

What does the city define as a C-F zone?

17.64.010: PURPOSE:

The commercial-freeway (C-F) zone may be cited as the "C-F zone" and is established along the interstate freeway to provide areas for major commercial uses which are both compatible with and dependent on freeway visibility and access. Developments in the C-F zone should be generally upscale with attention given to coordination of traffic circulation and building placement. The C-F zone should provide a pleasing and functional environment which represents the quality of life in the city but also enhances employment opportunities and the retail tax base of the city. (Ord. 2007-02, 1-16-2007)

Along interstate freeway to provide areas for major commercial uses which are both compatible with and dependent on freeway visibility and access

Provide a pleasing and functional environment which represents the quality of life in the city

All other C-F zone property is ~~contiguous~~ and adjacent I-15

The area surrounding the parcel in question is zoned commercial or agricultural. The agricultural land is owned by the U.S. Government.

Is this a spot zone?

Is the C-F zone appropriate for the parcel?

Permitted Uses of a C-F zone

17.64.020: PERMITTED USES:

The following uses are permitted in C-F zones:

- All retail based

Performance Development

17.64.030: CONDITIONAL USES:

A conditional use permit may be issued for the following uses in the C-F zone:

- Retail based except office buildings in particular areas
see map

Why are all of the uses in the conditional use retail or office building?

17.64.040: USE REGULATIONS:

Uses may be conducted in C-F zones only in accordance with the following regulations:

A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in C-F zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented business is prohibited in C-F zones. Uses which are primarily nonretail in nature (more than 40 percent of sales are nontaxable) may not occupy more than forty percent (40%) of the total floor area of nonanchor stores in a shopping center or mall (including pads) or occupy an in-line shop space greater than four thousand (4,000) square feet of floor area in said shopping center or mall. An anchor store shall be any single shop space greater than twenty thousand (20,000) square feet in floor area.

- Uses which are primarily nonretail in nature (more than 40 percent of sales are nontaxable) may not occupy more than forty percent (40%) of the total floor area

Does a ^{1,2600}2,000 sq. foot day care meet the mixed use element?

Project requires more than just conditional use approval

17.64.055: PERFORMANCE DEVELOPMENT:

A. The land use standards of this chapter and of any other section of this title or of the development code pertaining to development in the C-F zone may be altered or waived for a "performance development" by the planning commission, only with the positive recommendation of city staff, with a conditional use permit. "Performance development" shall be defined as any development in the C-F zone which is exempted from certain land use and development requirements but which demonstrates superior design and function. Variations in the standard requirements of the C-F zone will be based on additional enhancements provided in the development and the desirability of the proposed development relating to one or more of the following: amenities, economic benefit, additional architectural features, resolution of neighbors' concerns, and the development's contribution to principles of quality growth suggested by "Envision Utah's Urban Planning For Quality Growth". The following provisions will govern the review of a proposed performance development:

- **Altered or waived for a performance development by the planning commission**
- **Demonstrates superior design and function**

- 4

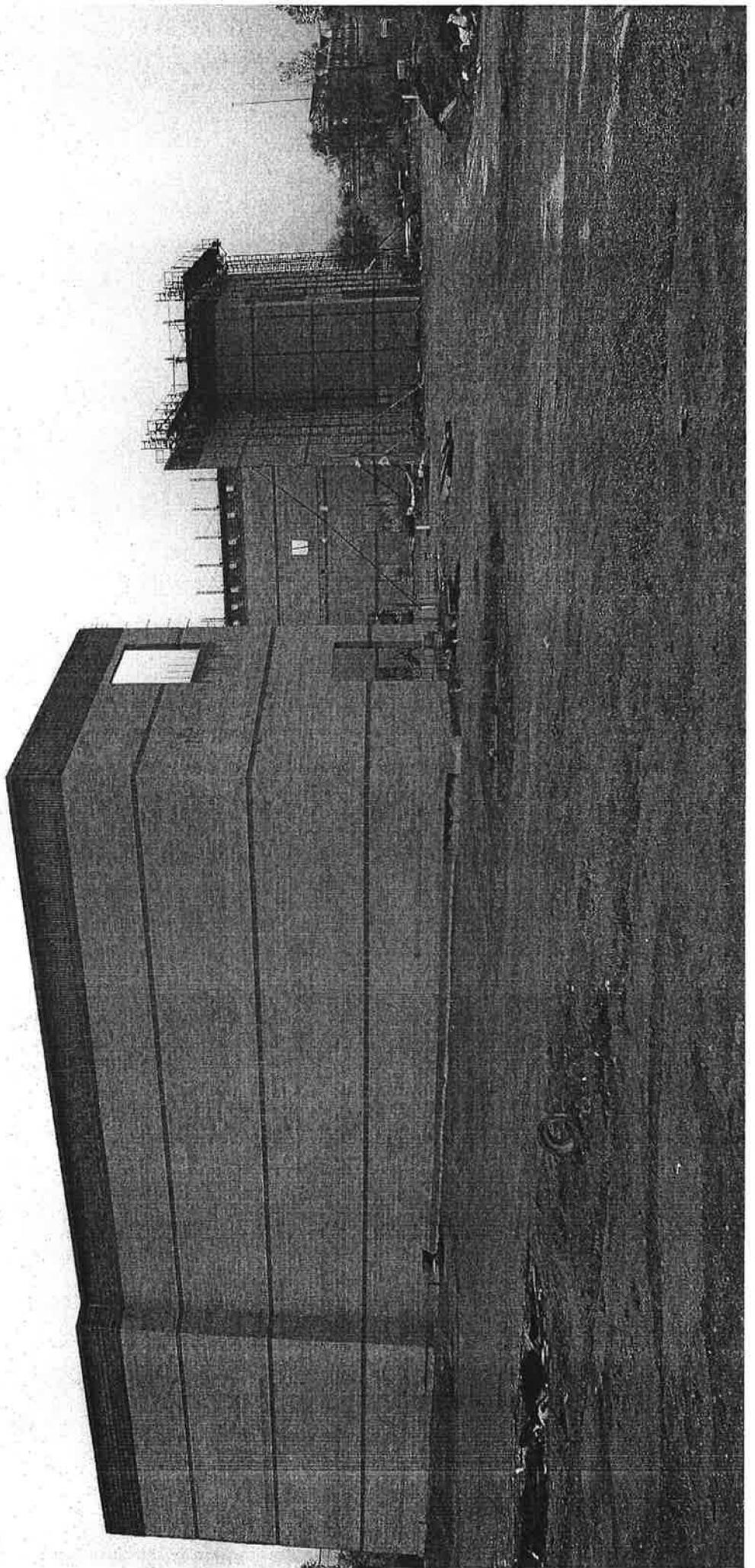
What is a performance development?

