within the development.

Greg Mikolash said the street layout is a traffic calming measure due to the slopes. The clubhouse design is impressive. A suggested element for the garage structures was to include a trellis on each end cap so there aren't any blank walls visible. They could do that on the rear elevations as well. The monument entry sign, infinity pool, park furniture, sand volleyball court, grills, and street lights were shown. A precast RhinoRock wall will be provided along the west property line and a wrought iron fence along the east property line.

Lesia Bridge said the applicant will be responsible for improvements to the access on 1300 West, because the current access is not adequate, and she asked if the applicant was prepared for that.

Greg Mikolash said the portion that fronts 1300 West should have an acceleration and deceleration lane or flaring instead of an abrupt entrance.

Ellen Smith asked if there had been a traffic study for this area of 1300 West.

Bill Baranowski said the traffic study adequately reviewed this area. He said that 1300 West currently has 11,000 to 12,000 vehicles per day and it has enough spare capacity for 6,000 to 8,000 additional cars per day.

Lesia Bridge asked about the median width.

Bill Baranowski said the two-way left turn median on 7800 South is only about seven or eight feet wide, which can be restriped to at least an 11-foot width on 7800 South.

It was clarified that the access on 1300 West would be a full access.

Dan Lawes opened the public hearing.

Mike Lopez, West Jordan resident, was concerned with traffic. The traffic is very heavy now, and from the sewer facility to 7800 South it is nothing more than a two-lane country road without sidewalks on the east side. Residents in the area will be locked into their subdivision until rush hour is over. It was stated that the apartments are going to have nice views, but what kind of view will the current residents have after the apartments are built.

Kerry Groebs, West Jordan resident, said access is a huge problem, as well as the views. He asked why the city wants such high density when there are thousands of units east of Gardner Village. He favored single-family dwellings to match the existing homes on 1300 West so those won't become islands of residential. He said that four to six years ago a petition was circulated, which he signed, to kill high density. He felt the plan was poor, and it didn't include all properties. Improvements to 1300 West will not be installed, and there isn't room for a center turn lane in that area. It isn't the best use of

the property. Traffic is heavy on 1300 West and it is difficult for the current residents to exit the subdivision during rush hour.

Heidi Snow, West Jordan resident, said the access onto 1300 West is directly across from her driveway. It is difficult for her to exit her driveway during certain times of the day already, and this project will add much more. Her garbage cans get hit when they are placed on the street. She doesn't want headlights shining into her house at night. She felt that all of the main roads leading into West Jordan already have high density housing. She didn't want the quality of the community to go down when people entering the city see that West Jordan is a bunch of apartment complexes. They will bring down home values. She would rather elevate West Jordan and attract good people. Renters don't have an investment in West Jordan so they aren't committed. She doesn't want West Jordan to be a low income place. She said her home has been broken into many times and apartments will drive up crime and problems in the community.

Lynn Snow, West Jordan resident, agreed with his wife's comments. Traffic is a big issue being across from the access point. Over the years they have talked about this corner and asked if this is how we want West Jordan to be represented with high density at every eastern access point. At the council meeting a few months ago one of the members stated that they wouldn't want this in their backyard; but this will be in their front and back yard.

Ben Watson, West Jordan resident, echoed the comments. It is obvious there is already a concern with the project and the access to 1300 West, as there is an inducement for the residents to avoid the 7800 South access and use 1300 West. Nothing in the staff report indicated the height of the units looking from the ground level across 1300 West. The biggest issue is this type of development, while laudable by bringing development to support Gardner Village and West Jordan, ignores the fact that the Bingham Junction development does the same thing and also includes units for sale. This transient population changes the nature of the neighborhood. The potential impact of the project to the single-family properties on both sides of 1300 West has been ignored in the staff report. Those properties will be impacted with property values and the traffic access, and that should be taken into consideration. The argument that the majority of the residents will use TRAX has not been realized in any other TOD development in West Jordan.

Ron Parsons, West Jordan resident, said he will be looking at a three-story building from his back door and he won't see the mountains. He said no one will want to live in this area when they see the massive structures of this development. The traffic during commute hours is backed up to the sewer plant, and the only way to fix that is to take half of his front yard. Adding an extra two lanes won't fix the problem that will only increase with this development. He thought single-family homes in this area would be best.

Lynn Watterson, West Jordan resident, said he lives on the east side of 1300 West. The area had traditionally been ½-acre lots with irrigation. The irrigation water usually goes from his property to the canal. There are seven places where the runoff from the city streets goes to the irrigation ditch. He wanted to make sure that the water in the irrigation ditches gets down to the canal.

Joe Long, West Jordan property owner and managing member of Gardner Village, said the biggest concerns seem to be traffic and density. He said the City has a master plan for the community and they placed this property in the Transit Station Overlay District to encourage high densities around TRAX

stops to encourage use of the public transportation system. That will obviously take hold over time as the system is developed out. Traffic studies were completed that indicate 1300 West will support the project. The bottlenecks they referred to are around areas that haven't been developed. There are sidewalks on the west side of the road because a subdivision was developed. As this property on the east develops out that will come as well. The applicant has met with all of the required criteria, and they have also studied school capacities, which are adequate. He said the Colosimo's have worked for a long time to identify the issues and have determined that it is feasible and that it meets all of the planning and zoning criteria.

Further public comment was closed at this point for this item.

Paul Colosimo, applicant, understood the concerns of the neighborhood. His company is trying to be straight forward with their project. They completed a traffic study and took the advice from Bill Baranowski by adding a deceleration and acceleration lane in the design along 1300 West. He said the study indicates that 1300 West has level of service A, but 7800 South has level D, so a lot of the discussions were relating to that road. He recognized that the 1300 West access will be used a lot, but they won't be backing onto 1300 West. He didn't think that many of the residents would turn left onto 1300 West to go to work. There are three access points into the project, so residents will use whichever way it most convenience to them. He sympathized with the person who lives on 1300 West who will have the biggest impact; but he didn't know how much more you could mitigate for a property that is on 1300 West. This project will offer a chance for people to try West Jordan. His brothers and he are going to own the project, and they care about it. It will be an upscale project with rents at \$1200 per month, and he won't rent to anyone who will be detrimental to his project or not pay rent. They have gone to great lengths to have a state-of-the-art swimming pool and fitness center. Upscale people will want to live here and they will ride light rail. Fifty percent won't ride it, but over time more people will use it as they find it to be convenient; but they will still own a car. Regarding blocking the views, they will be 500 feet from 1300 West and then it will drop down and it will be a cool, multi-level project with a pretty design. It isn't low income housing. He is making a \$30 million investment. He is happy to answer their questions and will be for 20 years after it is built. As the population grows we need places with density, so if not here then where? It is close to light rail and transportation, it is not in a neighborhood and it complements Gardner Village. He hoped that the people here tonight will eventually see all of the positives of the project. He stated that he and his brothers will be accountable for any issues.

Questions were answered regarding the pedestrian ramp to the pool and clubhouse. Irrigation water will have to be contained in an appropriate site through proper city standards. The structure height from the west side of 1300 West will appear as three stories.

Bill Baranowski answered questions regarding traffic mitigation on 1300 West, especially during peak flow hours. He said there is congestion in that intersection. The City has a \$1 million project planned in the next two to three years to slightly widen the roadway at the intersection without buying any of the lots to the north. They will replace the traffic signal and add turn lanes in all directions. There currently isn't a good right turn lane southbound from 1300 West to 7800 South. There is a master plan for the road to be widened in the future similar to what is by the sewer plant, but that will take more funding.

David Pack said the agenda noted that this is a legislative decision. He thought both arguments were compelling and he would like to respect both the property owner's right to develop as well as the established residents of the area. The project complies with zoning, general plan, master plan, TSOD, etc. He felt that it is a nice-looking development and not low-income; but it does increase traffic. He asked if there was a way to help mitigate the headlights at night on the adjacent properties.

Ellen Smith didn't know if there was. It is the same as if someone else bought the property and installed a driveway at that location.

David Pack understood the recurring idea for single-family homes, but where do we put multi-family? This project is consistent with the general plan.

Robert Thorup clarified that the subdivision and site plan approvals are quasi-judicial decisions with specific findings. If the applicant has met the criteria then he is entitled to approval, but if not then he is not entitled to approval.

Zach Jacob asked if the future land use map was amended when the zoning was changed to P-C.

Greg Mikolash said it was previously very high density residential land use with an R-3 zone, which was changed to P-C zone with the Town Center land use. It all still remains in the Transit Station Overlay District as well.

Zach Jacob said a resident mentioned a petition opposing high density and wondered how long ago that was.

Tom Burdett said staff could research that, but he thought it was a different application with different circumstances.

Ellen Smith said even so, they need to go by the current general plan, which was approved last year. Even if a petition was submitted several years ago, the Commission is still bound by what it says in the general plan.

Tom Burdett said the general plan is a guide and the zoning ordinance implements that guide.

Zach Jacob said when this came before them for rezoning last year they looked at a concept plan, and he commented at the time that this is a gateway to the City and asked what do we want people coming into the City to see? It is true that the apartments east of Gardner Village are in Midvale, but just because we are next to Midvale doesn't mean we always want to look like Midvale. He had a chance to speak to a lot of people in the city has year, and they all asked how he felt about high density. He would tell them that high density has its place, next to an arterial street, next to employment opportunities, shopping, and should be next to transit. This project really kind of fits the envelope, so he is torn. He doesn't like it, but he doesn't know where else he can put it.

Ellen Smith agreed that this is a gateway into the city, but 7000 South, 9000 South, and Bangerter Highway get more traffic. 7800 South comes into the City, but it isn't a main entrance. She thought this is a beautiful development, and she had mixed feelings about it. She wanted the 8-foot trail width to be included as a condition in the preliminary development plan.

Zach Jacob read Criteria 2 in the site plan findings of fact and said that after hearing the testimony tonight it would be hard to make the case that it isn't at least somewhat detrimental to the neighborhood or the persons residing there. The people who came tonight said the project would injure or inconvenience them, so whose side do they take? The Colosimo family has property rights, and the project kind of fits all of the pieces except for Criteria 2.

Ellen Smith referred to Criteria 5 regarding traffic impacts. She said the Colosimo brothers only have the capacity and ability to take care of certain things. The City or UDOT has to take care of other impacts.

Lesa Bridge agreed that the applicant is doing what is required pursuant to the traffic study requirements. The study said 1300 West can handle the traffic. In accordance with the drawings she saw today, the proposed improvements to 1300 West are traffic-calming measures to provide adequate access onto 1300 West. The City will implement measures in the future when the budget allows. She didn't see any other measures the applicant could provide at this time.

It was brought up that standard sidewalk width is five feet with a six-foot width on arterial streets. Trail widths, vary but eight feet is typical.

Bill Heiner asked if the traffic signal at 1300 West could be timed so it isn't as long.

Bill Baranowski said the traffic signal operates in a coordinated fashion, but there isn't much to coordinate with since the closest light is more than a mile away. They do recognize issues with the left turn phasing during peak hours. It was brought to their attention that one of the cameras that detect traffic hadn't been working for several months, but that had been corrected. They propose to completely replace the traffic signal with a new one, add turn lanes, and correct a lot of the issues with storage for left and right turn; however, that won't be happening for two to three years. So the best they can do in the meantime is to keep the phasing adequate for the peak hours. The commercial corner will probably be developed within the next year or two, and at that time they will be able to add the right turn pocket going southbound. The signal timing favors 7800 South at the detriment of 1300 West. He said UDOT studied that street and identified it as a very important corridor as an alternative to Redwood Road and I-15 going north and south, so they've identified \$11 million worth of needed improvements. We currently only have \$1 million so they have a ways to go to be able to fix all of the problems.

MOTION: Lesa Bridge moved based upon the findings set forth in the meeting today to approve the Preliminary Subdivision Plat for the Station at Gardner Mill; northeast corner 7800 South 1300 West; Colosimo Brothers (applicant) subject to conditions 1 and 2 as stated in the staff report. The motion was seconded by Dan Lawes and passed 7-0 in favor.

MOTION: Lesa Bridge moved based on the positive findings set forth in the meeting today to approve Preliminary Site Plan for the Station at Gardner Mill; northeast corner 7800 South 1300 West; Colosimo Brothers (applicant) with conditions 1 and 2 as noted in the staff report. The motion was seconded by Ellen Smith.

AMENDED

MOTION: Ellen Smith moved to amend the motion to add condition #3 that the trail have an 8-foot width. The amendment was accepted by Lesa Bridge.

AMENDED

MOTION: Dan Lawes additionally moved to amend the motion to add condition #4 to add a hard base for a weed barrier behind the two garages on the west side of the property. The amendment was accepted by Commissioners Bridge and Smith.

Zach Jacob said he would speak against the motion because of criteria 2 as he mentioned earlier that it would be detrimental to the neighborhood.

VOTE: The amended motion passed 6-1 in favor with Zach Jacob casting the negative vote.

MOTION: Lesa Bridge moved to approve the Preliminary Development Plan for the Station at Gardner Mill; northeast corner 7800 South 1300 West; Colosimo Brothers (applicant) subject to conditions of approval as noted in the staff report. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Tom Burdett gave an update on recent and upcoming city council actions. He also explained the duties of the CDBG/HOME Committee and said a representative will be needed from the Planning Commission.

David Pack asked to be excused from the next meeting.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at: 7:50 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014

See Attached Minutes

Exhibit F **Historical rezone minutes**

In conclusion, he said the proposed text amendment to create a new overlay zoning district (PBPA) from the former West Side Planning Area was necessary to be consistent with established residential zoning density ranges, as well as the newly established ranges by the Council, and maintain the better planned and designed character of development west of 5600 West.

Staff recommended that the Council adopt the proposed Performance Based Planning Area (PBPA) overlay district.

Mayor Johnson opened the Public Hearing.

Barrett Peterson, Peterson Development, provided a brief history of Peterson's application with the City. He was concerned that the rules of the game regarding vesting had somewhat changed over the past two years. He distributed a map of the vested property to the Council and requested the Council's confirmation of the vested property before considering the new overlay zoning district (PBPA).

There was no one else who desired to speak. Mayor Johnson closed the Public Hearing.

MOTION: Mayor Johnson moved to continue the issue until a later date to resolve issues related to the proposed text amendment. The motion was seconded by Councilmember Killpack and passed 6-0 in favor.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
ORDINANCE 12-12, REGARDING A GENERAL LAND USE MAP
AMENDMENT AT THE NORTHEAST CORNER OF 1300 WEST
7800 SOUTH, AMENDING APPROXIMATELY 14.43 ACRES
FROM VERY HIGH DENSITY RESIDENTIAL, LOW DENSITY
RESIDENTIAL, AND NEIGHBORHOOD COMMERCIAL TO
TOWN CENTER/NEIGHBORHOOD CENTER TSOD, R-3-12(ZC),
RR-5A, AND SC-1 ZONES; COLOSIMO DEV
ELOPMENT/COLOSIMO BROTHERS, APPLICANT**

Tom Burdett explained the subject site consisted of approximately 14.5 acres of mostly undeveloped land located to the west of the existing Gardner Village commercial development. Approximately 8 acres of the subject property was rezoned in 2001 to allow up to 12 dwelling units per acre; however, two attempts to build on the property never came to fruition.

In 2011 the Future Land Use Map was amended for the existing Gardner Village commercial development (immediately east of the subject site). The map was

amended to the Town Center/Neighborhood Center TSOD and also rezone to the P-C (Planned Community) zoning district.

He then introduced Scott Langford, Senior Planner, to provide an overview of the *General Information & Analysis*.

Scott Langford indicated the property's surrounding zoning and existing land uses were as follows:

	Existing Land Use	Zoning
North	South Valley Water Reclamation Facility/ Rural Residential	P-F/ RR-.5D
South	Cemetery / TRAX Station (across 7800 South)	PF/C-G
East	Gardner Village	P-C
West	Rural Residential	RR-.5D

The applicant was requesting to amend the Future Land Use Map from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD.

This application did not include a rezoning request. If the City Council approved the Future Land Use Amendment, then the applicant would submit an application to rezone this area to the P-C (Planned Community) zone. The P-C zone required a detailed Preliminary Development Plan that provided, among other things, information about building heights, building materials/colors, site amenities, landscaping, and in this case a specific number of residential dwelling units.

In conjunction with the Future Land Use Map amendment, the applicant had submitted a concept plan. This concept plan did not vest a certain site plan design or residential density. The purpose of the concept plan was to show *generally* what the applicant wished to build on the subject property and in doing so solicit feedback that the applicant could incorporate into a more solidified development plan.

The concept plan showed approximately 330 apartment units on 22 acres of property, for a residential density of 15 dwelling units per acre. The intent of the applicant was to tie the residential development into the existing Gardner Village commercial development to produce a true "village" environment. Close proximity of Gardner Village to the TRAX light rail station, would provide future residents with the opportunity to easily utilize the regional mass transit system.

He then reviewed the *General Plan Future Land Use Amendment Findings of Fact*:

Section 13-7C-6: Amendments to the Land Use Map

Finding A: *The proposed amendment conformed to and was consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

Discussion: The applicant was proposing to amend the Future Land Use Map from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD. This request matched the Future Land Use Map amendment adopted last year (June 2011) for the existing Gardner Village development (adjacent to and to the east of the subject property). During the public hearings for the Future Land Use Amendment adopted last year, City Staff conveyed the fact that the size of this particular Neighborhood Center designation would be expanded as more definitive development plans were brought forward. This application supported those previous statements.

