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www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA MARCH 23, 2016

WORKSHOP MEETING
ALEXANDER DAHL CONFERENCE ROOM
6:30 PM

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. SSMP-21-26-226-012; RIVERWALK RETAIL LOT 8 MULTI-TENANT BUILDING; 7111 SOUTH BINGHAM JUNCTION BOULEVARD; SMALL SCALE MASTER PLAN FOR MULTI-TENANT RETAIL BUILDING; BINGHAM JUNCTION ZONE/RIVERWALK OVERLAY; MARTY BILJANIC/WADSWORTH DEVELOPMENT (APPLICANT)

ACTION ITEM(S)

2. TXT-16-01; TEXT AMENDMENT TO MODIFY BUILDING HEIGHTS AND SETBACKS IN THE RM-12, RM-25, STATE STREET COMMERCIAL AND TRANSIT ORIENTED DEVELOPMENT ZONES; CITY STAFF (APPLICANT)

MINUTES

3. REVIEW AND APPROVE MINUTES OF JANUARY 13, 2016; FEBRUARY 10, 2016; FEBRUARY 24, 2016 AND MARCH 9, 2016

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:00pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pnn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	Riverwalk Retail Lot 8 Multi-tenant building
LOCATION:	7111 South Bingham Junction Blvd.
APPLICANT:	Wadsworth Development Marty Biljanic, Project Manager
FILE #:	SSMP-21-26-226-012
REQUEST:	Small Scale Master Plan / Preliminary Site Plan
MEETING DATE:	Wednesday, March 23, 2016
ZONING DESIGNATION:	Bingham Junction/Riverwalk Overlay (BJ/RWO) – Subarea 5
AUTHOR:	Matt Hilderman, Associate Planner
APPLICABLE ORDINANCE (S):	17-7-9, 17-7-9.12.1
AGENDA #:	1

SUMMARY:

Marty Biljanic, representing Wadsworth Development Group, is proposing a Small Scale Master Plan/Preliminary Site Plan for two, multi-tenant buildings located on an interior lot between Bingham Junction Blvd., 7200 South, and 700 West. This property is Lot 8 of the Riverwalk at Bingham Junction, Lot 4D & 4E Amended Subdivision plat within the Riverwalk Retail Center Large Scale Master Plan area and is approximately 113,725 square feet (2.61 acres). This project is subject to the requirements of the Bingham Junction Zone, the Riverwalk Overlay and the Riverwalk Retail Center Development Agreement. These multi-tenant building proposals include the following;

- One (1), 15,122 sq. ft. structure known as ‘Proposed Building’;
- One (1), 20,000 sq. ft. structure known as ‘Future Building’;
- 125 parking stalls;
- Associated landscaping element; and
- Accesses from the access drive off of Bingham Junction Blvd. and running through the site and the access drive off of 700 West and running along the West boundary.

A copy of the proposed overall site plan and building elevations for the ‘Proposed Building’ are attached. No elevation plans for the ‘Future Building’ were submitted.

The Planning Commission approved the Large Scale Master Plan for this overall project area with the following conditions:

1. All development within the amended large scale master plan shall comply with the Development Standards in Section 17-7-9.12.1.6 of the Zoning Ordinance, including but not limited to a minimum of 50% of the street facing facades being built within three feet of the 20-foot build-to-line; this will require that the 700 West facing façade for Building E be the same or a greater length than the 700 West facing façade for Building D.
2. All development within the amended large scale master plan shall comply with the Landscaping Standards in Section 17-7-9.12.1.7 of the Zoning Ordinance. Landscaping plans shall incorporate

some of the plant materials and landscape design elements of the existing landscaping on Lot 4B of the Riverwalk at Bingham Junction Lot 4C Amended subdivision (WinCo).

3. All development within the amended large scale master plan shall comply with the Architectural Standards in Section 17-7-9.12.1.8 of the Zoning Ordinance, including but not limited to drive aisles located between the building and the street being minimized as much as possible with berming and landscaping and complying with the specific development standards in the ordinance.
4. All development within the amended large scale master plan shall comply with Sections 17-7-9.5 Common Development Standards and 17-7-9.6 Parking of the Zoning Ordinance.
5. All development within the amended large scale master plan shall comply with the approved Riverwalk Thematic Design Elements, i.e. lighting, street trees, etc.
6. The new access on Bingham Junction Boulevard shall be right-in/right-out only and shall comply with the requirements of the City Engineer.
7. The applicant shall obtain approval from UDOT for the new access on to 7200 South.

This Small Scale Master Plan proposal is consistent with the approved Large Scale Master Plan as it relates to the access points into the site and the general building and parking layout. The City Engineer and Fire Marshall have reviewed the site plan and do not have any specific development layout issues that need to be addressed; however, utility plans and site construction details will need to be finalized before any final approvals are granted. All of these required details for the City Engineer and Fire Marshall will be addressed with the final site plan and construction drawings. These details will not affect the proposed site layout or structure, as currently proposed.

In reviewing the proposed site plan and building elevations with regard to the required development standards, landscaping standards, architectural standards, and Riverwalk Thematic Elements, Staff has found the proposed site plan to comply with the required items. As stated in the Riverwalk Zone development standards, all retail/office/flex structures shall have at least fifty percent (50%) of the adjacent facades built within three feet (3') of the landscaped setback (build-to-line). The build-to line is defined as the landscaped setback line from the public right-of-way. However, since these structures do not front along a public right-of-way, this build-to line requirement is not required. For reference purposes, the 'Proposed Building' is seventy-four feet (74') from the top, back-of-curb of the north access drive and the 'Future Building' is twenty-seven feet (27') from the top, back-of-curb of the north access drive.

The proposed sizes and uses of the buildings require a total of 105 parking spaces; 125 have been provided. The additional landscaping features; i.e. sod areas, cobblestone mulch, and trees and shrubs are proposed to correspond with the adjacent developments within this area. Building foundation landscaping has also been provided around the perimeters of each structure. The applicant has also provided 14% interior parking lot landscaping which complies with the minimum 10% interior parking lot landscaping requirement. One issue that will need to be adjusted is the proposed parking spaces adjacent to the 'Future Building' site. The ordinance requires for parking areas over fifteen (15) spaces; a landscaped island shall be required. The applicant shall either propose a landscaped island for every 15 parking spaces or remove additional parking spaces to comply with the ordinance requirement.

The proposed building includes some of the building forms, materials, and colors included in the Exterior Building Palette which is part of the approved Development Agreement for the overall project. The structures also include variations in the facades and details that break up the wall areas.

All mechanical equipment located on the outside of the building shall be painted to match the structure and/or screened appropriately with landscaping. The Riverwalk Overlay limits the amount of stucco on

exterior elevations to a maximum of 50%. All elevations comply with this standard. Other items that need to be addressed include:

- Submittal, review, and approval of the ‘Future Building’ Elevation plans.
- An irrigation/planting plan complying with Section 17-7-9.5 F of the Zoning Ordinance.
- An exterior lighting plan complying with Section 17-7-9.6 F of the Zoning Ordinance and the thematic lighting standards in the Development Agreement. The parking lot light fixtures, poles, and pole bases need to match those in the existing adjacent properties.
- A detail of the trash enclosure, including materials and colors that match the building and a screening gate.
- All signage will require a separate Sign Permit for review and approval.

Staff believes these details can easily be addressed as part of Staff’s final site plan review. With these items addressed and with some specific conditions, the proposed Small Scale Master Plan/Preliminary Site Plan is consistent with the approved Large Scale Master Plan for this area and complies with the zoning requirements for this area including those required by the Development Agreement for the Riverwalk Retail Center.