- Demonstrates superior design and function
 - What is superior about project?
 - Looks like many other apartment complexes
 - No other apartment complex in county is 4 story
 - All other buildings in C-F zone are 100 % brick/stone
 - See photo
- Economic benefit
 - None to South Jordan *See Fiscal Impact*
- Additional architectural features
 - Similar architectural features applicants other project
 - Aprox. ¹⁰ 10% more brick than applicants other SJ project
 - Do larger trees on the interior constitute superior? ?
- Resolution of neighbors concerns
 - Neighbors are concerned about many issues *? 'One or more of the following' Not all' See 17.64.025 previous Development,*
- Contribution to quality growth
 - ✓ enhance air quality; *less vehicles*
 - ✓ increase mobility and transportation choices; *3/4 walking Distance*
 - ✓ preserve critical lands, including agricultural, sensitive and strategic open lands *146 acres River bottoms*
 - ✓ conserve and maintain availability of water resources; *Same*
 - ✓ provide housing opportunities for a range of family and income types; and ✓
 - ✓ maximize efficiency in public and infrastructure investments to promote other goals.

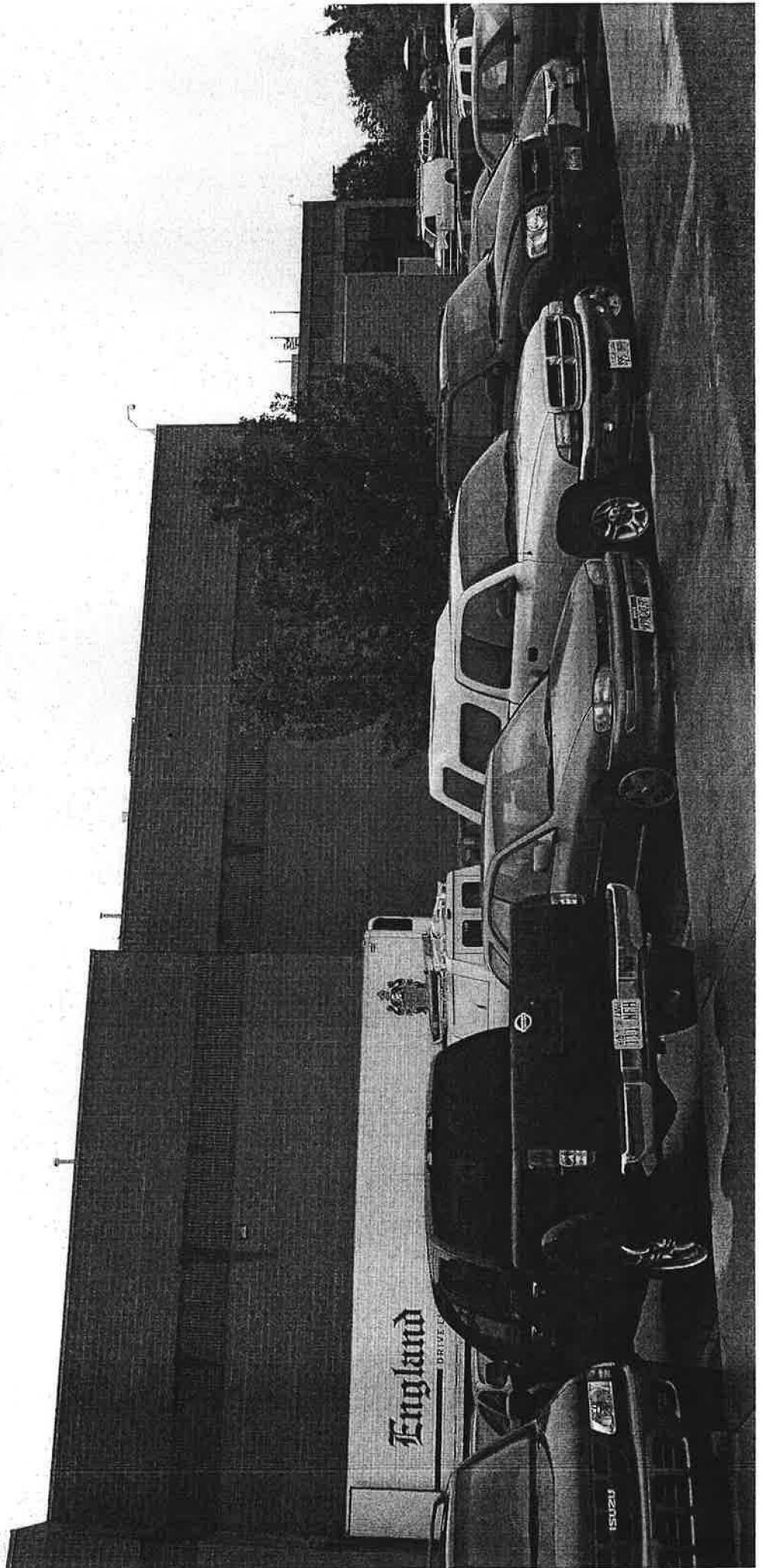
Developer will say his complex is walk able.