The Town Center/Neighborhood Center TSOD designation was originally created to serve the general vicinity of 7800 South Redwood Road. Its purpose was to build upon the unique assets of the area and capitalize on the area's ability to serve retail, commercial, and residential markets in a physical setting that was unique in character and image.

Since its inception, the Town Center/Neighborhood Center TSOD designation had not only been used for the area around 7800 South Redwood Road, but also for the area around the Jordan Valley TRAX Station and as of last year, a portion of the Gardner Village development. The goals and intentions of the Town Center/Neighborhood Center TSOD designation supported the purposes and objectives of the City's larger transit stations; creating village centers where people could live, work, shop, and play.

Mixed use transit oriented development typically developed first with residential development followed by supportive commercial and office uses. This property was unique in the fact that it already had a fair amount of commercial development without any substantial residential development located nearby. Introducing residential density to this area would create a more complete development.

The subject area was located directly across the street from the *Historic Gardner* TRAX station. Per the General Plan, future

development of the subject site as a “village” should strengthen the vitality of this part of the community and lead to the improvement of the health and wellbeing of the citizens of West Jordan.

Finding: The proposed amendment conformed to and was consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: *The development pattern contained on the land use plan inadequately provided the appropriate optional sites for the use and/or change proposed in the amendment.*

Discussion: The City Center/Neighborhood Center TSOD designation was only used in three other locations in the City. Only areas that could be developed as town or village centers should use this land use designation. Areas located around future light rail stations, like the subject site, possess the unique potential to be built out as village centers.

Finding: The development pattern contained on the land use plan inadequately provided the appropriate optional sites for the use and/or change proposed in the amendment.

Finding C: *The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity.*

Discussion: The proposed land use amendment on the subject site would serve to expand the City Center/Neighborhood Center TSOD designation already existing within the Gardner Village development area.

Amending the Future Land Use Map to the City Center/Neighborhood Center TSOD designation would allow for residential development, which was needed to create a more complete mixed use development. The light rail system represents a substantial investment in regional mass transit. The addition of residential density located within close proximity to the new TRAX station was an efficient and complimentary land use.

The rural residential property between the subject site and 1300 West would be impacted the most by future development. That said, it was important to note that the property zoned rural residential also had a TSOD zoning designation. This was important because this designation was an indication that sometime in the future, even the rural residential properties not included in this land use amendment, would likely be redeveloped to

compliment the Gardner Village transit village.

The applicant would have the opportunity to address potential impacts during the rezoning/preliminary development plan process.

Finding: The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity. Potential incompatibility could be mitigated through proper site design, which would be presented during the rezoning/preliminary development plan review process.

Finding D: *The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.*

Discussion: The applicant would directly benefit from approval of the proposed amendment; however, the amendment allowed for a better use of the unique light rail station and current commercial/retail center located within close proximity to the amendment area.

Finding: The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.

Finding E: *The proposed amendment would not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: Staff believed that the amendment of the property to the City Center/Neighborhood Center TSOD designation would improve this neighborhood by allowing additional development flexibility, with the possibility of introducing more residents living within close proximity to Gardner Village and the light rail station.

The City Center/Neighborhood Center TSOD designation was a natural extension of the existing Gardner Village development.

Development of the site would constitute an infill type development, where generally all the required public services were already in place or readily available. As a specific development plan was brought forward, staff would review these plans to provide detailed information on how to tie in with these existing

services.

Finding: The proposed amendment would not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: *The proposed amendment was consistent with other adopted plans, codes and ordinances.*

Discussion: The City's General Plan was the only applicable adopted document against which to review the proposed Future Land Use Amendment. Review of this application in regard to General Plan conformity was discussed in *Finding A*.

Finding: Not applicable to this site.

Finding G: *A finding was made that there were adequate school facilities, if the amendment was made to the land use map, and if section 13-7A-4 of this chapter (adequate school facilities) was applicable.*

Discussion: The applicant had contacted the Jordan School District to see how the potential increase in student population would impacts local schools. *Exhibit F* was a copy of the District's response. In summary, it appeared that the existing schools would be able to handle the proposed increase in student population created by developing this area as conceptually shown.

Finding: A finding was made that there were adequate school facilities, if the amendment was made to the land use map.

In conclusion, staff believed that all of the required findings associated with amending the Future Land Use Map from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD had been met. The proposed Future Land Use amendment represented a logical expansion of compatible and supportive uses for existing development in the area.

Staff recommended that the City Council amend the General Plan Future Land Use Map of property generally located on the northeast corner of 1300 West 7800 South from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD.

He pointed out the Planning Commission voted 7-0 in favor of supporting staff's recommendation for the future land use map amendment.

The Council and staff clarified the participation request of other landowners in the proposed land use amendment.

Joe Colosimo, Colosimo Development, provided a brief history of the family owned business, including their hopes for the development. He asked the Council to consider the proposed amendment to the Future Land Use Map of Town Center/Neighborhood Center TSOD.

Mayor Johnson opened the Public Hearing.

Terry Holzworth, West Jordan resident, owner of two parcels in the remaining five-acre property, hoped the developer and the City, would keep him involved in future design review processes for the proposed development.

Joe Long, Manager, Gardner Village, supported the proposed project. He was pleased the developer was taking the architectural compatibility of the Village into consideration.

There was no one else who desired to speak. Mayor Johnson closed the Public Hearing.

MOTION: Councilmember Southworth moved to adopt Ordinance 12-12, amending the Future Land Use Map from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD for property generally located on the northeast corner of 1300 West 7800 South. The motion was seconded by Councilmember Stoker.

A roll call vote was taken

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Johnson	Yes

The motion passed 6-0

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Address all preliminary redline comments prior to submitting for Final Subdivision Plat.
3. A preliminary subdivision plat consisting of phases will remain valid provided a final plat on at least one phase is approved, recorded and developed within twelve (12) months of the date of preliminary approval, and provided each successive phase is approved, recorded and developed within twelve (12) months of the previous phase's recording date. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city. (City Code 14-3-8A)
4. All standards and requirements of the City's Municipal Code in affect at the time of this approval shall be adhered to.

Justin Peterson, Peterson Development, 225 South 200 East, said the market is supporting more subdivision development. This is a continuation of the phase to the north, which is one of the nicest subdivisions in the city. He was available to answer questions regarding Three Forks subdivision.

Further public comment was closed at this point for this item.

MOTION: Dan Lawes moved to approve the Preliminary Subdivision Plat for Three Forks Phases 6, 8, and 9; 6300 West 8300 South; Peterson Development Co., LLC (applicant) with the conditions of approval 1 through 4 as listed in the staff report. The motion was seconded by Zachary Jacob and passed 6-0 in favor. David Pack was absent.

3. **The Village at Gardner Mill Rezone; Northeast Corner 1300 West 7800 South; Rezone 14.43 acres from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone; Colosimo Brothers/Paul & Joe Colosimo (applicant) [#ZC20120008; parcels 21-26-351-020, 022, 017; 21-35-101-004]**

Scott Langford gave an overview of the requested rezoning. City Council amended the land use map for this property last April to be included in the Town Center/Neighborhood Center (TSOD). This application is a follow-up to that and will rezone the same property to the Planned Community zone. The Transit Station Overlay District was applied to the area in 2007 when the TRAX stations throughout West Jordan were being finalized. A concept plan was shown. The applicant is aware that they will have to come back to the planning commission and city council for approval of a specific site plan with building elevations and a locked-in overall density, assuming the city council approves the rezone. A rezoning to the Planned Community zone does not vest the property with any defined number of units, but the concept plan shows 256 units for approximately 23 units per acre for the residential component. He indicated that this would be a good time to give feedback to the developer for the future development plan.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone property generally located on the northeast corner of 1300 West 7800 South from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone.

Zachary Jacob asked if the calculation for units per acre included the entire site.

Scott Langford said the hard corner designated as commercial or office use was excluded.

Lesa Bridge asked for the height restriction on the commercial facility under the proposed zoning.

Greg Mikolash said the TSOD Overlay would allow up to 45 feet for residential and up to 75 feet for any type of mixed-use structure.

Lesa Bridge was concerned with the line of sight considering its location and being integrating into the historic Gardner Village.

Greg Mikolash said that during previous discussions and with concept plans the applicant is not proposing anything higher than 45 feet.

Scott Langford said the P-C zone has its own height limits, but the TSOD that is already in play allows for an expanded height. However, the planning commission will review the specific building elevations and heights at the time of the preliminary development stage.

Nathan Gedge asked how wide the 'stem' portion of the property is.

Joe Colosimo, applicant, 155 West Malvern Avenue, said the rezoning is a baby step before bringing back a complete design, because there are a lot of engineering issues associated with the property. The width of the 'stem' portion of the flag lot is 75 feet and will be used as a drive aisle with landscaping. If the other landowners in the area choose to come in later they could transition in with office condos, for-sale units, or commercial, etc. and that would serve as a nice entranceway for the property.

Lesa Bridge asked if there would be a restaurant on site

Joe Colosimo said they will do a residential component that will hopefully support Gardner Village.

Joe Long, managing member of Gardner Village, said the subject site will require approvals of the specific design. The 3-acre parcel will be coming back when they have something under contract, because it looks like the Salt Lake County facility will be going to a different city. He updated the planning commission on applications for the lower Gardner Village property that will hopefully be coming before the planning commission within the next few weeks. They have been working with the city regarding a bridge that will give access from the lower section of the Village to 1300 West as well as to 7800 South. They would like to keep the flexibility with the uses for growth in the future.

Further public comment was closed at this point for this item.

Zachary Jacob had no problem with the rezoning. Regarding the conceptual plan he would like to see more of a mixed-use product of commercial and office with a residential component since it is a gateway into the city.

Ellen Smith said with it being part of a TOD she wanted to make sure the walkways to the residential, train stations, and to Gardner Village are included on the plan and are inviting and easy to get to and to navigate.

John Winn said the rezoning was a good start for the project.

MOTION: John Winn moved to forward a positive recommendation to the City Council for the Village at Gardner Mill Rezone; Northeast Corner 1300 West 7800 South; Colosimo Brothers (applicant) rezoning 14.43 acres from SC-1 (TSOD), R-3-12 (ZC) (TSOD), RR-5D (TSOD) to P-C (Planned Community) (TSOD) Zone. The motion was seconded by Ellen Smith and passed 6-0 in favor. David Pack was absent.

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Councilmember Stoker	No
Mayor Johnson	Yes

The motion passed 6-1.

Councilmember's Killpack and Stoker desired to serve on the Committee to address billboards, with Councilmember Nichols serving as the alternate.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
 ORDINANCE 13-05, REGARDING A REZONE OF 14.43 ACRES FROM
 SC-1 (TSOD), R-3-12(ZC) (TSOD) AND RR-.5D (TSOD) ZONES TO P-C
 (PLANNED COMMUNITY) (TSOD) ZONE; THE VILLAGE AT
 GARDNER MILL REZONE; NORTHEAST CORNER 1300 WEST 7800
 SOUTH; COLOSIMO BROTHERS/PAUL & JOE COLOSIMO,
 APPLICANT**

Tom Burdett explained that on July 17, 2007, the City Council placed the Transit Station Overlay District on the subject site and adjoining properties in an effort to ensure transit supportive uses be built at this and the 5 other light rail station locations in West Jordan.

On April 25, 2012 the City Council amended the Future Land Use Map for the subject site from Very High Density Residential, Low Density Residential, and Neighborhood Commercial to Town Center/Neighborhood Center TSOD. This amendment to the Future Land Use Map laid the foundation for this current rezone application.

On January 22, 2013 the Planning Commission reviewed the proposed rezoning request and with a 6-0 vote forwarded a positive recommendation to the City Council. Planning Commission Minutes were contained in the Council's Agenda packet as *Exhibit E*.

He then introduced Scott Langford, Senior Planner, to present the *General Information & Analysis* relating to the Rezone.

Scott Langford explained the subject property's surrounding land uses and zoning were as follows:

	Existing Land Use	Zoning
North	South Valley Water Reclamation Facility/ Rural Residential	P-F/ RR-.5D
South	Cemetery / TRAX Station (across 7800 South)	PF/C-G
East	Gardner Village	P-C

West	Rural Residential	RR-.5D
------	-------------------	--------

The applicant was requesting to rezone the property from SC-1(TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) Zone with a TSOD.

In conjunction with the rezone request, the applicant had submitted a concept plan. This concept plan did not vest a certain site plan design or residential density. The purpose of the concept plan was to show *generally* what the applicant wished to build on the subject property and in doing so solicit feedback that the applicant could incorporate into a more solidified development plan.

The concept plan showed 256 apartment units on 11 acres of property, for a residential density of 23.27 dwelling units per acre. The concept plan also showed an office/commercial building on the hard corner of the 1300 West 7800 South.

The intent of the applicant was to tie the residential development into the existing Gardner Village commercial development to produce a true "village" environment. Close proximity of Gardner Village to the TRAX light rail station, would provide future residents with the opportunity to easily utilize the regional mass transit system.

The applicant was aware that a detailed Preliminary Development Plan and applicable site and subdivision applications were required prior to vesting of any residential density or specific site plan configuration. This detailed Preliminary Development Plan (PDP) must go through the following approval process to vest residential density and site plan design:

1. Design Review Committee review; recommendation forwarded to Planning Commission
2. Planning Commission approval; PDP sent to City Council for density ratification
3. City Council ratification of Density

Approval of the Final Development Plans, Final Site plans, and Final Subdivision plats were performed by City Staff, unless otherwise requested by the Planning Commission.

He then reviewed the following *Findings of Fact*:

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to approving a Zoning Map amendment, the City Council should make the following findings:

Finding 1: *The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The applicant was requesting to rezone the site from SC-1, R-3-12(ZC) and RR-.5D Zones to P-C (Planned Community) TSOD zone.

The purpose and intent of the P-C zone was in better conformance with the TSOD, which was already overlaid on the property. The P-C zone was also better aligned with the goals and policies of the Town Center designation on the Future Land Use Map.

Finding: The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Finding 2: *The proposed amendment would result in compatible land use relationships and did not adversely affect adjacent properties.*

Discussion: There were several benefits of rezoning the property to the P-C zone. The first was that a development plan for the area had to be provided. This development plan, or more formally, the Preliminary Development Plan provided a clear picture to the City, residents, and potential developers of what was envisioned on this property.

The second benefit was that the P-C zone provided a greater diversity of uses, which would support continued development of this area. The allowed uses in the P-C zone were further enhanced with the TSOD. Coupled together, the P-C (TSOD) provided a great environment for development within proximity to the TRAX light rail station.

The third benefit of rezoning the property to the P-C zone was that there was added flexibility in site design. This was important given the uniqueness of the Gardner Village area. Physical connection, both vehicular and pedestrian, from this site to the existing Gardner Village shopping area would be reviewed closely at the time of Preliminary Development Plan was submitted to the City. Building architecture would also be closely reviewed to ensure compatibility with the theme already established in Gardner Village.

Finding: The proposed rezone to a P-C zone would likely result in more compatible land use relationships and did not adversely affect adjacent properties.

Finding 3: *The proposed amendment furthered the public health, safety, and general welfare of the citizens of the City.*

Discussion: Rezoning the property to the P-C zone would provide new development opportunities to this infill type site. Infill development was seen as a more efficient use of both private and public resources, especially given that this site was within close proximity to a TRAX light rail station.

Finding: The proposed amendment furthered the public health, safety, and general welfare of the citizens of the City.

Finding 4: *The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: This was an infill type development, where all the required public services were already in place within 1300 West or 7800 South. As specific site plans were brought forward, staff would review these plans to provide detailed information on how to tie in with these existing services. Minor infrastructure upgrades could be required.

Finding: The proposed amendment would not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Finding 5: *The proposed amendment was consistent with the provisions of any applicable overlay zoning districts which might impose additional standards.*

Discussion: The subject site currently had the Transit Station Overlay District (TSOD). The TSOD and the proposed P-C zone were symbiotic, as both foster and encourage a wide range of compatible uses designed in a manner that created a unique development.

Finding: The proposed amendment was consistent with the provisions of the Transit Station Overlay District.

Finding 6: *A finding was made that there were adequate school facilities, if there was an amendment to the zoning map, and if section 13-7A-4 of this chapter (adequate school facilities) was applicable.*

Discussion: The Jordan School District was aware of proposed development and had assured the City that they could accommodate the students that might live in this development. Staff would remain in contact with the school district throughout the development process

Finding: There were adequate school facilities to support development per the concept plan shown in conjunction with the rezoning request.

Based on the requirements listed in the Zoning Ordinance, staff recommended that the City Council rezone property generally located on the northeast corner of 1300 West 7800 South from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone.

The Council and staff addressed clarifying questions regarding: 1) land use placement(s) in a Planned Community were determined by the City Council; 2) a geotechnical analysis would be required by the Developer, and 3) safety access concerns.

Joe Colosimo, Applicant, explained his strategy in the proposed rezone was to first understand the Council's preference relating to the rezone, before funding a geotechnical analysis.

Mayor Johnson opened the Public Hearing.

Jeff Hadlock, West Jordan resident, spoke against the proposed rezone stating his reasons were: 1) traffic issues; 2) too many apartment complexes already existed, which were negatively impacting the numbers at the surrounding schools, and 4) the appearance the proposed high-density housing would project as the "gateway" to West Jordan. He hoped the Council would table the issue for further and serious consideration.