STAFF RECOMMENDATION:

Staff would recommend approval of the Small Scale Master Plan/Preliminary Site Plan with the conditions stated below.

RECOMMENDED MOTION:

“Based on the project complying with the approved Large Scale Master Plan and the development standards and requirements for the Riverwalk Overlay Zone, I move that we approve the Small Scale Master Plan for Riverwalk Retail Lot 8 Multi-tenant building to be located at 7111 South Bingham Junction Boulevard with the following conditions:

1. *Prior to construction of the ‘Future Building’ the applicant shall submit plans for further review and approval by the Planning Commission.*
2. *The applicant shall either propose a landscaped island for every 15 parking spaces or adjust the parking spaces adjacent to the ‘Future Building’ site in order to comply with the ordinance requirements.*
3. *All mechanical equipment is encouraged to be located inside the building. Any equipment, meters/boxes, etc. required to be on the outside of the building shall be painted to match the building and/or screened appropriately with additional landscaping.*
4. *An irrigation/planting plan as required in Section 17-7-9.5 F of the Zoning Ordinance shall be prepared.*
5. *An exterior lighting plan, to include light locations, fixture details, and photometric information as required in Section 17-7-9.6 F of the Zoning Ordinance and the Riverwalk Thematic Elements, shall be prepared. Parking lot light fixtures, poles, and pole bases shall match those existing in the Riverwalk Retail Center Large Scale Master Plan area.*
6. *The trash enclosure shall be constructed of similar materials and colors as the building and include a screening gate. A detail of this enclosure shall be included on the final site plan.*
7. *All requirements of the Building Official, Fire Marshall, and the City Engineer shall be satisfied.*
8. *The applicant shall prepare a final site plan in accordance with Section 17-3-3 E of the Zoning Ordinance. This final site plan shall be reviewed and approved by the City Engineer, Fire Marshall, and the City Planner.*

9. *All signage shall be reviewed under the applicable sign requirements and approved through the sign permit process.*”

ADJACENT LAND USES:

NORTH: BJ/Riverwalk Overlay (WinCo grocery store)
SOUTH: BJ/Riverwalk Overlay (Commercial multi-tenant building)
EAST: BJ/Riverwalk Overlay (Commercial multi-tenant building)
WEST: BJ/Riverwalk Overlay (Commercial multi-tenant building)

ATTACHMENTS:

- Vicinity Map
- Approved Large Scale Master Plan
- Preliminary Site Plan
- Building Elevations
- Color board

PUBLIC NOTICE: No Yes

VICINITY MAP
Riverwalk Retail Lot 8

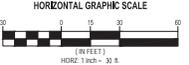
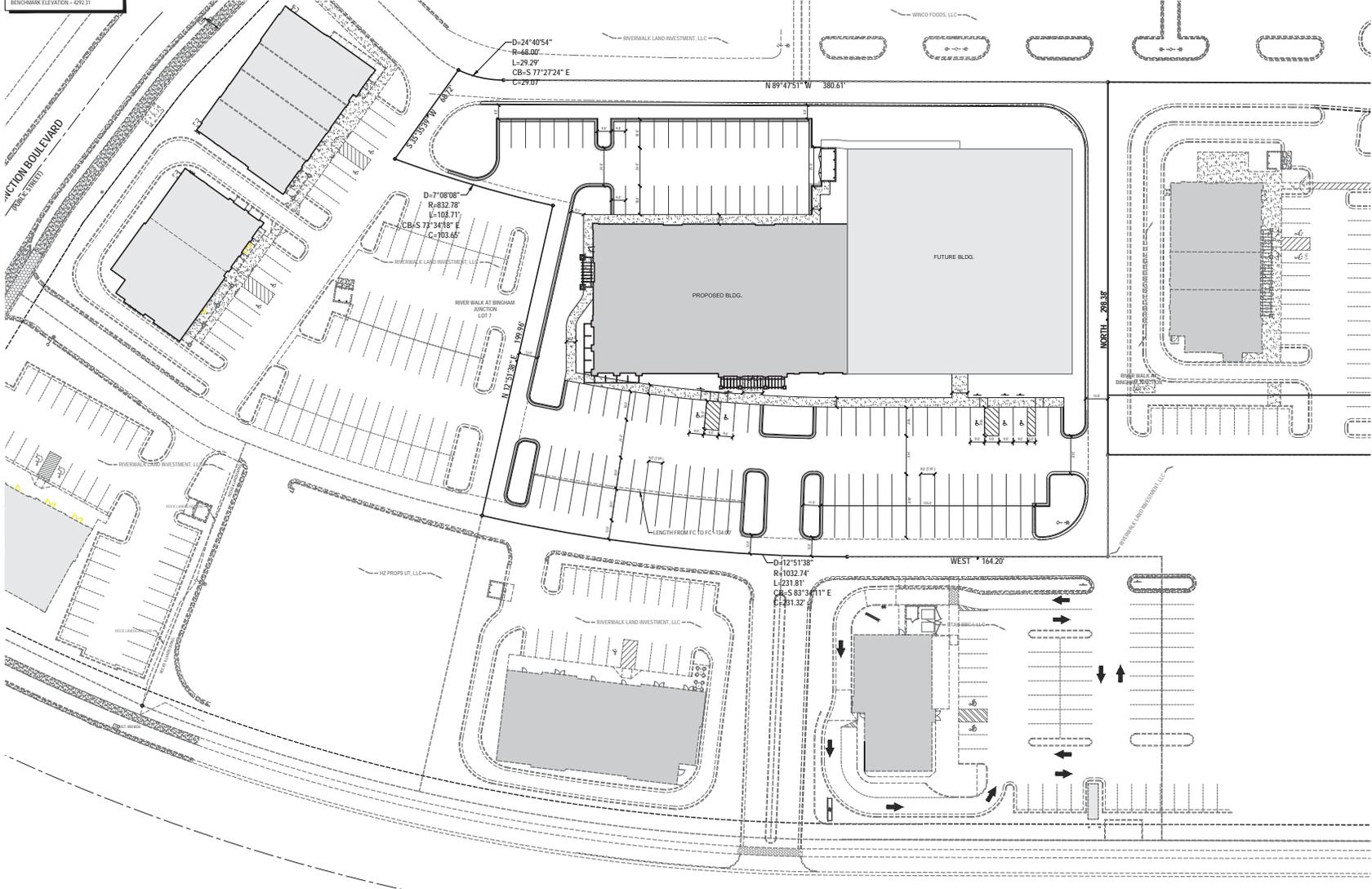


Proposed Location





BENCHMARK
 SOUTHEAST CORNER
 SECTION 23
 T2S, R10W
 S36M
 1160000
 BENCHMARK ELEVATION = 4292.31



THE STANDARD IN ENGINEERING
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 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2983

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 FOR:
 WOODNORTH DEVELOPMENT GROUP
 191 EAST 1400 SOUTH #210
 DRYDEN, UT 84020
 OWNER:
 MARY ELIJAH
 PHONE: 801-465-8208