Are not all apartment complexes walk able? *No*

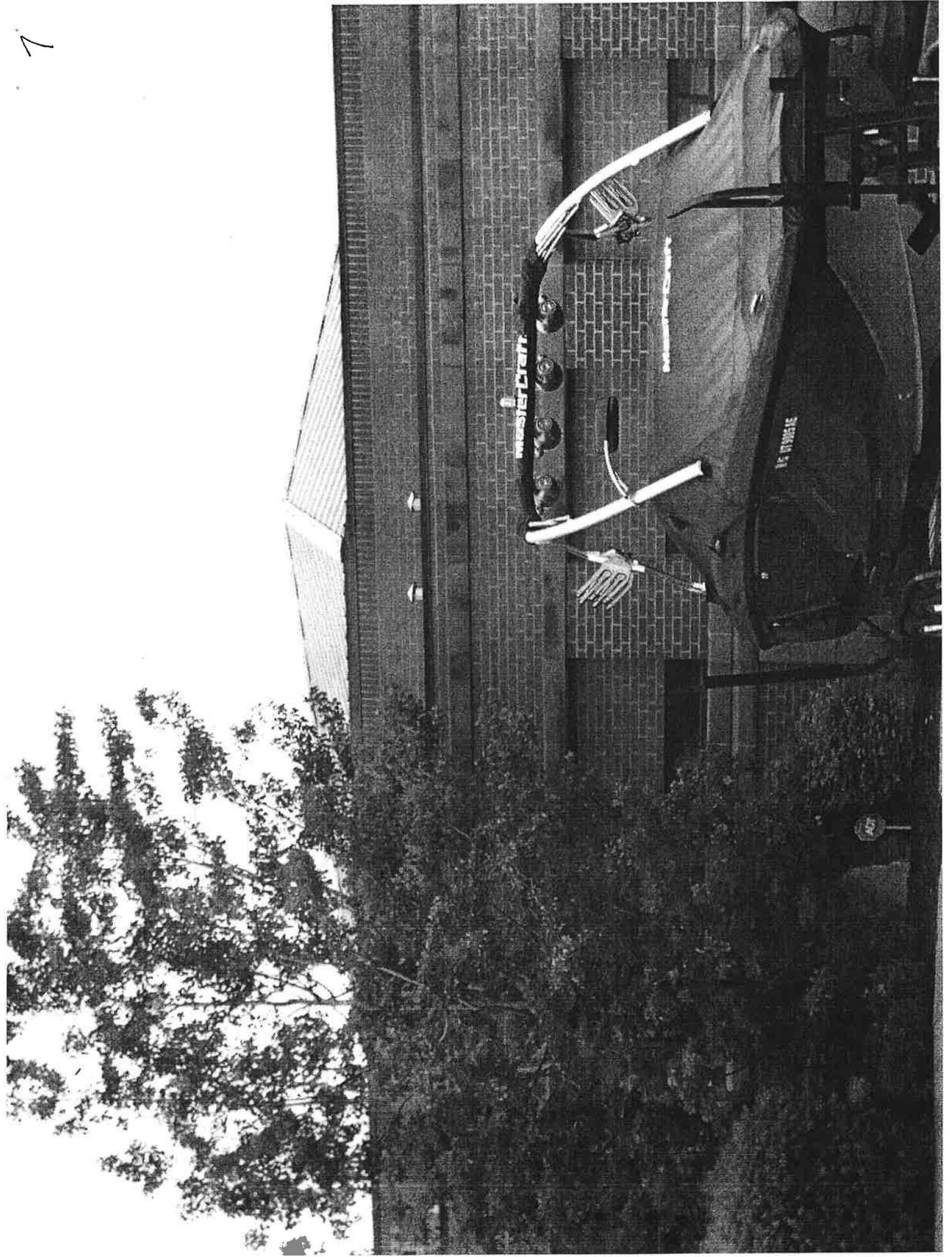
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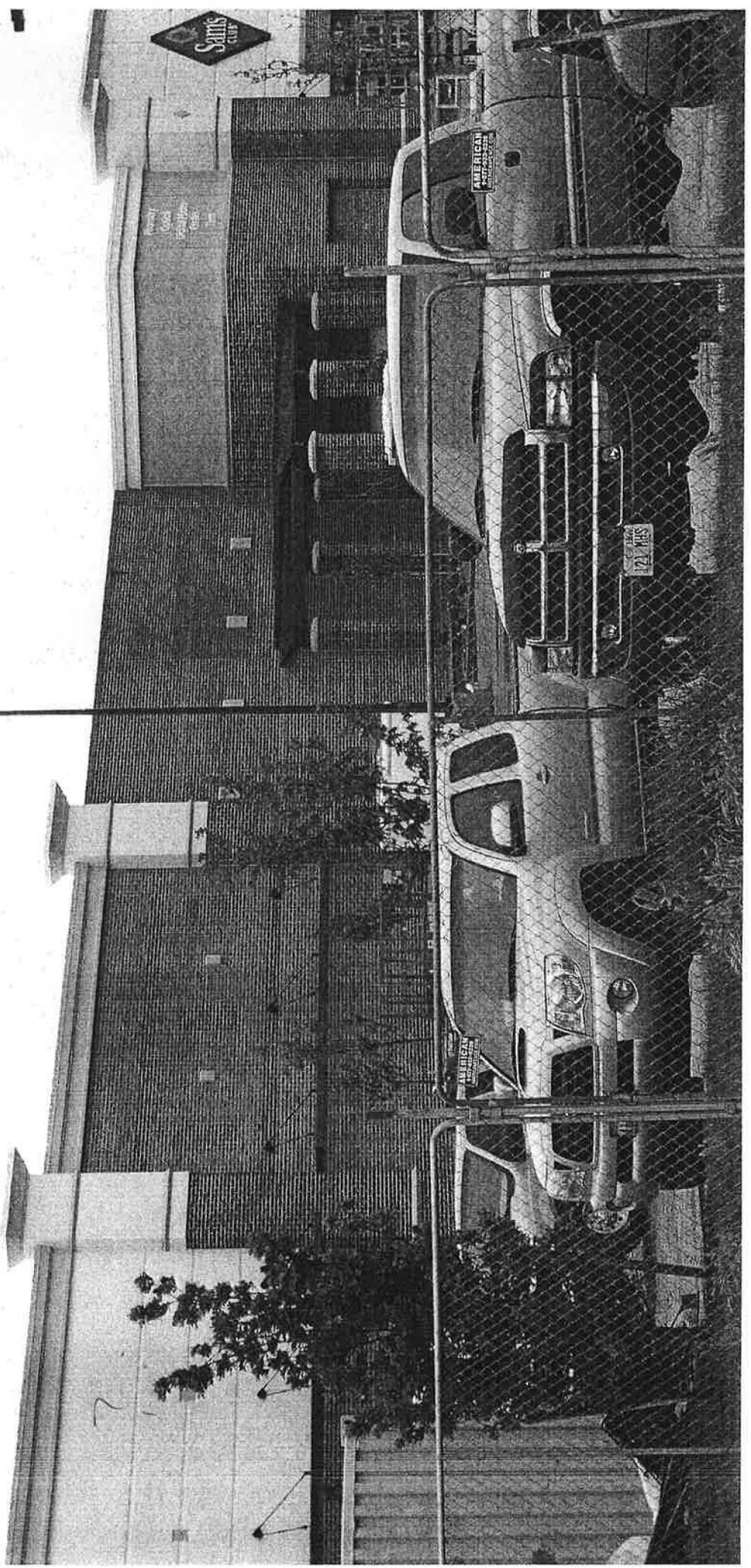