Heidi Snow, West Jordan resident, spoke against the proposed rezone due to the impact it would have on surrounding property values. Additionally, she echoed all of Jeff Hadlock's comments.

Ronald Parsons, West Jordan resident, spoke against the proposed rezone due to number of apartments projected for the area.

Joe Long, Gardner Village Managing Member, asked for the Council's support of the proposed rezone. He detailed the recent changes/options of the TSOD Zones.

Lynn Snow, West Jordan resident, echoed all of the remarks made that night against the proposed rezone. Additionally, he felt the crime rate would increase as a result of the proposed rezone.

Michelle Foote, West Jordan resident, echoed all of the remarks made that night against the proposed rezone.

There was no one else who desired to speak. Mayor Johnson closed the Public Hearing.

The Council and staff addressed clarifying questions relating to: 1) the concept plan of 256 apartment units in combination with the TSOD; 2) Section 13-5C-3 of the Zoning Ordinance relating to density in a P-C (Planned Community) Zone; 3) the compatibility/incompatibility land use relationships with adjacent properties, and 4) the advantages/opportunity of Planned Community Zoning.

MOTION: Councilmember Southworth moved that based on the findings and evidence presented, to approve Ordinance 13-05, rezoning property generally located on the northeast corner of 1300 West 7800 South from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone. The motion was seconded by Councilmember Killpack.

Councilmember McConnehey spoke against the motion due to the incompatible land use relationship with adjacent properties.

A roll call vote was taken

Councilmember Hansen	Yes
Councilmember Killpack	Yes
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Councilmember Stoker	Yes
Mayor Johnson	Yes

The motion passed 6-1.

CONTINUE UNTIL MARCH 13, 2013 – MOTION REQUIRED - RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL AN ORDINANCE AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE, TITLE 13, CHAPTER 4, AND CHAPTER 6, SECTION 13-4-12 ZONING ADMINISTRATOR, AND SECTION 13-6G-9, REGARDING TRANSIT STATION OVERLAY DISTRICT PARKING REQUIREMENTS; CITY-WIDE APPLICABILITY; COLOSIMO BROTHERS, APPLICANT

MOTION: Councilmember Killpack moved to continue Public Hearing 6.a until March 13, 2013. The motion was seconded by Councilmember Southworth and passed 7-0 in favor.

VII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 13-23, SUPPORTING THE 'FINANCIAL READY UTAH' EFFORTS TO ASSESS AND PROVIDE FOR THE POTENTIAL RISK TO UTAH FROM DEPENDENCE ON UNSUSTAINABLE FEDERAL FUNDS

Councilmember McConnehey explained that due to the current concerns relative to budget issues on a Federal level, he had asked Dan Griffiths to provide the Council with a

See Attached Draft Ordinance

Exhibit G **Draft Ordinance**

Legal Review-Date/Initial: _____/_____
Text/Format -Date/Initial: _____/_____
Dept. Review-Date/Initial: _____/_____
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-06

AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE STATION AT GARDNER MILL PRELIMINARY DEVELOPMENT PLAN PERMITTING 224 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED APPROXIMATELY AT 7659 SOUTH 1300 WEST AND ZONED PLANNED COMMUNITY (P-C), AND LOCATED WITHIN A TRANSIT STATION OVERLAY DISTRICT.

WHEREAS, an application was made by Colosimo Brothers (Joe Colosimo) for a Preliminary Development Plan to allow for 224 multi-family residential dwelling units on property located approximately at 7659 South 1300 West.

WHEREAS, on January 21, 2014, The Station at Gardner Mill Preliminary Development Plan was approved by the Planning and Zoning Commission in a 6-1 vote, which has forwarded a positive recommendation to the City Council to ratify their approval of said development plan which will allow 224 multi-family residential dwelling units on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on February 26, 2014.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Station at Gardner Mill be ratified to allow a development containing 224 multi-family residential dwelling units on property generally located at 7659 S. 1300 W. (parcels 21-26-351-(017, 020, 022); 21-35-101-004) containing 11.039 acres, more or less, and permitting a maximum density of 20.29 units per acre.

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 26th day of February, 2014.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

Voting by the City Council	"AYE"	"NAY"
Councilmember Jeff Haaga	_____	_____
Councilmember Stoker	_____	_____
Councilmember Nichols	_____	_____
Councilmember Hansen	_____	_____
Councilmember Southworth	_____	_____
Councilmember McConnehey	_____	_____
Mayor Kim V. Rolfe	_____	_____

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, and on the City's website: www.wjordan.com on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

See Attached Preliminary Development Plan

Gardner Station

Development Plan

January 3, 2014



**Approximately 1200 West 7800 South
West Jordan, Utah**

Table of Contents

<u>Page No.</u>	<u>Development Plan Report</u>
3-	Introduction and Scope of the Project
4-	Site and Neighboring Area Plan
5-	Colored Renderings of Building Types
8-	Location
11-	Land Features
12-	Trails and Open Space / Amenities
20-	Street Design
25-	Smart Growth Urban Design
28-	Building Materials
30-	Fencing
31-	Elevations, Site Plans, Lighting Plans

Introduction and Scope of the Project

SUBJECT PROPERTY

Gardner Station is a 224 unit Apartment Community located adjacent to Gardner Village. The proposed multi-family site is 11.039 Acres. The multi-family project will provide a much needed residential component to the existing retail, office and recreation functions. The proximity to shopping, restaurants and the light rail station make this property ideal for residential units.

PROJECT FINANCING/PHASING

The project is being funded by HUD. It is not a subsidized or below market rate project. HUD is only providing financing. HUD has been involved in the design, feasibility and market study from the beginning. The entire project will be constructed under one loan with no phasing.

BRIEF INTRODUCTION TO SITE DESIGN

The buildings and site are designed to be pedestrian friendly. Pedestrian routes circulate throughout the community and connect the shops, commercial and recreational functions of Gardner Village with the proposed residential units. The project is not large enough to contain schools and mixed use.

Direct access to the light rail station is very important to this property.

The required parking stalls are located within the project. The project itself will have one covered parking stall for each unit and 65 garage stalls. There are a total of 395 parking spaces.

Amenities include a pet park, a volleyball court, a fire pit poolside, a zero edge infinity pool with cascading waterfall feature that will take advantage of our grade change a spa and barbecue zones located throughout the project. The project will also feature trails and pathways that will make our community very walkable and accessible to light rail and to the Gardner Village development to the east.

BRIEF DESCRIPTION OF BUILDINGS

The dwelling units consist of 1, 2 and 3 bedroom units located in (5) buildings that are 4-stories. The dwelling units have been condensed into as few buildings as feasibly possible. The design style of the buildings is based on the theme of a modern, resort. The project consists of 224 total dwelling units.

The top floor of every unit will have 10 foot ceilings. It will have enhanced windows on these units to allow for best possible views. The buildings are 49'-2" tall.

There are 30% of the units designed as luxury units. These luxury units will be larger, they will have upgraded amenities, fireplaces, upgraded flooring, solid surface counter-tops in kitchen as well as bathrooms, two-tone paint, island kitchens and upgraded appliances.

The clubhouse itself will be two story with walkout basement to the pool area. The walkout basement will feature large windows and a 1250 sq. foot fitness room with 10 foot ceilings and an expansive view of the Wasatch mountains. Wifi will be offered at the clubhouse as well as poolside with a business office available for tenant use.




Gardner Village and Proposed Gardner Station



APARTMENT BUILDING DESIGN



AERIAL VIEW FROM SOUTHEAST



CLUBHOUSE DESIGN

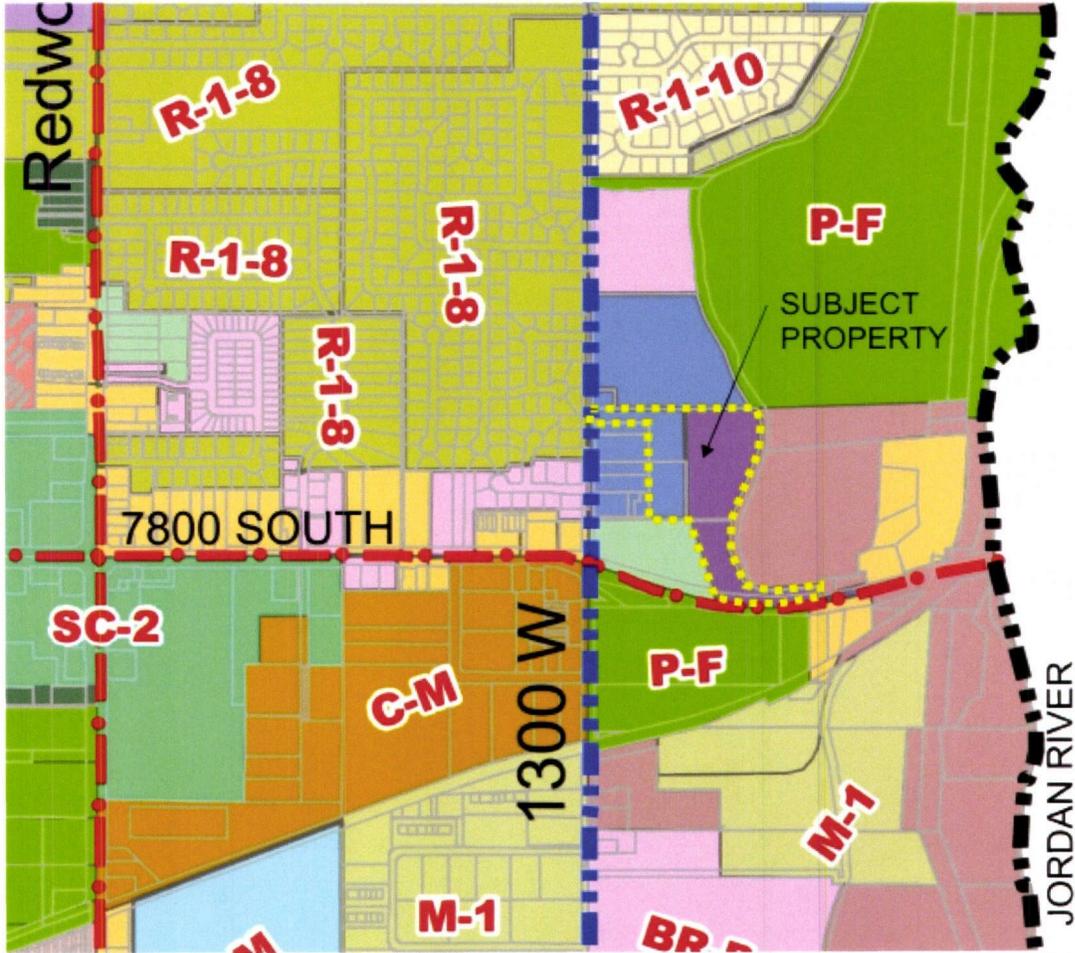
Location

The property is located north of 7800 South and East of 1300 West. An irrigation canal runs between the proposed residential units and Gardner Village. The Gardner Village Trax station is located directly south, across 7800 South.

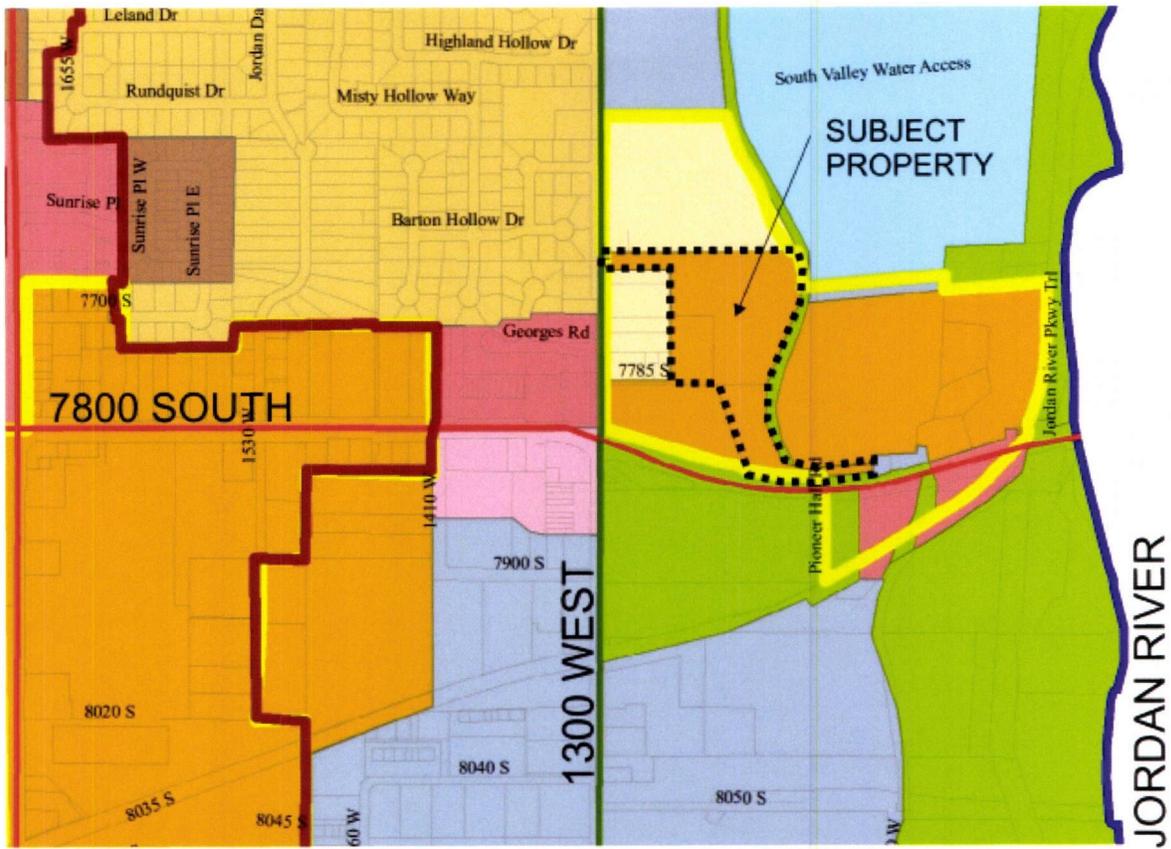
The land is currently vacant. Various other developers have attempted projects on this site, but have not made it beyond the design phase. There are significant deposits of undocumented fill on the site. The soils will require considerable strengthening through the use of geopiers.

Vicinity Map





ZONING MAP

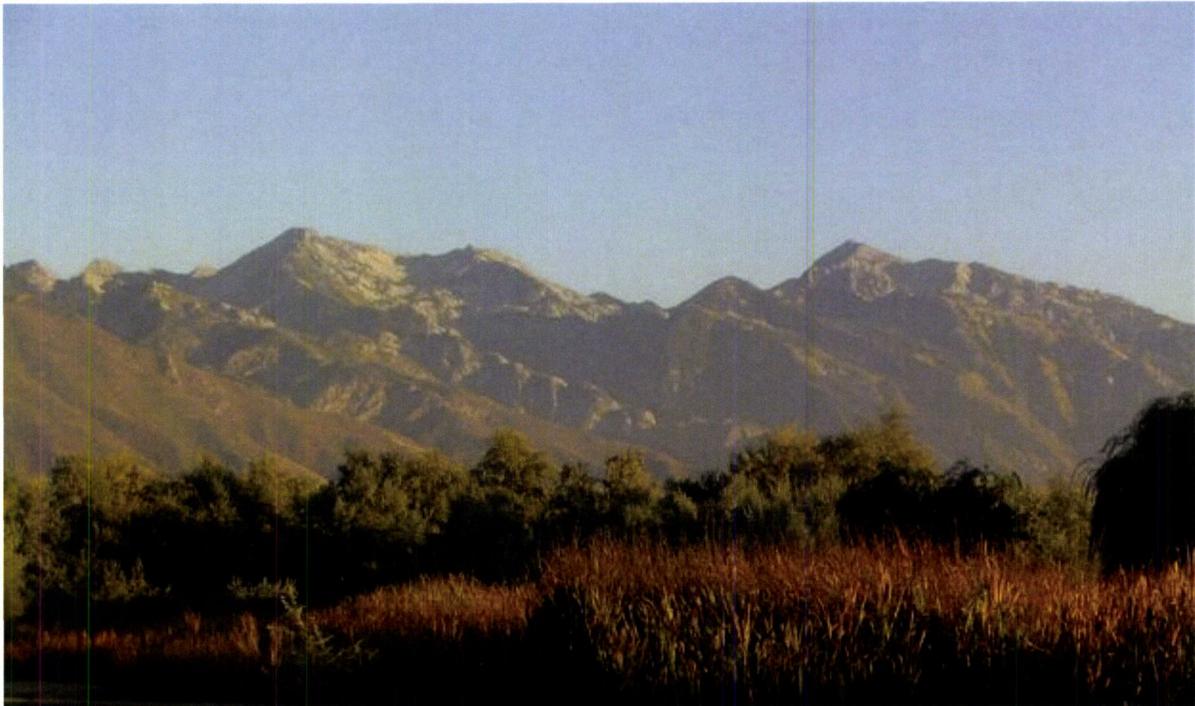


FUTURE LAND USE MAP

Land Features

The western portion of the site is fairly flat. It drops in elevation dramatically toward the east. A few trees exist on the site, but are not quality. An irrigation canal runs along the eastern boundary of the multi-family property and is a nice visual amenity. The views from the site to the east of the Wasatch mountain range are stunning. Due to the grades and curvature of 7800 South, views of the property from the road are obscured.