RIVERWALK LOT 8
 7111 SOUTH BINGHAM JUNCTION BOULEVARD
 MIDVALE, UTAH

NO.	DATE	REVISION	BY

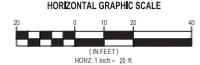
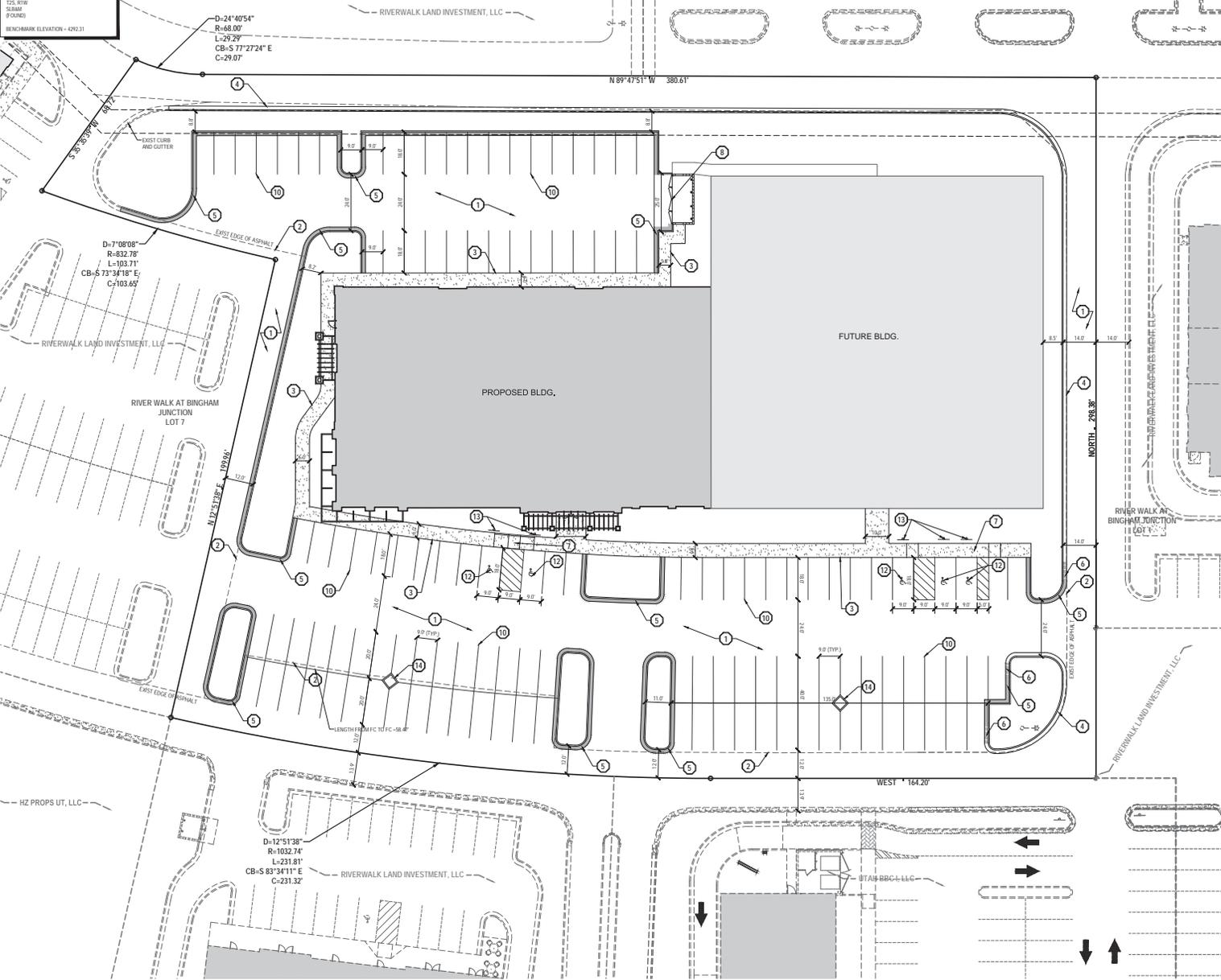
SITE PLAN

PROJECT NUMBER: 2018-001
 SHEET: 2 OF 2
 DRAWN BY: M. BUDGE
 CHECKED BY:
 PROJECT MANAGER:
 E. MORSE

C-100



BENCHMARK
 SOUTHEAST CORNER
 SECTION 23
 T25, R1W
 S14M
 R12ND
 BENCHMARK ELEVATION - 4293.31



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

LOT 8 PARKING DATA TABLE

STANDARD STALLS	120
HANDICAP ACCESSIBLE STALLS	5
TOTAL STALLS	125

LOT 8 SITE SUMMARY TABLE

DESCRIPTION	AREAS SQF	PERCENTAGE
PAVEMENT	46,274	27%
ROOF (PROPOSED BLDG)	15,122	12%
ROOF (FUTURE BLDG)	20,000	18%
LANDSCAPING	18,227	16%
TOTAL SITE	113,725	100%

- FOR INTERIOR PARKING LOT LANDSCAPING, SEE LANDSCAPE PLAN
- SCOPE OF WORK:**
 PROVIDE BEST PRACTICES CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 4" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 2IC-501.
 - 2 ROLL ASPHALT TO PROVIDE 6" THICKENED EDGE. EXTEND BASE COURSE 2' BEYOND EDGE OF ASPHALT.
 - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 - 4 2" COLLECTION CURB AND GUTTER PER DETAIL 5IC-500.
 - 5 2" REVERSE PAN CURB AND GUTTER PER DETAIL 6C-500.
 - 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 7 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
 - 8 TRASH ENCLOSURE PER DETAIL 1, 9 & 10C-500 WITH 4" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. I.E.W. OR GRASS INSET.
 - 9 NOT USED.
 - 10 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 11 NOT USED.
 - 12 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - 13 HANDICAP PARKING SIGN PER M.U.T.C.D. STANDARD PLANS.
 - 14 INSTALL 5/8" TREE DIAMOND WITH CURB WALL PER APWA PLAN NO. 209 TYPE R.

ENSIGN
 THE STANDARD IN ENGINEERING

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FOR: WOODBORTH DEVELOPMENT GROUP
 191 EAST 4000 SOUTH #210
 DRAPER, UT 84042
 OWNER: MARY ELIJAH
 PHONE: 801-264-6288