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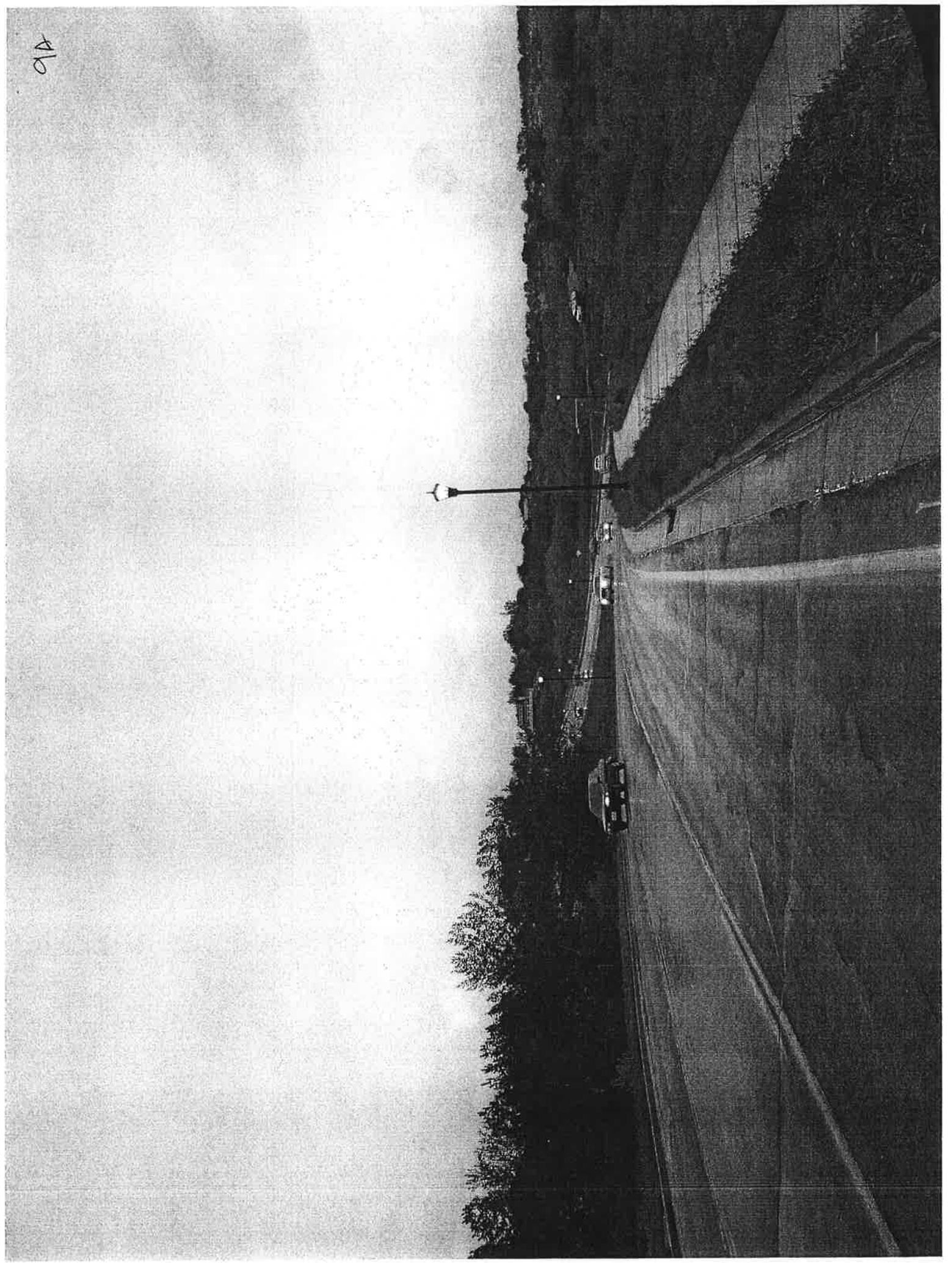
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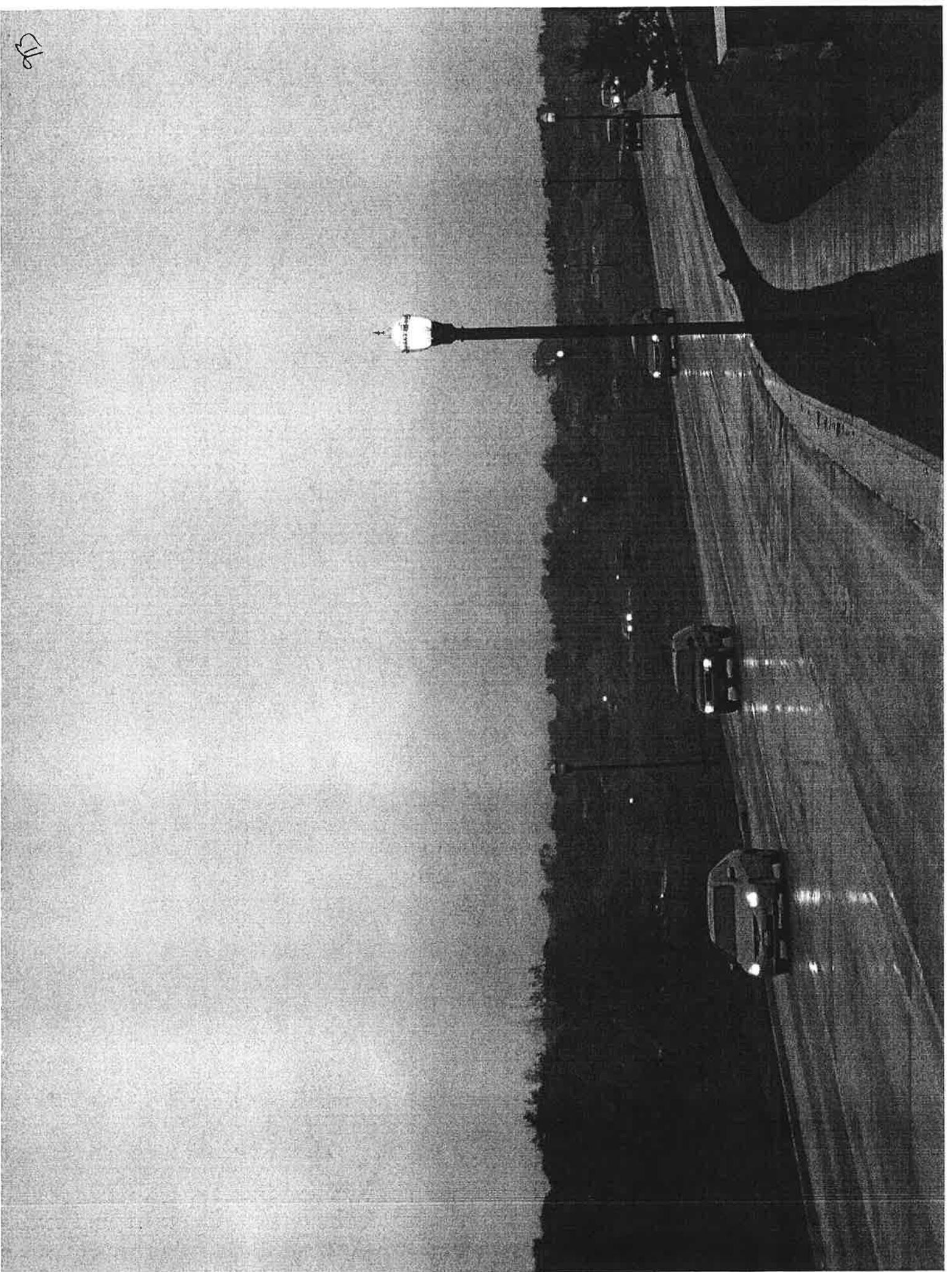
Resolution of neighbors concerns cont'd