Photograph of Wasatch Mountain Range



Improvement and Amenity Installation

1. Trails and Open Space

Gardner Station is designed to accentuate open space. Numerous iterations were explored until interior roads, buildings and open space were arranged to maximize the green areas for visual enjoyment and use of the community. The vehicular entrance to the project is visually focused directly at the clubhouse with adjacent swimming pool and pool deck.

The developer will be installing a trail from the existing HAWK signal to the apartments.

Site Plan



Trails and Open Space / Amenities (Continued)

A volleyball court has been ideally located to be accessible to the community yet distanced from public roads. It is protected by surrounding buildings. A variety of landscaped areas have been incorporated into the site to allow for outdoor recreation. They help to soften the buildings, provide areas for informal play and neighborhood socialization.

Play Areas



Park Bench



Pool Area

The pool area includes a 30'x50' swimming pool and a 12' diameter spa. The dramatic views and raise in elevation provide the perfect opportunity for an infinity edge pool. This will enhance the resort-like atmosphere. A pool house is located within the clubhouse with restrooms, showers and enclosed pool equipment.



Picnic Grill

The Belson CHAR-WOOD grill is designed to burn either charcoal or wood. The size is: FC-1193-B (18" x 24"). A self-contained locking device prevents theft. Swivel mechanism allows 360° rotation for best wind draft control. The FC-1193-BHC adapts the standard CHAR-WOOD grills for wheelchair accessibility.

Features:

Firebox: 1/16" steel plate with integral slots to allow grate to be adjusted to four different heights. 10" high firebox walls provide a wind guard for the cooking area.

Grate: 1/2" round steel bars welded on 1" centers.

Handles: 5/8" round steel bars welded through the sides of the firebox to prevent grate removal. The handle is protected on each side with cool-spring wire hand grips.

Swivel Box: 4" O.D. steel pipe to the underside of the firebox with special swivel and locking device that allows the campstove to rotate 360° for wind draft control, but will not allow vandals to remove campstove from pedestal.

Pedestal: 3-1/2" O.D. steel tubing, 40" long with special vandal-resistant locking nut and bolt. Pedestal is to be mounted in a concrete base.

Finish: Non-toxic heat-resistant flat black enamel.



Trails and Open Space / Amenities (Continued)

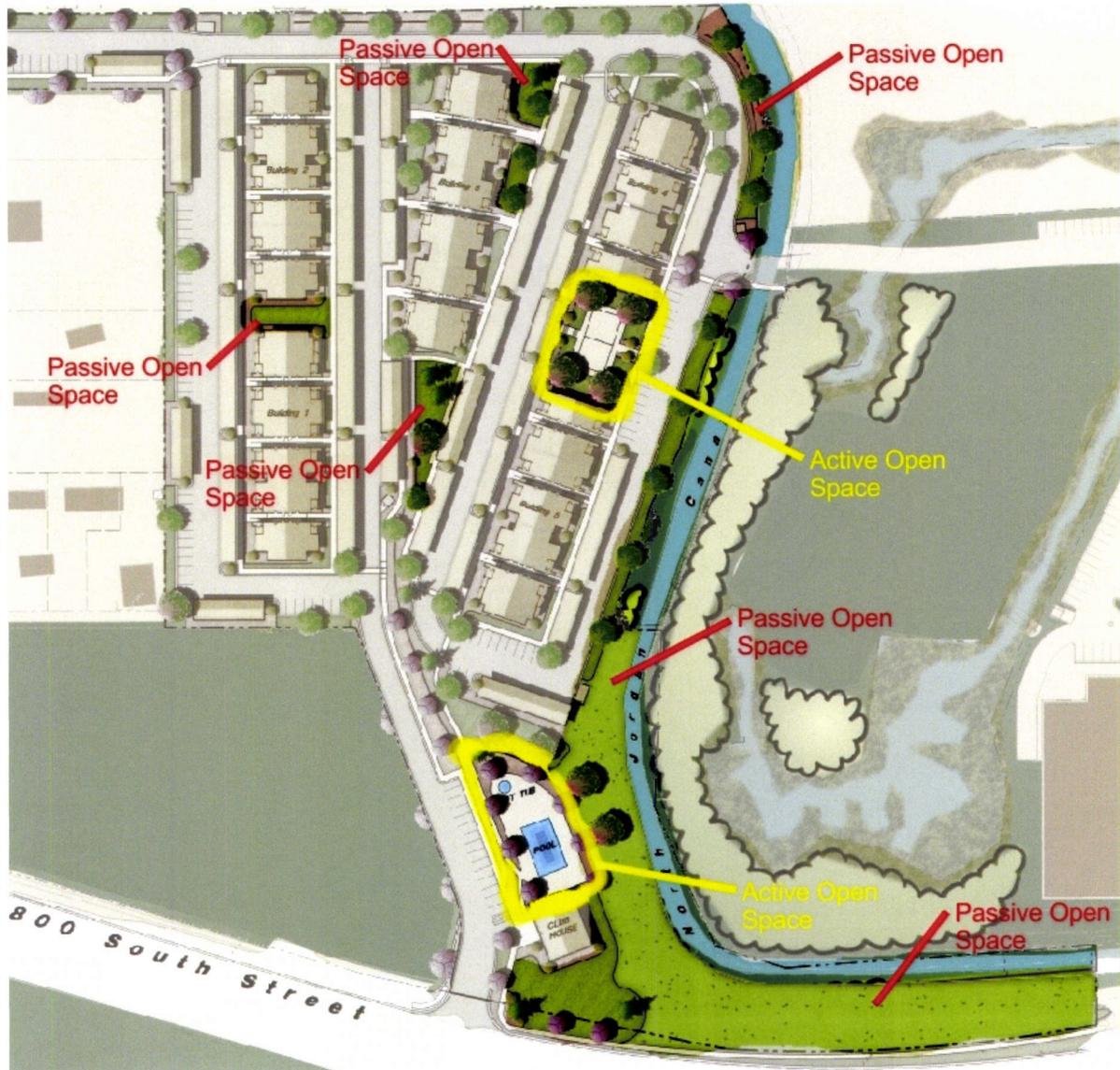
A pedestrian, concrete sidewalk meanders throughout and around the community. The circulation routes, surrounded by landscaping provide a pleasant amenity that will encourage physical activity throughout the project.

Pedestrian Walk System



Open Space Summary

- A. Gardner Station is designed to have both active and passive open space.
- i. The following Active Open Space Amenities/Facilities have been incorporated into The Depot at Gardner Village:
 - Swimming Pool (located near clubhouse)
 - Sand volleyball court
 - ii. The following Passive Open Space Amenities/Facilities have been incorporated into The Station at Gardner Village:
 - Landscape pockets and greenbelt along canal
 - Landscaped buffer along 7800 South

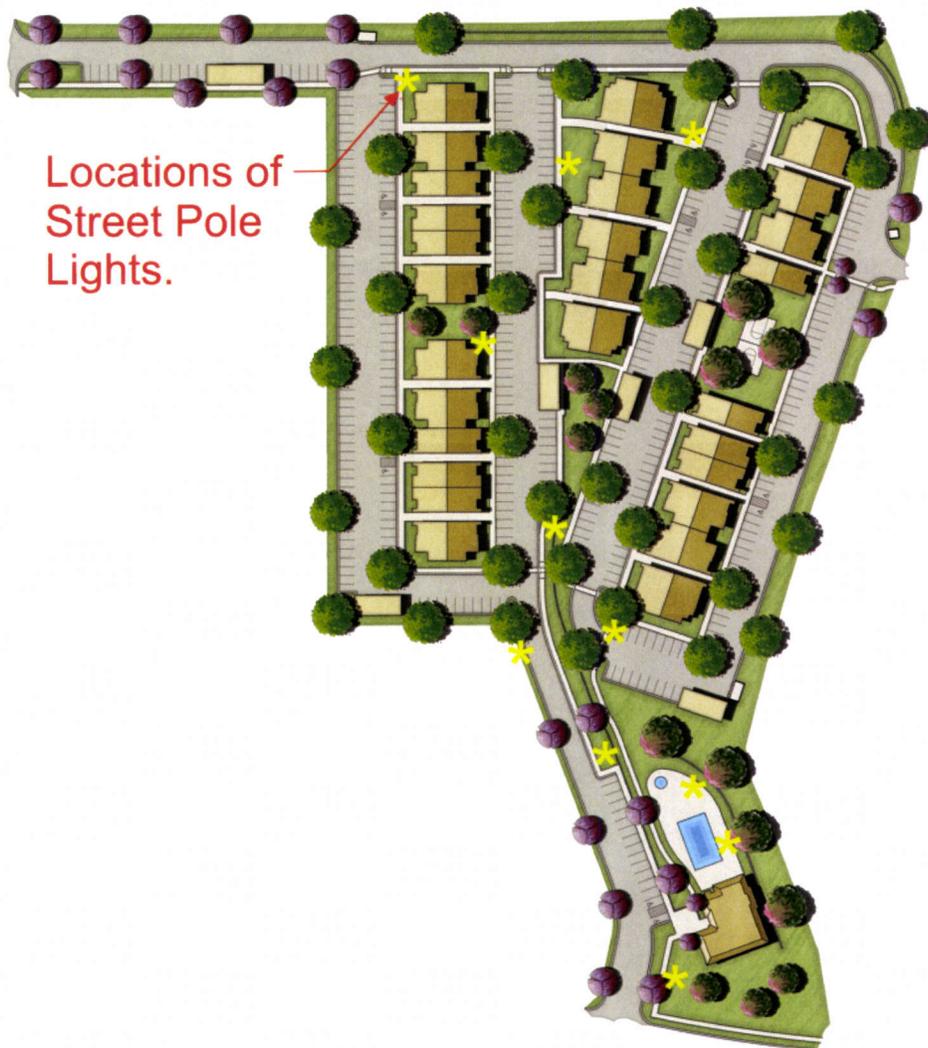


2. Street Design

A. Pedestrian scale and consistent, architectural street lighting.

A. Gardner Station has been carefully designed with the pedestrian as a high priority. From the public roadways, the nearest building is the clubhouse. The apartment buildings are set back considerably from the road. The sidewalks invite pedestrians due to their meandering design and being surrounded by landscaping. The division of building materials and colors break up the buildings into a human friendly scale. Street lighting is incorporated throughout the pedestrian and vehicular routes. The poles are 12' tall. The fixtures are placed along streets and staggered.

Site Lighting Plan



Street Design (continued)

B. Traffic calming design.

The use of short lengths of traffic drives encourages traffic calming. The property would not allow long-straight runs. The straight portions of drives range from 200' to 530' in length, which in itself is traffic calming. Instead of long runs of straight, monotonous drives, vehicles are required to turn and be aware of their environment. Landscaped islands and peninsulas have been placed throughout to visually divide the parking areas. The use of trees in the landscaped areas will frame views and add to the attractiveness of the project.

C. Street system designs.

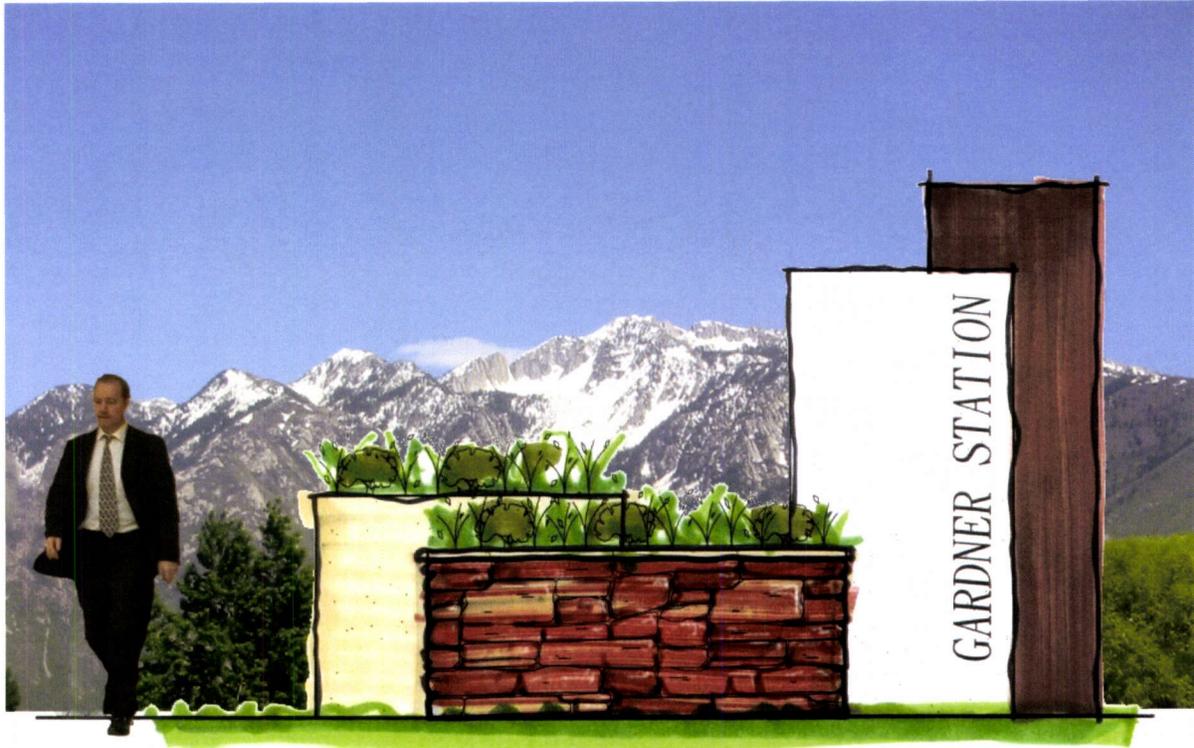
The civil engineering firm used their knowledge gained from past projects and requirements to conform to City and Fire Department requirements. Interior road widths, turning clearances, parking stall dimensions, etc. all comply with City standards.

Street Design (continued)

D. Entryway monument or gateway feature to the development.

The entry to Gardner Station is important as it gives the first impression of the project and also becomes a "welcome" to West Jordan. An entry feature will be located adjacent to the entrance from 7800 South. The feature will consist of a terrace landscape planters and signage.

Entry Feature



Street Design (continued)

E. Provision of a landscape buffer on major right-of ways.

The building placement of Gardner Station has been carefully designed to allow for continuous a landscaping buffers along 7800 South.

The closest building to the street is the clubhouse, which is over 240' from the street. The closest multi-family building is over 400' from the street.

The site has been designed to locate the internal streets beyond view of the public ways. The internal parking areas and drives are buffered by the placement of buildings.

3. Smart Growth Urban Design

A. Master Planned subdivision design.

Gardner Station has been designed using a Master Plan and Development Plan. The design elements of the entire community have been scrutinized, carefully chosen and synthesized.

B. Pedestrian friendly and walk-able neighborhood design.

Sidewalks will be provided throughout the development area, providing a pedestrian trail system around the community. The sidewalks are 5' wide and meander, when possible. Crosswalks are located at most intersections. This allows for a continuous pedestrian route and dually serves as a traffic calming device. Intersections have also been treated with landscaped peninsulas to reduce pavement widths.

4. Building Design

A. Attractive theme-based and consistent architecture on all structures.

Every building type in Gardner Station fits into a comprehensive architectural theme that places high emphasis on building design and form. Multiple iterations have been generated prior to finalizing the architectural theme. Attention has been given to building materials, window placement and proportion, roof design, garage placement, color and variety.

- i. Building form and character: Each building has been designed to have a balance of vertical and horizontal elements. A mix of form and materials in both directions has been incorporated.
- ii. The massing of all building elevations is broken into the appearance of multiple buildings.
- iii. Each floor line has been delineated on the buildings' exteriors.
- iv. Architectural features are applied to all sides of the structures and include: Entry columns, Balconies, Decorative Railings, Mullion Windows and Corner Trim extending from the base to the roofline.
- v. Flat roofs have been chosen to fit the modern resort theme. Parapets of differing heights break up the roof lines and add visual interest to the project.
- vi. Building setbacks and locations maintain the scale and pedestrian nature of the community.

Building Design (continued)

B. All units have covered patios or decks. 100% of structure entrances are provided with canopies or roofs that extend at least 4-feet from the building. Entrance doors are recessed at least 5-feet.

C. Enhanced Door and Window Treatment.

- i. Windows are located on all facades of each building. There are no long, monotonous, uninterrupted and windowless walls.
- ii. Windows are framed in a differing colored material. The trim is at least 4-inches in width.
- iii. The building doors are recessed inside the entrances and the doors are not visible. The focus is on the entry to the building, not the door. However, attractive double, patio doors are a positive design feature.

Every unit has a private balcony or patio. They vary in size from 4'-6"x8'-6" to 4'-8"x9'-6".

D. Equal dispersion and use of high quality building materials.

The primary exterior building materials incorporate a variety of durable materials that include brick veneer and durable, colored stucco. There is no use of vinyl or aluminum siding.

No one material dominates a single façade. A mixture of brick veneer and varying fiber-cement board colors and textures have been balanced to break up each façade.