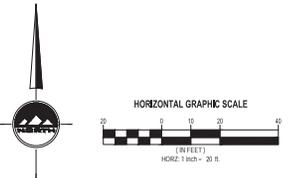
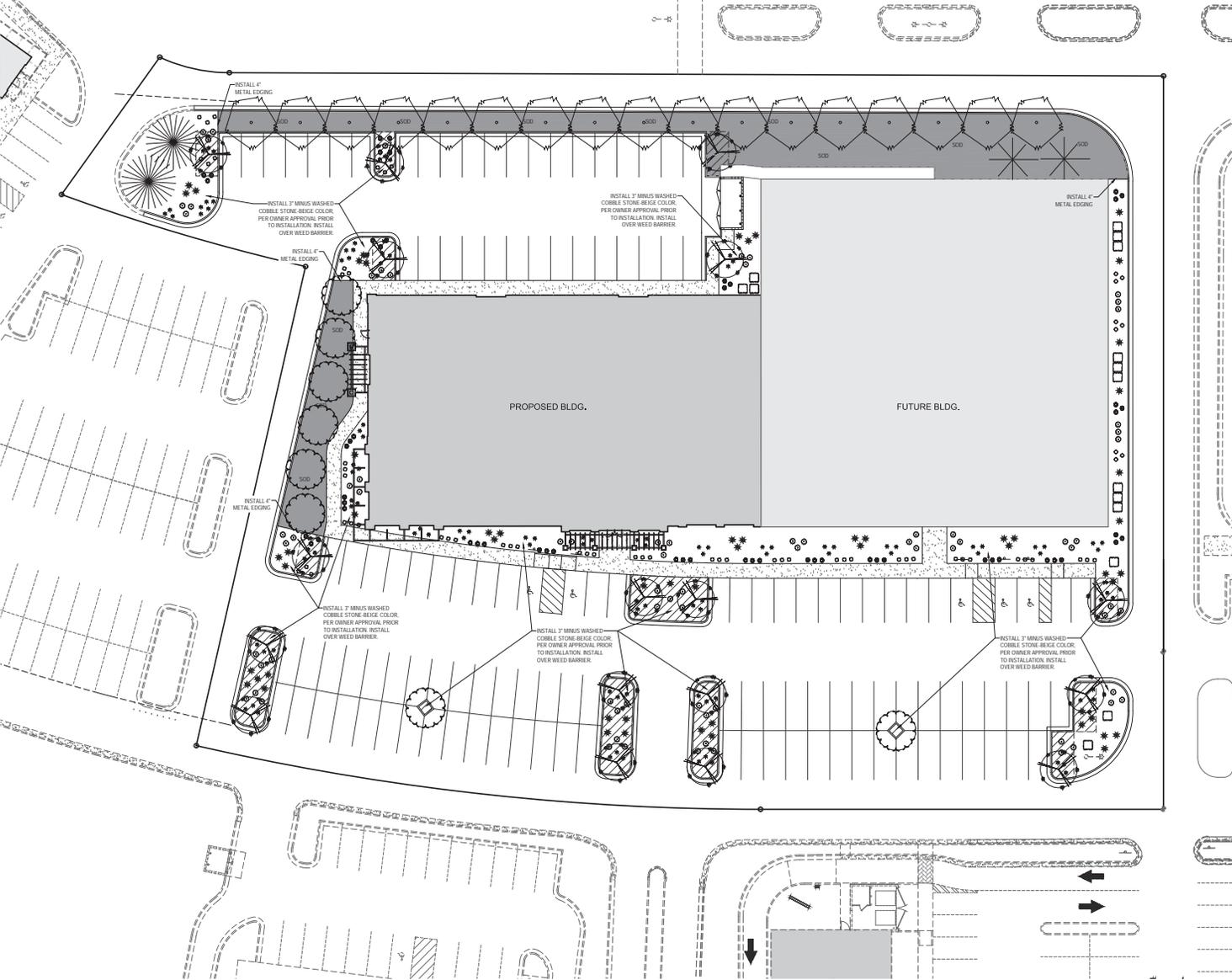
RIVERWALK LOT 8
 7111 SOUTH BINGHAM JUNCTION BOULEVARD
 MIDVALE, UTAH

PROJECT NUMBER: 2-25-16
 SHEET NO: 0150016-2012
 DRAWN BY: BRADLEY P. MORSE
 CHECKED BY: N. BUDGE
 PROJECT MANAGER: B. MORSE

C-100



BENCHMARK
 SOUTHEAST CORNER
 SECTION 23
 T2S, R1W
 SUBM.
 (FOOTED)
 BENCHMARK ELEVATION = 4293.31



Landscape Trees

Qty	Symbol	Common Name	Plant Size
17		Flam. Cherry Thunderbolt	2" Cal.
8		Gambelium Tree	2" Cal.
2		Pine, Austrian	6" Min.
2		Spruce, Colorado Blue	6" Min.
17		Linden, Littleleaf Greenopine	2" Cal.

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Plant Size
74		Batterfly, Crimson Pinyon	1 Gallon
56		Pine, Mugo	1 Gallon
16		Evergreen Euonymus	1 Gallon

Ground Cover/Vines

Qty	Symbol	Common Name	Plant Size
63		Frontain Grass	Each
55		Blue Owl Grass	Each

Annuals/Perennials

Qty	Symbol	Common Name	Plant Size
106		Dailyly	Each

PLANT COUNT IS PROVIDED AS A REFERENCE. CONTRACTOR SHALL PROVIDE NUMBER OF PLANTS AS SHOWN ON PLANS.

- GENERAL LANDSCAPE NOTES:**
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED AS A CONDITION PRECEDENT TO RECEIVING A CERTIFICATE OF OCCUPANCY UNLESS SEASONAL CONDITIONS MAKE INSTALLATION UNFEASIBLE. IN WHICH CASE, THE APPLICANT SHALL PROVIDE CASH SECURITY OR ITS APPROVED ALTERNATIVE. FOR ALL LANDSCAPING, WHICH LANDSCAPING SHALL BE INSTALLED BY THE FOLLOWING MAY 31st.
 - MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM FOUR INCH (4") LAYER OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE SOIL TEMPERATURE. NONPOROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
 - SOIL PREPARATION: SOIL PREPARATION WILL BE SUITABLE TO PROVIDE HEALTHY GROWING CONDITIONS FOR THE PLANTS AND TO ENCOURAGE WATER PENETRATION AND PENETRATION. SOIL PREPARATION SHALL INCLUDE SCARIFYING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES AND AMENDING THE SOIL WITH ORGANIC MATERIAL PER SPECIFIC RECOMMENDATIONS OF THE LANDSCAPE DESIGNER BASED ON THE SOIL CONDITIONS.
 - TURFGASS: PLAN SHALL DELINEATE TURFGASS AREAS AND INCLUDE A CALCULATION PERCENTAGE OF IRRIGATED TURFGASS NOT TO EXCEED FIFTY PERCENT OF THE LANDSCAPED AREAS. TURF AREAS SHALL BE ON A SEPARATE IRRIGATION ZONE FROM OTHER LANDSCAPE ZONES.
 - TREES: TREES LESS THAN A TWO INCH CALIPER MUST BE DOUBLE STAKED UNTIL THE TREES MATURE TO A TWO INCH CALIPER.

LANDSCAPE DATA:

SITE TURF (SOD) AREA:	7,129 Sq. Ft.	39%
SITE NON TURF AREA:	16,991 Sq. Ft.	61%
TOTAL SITE LANDSCAPE AREA:	24,120 Sq. Ft.	100%

TURF (SOD) AREA
 AREAS NOT PLANTED W/ SOD SHALL CONSIST OF 3" MINUS WASHED CORBLE STONE BEIGE COLOR PER OWNER APPROVAL PRIOR TO INSTALLATION. INSTALL OVER WEED BARRIER AND 4" METAL EDGING BETWEEN SOD AND ROCK.

# OF TREES REQUIRED	18,227 / 400 = 46 TREES
# OF TREES PROVIDED	46 TREES
# EVERGREEN TREES	4 TREES / 9%
# OF SHRUBS PROVIDED	370 SHRUBS
# EVERGREEN SHRUBS	146 SHRUBS / 40%
TOTAL % OF EVERGREEN TREES AND SHRUBS PROVIDED	38%

TOTAL SITE INTERIOR PARKING LOT LANDSCAPE REQUIREMENT CALCULATION

PARKING LOT AREA - 270 Sq. Ft. * 127.5 STALLS = 34,425 Sq. Ft.
INTERIOR PARKING LANDSCAPING PROVIDED = 4,946 Sq. Ft. 14%



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RIVERWALK LOT 8
 7111 SOUTH BINGHAM JUNCTION BOULEVARD
 MIDVALE, UTAH

No.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			

LANDSCAPE PLAN

DESIGNER: M. BOGUE
 DATE: 2/20/24
 CHECKED BY: B. MORSE

L-100



dixon + associates
 architects, planning, interiors
 833 south 200 east
 salt lake city, utah 84111
 t: 801.595.6430
 f: 801.595.8500