- Traffic - impact of 300 plus units
 - o Photos of traffic near project
 - o Photo of traffic at Shields and King Benjamin
- Traffic - impact of S.J. Parkway construction
- Traffic - current counts on Shields, what are they? - 9300 APT
- Traffic - Shields close to a service level failure - Current LOS C
- Traffic - What happens when Shields is closed down? - LOSD w/ Dev.
- Traffic - Should there be an other way out of complex?
- Open space doesn't meet RM zone levels
- Density- Higher than anything in the area
- Air quality of neighborhood with cars idling -
- Safety of residence with increased traffic

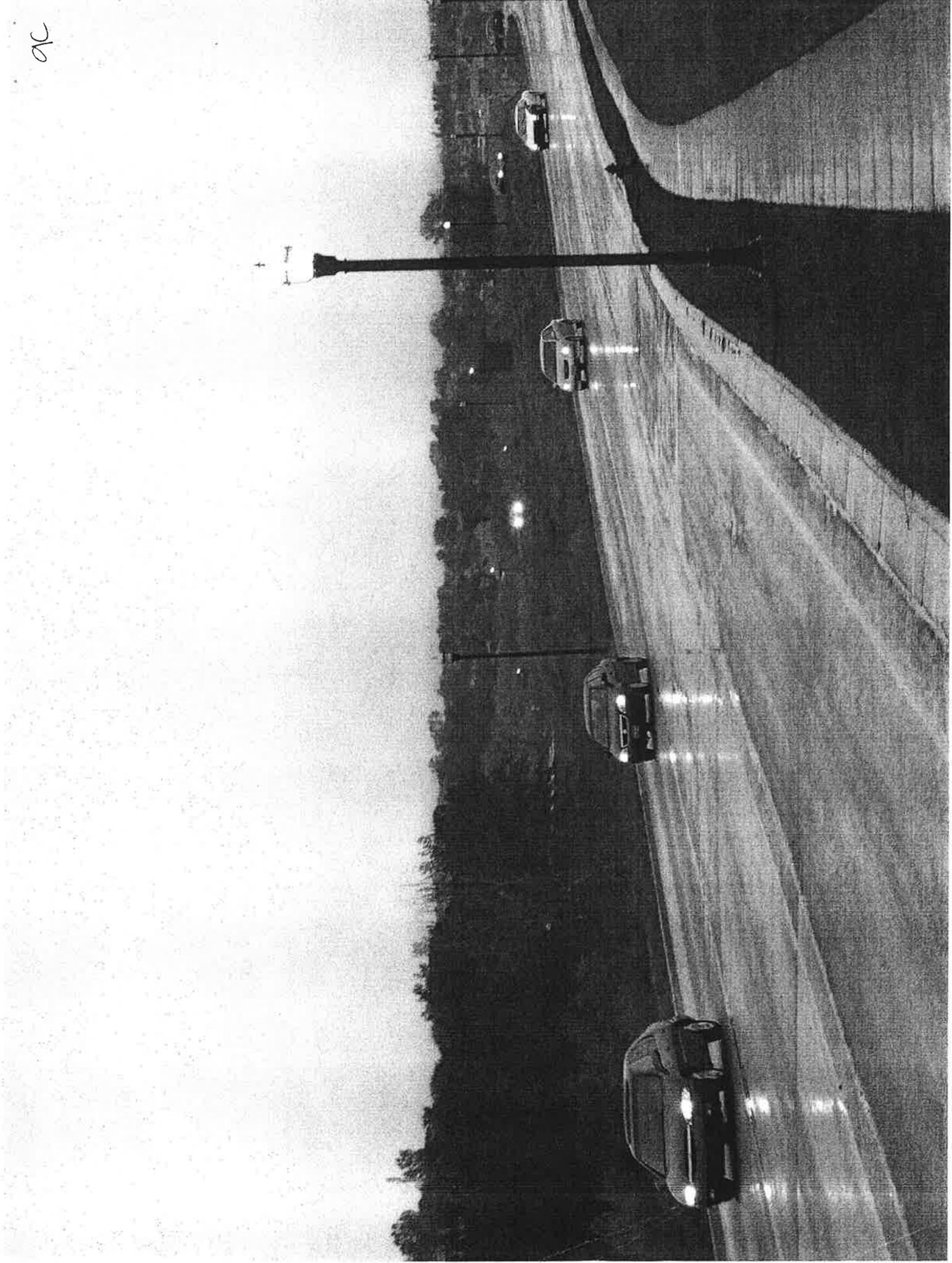
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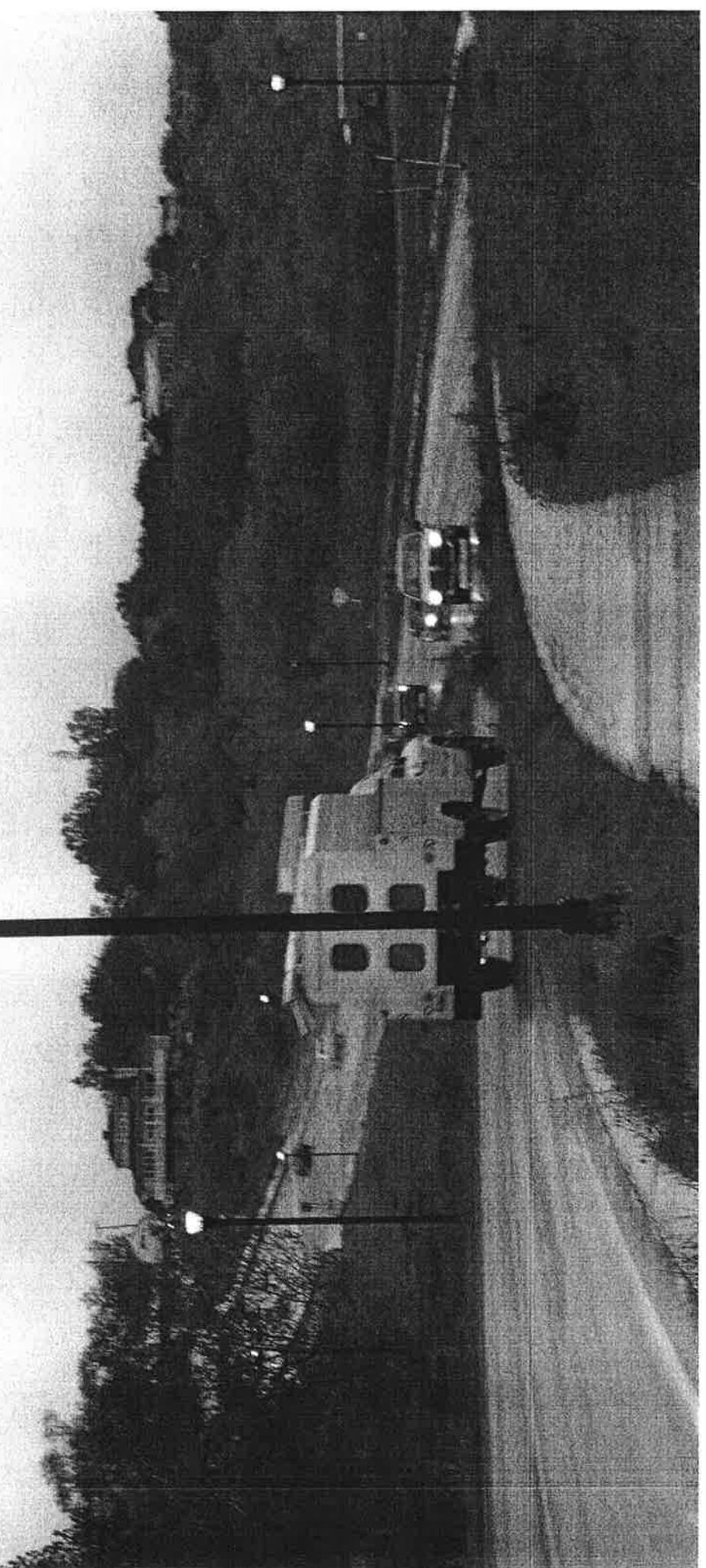
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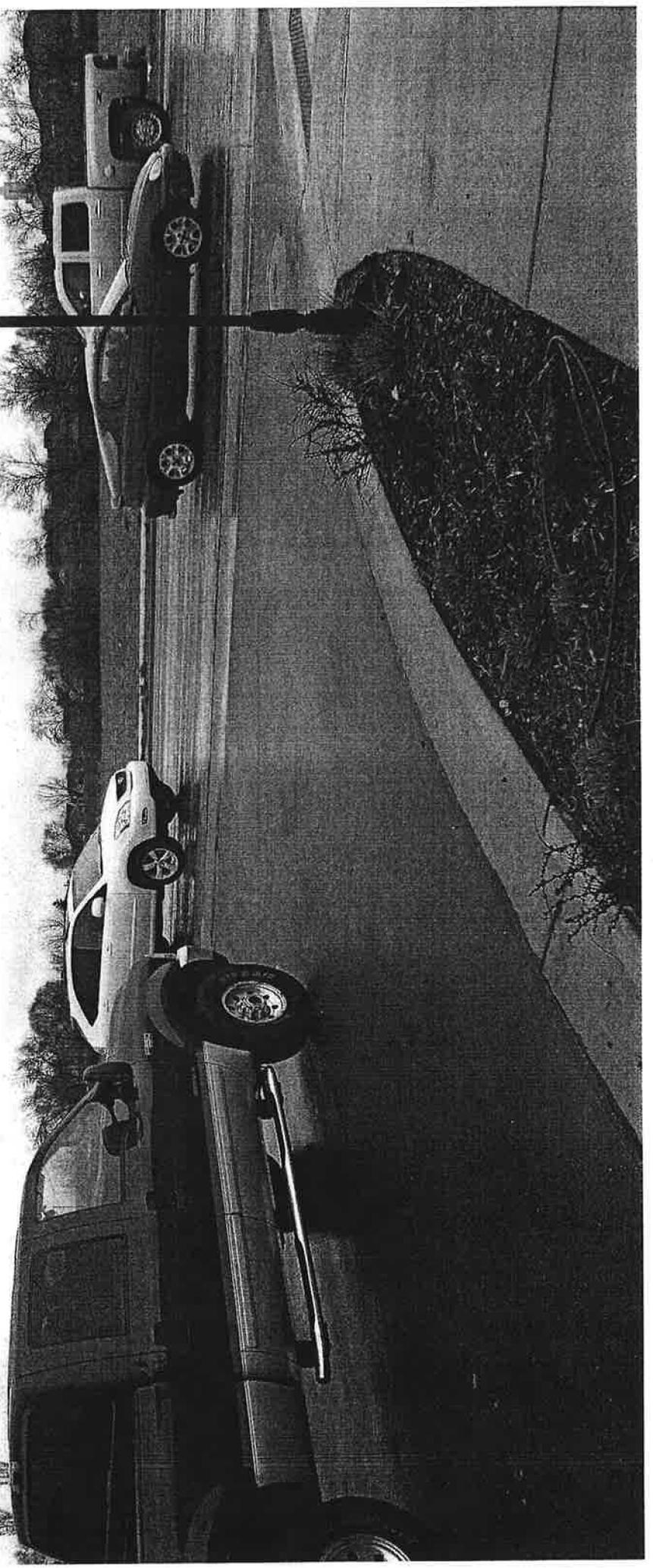
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RD