PROJECT MATERIALS



Stone
Harristone
Chief Joseph-
Summit



Metal
MBCI
Burnished Slate



Fiber-cement Bd.
Glidden Paint
Wild Truffle



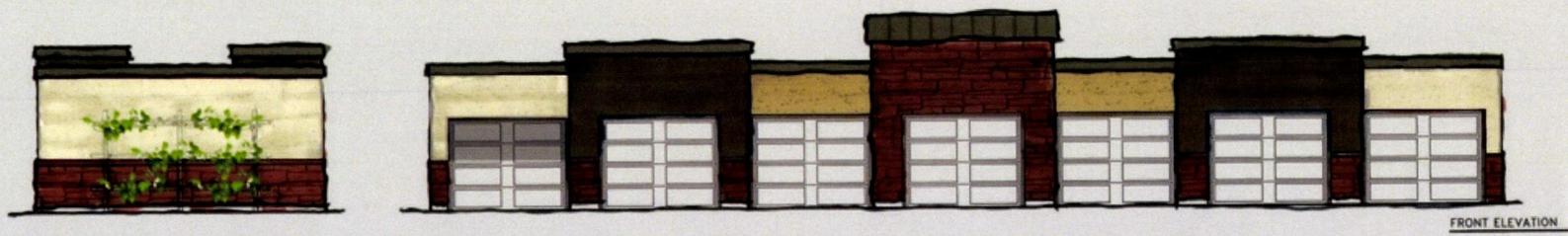
Fiber-cement Bd.
Glidden Paint
Toasted
Marshmallow



Fiber-cement Bd.
Glidden Paint
Muslin White



Fiber-cement Bd.
Glidden Paint
Tropical Surf



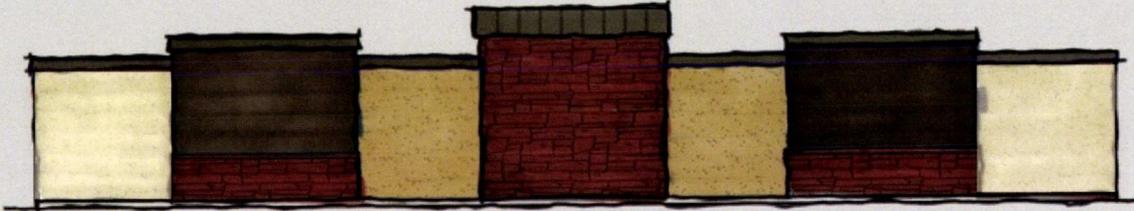
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

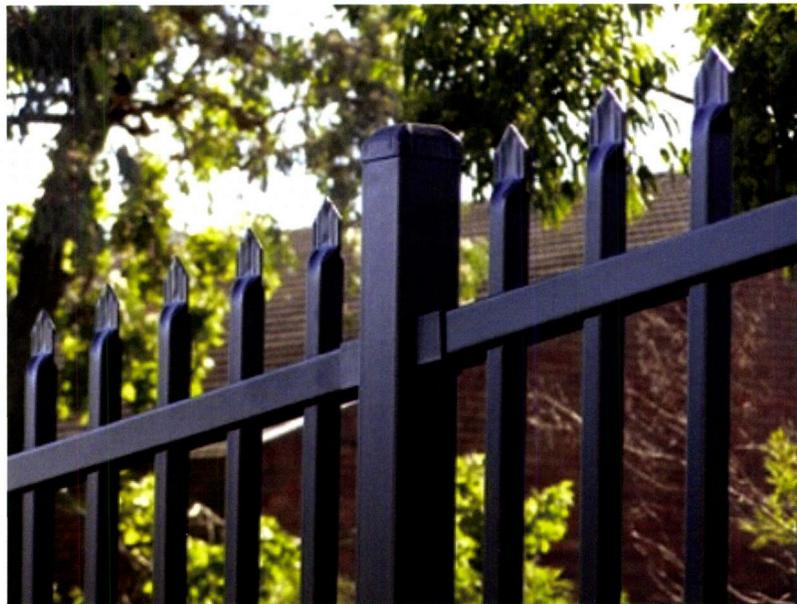


REAR ELEVATION

GARAGE ELEVATIONS



PRE-CAST CONCRETE FENCE
ALONG WEST PROPERTY LINE



PUNCH SPEAR, STEEL, POWDER-
COATED FENCE ALONG EAST
PROPERTY LINE



Gardner Station

7800 South 1300 West
West Jordan, Utah

Overall Landscape Plan

Conceptual Plant Legend

- Large Deciduous Trees (2-35' Ht.)**
Manchurian Ash
Green Vine Zelkova
American Linden
Dutchman Linden
Village Green Zelkova
Marshall Seedless Ash
- Medium Deciduous Trees (20-35' Ht.)**
Flamingo Green Ash
Hedge Maple
Norfolk Island
Red Sunset Maple
Shademaster Hongkongcedar
Emerald Queen Maple
Crimson Hackberry
Chanticleer Flowering Pear
- Small Deciduous Trees (10-20' Ht.)**
Spring Snow Flowering Crabapple
Candice Chickasherry
Forsythia Maple
Eastern Redbud
Crimson Sentry Maple
Burgundy Maple
Armstrong Maple
Goldcrest Tree
- Evergreen Trees**
Blue Atlas Cedar
Lindero Pine
Blue Spruce
Austrian Pine
Columbian Norway Spruce
Händerswold's Pine
- Lawn**
- Native Vegetation or Revegetation Seed Mix**
- Planting Area w/ Groupings of Shrubs, Climbing Perennials, Ornamental Grasses.**
All Planting areas to have Decorative Rock or Shredded Bark Mulch. Decorative Landscape Buckers (2-4' Dia.) to be incorporated into Planting Areas.
- Shrubs**
Arctostaphylos
Nance
Oregon Grape
Pulsatilla
Woods Rose
Blue Star Jasmine
Crimson Agony Raspberry
Rose Glow Raspberry
Blue Bell Juniper
Burnholts Spirea
Cauliflowr Spirea
Shenandoah Maple Pine
Switch Grass
Flowering Quince
Purple Leaf Sandcherry
Amelanchier
Winter Gem Boxwood
Arista Holly Dogwood
Hedge Dogwood
Cliff Rose
Burning Bush
- Groundcovers**
Dro-leaf Sumac
Crawling Dragon Grape
Trailing Euonymus
- Ornamental Grasses**
Blue Oat Grass
Blue Fescue Grass
Karl Foerster Grass
Little Bluestem Grass
Shenandoah Sash Grass
Little John Meadow Grass
Hornet Fountain Grass
- Perennials**
Spiraea Doory
English Lavender
Russian Sage
Daylily
Chickadee
Blue Eyed Susan
Candytuft
Salvia
- Curbing/Edging (Concrete or Steel) between Planting & Lawn Areas**

Site Data
 Site Area = 485,752 s.f. (11.151 ac.)
 Landscape Area Provided = 124,220 s.f. (25.6%)
 Native Vegetation = 53,625 s.f. (11.0%)
 1 Tree per 2,000 s.f. of Landscape Area
 1 Tree per 7 Parking Stalls or not Less than 6% of the Interior Parking Lot Landscaping 13-13-9 C(1)



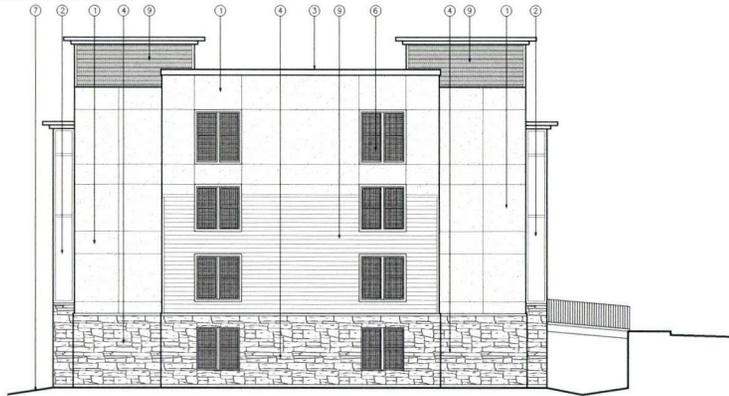
Scale: 1" = 50'

24 Dec 2013

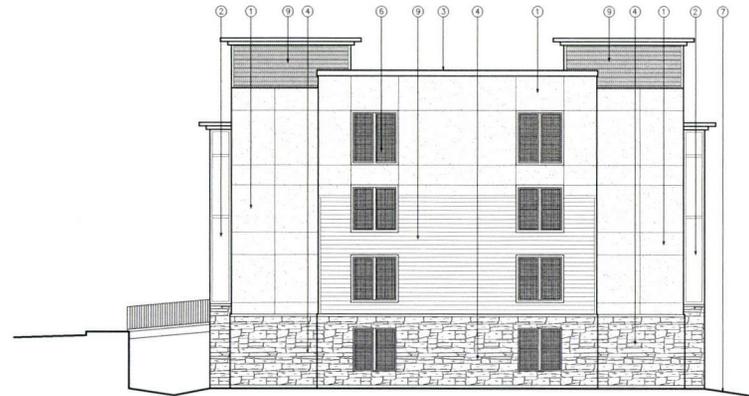
LEGEND

1. STRUCO SYSTEM (1 COAT) OVER WIRE LATH, OVER (2) LAYERS GRADE "D" FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STRUCO SYSTEM TO BE APPROVED MANUFACTURER PER ESI REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANELS, SOING, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ DRIP EDGE.
4. MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SOING, PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTEN, SHAKE, AND PANEL SOING PER ELEVATIONS.

Tuttle and Associates, Inc.
ARCHITECTS
 1444 3300 S
 SUITE 200
 WEST JORDAN, UT 84081-4444
 P: 801.972.1100
 F: 801.972.1101



C LEFT ELEVATION
SCALE: 1/8"=1'-0"



B RIGHT ELEVATION
SCALE: 1/8"=1'-0"



A FRONT & REAR ELEVATION
SCALE: 1/8"=1'-0"

The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

**BUILDING A
ELEVATIONS**

Nov. 13, 2013

RCDD

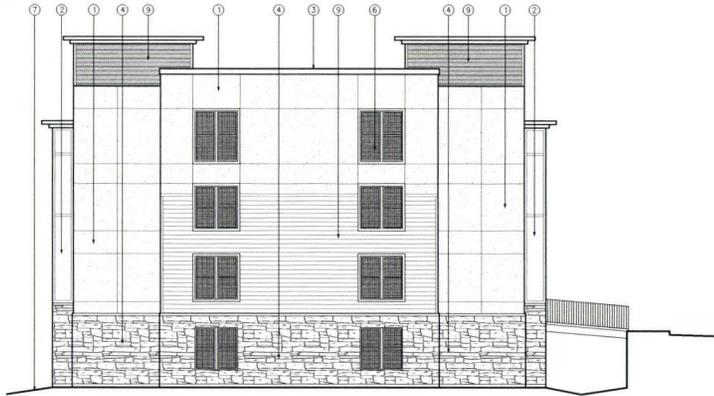
DRAWN BY

DRAWING NO.

A-201.1

LEGEND

1. STUCCO SYSTEM (1 COAT) OVER WIRE LATH, OVER (2) LAYERS GRADE "D" FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER IS REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANEL Siding, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ DRIP EDGE.
4. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD Siding PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTER, SHAKE, AND PANEL Siding PER ELEVATIONS.



C LEFT ELEVATION
A201.2 SCALE: 1/8"=1'-0"



B RIGHT ELEVATION
A201.2 SCALE: 1/8"=1'-0"



A FRONT & REAR ELEVATION
A201.2 SCALE: 1/8"=1'-0"

Tuttleome Architects, Inc.
ARCHITECTS
1446 JESSIE
SALT LAKE CITY, UTAH 84143
PHONE: 325-1444
FAX: 325-1445

The Station at Gardner Mill
Approximately 1200 West 7800 South
West Jordan, UTAH

**BUILDING B
ELEVATIONS**

Nov. 13, 2013
REVISIONS
DRAWN BY
CHECKED BY
DATE

A-201.2

LEGEND

1. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (2) LAYERS GRADE "D" FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANELS, SOING, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ Drip EDGE.
4. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SOING PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTEN, SHAKE, AND PANEL SOING PER ELEVATIONS.



B FRONT & REAR ELEVATION
A201.3 SCALE: 1/8"=1'-0"



A FRONT & REAR ELEVATION
A201.3 SCALE: 1/8"=1'-0"

Tuffield & Associates, Inc.
ARCHITECTS
1400 W. 1200 S.
SALT LAKE CITY, UT 84119
tuffield.com

The Station at Gardner Mill
Approximately 1200 West 7800 South
West Jordan, UTAH

**BUILDING C
ELEVATIONS**

Nov. 13, 2013
R220

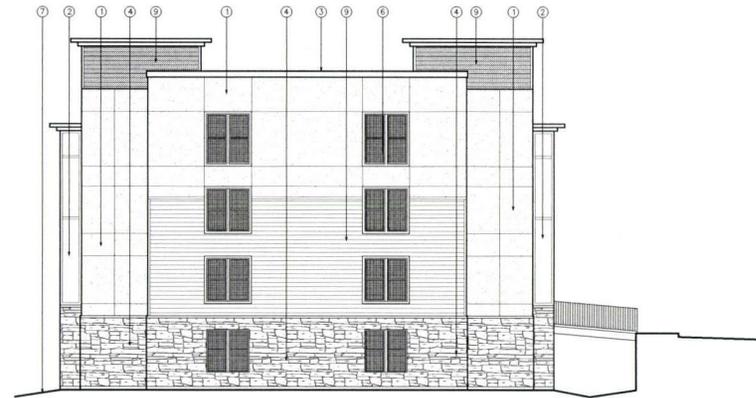
DRAWN BY:

DRAWING NO:

A-201.3

LEGEND

1. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (2) LAYERS GRADE D FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #1084, OR CITY/ARCHITECT APPROVED EQUAL. PRIME SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANEL, SOING, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ Drip Edge.
4. MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SOING, PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTER, SHAKE, AND PANEL SOING PER ELEVATIONS.



B LEFT ELEVATION
A201.4 SCALE: 1/8"=1'-0"



A RIGHT ELEVATION
A201.4 SCALE: 1/8"=1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
1405 2025 S. MAIN
SALT LAKE CITY, UT 84143
TEL: 313.0151.1444
FACSIMILE: 313.0151.1444

The Station at Gardner Mill
Approximately 1200 West 7800 South
West Jordan, UTAH

**BUILDING C
ELEVATIONS**

DATE	Nov. 13, 2013
DESIGN BY	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DRAWING NO.	A-201.4

LEGEND

1. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (2) LAYERS GRADE "D" FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANELS, SOING, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ Drip Edge.
4. MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" QUARREL GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL. GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SOING, PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP BOARD & BUTTEN, SHAKE, AND PANEL SOING PER ELEVATIONS.



B FRONT & REAR ELEVATION
 SCALE: 1/8"=1'-0"



A FRONT & REAR ELEVATION
 SCALE: 1/8"=1'-0"

Tuttle and Associates, Inc.
 ARCHITECTS
 1000 WEST
 1000 WEST
 WEST JORDAN, UTAH 84086

The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

**BUILDING D
 ELEVATIONS**

Nov. 13, 2013
 REVISIONS

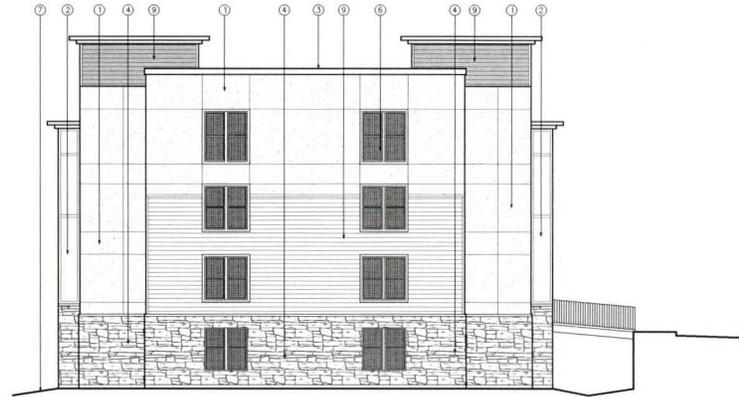
DRAWN BY

DRAWING NO.

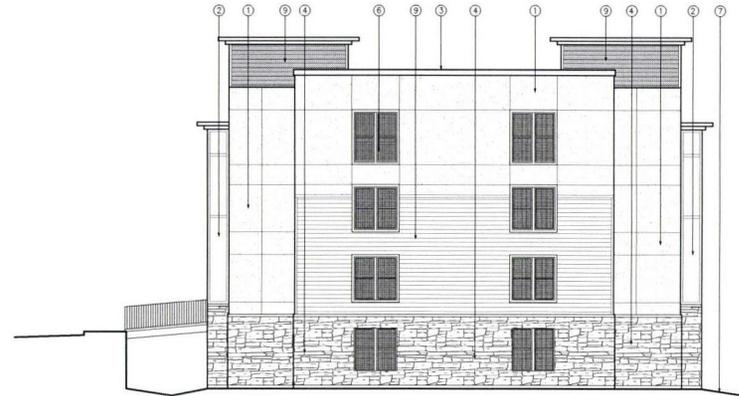
A-201.5

LEGEND

1. STUCCO SYSTEM (1 COAT) OVER WIRE LATH, OVER (2) LAYERS GRADE "D" FELT OR HOUSE WRAP OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER IS REPORT #1064 OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANEL Siding, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ DRIP EDGE.
4. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 42" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD Siding PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTEN, SHAKE, AND PANEL Siding PER ELEVATIONS.