CONSULTANTS

**RIVERWALK
 SHOPPING CENTER**
LOT 8
**7111 S. BINGHAM
 JUNCTION BLVD
 MIDVALE, UTAH**

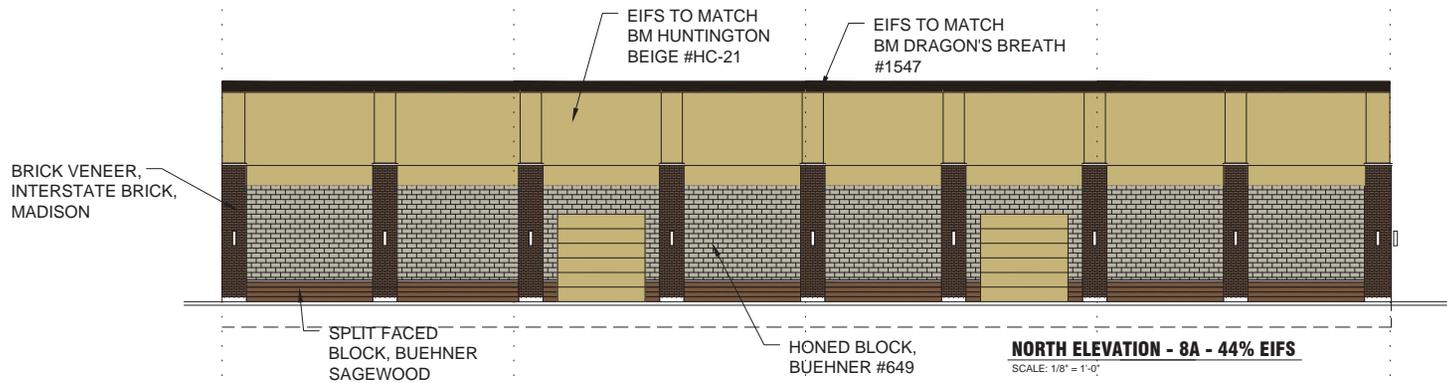
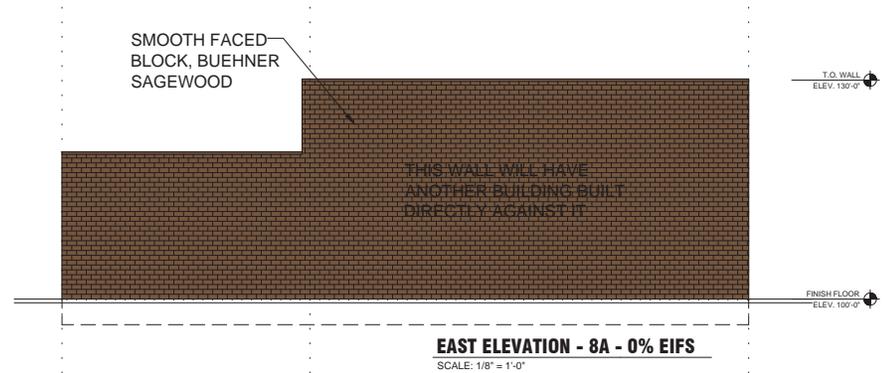
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ISSUE: -
 PROJECT NO.: -
 CAD DWG FILE: -
 DRAWN BY: -
 CHECKED BY: -

SHEET TITLE

**ARCHITECTURAL
 ELEVATIONS**

A-2.2





**BUILDING COLOR
BM, IVORY
PORCELAIN #239**



**BUILDING COLOR
BM, MAPLEWOOD
#1133**



**BUILDING COLOR
BM, DRAGON'S
BREATH #1547**



**SPLIT FACED BLOCK
BUEHNER BLOCK
SAGEWOOD**



**HONED BLOCK
BUEHNER BLOCK
#649**

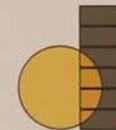


**BRICK VENEER,
INTERSTATE BRICK,
MADISON**

RIVERWALK SHOPPING CENTER - LOT 8

BUILDING MATERIALS

7111 S. Bingham Junction Blvd.
Midvale, Utah



dixon + associates
architecture, planning, interiors

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salt lake city, utah 84111
www.dixonarchitects.com

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION:	Zoning Ordinance Text Amendment – Modify Building Heights and Setback Standards
LOCATION:	RM-12, RM-25, SSC, TOD Zone Districts
APPLICANT:	City Staff
REQUEST:	Text Amendment
MEETING DATE:	March 23, 2016 (continued from 03-09-16)
ZONING DESIGNATION:	SF-1 Zone District
AUTHOR:	Lesley Burns, City Planner
APPLICABLE ORDINANCE(S):	17-2; 17-3-1; 17-7-3; 17-7-4; 17-7-7; 17-7-8
AGENDA #:	2

SUMMARY:

On March 9, 2016, the Planning Commission conducted a public hearing and discussed this proposed text amendment regarding building heights and setbacks specifically as they relate to adjacent single family residential zones. Following the public hearing and discussion, the Planning Commission requested some additional information. Allowed building heights, setbacks, landscape buffer and parking requirements from some of the other cities in the area are attached. Some of the other information requested will be presented at the meeting.

The Planning Commission's discussion on March 9th included a number of questions that are important to consider as part of this item. These include, but are not limited to, the following:

- How does the proposed text amendment fit within the current General Plan Update process?
- Are the concerns we are trying to address with the proposed text amendment community-wide concerns or the reaction to an isolated issue?
- What implications does the proposed text amendment have on future growth and opportunities to provide sustainable services to the City's residents?
- Is the "one size fits all" approach the best solution or do we need to consider different development requirements in different areas?

These questions are key components of the City's General Plan Update, which is intended to guide the City in its land development decisions to ensure these decisions are working towards achieving the overall goals of the City. This past week, a draft of the General Plan Update has been made available to the public, and formal public hearings with the Planning Commission and City Council will be scheduled soon. The goal is to have an adopted plan in the next few months. This will provide a much needed reference for how the above questions should be answered based on input from the overall community.

A temporary zoning regulation has been in place to provide some time for the City to consider how it would like to address some community concerns regarding building heights and setbacks in areas immediately adjacent to single family residential zones. In order to address the temporary zoning regulation, the City Council is looking for a recommendation from the Planning Commission on how it feels the City should proceed from this point regarding this specific issue. The Planning Commission has a number of options in formulating its recommendation to the City Council:

1. The Planning Commission can recommend the text amendment language prepared by Staff for the last meeting. This language lowers the allowable building height in the TOD zone for projects that do not have frontage on State Street and 7200 South; and creates consistent setbacks and landscaped buffers from single family residential zones for all new projects in the RM and State Street Commercial zones using the current TOD standards, which require larger setbacks than the other zones.
2. The Planning Commission can recommend the text amendment language with noted changes.
3. The Planning Commission can recommend that the current ordinance remain in place until a more comprehensive review of all of the issues can be done that is based on the considerations and goals of the General Plan Update.
4. The Planning Commission can recommend specific sections of the text amendment language, with the caveat that a more comprehensive review with appropriate changes be done once the General Plan Update is adopted.

RECOMMENDED MOTIONS:

“I move that we forward a recommendation to the City Council to:

Option 1: *amend the ordinance language as presented in Attachment A, with appropriate formatting to occur as part of the City Council’s final ordinance.”*

Option 2: *amend the ordinance language as presented in Attachment A, but with the following changes:*

1. . . .
2. . . .

with appropriate formatting to occur as part of the City Council’s final ordinance.”

Option 3: *make no changes to the ordinance with regard to building heights and setbacks in the RM-12, RM-25, SSC and TOD zones until a more comprehensive review of all of the issues can be done that is based on the considerations and goals of the General Plan Update.”*

Option 4: *amend the ordinance language with the following sections from Attachment A:*

1. . . .
2. . . .