STOP



Traffic study from Oct 07

- 4,000 to 5,000 cars per day
- add'l 2000 cars per day is 20 percentage increase
- Aprox. 1.0% of cars are more than 15 mph over limit
- Peak traffic increases by 125 cars per hour each direction

Assume a 50/50 mix of East and West traffic.

At the a.m. peak, the residence of the complex will not be able to merge with oncoming traffic

125 cars is two cars per minute leaving the complex
traffic will back up into the complex

2. The conditional use permit/site plan application shall delineate the requested exceptions and variations from city ordinances and the offsetting upgrades and benefits proposed. Possible exceptions may include, but are not limited to, unlisted uses, yard requirement reduction, building height increase, alternative screening technique, and reduced parking requirements. Possible upgrades may include, but are not limited to, improved landscape design, architectural enhancements, and coordination with adjoining development. Staff will make a determination as to the reasonableness of the proposed exceptions and upgrades and make recommendations to the planning commission. ***Proposed upgrades and enhancements must clearly exceed what would normally be expected for development in the C-F zone.***

- What are the proposed upgrades and enhancements?
 - o 10% more brick 33% vs 46%
 - o larger trees on the interior 13%
 - o walk ability ?

- Do they clearly exceed what would normally be expected? **No**

- 4. All nonretail uses proposed shall be supportive of retail uses in the development in areas planned for commercial development and as described in section 17.64.010 of this chapter.

See Fiscal Impact

5. Residential and office uses may be incorporated as components of mixed use commercial developments.

Mixed use zones

7. Any standards relating to the public health, safety and welfare.
(Ord. 2007-02, 1-16-2007)

- **Health safety and welfare of apartment residence**
 - **one road in and out**
 - **how will they exit the complex in am rush**
 - **child friendly environment?**
 - **open space usability – no counting to much as open**
 - **4 story buildings – accessibility of covered parking and ADA requirements**
 - **density of project** 

City has a R-M 8 rating

What is the highest density in the area today?

Sterling Village

Apartments 16 DU/Acre

Town Homes 11 DU/Acre

11.89. + Recent Development.

Single Family 6-8 DU/Acre

*San Tropaz → (Mixed use zone) 20.57
Not in Area but within city*

17.48.070: DWELLING DENSITY:

The maximum gross density (dwelling units per acre) in R-M zones shall be as follows:

<u>Zone</u>	<u>DU/Acre</u>
R-M 5	5
R-M 6	6
R-M 7	7
R-M 8	8

(Ord. 2007-02, 1-16-2007)

This project has a 20 DU/Acre

17.48.150: ARCHITECTURAL STANDARDS:

The following exterior materials and architectural standards are required in R-M zones:

E. The minimum total floor area, finished and unfinished, of any single-family dwelling in R-M zones shall be two thousand four hundred (2,400) square feet. The minimum total floor area of each unit in a two-family or multi-family dwelling shall be one thousand four hundred (1,400) square feet.

This project does not meet the minimum square feet per dwelling.

Open Space Requirements

17.48.160: LANDSCAPING AND OPEN SPACE:

B. The minimum gross land area of a PUD, condominium or multi-family residential development to be preserved as open space in R-M zones shall be as follows:

<u>Zone</u>	<u>Required Open Space</u>
R-M 5	12 percent
R-M 6	14 percent
R-M 7	16 percent
R-M 8	18 percent

The open space, if not dedicated to the city, will be labeled and recorded as a lot or lots in a subdivision, as common area in a condominium or as a perpetual open space easement to be jointly owned and properly maintained as open space and/or recreation by an owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city. Required yard areas may not be counted as open space. Open space shall include recreational improvements such as play courts, swimming pools, tot lots, picnic areas and walking paths.

- **Lot or lots in a subdivision, common area in a condominium**
- **Required yard area may not be counted**
- **Open space includes recreational improvements, and walking paths**
- **Extrapolate from code for 42% open space -**
- **Open space has been calculated on every thing except building footprint and asphalt**

Is the open space quality and useable?

Project doesn't meet RM zone ordinance for open space

17.48.110: YARD REQUIREMENTS; MAIN AND ACCESSORY BUILDINGS:

The following yard requirements shall apply in R-M zones unless otherwise approved with a conditional use permit for a condominium or PUD. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas in condominiums. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

A. Minimum yard requirements for main buildings are as follows:

1. Front yard, interior and corner lots: Thirty feet (30').
2. Front yard, cul-de-sac lot adjacent to turnaround: Twenty five feet (25').
3. Side yard, interior lots: Ten feet (10').
4. Side yard, corner lots: Ten feet (10') on the side adjoining another lot, thirty feet (30') on the side adjoining the street.
5. Rear yard, interior lot: Twenty five feet (25').
6. Rear yard, corner lot: Ten feet (10').