B LEFT ELEVATION
A-201.E SCALE: 1/8"=1'-0"



A RIGHT ELEVATION
A-201.E SCALE: 1/8"=1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
1046 1030 S.
WEST JORDAN, UT 84141
TEL: 781-441-1441
FAX: 781-441-1441

The Station at Gardner Mill
Approximately 1200 West 7800 South
West Jordan, UTAH

**BUILDING D
ELEVATIONS**

Nov. 13, 2013
REV

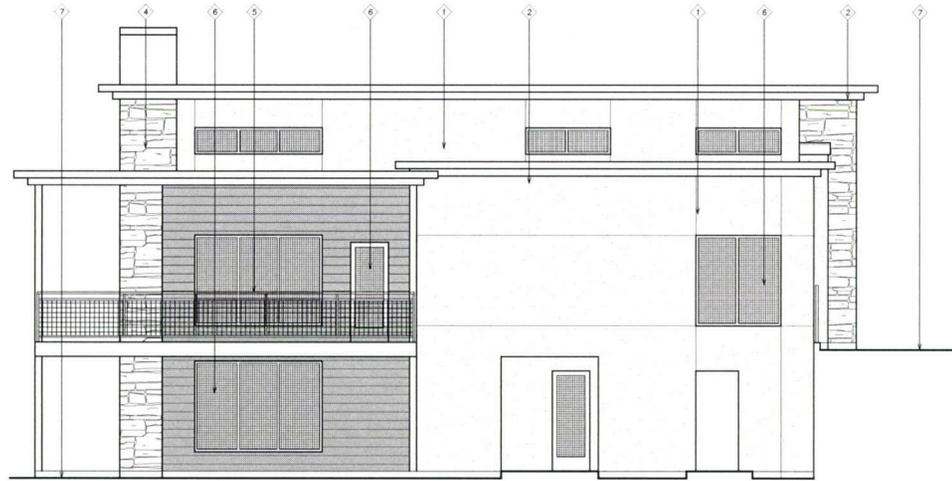
DRAWN BY

DATE

A-201.6

LEGEND

1. STUCCO SYSTEM (1 COAT) OVER WIRE LATH, OVER (2) LAYERS GRADE 1" FELT OR HOUSE WRAP OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANEL, SING. BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ DRIP EDGE.
4. MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 4" CHAIRRAIL, GALVANIZED POSTS AND WESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL. DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL. GLAZED VINYL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVIL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SING. PAINT & INSTALL PER MANUFACTURER'S SPECS. HORIZONTAL LAP, BOARD & BATTEN, SHAKE, AND PANEL SING. PER ELEVATIONS.



B LEFT ELEVATION
K-2017 SCALE: 1/4" = 1'-0"



A FRONT ELEVATION
K-2017 SCALE: 1/4" = 1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
 1001 WEST 1000 SOUTH
 SUITE 100
 WEST JORDAN, UTAH 84086
 (801) 438-1111
 www.tuttleand.com

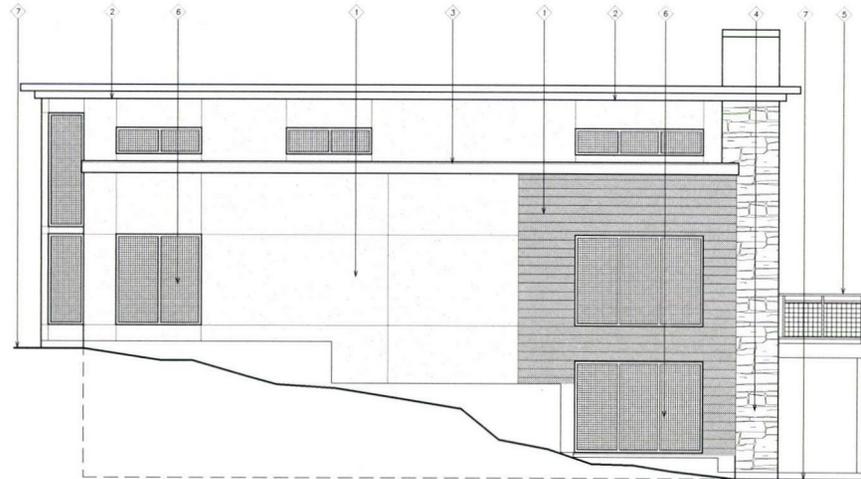
The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

**CLUBHOUSE
 ELEVATIONS**

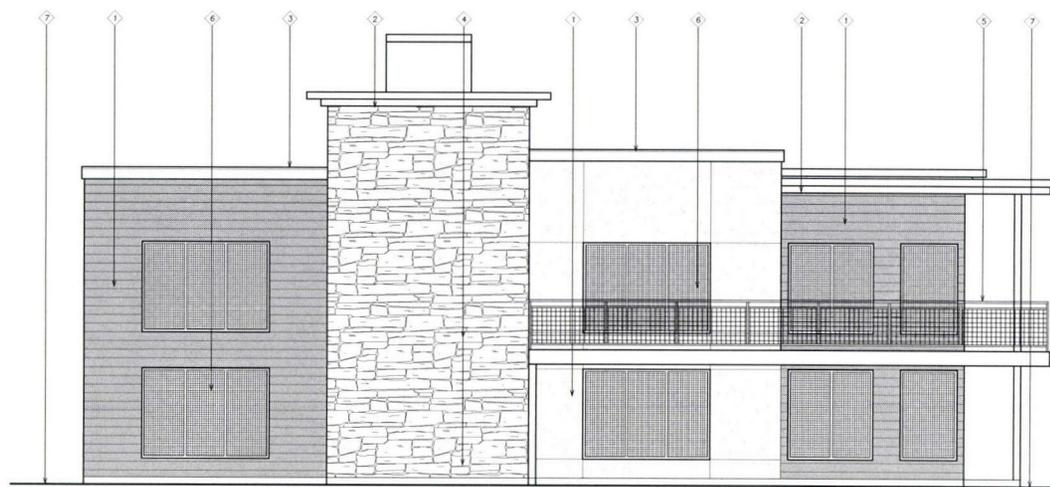
Nov. 13, 2013
 DATE
 DRAWN BY
 CHECKED BY
 DESIGN NO.
A-201.7

LEGEND

1. STUCCO SYSTEM (1 COAT), OVER WIRE LATH, OVER (2) LAYERS GRADE 1/2" FELT OR HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ES REPORT #1084, OR CITY/ARCHITECT APPROVED EQUAL, PROVIDE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
2. FIBER-CEMENT BOARD PANEL SING, BUTT JOINTS, CAULK, PAINT & INSTALL PER MANUFACTURER'S SPECS.
3. PRE-FINISHED, SLOPED GALVANIZED METAL CAP FLASHING W/ DRIP EDGE.
4. MANUFACTURED STONE VENEER, INSTALL PER MANUFACTURER'S SPECS.
5. DECK W/ 40" GUARDRAIL, GALVANIZED POSTS AND MESH RAIL WITH 4" MAX SPACING, 4" MAX SPACE BETWEEN DECK & RAIL, DESIGN RAILING TO WITHSTAND 50 P.L.F. LOAD.
6. DBL GLAZED MNVL WINDOWS & PATIO DOORS.
7. FINISH GRADE PER CIVL DRAWINGS.
8. PRE-CAST CONCRETE DECORATIVE BAND.
9. FIBER-CEMENT BOARD SING, PAINT & INSTALL PER MANUFACTURER'S SPECS, HORIZONTAL LATH, BOARD & BATTEN, SHAKE, AND PANEL SING PER ELEVATIONS.



B RIGHT ELEVATION
 A-201.8 SCALE 1/4" = 1'-0"



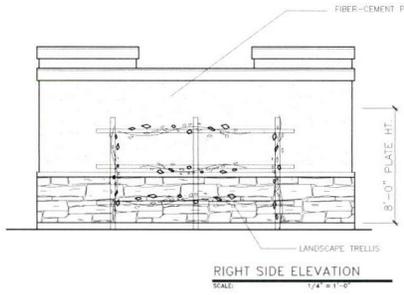
A REAR ELEVATION
 A-201.8 SCALE 1/4" = 1'-0"

Tuttle and Associates, Inc.
 ARCHITECTS
 1000 S. 1000 E. SUITE 100
 WEST JORDAN, UTAH 84081
 TEL: 801.972.1100
 FAX: 801.972.1101

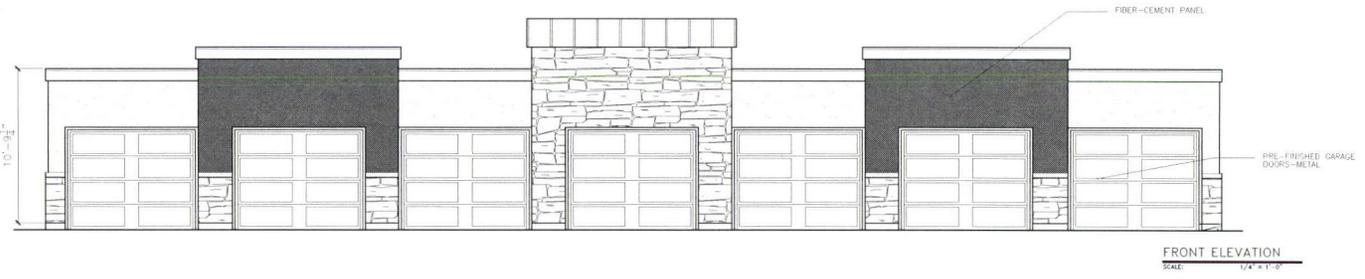
The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

**CLUBHOUSE
 ELEVATIONS**

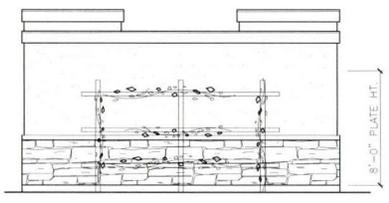
DATE: Nov. 13, 2013
 DRAWN BY:
 DRAWING NO: A-201.8



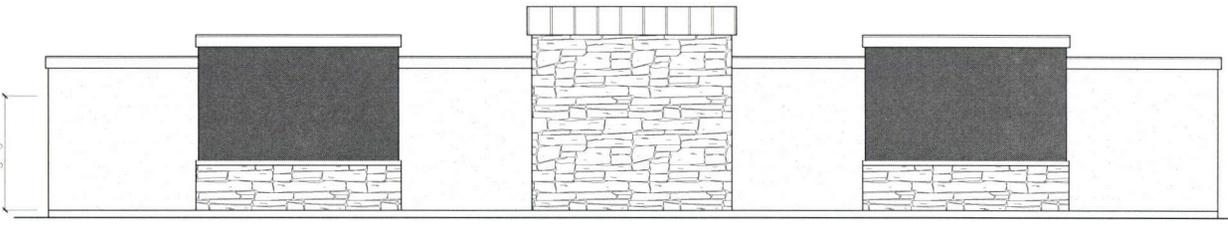
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

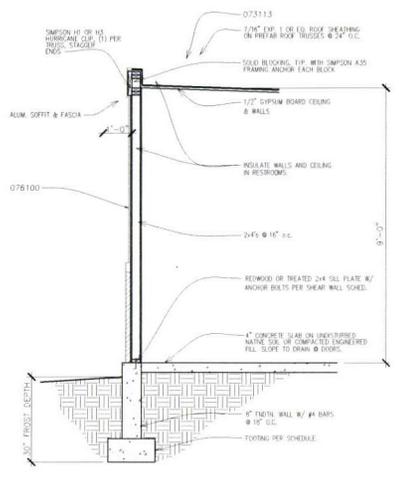


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

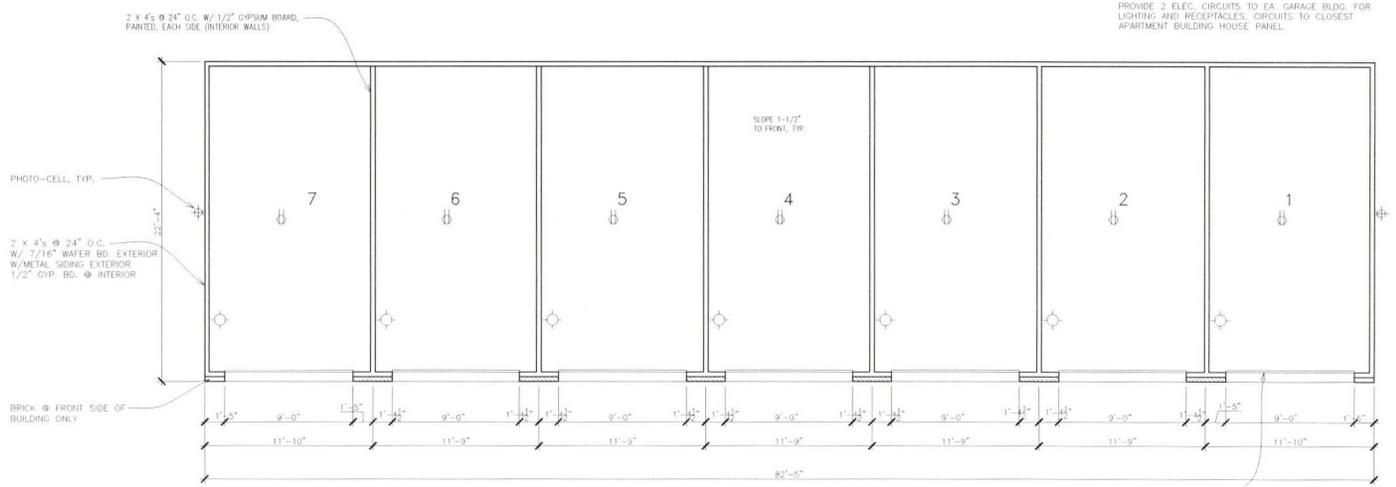


REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROVIDE TRELLISES AT REAR OF BUILDING WHEN ABUTTING NEIGHBORING PROPERTIES.



A GARAGE WALL SECTION
SCALE: 1/2" = 1'-0"



SEE A/A-110 FOR TYPICAL WALL SECTION.

PRE-FINISHED METAL - NON-INSULATED, 90/70 GARAGE DOORS HANDLE AT LOWER RIGHT CORNER W/ SLIDE LOCK, TYP.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

Tuffield & Associates, Inc.
ARCHITECTS
1000 WEST 1000 SOUTH
SALT LAKE CITY, UTAH 84119

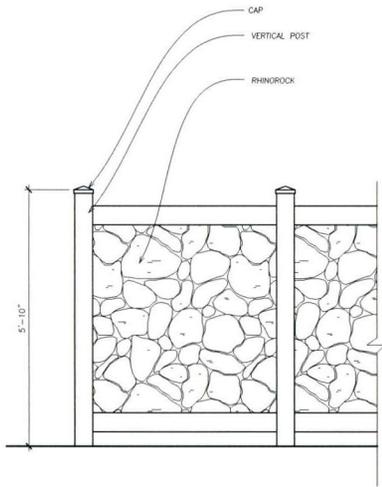
The Station at Gardner Mill
Approximately 1200 West 7800 South
West Jordan, UTAH

DETACHED GARAGES

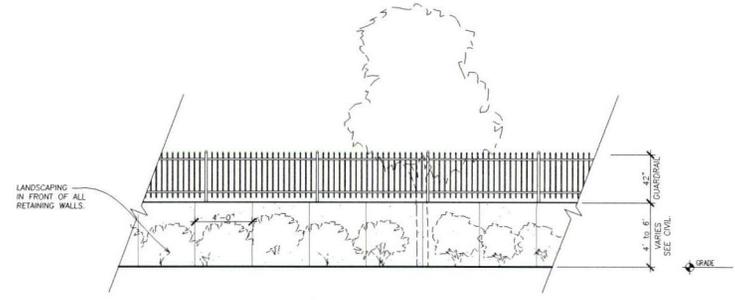
Nov. 13, 2013

NO.	DATE	DESCRIPTION

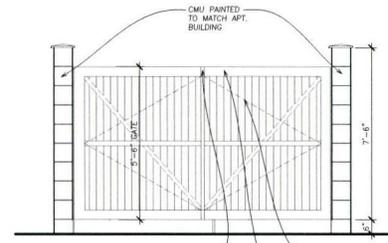
DATE: A-110



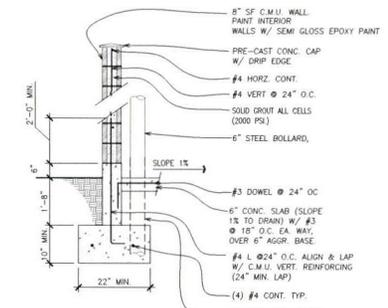
D
**FENCE ELEVATION
 ALONG WEST PROPERTY LINE**
 SCALE: N.T.S.