With the caveat that a more comprehensive review with appropriate changes be done once the General Plan Update is adopted.”

ATTACHMENTS:

- Ordinances in other cities
- Attachment A – proposed text amendments
- Table showing current and proposed ordinance
- Map of TOD and SSC areas with proposed building height/setback information

PUBLIC NOTICE: No Yes

Other Cities

When comparing TOD and Mixed Use Zones, it was found that most cities have created specific project area zones with development standards to address the distinctive area, rather than general standards you would typically find in a more traditional zoning environment. These comparisons are from various zones in other cities that are located in similar environments to Midvale's TOD and SSC zones.

Salt Lake City

Mixed Use on local street

- max 2½ stories (30')

Mixed Use on collector/arterial street

- max 4 stories (50')*
- max 5 stories (65')* on certain corners
- min side yard adjacent to single family zone 15'
- min rear yard adjacent to single family zone 20'

*buildings must be stepped back one additional foot for every foot over 35' in height

Multi-family 35u/a

- max height 35'
- min 20' front yard
- min 10' side yard
- min 20' rear yard
- 10' landscape buffer adjacent to single family (includes two-unit structures) zone

Multi-family 45u/a

- max height 45'
- front yard setback 20% of lot depth not to exceed 25'
- min 8' side yard
- rear yard setback 25% of lot depth not to exceed 30'
- 10' landscape buffer adjacent to single family (includes two-unit structures) zone

Parking for multi-family*:

- 2 spaces per 2 bdrm or more
 - 1 space per 1 bdrm
 - ½ space per single room occupancy
- *affordable & senior housing with more than 10 units requires ½ space per unit (at least 25% of total units must be affordable or senior)

South Salt Lake

Urban Multi-family when within 100' of single family zone

- 35' max building height with 5' side and rear setback with one foot building height increase for every two feet of distance from setback; up to a maximum of 65'
- 10' landscape buffer with 8' solid visual barrier adjacent to single family zone

Parking for multi-family*

- 1.5 spaces per studio/1 bdrm plus 0.5 per unit for guest parking
- 2 spaces per 2 bdrm plus 0.5 per unit for guest parking
- 2.5 spaces per 3 or more bdrm plus 0.5 per unit for guest parking

Parking for senior housing*

- 1 space per unit plus 1 space per employee

Parking for commercial & office*

- 4 spaces per 1,000 sq ft

Parking for restaurant*

- 1/100 sq ft

*modifications to parking requirements can be made by land use authority with parking study

Murray

Mixed Use in specific areas (Murray City Center District)

- No height restrictions, except buildings located west of State Street and south of 4800 South must be minimum of 4 stories (40') and buildings within 150' of residential zoning cannot exceed 50'

Mixed Use (general)

- No height restrictions except within 100' of residential max height is 50' with height to increase one foot for every one foot of additional setback
- 10' landscape buffer with fence required adjacent to residential

Multi-family 25 u/a

- max height 40'

Sandy

Special District zones have been created for specific development areas/plans – all include varying allowances for building heights and required setbacks, some up to 140' or 10 stories with ability to go up to 20 stories with master plan.

Some of the more typical commercial/industrial zones require min 10' landscape setback with 8' masonry wall between commercial/industrial projects and residential. When within 100' of single family zone, maximum building heights of 40' with 30' setback with ability to increase additional one foot in height for every two feet of additional setback up to a max of 65'.

Station at Midvale 5 story building comparison:

Midvale: 83' setback required from single family zone with 15' landscape buffer
Salt Lake: 50' setback required from single family zone with 10' landscape buffer
So. Salt Lake: 60' setback required from single family zone with 10' landscape buffer

ATTACHMENT A

Additions

Deletions

Definitions – Chapter 17-2

Eliminate current definitions for Mixed-use, i.e. “Commercial mixed-use”, “Horizontal mixed-use” and “Vertical mixed use”, and replace with a new definition for “Mixed-use”.

~~“Commercial mixed-use” means development which incorporates a mix of uses, including retail commercial, and/or offices and residential.~~

~~“Horizontal mixed-use” means commercial and residential uses which are within close proximity to each other and designed in a “village” manner, but not necessarily within the same building structures.~~

~~“Vertical mixed-use” means commercial and residential uses which are within the same building structure.~~

“Mixed-use” means a structure which incorporates a mix of uses to include retail/service commercial and residential or office and residential. To be considered mixed use, a substantial portion of the structure’s ground floor shall incorporate retail/service commercial and/or office uses.

TOD Zone – Chapter 17-7-8

1. Amend Section 17-7-8.4, medium and high density residential development standards, to allow buildings from one to four stories instead of one to five stories, and eliminate the single family residential zone setback reference for five story structures.
2. Amend Section 17-7-8.5; retail, office and mixed-use development standards; as follows:

B. Setbacks.

4. Single Family Setback. The minimum setback from the property line, when adjacent to a single family residential zone, is fifteen feet, subject to the following exceptions:
 - a. Three-story structures must be set back thirty-seven feet; four-story structures must be set back sixty-six feet; five-story structures must be set back eighty-three feet; six-story structures must be set back one hundred feet; and seven-story structures must be set back one hundred sixteen feet. Structures can have stepped building heights to accommodate setbacks.
 - b. Projections. Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet.
 - c. Stairs and Balconies. Outside stairways and balconies may project into the rear yard up to three feet.

D. Height.

1. Mixed-Use. The maximum height for a mixed-use structure is seven stories. Buildings of five, six and seven stories are limited to State Street and 7200 South frontages. ~~When a mixed-use structure or portion of a structure is located within sixty-five feet of a single family residential structure outside the project/development boundary, the maximum height of the structure or portion of the structure is three stories.~~

2. Commercial. The maximum height for a commercial structure is five stories. ~~When a commercial structure is located within sixty-five feet of a single family structure outside the project/development boundary, the maximum height of the structure or portion of the structure is three stories.~~ Commercial buildings of five stories are limited to State Street and 7200 South frontages.

~~G. Stories. All building types must be from one to seven stories.~~

SSC Zone – Chapter 17-7-7

1. Amend Section 17-7-7.4 Lot and development standards as follows:

The following development standards apply to all new development in the zone:

A. Setbacks. New development shall comply with the following setbacks:

1. Front. The minimum front yard setback is fifteen feet, which shall consist of a ten-foot wide sidewalk, a five-foot park strip, and tree wells, subject to the following exceptions:
 - a. Corner Lot Rule. Corner lots have two front yards, with a twenty-five foot setback.
 - b. Projections. Skylights, sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet. Eaves and awnings may project into the front yard up to eight feet so long as the eaves or awnings are at least eight feet above ground.
 - c. The structure may be set back an additional fifteen feet to allow for the inclusion of an outdoor dining area or courtyard.
2. Rear. The rear yard setback is twenty feet, subject to the following exceptions:
 - a. Projections. Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet.
 - b. Stairs and Balconies. Outside stairways and balconies, may project into the rear yard up to three feet.
 - c. Corner Lot Rule. On corner lots, there is no rear yard.
3. Single Family Setback. The minimum setback from the property line, when adjacent to a single family residential zone, is fifteen feet, subject to the following exceptions:
 - a. Three-story structures must be set back thirty-seven feet; four-story structures must be set back sixty-six feet; five-story structures must be set back eighty-three feet; six-story structures must be set back one hundred feet; and seven-story structures must be set back one hundred sixteen feet. Structures can have stepped building heights to accommodate setbacks.
 - b. Projections. Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet.
 - c. Stairs and Balconies. Outside stairways and balconies may project into the rear yard up to three feet.