This project doesn't meet yard requirements for RM zone

In our opinion, the development doesn't meet the requirements of a performance development

Nor does it clearly exceed what would normally be expected for developments in the C-F zone.

The health, safety and welfare of the residence in the apartment complex will be comprimised

We ask the planning commission to table their decision until the issues outlined can be understood and clarified.

If you are not willing to table the decision, we ask for a no vote from each of you.

San Marino – Performance Zoning

17.64.055

- How San Marino Demonstrates “Design & Function” in the Performance Zone (SJ Code 17.64.055). Based upon “one or more of the following”:
 - Amenities
 - Economic benefit \$?
 - Additional architectural features ?
 - OK - Resolution of neighbor’s concerns
 - OK - Development’s contribution to principles of quality growth suggested by “Envision Utah’s Urban Planning For Quality Growth”
 - Improved Landscape Design
 - Coordination w/ Adjoning Developments

DRAFT

Note: The Enhancements Must clearly Exceed what would normally be expected for development in the C-F Zone. (= Definition of Performance)

The new Effect.



Wasatch Advantage Group

San Marino - Amenities

- Clubhouse & Pool Area

P = Performance
S = Standard

- S Heated Pool
- P Hot Tub
- S Barbeque area with Ramada
- S Clubroom (full Gourmet kitchen, fireplace, lounging area, and entertainment area)
- P/S Public Restrooms with showers
- P/S Fitness Center (24 hour) ? Expand on this item
- P/S Business Center (24 hour) ? " " "

- Tot Lot Playground Area Standard

- Picnic Areas Standard ~~Minimum performance~~



Wasatch Advantage Group

San Marino – Amenities (Cont.)

- 3. Pedestrian walkways throughout the development
- 8. Open Space: approximately 40% of the development
- 8 M/F Trail connection to Jordan River and the fish pond recreational amenity Performance
- ? 8 Project entry monumentation Performance ~~show details~~

40-41% could be open required

Landscaping

- 5 Exceeding the minimum tree requirement: 338 trees (exceeding evergreen requirement by 40 trees) *perhaps you can use a larger calliper or*
- 5 Extensive planting proposed around each building *the last Review this was shown as standard*
- M/F + Waterfall feature proposed for the clubhouse area *Minor Performance - Show Detail*

For Reg Regular must meet Zone Standards

most of these are Standards.

Please show/label these on the site plan or does are these acceptable open space? please clearly or does this include that property to the south? please clearly

the last review, this did not exceed the landscape requirements

Again, you need clearly exceed what would normally be expected.

Additional or both.



San Marino – Economic Benefit

- Project provides tax base on the value of 330 multifamily units good
- Adds 330 households to support South Jordan City businesses good
- Demonstrates to South Jordan City that 330 multi family homes can be built to attract new business development

Combine? (one in the same)

Needed open space,

open space & parking

There is also some liability with regards to the cost of police & fire protection, as well as infrastructure maintenance. These issues provide some offset or ~~balance~~ balance to the Tax base build (sited above meaning these economic benefits may not be as strong of a point).

330 New Res Pockets in a small Area

US,

long term liability / Maintenance of Infrastructure



San Marino – Additional Architecture Features

X Buildings to include many Environmental Friendly "Green" products such as:

- Energy Star appliances
- Flourecent exterior lighting
- Low-E dual pane windows

expected / Standards

Note -> G112 Roof pitch is Standard / Required.

• Approximately 80 Percent of the buildings incorporate a "Tuck Under" garage concept with direct access into the individual units *what percentage of each building or how many units per what's the unit vs garage Ratio*

• Rock: Aproximately 33 percent of each building has rock

50% or more would be performance

Standard or expected

X Air conditioning / Heating: Fully self contained units which set in an enclosed closet in the balcony of each unit

Standard

X Trash Receptacles: enclosed with precast wall and decorative metal frame gate

Standard



San Marino – Additional Architecture Features

Unit Interiors:

- *good for the Seller / Buyer*
- Countertops: Corian type or granite
- Kitchen Island design in most units
- 9' ceilings in each unit
- Garden tubs
- Large covered balconies
- Full size washer and dryers
- 8' sliding glass doors
- Full appliance package
- Faux wood blinds
- Upgraded and stained cabinetry

How do these benefit the City?

*These Appl / do the last
located on Street 2.*

✓ Envision Utah Strategies to meet tomorrow's housing: making our transportation system more efficient, reducing the costs of new infrastructure, building walkable communities, conserving open space, and restricting development on

sensitive lands

See sheet 8



“Foster mixed-use and walkable neighborhood zoning to encourage a mix of housing types and density for a mix of incomes”

San Marino – Resolution of Neighbors Concerns

- Office Buildings: Wasatch has met with the Boyer Company and discussed the proposed plans. The Boyer Company expressed their excitement to have a quality residential development next door and are please that potential employees will have the ability to live so close.

If the Boyer Company is excited about this, then show provide a Pedestrian path to the office located to the east.

- Sandy City – Wasatch met with the City of Sandy (owners of the Golf Course to the north) and reviewed the proposed plans. Wasatch incorporated all comments made in order to ~~less~~ any potential impacts to the course.

less en



Wasatch Advantage Group

San Marino – Envision Utah’s Urban Planning For Quality Growth

The last 6 April
Ballot #3
Each of the
important pieces
About 3 Ballot #1

The Following statements come from Envision Utah’s website:

- If properly sited, townhomes, condominiums, and apartments can be used to meet many community goals such as the creation of walking friendly communities and increased transit use. These housing types can also help conserve open space sensitive lands.
- Envision Utah Strategies to meet tomorrow’s housing: making our transportation system more efficient, reducing the costs of new infrastructure, building walkable communities, conserving open space, and restricting development on sensitive lands
- “Foster mixed-use and walk able neighborhood zoning to encourage a mix of housing types including multi-family for a mix of incomes”
- “Encourage energy efficiency ordinances”

How do these items specifically apply to San Marino?

TOAD, Shopping, etc.
can the residents walk to work?

good connection w/ sheet #6



Wasatch Advantage Group