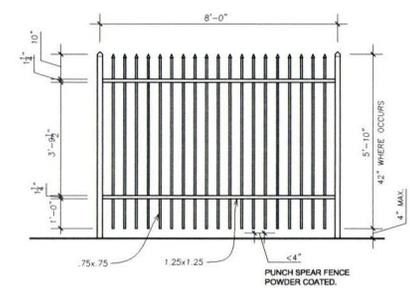
A
RETAINING WALL ELEVATION
 SCALE: 3/32" = 1'-0"



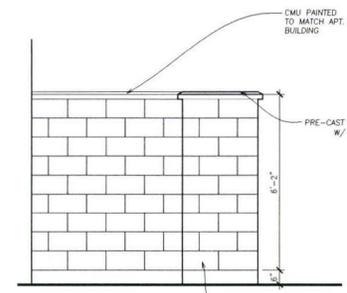
FRONT ELEVATION
 SCALE: N.T.S.



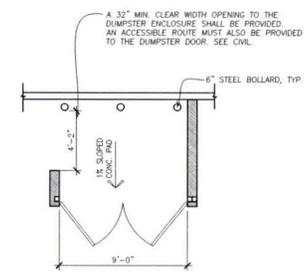
SECTION VIEW
 SCALE: N.T.S.



C
**FENCE ELEVATION ALONG
 PROPERTY LINE AT CANAL**
 SCALE: N.T.S.



LEFT ELEVATION
 SCALE: N.T.S.



PLAN VIEW
 SCALE: N.T.S.

B
DUMPSTER ENCLOSURE
 SCALE: N.T.S.

Tuttle and Associates, Inc.
 ARCHITECTS
 1010 SOUTH 1000 WEST
 SALT LAKE CITY, UTAH 84119

The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

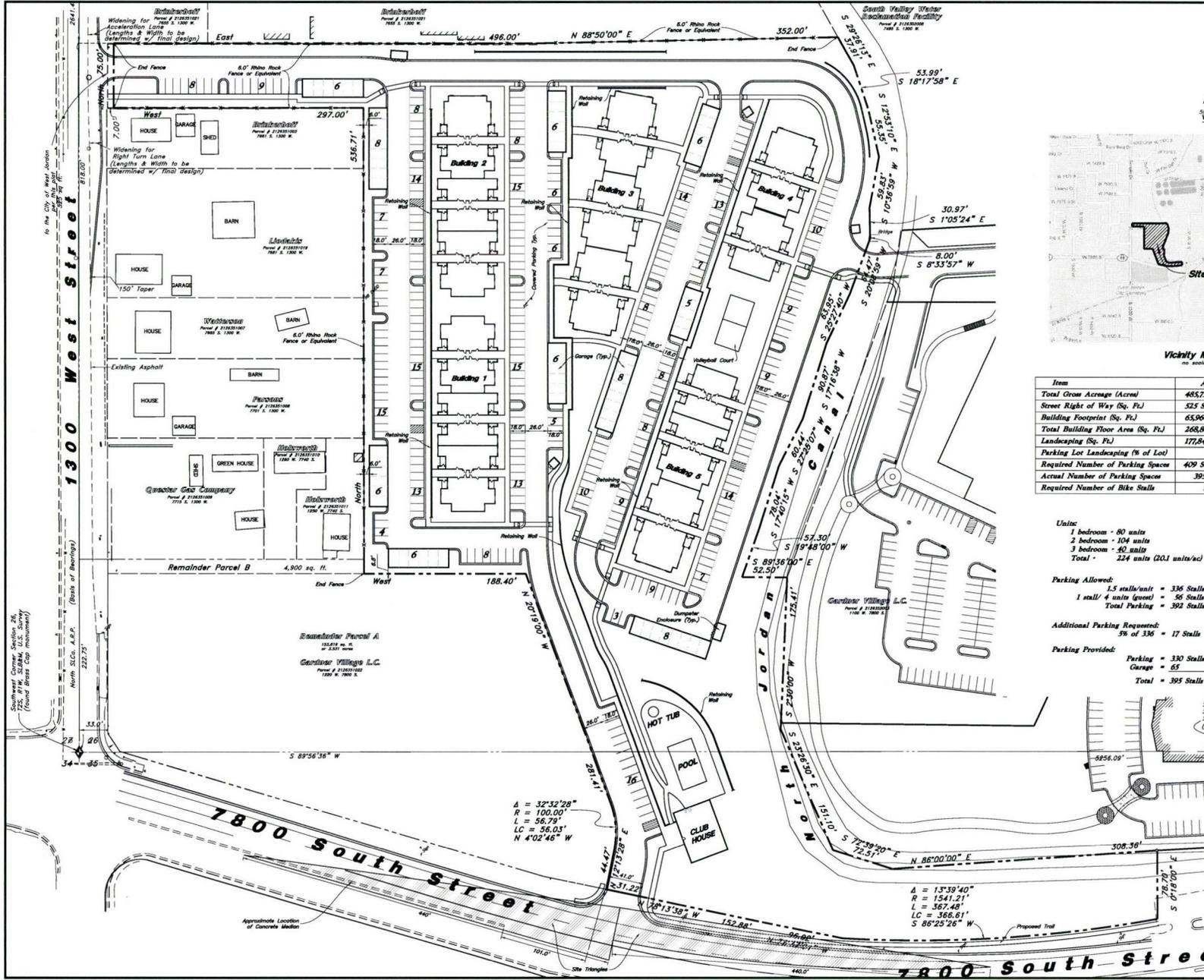
SITE WALL DETAILS

Nov. 13, 2013

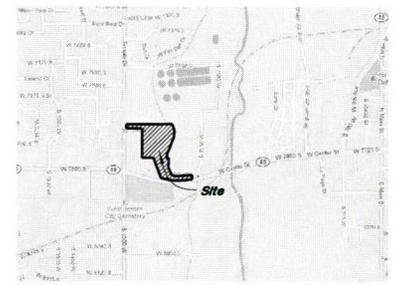
DRAWN BY:

DRAWING NO:

A-303



Scale: 1" = 50'



Vicinity Map
no scale

Item	Area	Calculation
Total Gross Acreage (Acres)	485,752 Sq. Ft.	100%
Street Right of Way (Sq. Ft.)	525 Sq. Ft.	0.11%
Building Footprint (Sq. Ft.)	65,966 Sq. Ft.	13.67%
Total Building Floor Area (Sq. Ft.)	268,864 Sq. Ft.	0.55%
Landscaping (Sq. Ft.)	177,845 Sq. Ft.	36.6%
Parking Lot Landscaping (% of Lot)		1 Tree per 7 Parking Stalls
Required Number of Parking Spaces	409 Stalls Max	
Actual Number of Parking Spaces	395 Stalls	
Required Number of Bike Stalls	20	5%

Units:
 1 bedroom - 80 units
 2 bedroom - 104 units
 3 bedroom - 42 units
 Total - 224 units (201 units/ac)

Parking Allowed:
 1.5 stalls/unit = 336 Stalls
 1 stall/ 4 units (guest) = 56 Stalls
 Total Parking = 392 Stalls

Additional Parking Requested:
 5% of 336 = 17 Stalls

Parking Provided:
 Parking = 330 Stalls
 Garage = 65
 Total = 395 Stalls

Note:
 HVAC Units will be placed on the ground next to the buildings. Screening will be provided with final Landscape Design. Units will be placed on permanent concrete pads and located away from windows, doors and entry ways.

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 15747
 Salt Lake City, Utah 84116
 Salt Lake City (801)241-6600 • Open: (801)241-1888 • Fax: (801)241-6601

Overall Site Plan
Gardner Station
 1208 West 7800 South
 West Jordan, Utah

26 Dec, 2013
 SHEET NO.
C1.0

W:\12-0620\GARDNER\DWG\12-0620-013-13-24-24.PLA - Admin.
 AutoCAD 2013 12/26/13 11:11 AM

1300 West Street

Parcel # 2126351021
7655 S. 1300 W.

Parcel # 2126351021
7655 S. 1300 W.

Brinkerhoff
Parcel # 2126351003
7661 S. 1300 W.

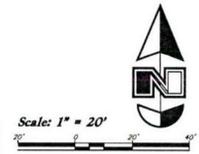
HOUSE GARAGE SHED

Building 2

Site Data
Site Area = 485,752 Sq. Ft. s.f. (11.15 ac.)
Landscape Area Provided = 177,845 s.f. (36.6%)

Conceptual Plant Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> Large Deciduous Trees (20-35' Ht.)
American Ash
American Linden
Greening Linden
Mopane Linden
Mopane Linden
Mopane Linden Medium Deciduous Trees (12-20' Ht.)
Green Elm
Honey Locust
Red Maple
Shumway Red Maple
Emerald Green Maple
Common Hornbeam
Chastnut Flowering Pear Small Deciduous Trees (6-12' Ht.)
Spring Snow Flowering Dogwood
Candle Dogwood
Tulip Tree
Eastern Redbud
Crimson Sentry Maple
Bronzed Maple
Armstrong Maple
Golf Course Tree Evergreen Trees
Blue Atlas Cedar
Lambert Pine
Blue Spruce
Austrian Pine
Colorado Norway Spruce
Hemlock Pine Lawns Native Vegetation or Revegetation Seed Mix Curbing/Edging (Concrete or Steel) between Planting & Lawn Areas | <ul style="list-style-type: none"> Planting Area w/ Grange of Shrubs, Colorful Perennials, Ornamental Grasses. All Planting areas to have decorative Rock or Shredded Bark Mulch, Decorative Landscape Stakes (2-4" Dia.) to be incorporated into Planting Area. Shrubs
Amelanchier
Flowering Quince
Forsythia
Potted Rose
Red Dogwood
Climbing Dogwood
Rose of Sharon
Blue Star Jasmine
Bumelia
Golf Course Tree
Shumway Red Maple
Candle Dogwood
Purple Leaf Sandalwood
Nandina
White Oak Burford
Navy Blue Dogwood
Candy Cane Dogwood
Coff Tree
Burning Bush Grasslands
St. Augustine
Creeping Oregon Grape
Trifolium
Ornamental Grasses
Blue Oak Grass
Blue Fescue Grass
Kent Bluegrass
Little Blue Stem Grass
Shamrock
Little John
Harmless Fountain Grass Perennials
Shasta Daisy
English Lavender
Russian Sage
Daphne
Columbine
Rock Cress
Conduct
Sedum |
|---|---|

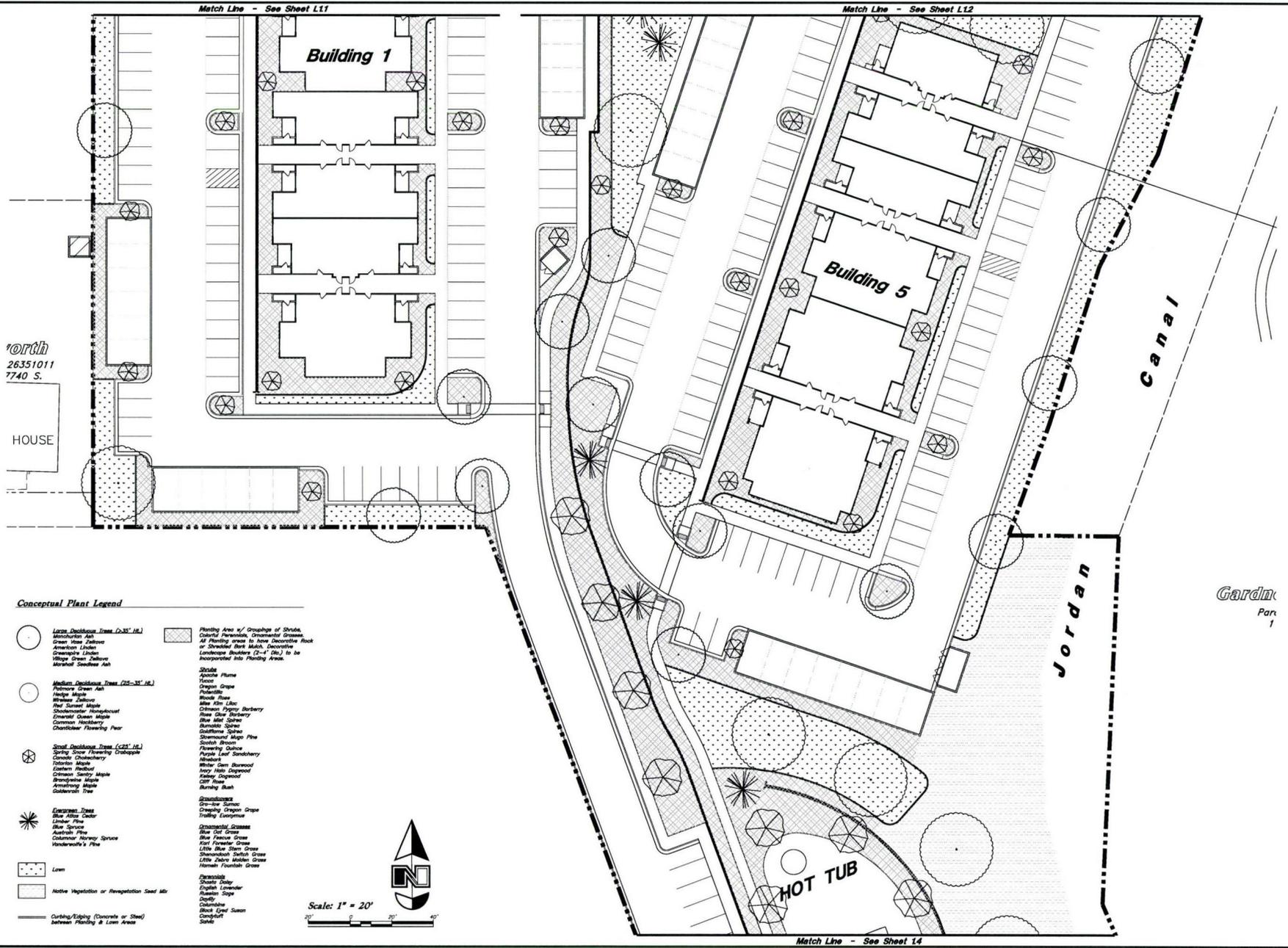


Match Line - See Sheet L12

Match Line - See Sheet L13

<p>Designed by JRM Drafted by JRM Client Name: Gardner 12-088-L3</p>	<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS AND LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Tel: (801) 488-8888 Fax: (801) 488-8888</p>
<p>Conceptual Landscape Plan The Station at Gardner Mill 1206 West 7800 South West Jordan, Utah</p>	
<p>26 Dec, 2013 SHEET NO. L1.1</p>	

11/15/2013 10:00 AM 12/08/13 11:47 AM JRM
 12/08/13 11:47 AM JRM



North
26351011
7740 S.

HOUSE

Conceptual Plant Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ Large Deciduous Tree (20'-30' H.)
Magnolia Ash
Green Elm
American Linden
Greenleaf Linden
Village Green Yew
Marshall Seedling Ash ○ Medium Deciduous Tree (15'-25' H.)
Pinyon Green Ash
Hedge Maple
White Elm
Red Sunset Maple
Chickadee Honeylocust
Ornamental Queen Maple
Common Hackberry
Chambourc Flamingo Pear ○ Small Deciduous Tree (10'-15' H.)
Spring Snow Flowering Crabapple
Candy Cane Redbud
Forsythia Maple
Cotton Redbud
Ornamental San Jose Maple
Branched Maple
Armstrong Maple
Goldenrain Tree ★ Evergreen Tree
Blue Atlas Cedar
Linden Pine
Blue Spruce
Aspen Pine
Governor Norway Spruce
Handsworth's Pine □ Lawn □ Native Vegetation or Revegetation Seed Mix — Curbing/Edging (Concrete or Steel) between Planting & Lawn Areas | <ul style="list-style-type: none"> □ Planting Area w/ Groupings of Shrubs, Colorful Perennials, Ornamental Grasses. All Planting areas to have Decorative Rock or Shredded Bark Mulch. Decorative Landscape Sculpture (2'-4' Dia.) to be incorporated into Planting Areas. Shrub
Korona Flame
Yucca
Oregon Grape
Potentilla
Rosa
Moss Rose
Climbing Purple Barbary
Rose Glow Barbary
Blue Hill Spirea
Burnside Spirea
Goldflame Spirea
Shamrock Maple Pine
Scottish Spruce
Flowering Quince
Nippon Leaf Senecio
Nandina
Winter Cam Burnwood
New York Dogwood
Kaiser Dogwood
Coff Rose
Burning Bush Grass/Grasses
Green-Spruce
Crawling Dragon Grape
Trailing Conspire
Ornamental Grasses
Blue Soft Grass
Blue Fescue Grass
Kent Forsythia Grass
Little Blue Storm Grass
Shamrock Switch Grass
Little Jack Mallow Grass
Hemlock Fountain Grass Perennials
Shasta Daisy
Purple Aster
Rudbeckia
Columbine
Black-eyed Susan
Candytuft
Salvia |
|--|--|