B. Build-To Line. The front yard setback is the build-to line. At least fifty percent of the front facade must be built within three feet of the build-to line on all interior lots and at least thirty percent of the front facade must be built within three feet of the build-to line on all corner lots. Recessed plazas, courtyards and trellises are encouraged.

C. Height.

~~1. Mixed-Use. The maximum height for a mixed-use structure is fifty-five feet for a sloped roof or fifty-two feet for a flat roof, and may extend up to seventy-five feet for a sloped roof or seventy-two feet for a flat roof for portions of the structure more than fifty feet from a single family residential zoning district.~~

~~2. Commercial. The maximum height for a commercial structure is thirty-five feet for a sloped roof or thirty-two feet for a flat roof, and may extend up to fifty-five feet for a sloped roof or fifty-two feet for a flat roof for portions of the structure more than fifty feet from a single family residential zoning district.~~

1. Mixed-Use. The maximum height for a mixed-use structure is seven stories. Buildings of five, six and seven stories are limited to State Street and 7200 South frontages.

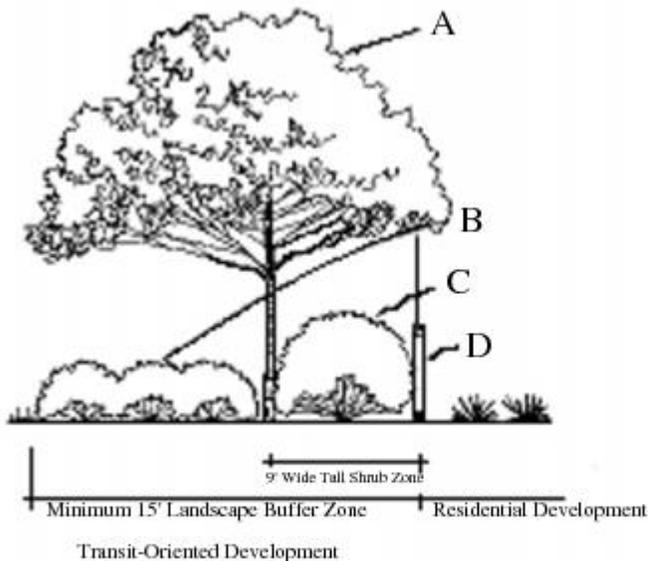
2. Commercial. The maximum height for a commercial structure is five stories.

3. Residential. The maximum height for a residential structure is four stories.

2. Add following language to Section 17-7-7.7, Required landscaping:

Single Family Residential Zone Buffer. New development shall provide a minimum fifteen-foot landscaped buffer consisting of large trees, shrubs, and a six-foot screening wall as approved by the planning commission. The screening wall shall be constructed of wood, metal, brick, masonry or other permanent materials along all property boundaries adjacent to single family residential zones.

Single Family Residential Zone Buffering Standard



- A – Large (Class 3) trees 30' on center (alternate with 8' tall evergreens)
- B – Low shrub buffer
- C – Tall shrub zone (8' – 10' mature height)
- D – Six-foot-tall screening wall as approved by commission

RM-25 Zone – Chapter 17-7-4

Add a section for new Multifamily Development to include:

1. Setbacks from single family residential zone:

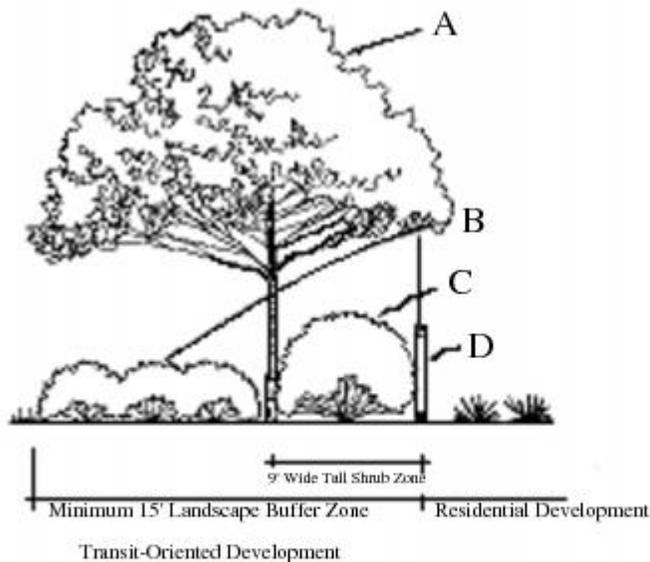
Single Family Setback. The minimum setback from the property line, when adjacent to a single family residential zone, is fifteen feet, subject to the following exceptions:

- a. Three-story structures must be set back thirty-seven feet; four-story structures must be set back sixty-six feet. Structures can have stepped building heights to accommodate setbacks.
- b. Projections. Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet.
- c. Stairs and Balconies. Outside stairways and balconies may project into the rear yard up to three feet.

2. Landscape buffer:

Single Family Residential Zone Buffer. New development shall provide a minimum fifteen-foot landscaped buffer consisting of large trees, shrubs, and a six-foot screening wall as approved by the planning commission. The screening wall shall be constructed of wood, metal, brick, masonry or other permanent materials along all property boundaries adjacent to single family residential zones.

Single Family Residential Zone Buffering Standard



- A – Large (Class 3) trees 30' on center (alternate with 8' tall evergreens)
- B – Low shrub buffer
- C – Tall shrub zone (8' – 10' mature height)
- D – Six-foot-tall screening wall as approved by commission

RM-12 Zone – Chapter 17-7-3

Add a section for new Multifamily Development to include:

1. Setbacks from single family residential zone:

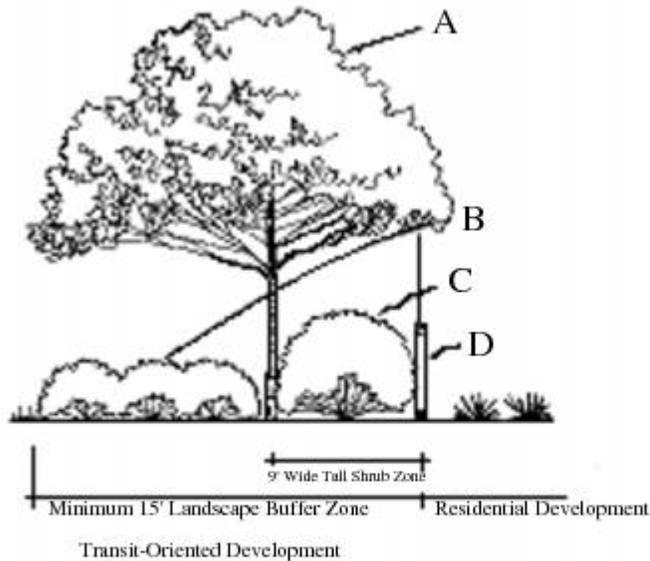
Single Family Setback. The minimum setback from the property line, when adjacent to a single family residential zone, is fifteen feet, subject to the following exceptions:

- a. Three-story structures must be set back thirty-seven feet. Structures can have stepped building heights to accommodate setbacks.
- b. Projections. Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet.
- c. Stairs and Balconies. Outside stairways and balconies may project into the rear yard up to three feet.

2. Landscape buffer:

Single Family Residential Zone Buffer. New development shall provide a minimum fifteen-foot landscaped buffer consisting of large trees, shrubs, and a six-foot screening wall as approved by the planning commission. The screening wall shall be constructed of wood, metal, brick, masonry or other permanent materials along all property boundaries adjacent to single family residential zones.

Single Family Residential Zone Buffering Standard



- A – Large (Class 3) trees 30' on center (alternate with 8' tall evergreens)
- B – Low shrub buffer
- C – Tall shrub zone (8' – 10' mature height)
- D – Six-foot-tall screening wall as approved by commission

TOD Zone

	Existing Ordinance	Proposed Text Amendment
Max Building Height	5 stories	4 stories
Max Building Height with State Street or 7200 South Frontage	7 stories (6-7 stories must be mixed use)	7 stories (5 stories must be commercial or mixed use) (6-7 stories must be mixed use)
Setback from Single Family Zones:		
1-2 stories	15'	15'
3 stories	37'	37'
4 stories	66'	66'
5 stories*	83'	83'
6 stories**	100'	100'
7 stories**	116'	116'
15' Residential Landscape Buffer	Required	Required

*Buildings must be all commercial or mixed use

**Buildings must be mixed use

Commercial & Mixed Use Projects State Street Commercial Zone

	Existing Ordinance	Proposed Text Amendment
Max Building Height for Commercial	55' for sloped roof/52' for flat roof (height allows 5 stories)	5 stories
Max Building Height for Mixed Use	75' for sloped roof/72' for flat roof (height allows 7 stories)	7 stories
Setback from Single Family Zones:		
1-2 stories	No side yard 20' rear yard	15' side yard (residential landscape buffer) 20' rear yard
3 stories	No side yard 20' rear yard	37'
4 stories	No side yard 20' rear yard	66'
5 stories*	50'	83'
6 stories**	unclear	100'
7 stories**	50'	116'
15' Residential Landscape Buffer	Not required	Required

*Buildings must be all commercial or mixed use and have frontage on State Street or 7200 South

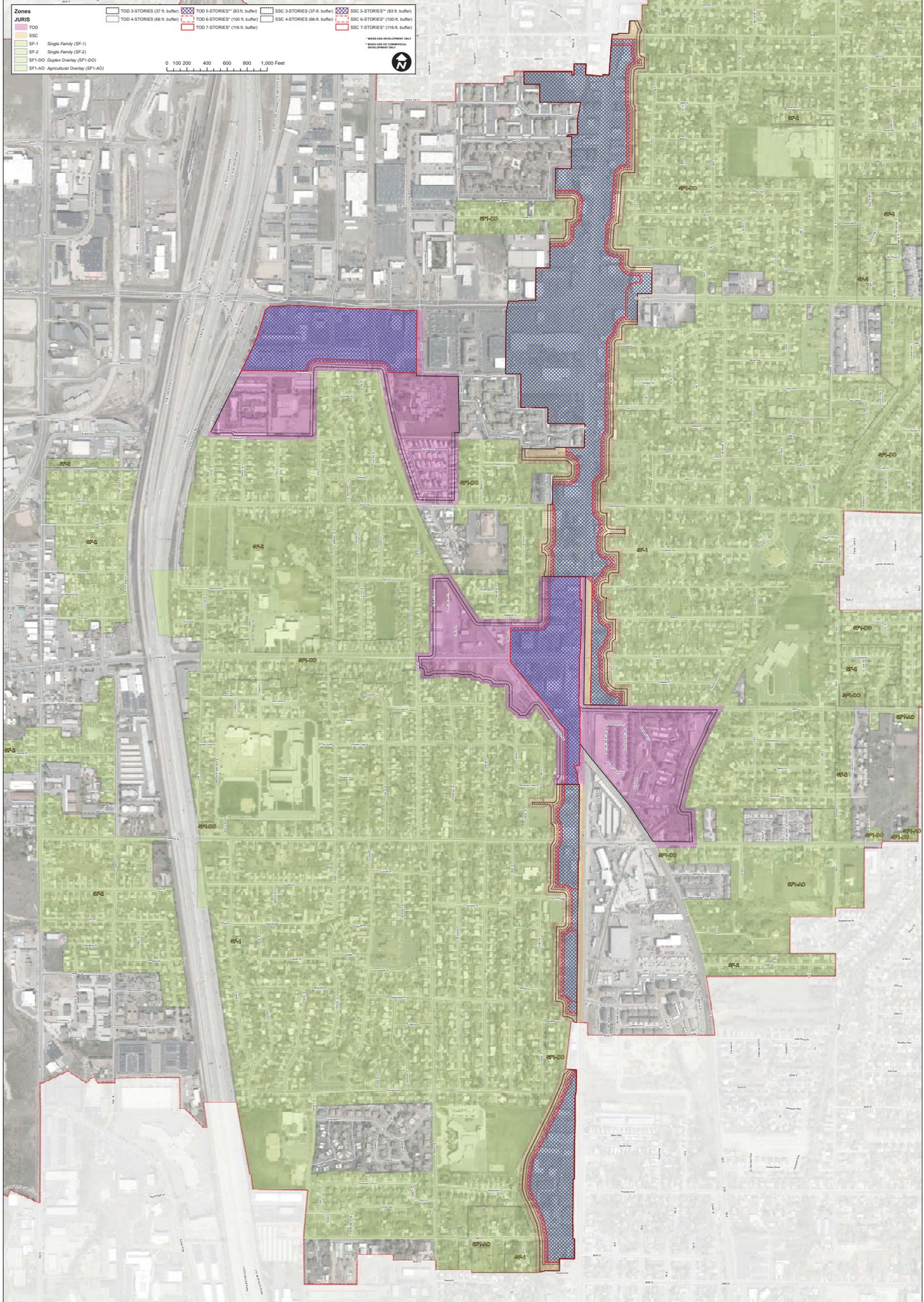
**Buildings must be mixed use and have frontage on State Street or 7200 South

**Multifamily Projects
State Street Commercial Zone and RM-25 Zone**

	Existing Ordinance	Proposed Text Amendment
Max Building Height	4 stories (42' for sloped roof/36' for flat roof)	4 stories (42' for sloped roof/36' for flat roof)
Setback from Single Family Zones:		
1-2 stories	10' side yard 20' rear yard	15' side yard (residential landscape buffer) 20' rear yard
3 stories	10' side yard 20' rear yard	37'
4 stories	50'	66'
15' Residential Landscape Buffer	Not required	Required

**Multifamily Projects
RM-12 Zone**

	Existing Ordinance	Proposed Text Amendment
Max Building Height	3 stories (35' for sloped roof/30' for flat roof)	3 stories (35' for sloped roof/30' for flat roof)
Setback from Single Family Zones:		
1-2 stories	8' side yard 20' rear yard	15' side yard (residential landscape buffer) 20' rear yard
3 stories	8' side yard 20' rear yard	37'
15' Residential Landscape Buffer	Not required	Required



Zones

JURIS

- TOD
- SFC
- SF-1 Single Family (SF-1)
- SF-2 Single Family (SF-2)
- SF1-DO Duplex Overlay (SF1-DO)
- SF1-AO Agricultural Overlay (SF1-AO)

TOD 3-STORIES* (37 ft. buffer) TOD 5-STORIES* (83 ft. buffer) SSC 3-STORIES (37-ft. buffer) SSC 5-STORIES* (83 ft. buffer)
 TOD 4-STORIES* (66 ft. buffer) TOD 6-STORIES* (100 ft. buffer) SSC 4-STORIES (66-ft. buffer) SSC 6-STORIES* (100 ft. buffer)
 TOD 7-STORIES* (116 ft. buffer) SSC 7-STORIES* (116-ft. buffer)

0 100 200 400 600 800 1,000 Feet

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