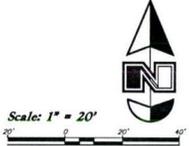
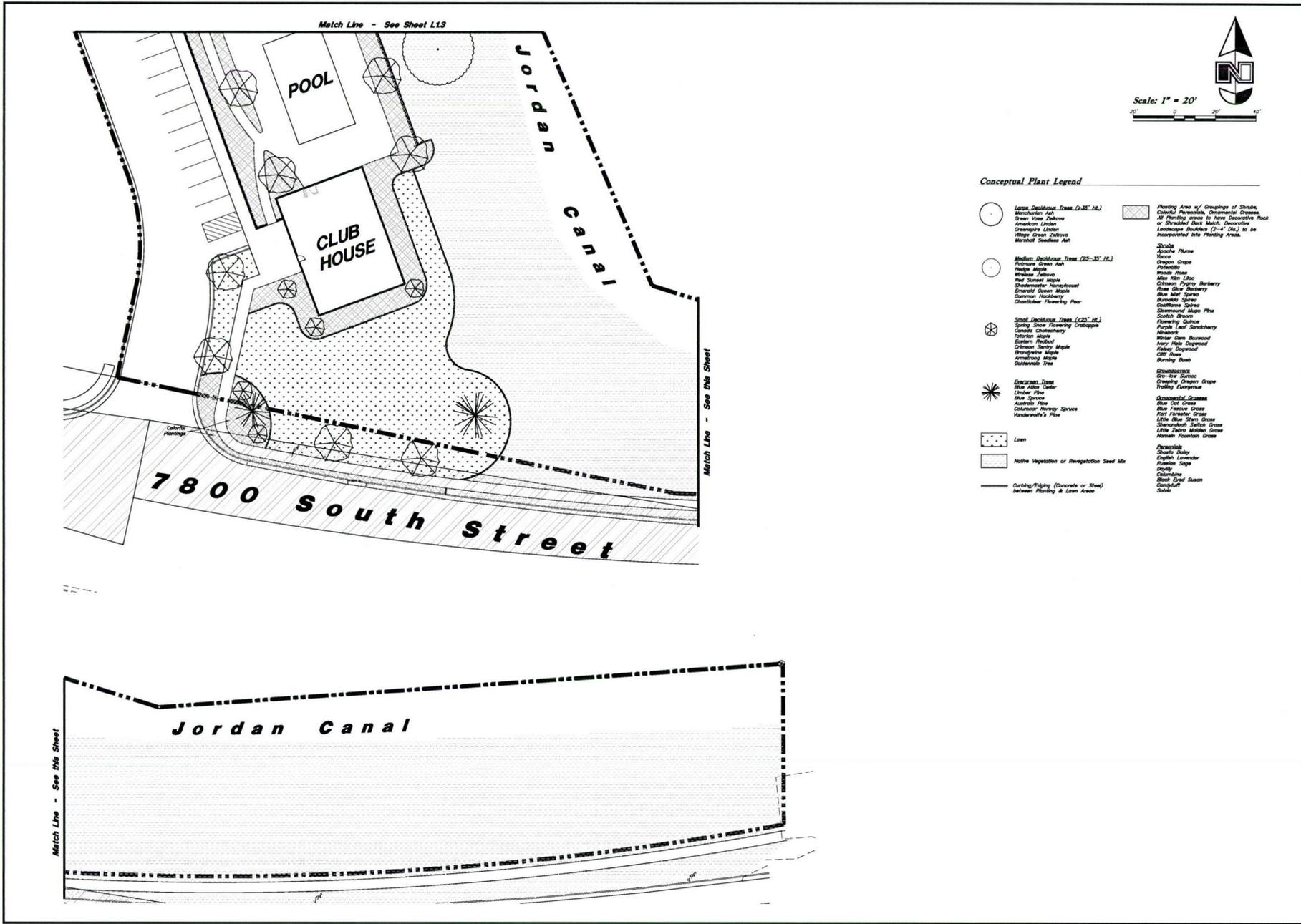
Scale: 1" = 20'
0 20' 40'



<p>Designed by: JRM Drafted by: JRM Client Name: Custodian: 12-066-LS</p>	<p style="text-align: center;">Gardner Park 1</p>
<p>Conceptual Landscape Plan The Station at Gardner Mill 1206 West 7800 South West Jordan, Utah</p>	
<p>26 Dec, 2013</p>	
<p>SHEET NO. L1.3</p>	

P:\12-066-LS\12-066-LS.dwg, 12/26/13 11:52:52 AM, JRM
 Author: JRM, Date: 12/26/13

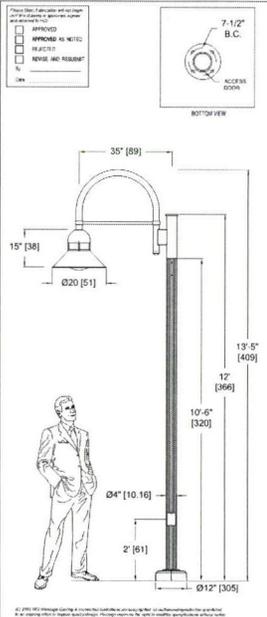
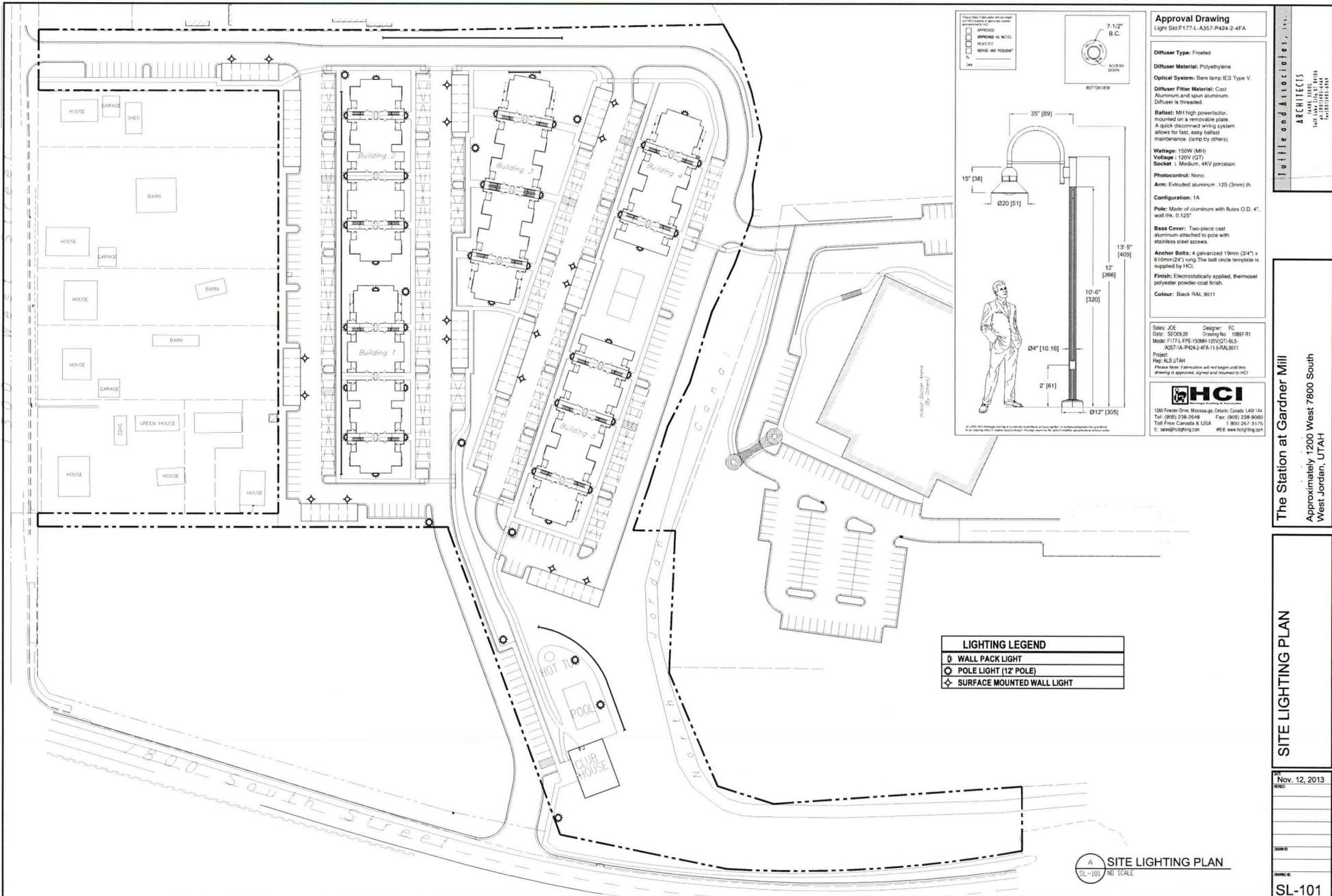
W:\12-2006\12-2006-01\12-2006-01.dwg, 12/20/06 11:37:27 PM, Admin, 12/20/06 11:37:27 PM



Conceptual Plant Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> Large Deciduous Trees (>35' Ht.)
Mandarin Apricot
Green Vase Zelkova
American Linden
Greenough Linden
Hilltop Green Zelkova
Marshmallow Seedless Ash Medium Deciduous Trees (25-35' Ht.)
Piedmont Green Ash
Peach Maple
White Oak
Shademaster Honeylocust
Greenleaf Green Maple
Common Hackberry
Chandler's Flowering Pear Small Deciduous Trees (15-25' Ht.)
Spring Snow Flowering Crabapple
Canada Crabapple
Eastern Redbud
Eastern Redstart Maple
Strawberry Maple
Armstrong Maple
Silverbell Tree Evergreen Trees
New Atlas Cedar
Linden Pine
Blue Spruce
Autumn Pine
Colorado Norway Spruce
Henderson's Pine Lawn Native Vegetation or Revegetation Seed Mix | <ul style="list-style-type: none"> Planting Area w/ Groupings of Shrubs, Colorful Perennials, Ornamental Grasses.
All planting areas to have decorative Rock or Shredded Bark Mulch. Decorative Landscape Boulders (2-4' Dia.) to be incorporated into planting areas. Shrubs
Apache Plume
Yucca
Oregon Grape
Panicum
Blue Yew
Mexican Yucca
Cypress Juniper Barberry
Rose Glow Barberry
Blue Mist Sarsaparilla
Burnside Spirea
Coffea Spirea
Shamrock Magnolia
Sedum
Flowering Quince
Purple Leaf Sandcherry
Mahonia
Winter Cam Rosewood
Avery Holly Dogwood
Kalmia Dogwood
Climax Rose
Burning Bush Groundcovers
On-the-Summit
Crawling Dragon Grape
Trailing Euonymus Perennials/Grasses
Blue Oat Grass
Blue Fescue Grass
Kent Forester Grass
Little Blue Stem Grass
Shamrock Switch Grass
Little Zebra Meadow Grass
Hornet Fountain Grass Perennials
Shasta Daisy
English Lavender
Pulsatilla
Daisy
Columbine
Black-eyed Susan
Camellia
Salvia |
|---|--|

<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS 2010 North Riverwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Tel: (801)521-4951 Fax: (801)521-4951</p>	<p>Designed by JEM Drafted by JEM Client Name: Columbia 12-064-L5</p>
<p>Conceptual Landscape Plan The Station at Gardner Mill 1206 West 7800 South West Jordan, Utah</p>	
<p>26 Dec, 2013 SHEET NO. L14</p>	



Approval Drawing
 Light Sht F177-L-A357-P424-2-4FA

Diffuser Type: Frosted
Diffuser Material: Polyethylene
Optical System: Bare lamp IES Type V.
Diffuser Filter Material: Cast Aluminum and spun aluminum.
 Diffuser is threaded.
Ballast: MH high powerfactor, mounted on a removable plate. A quick disconnect wiring system allows for fast, easy ballast maintenance. (strip by others)
Wattage: 150W (M)
Voltage: 120V (DT)
Socket: Medium, 4KV porcelain
Photocontrol: None
Arm: Extruded aluminum .125 (3mm) th.
Configuration: 1A
Pole: Made of aluminum with flutes O.D. 4", wall thk. 0.125"
Base Cover: Two-piece cast aluminum attached to pole with stainless steel screws.
Anchor Bolts: 4 galvanized 1/8" (3.17) x 610mm (24") long. The bolt circle template is supplied by HCI.
Finish: Electrostatically applied, thermoset polyester powder-coat finish.
Colour: Black RAL 9011

Sales: JOE Designer: FC
 Date: 05/09/09 Drawing No: 19897-R1
 Model: F177-L-FPE-150MH-120V(DT)-18L-A357-LA-P424-2-4FA-116-RAL9011
 Project:
 Rep: ALS UTAH
 Please Refer Fabrication and field layout with this drawing if approved, signed and returned to HCI

HCI
 1260 Ferns Drive, Mississauga, Ontario, Canada L4W 1A4
 Tel: (905) 238-2648 Fax: (905) 238-9060
 Toll Free Canada & USA: 1 800 267 3175
 E: sales@hclighting.com WEB: www.hclighting.com

LIGHTING LEGEND	
⊗	WALL PACK LIGHT
⊙	POLE LIGHT (12' POLE)
⊕	SURFACE MOUNTED WALL LIGHT

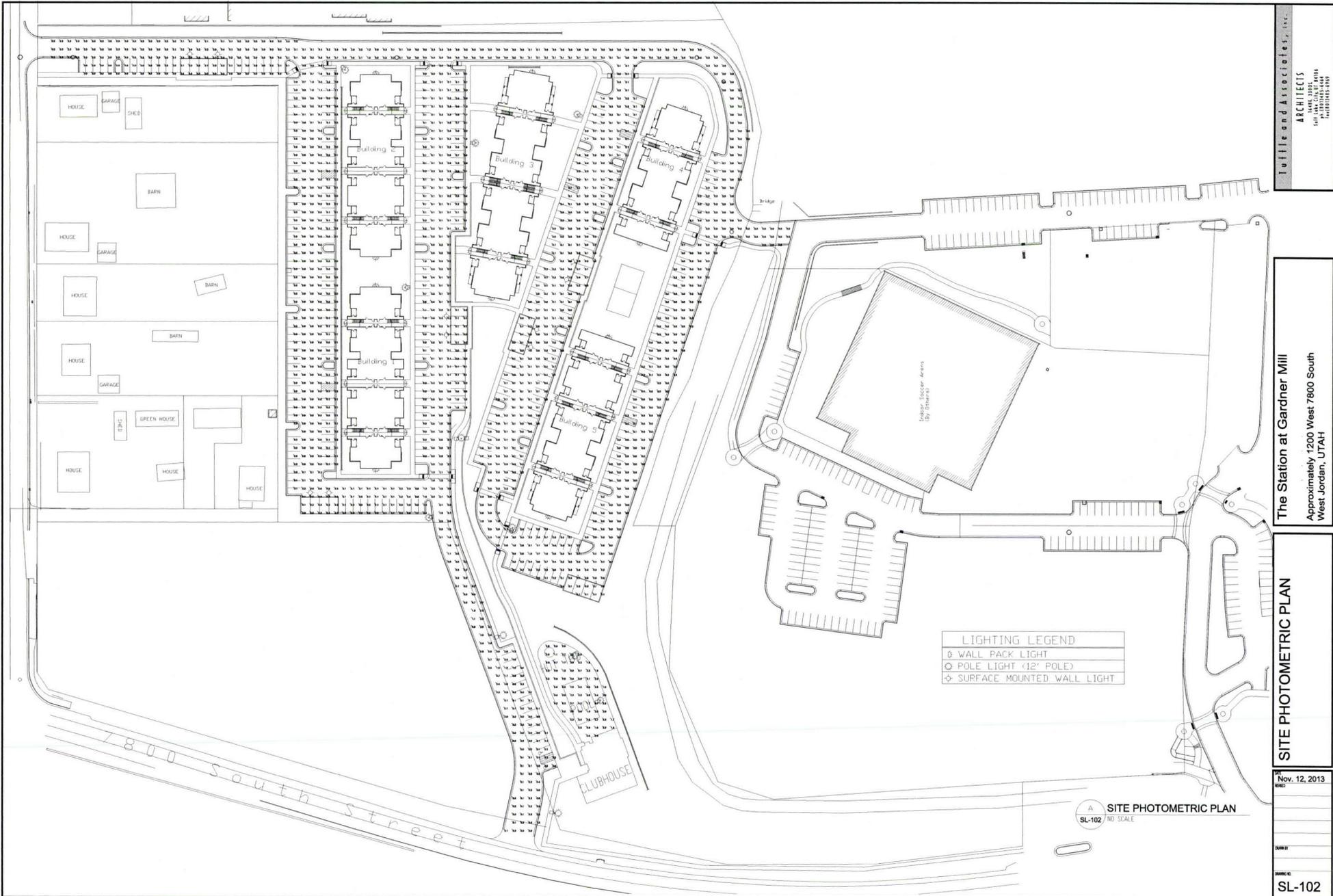
Tullie and Associates, Inc.
 ARCHITECTS
 1001 W. 1000 S.
 SALT LAKE CITY, UT 84119

The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

SITE LIGHTING PLAN

Nov. 12, 2013
 DRAWN BY:
 CHECKED BY:
 DATE PLOTTED:
 DRAWING NO: SL-101

A SITE LIGHTING PLAN
 SL-101 NO SCALE



Tuttle and Associates, Inc.
 ARCHITECTS
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119
 TEL: 313.441.1111
 FAX: 313.441.1111

The Station at Gardner Mill
 Approximately 1200 West 7800 South
 West Jordan, UTAH

SITE PHOTOMETRIC PLAN

Nov. 12, 2013

NO. _____
 DATE _____
 DRAWN BY _____

SL-102

LIGHTING LEGEND	
⊗	WALL PACK LIGHT
○	POLE LIGHT (12' POLE)
◊	SURFACE MOUNTED WALL LIGHT

A SITE PHOTOMETRIC PLAN
 SL-102 NO SCALE