

ORDINANCE NO. 1196

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO THE DPMU-CSD DRAPER WEST.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, the City Council of Draper City finds good cause to revise the terms and provisions of Land Use and Development Code regarding the creation of a Draper Pointe Mixed Use Commercial Special District; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the modification of a Draper Pointe Mixed Use CSD: 1) The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan. 2) The proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties. 3) The proposed amendment conforms to the general aesthetic and physical development of the area. 4) The subject property is within a larger regionally oriented area of the City. 5) The subject property is adjacent to the Transit Station District which is a mixed use area designed around the UTA Front Runner station. This will further support the Front Runner station with businesses and housing. 6) The public services in the area are adequate to support the subject development which may result from the amendment, including water services.

Section 2. Revision. Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

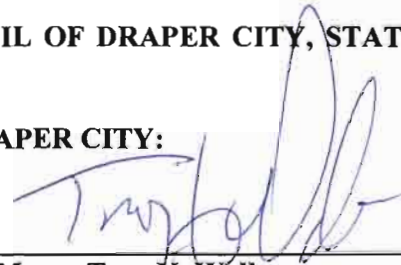
Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
THIS 15th DAY OF MARCH, 2016.**

ATTEST:


Rachelle Conner, City Recorder

DRAPER CITY:


**By: _____
Mayor Troy K. Walker**



**EXHIBIT A
DPMU-CSD DRAPER WEST TEXT AMENDMENT**

CHAPTER 9-18 COMMERCIAL SPECIAL DISTRICTS (CSD)

ARTICLE H. DRAPER POINT MIXED USE SPECIAL DISTRICT

9-18H-030: DEVELOPMENT STANDARDS:

The development standards of the Draper Pointe mixed use commercial special district will guide the design of the buildings, landscaping, parking and signage located within the district boundaries. The master plan provides for office, retail, residential and hotel development in designated areas in accordance with the development standards set forth in this article.

A. Development District: Based on land use, each building shall comply with the following development standards for each corresponding district:

2. Retail:

- a. Each retail building shall utilize the same palette of materials compatibly configured to allow unique identity reflective of the established image of the intended user. (Section 9-18H-100, exhibit E of this article.)
- b. The minimum front setback from right of way shall be ~~ten~~ five feet (~~10~~ 5).
- c. Buildings shall be single story.
- d. More than one material shall be required on all building facades.
- e. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC, tile or other similar material as approved by Draper City staff.
- f. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.

4. Residential:

- a. Density: A minimum density of twenty five (25) dwelling units per acre and a maximum density of ~~forty~~ fifty-six (~~40~~ 56) dwelling units per acre shall be applied to each residential district.
- b. Maximum Height: Each residential building shall not exceed a maximum of ~~four~~ five (~~4~~ 5) stories in height.
- c. Setbacks: Building setbacks from property lines are as follows:
 - (1) ~~Twenty~~ ten feet (~~20~~ 10') from all exterior property lines.
 - (2) Parking shall be allowed in setback areas.
- d. Architectural Theme: All buildings in a residential district shall share the same unique architectural theme, including, but not limited to, colors, materials, rooflines and entries. (Section 9-18H-100, exhibit G of this article.)
- e. Materials: Building materials shall consist of at least three (3) materials, including an accumulation or clustering of brick, stone or synthetic stone equal to a gross calculation of square footage of fifteen percent (15%) or more of each structure side.

- f. Porch, Balcony, Patio, Window: Every multi-family building elevation that faces a public street or internal main private street or public open space shall have either a porch, balcony, private patio or window.
- g. Variety Of Floor Plans: There shall be a variety of floor plans and unit sizes within each project district.
- h. Roof Materials: Multi-family buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, or similar material. A combination of materials may be used.
- i. Roof Styles: Any pitched roof covering the main body of the structure shall be hip style, monopitch style, shed style, or shall have symmetrical gables. Roofs are allowed to be flat.
- j. Roof Forms: Roof forms shall be designed to emphasize the residential units when possible and shall denote building elements and functions, including primary pedestrian entrances.
- k. Projections Or Recesses: Projections or recesses in the facade plane shall be required every thirty feet (30'). Projections or recesses shall have a minimum depth of two feet (2').
- l. Internal Walkways: Each separate building will be connected by internal walkways with shared use of outdoor common areas.
- m. Pedestrian Pathways: Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, parking areas, and public sidewalks.
- n. Sidewalks: Residential project areas shall install sidewalks on both sides of all private streets with a width of at least four feet (4'):
 - (1) The planning commission may modify the above requirement by eliminating the sidewalk or a portion of the sidewalk on one side of the street upon finding that:
 - (A) The second sidewalk or portion of the sidewalk does not facilitate safe and appropriate pedestrian connectivity;
 - (B) Ample pedestrian circulation has been provided and is otherwise satisfied;
 - (C) The purpose and intent of the development standards set forth in chapter 32 of this title are met.
 - (D) The granting of this modification is intended to be utilized in limited circumstances where design and site layout adequately provide pedestrian circulation within the project and second sidewalk or portion thereof is unnecessary and/or undesirable.
- o. Community Clubhouse: A community clubhouse with indoor and outdoor amenities shall be provided for the entire residential district.
- p. Amenities:
 - (1) Projects for fewer than fifty (50) dwelling units shall provide an amenities package appropriate for the project size and location.
 - (2) Multiple-family projects shall include at least one amenity per fifty (50) units from the following list:

- Barbecue area;
- Community garden;
- Courtyard with benches;
- Entrance feature;

Outdoor fireplace/pit;
Shade structure;
Spa with decking;
Swimming pool (indoor or outdoor);
Tot lot/play structure;
Water feature;
Other active or passive recreational areas that meet the intent of this guideline.

- (3) Projects of fifty one (51) to one hundred (100) dwelling units shall include the following amenities in addition to those above:
 - (A) A minimum of one inside, centrally located, fully functional social area, no less than one thousand (1,000) gross square feet in gathering space; or
 - (B) A minimum of one outside social function area, no less than one thousand (1,000) gross square feet in gathering space.
- (4) Projects of one hundred one (101) or more dwelling units shall include the following amenities in addition to those above:
 - (A) A minimum of one inside, centrally located, fully functional social area, no less than one thousand (1,000) gross square feet in gathering space; and
 - (B) A minimum of one outside social function area, no less than one thousand (1,000) square feet in gathering space. (Ord. 1151, 4-21-2015)

9-18H-100: EXHIBITS:

Exhibit B
 Site Plans
 Residential, Retail and Hotel:

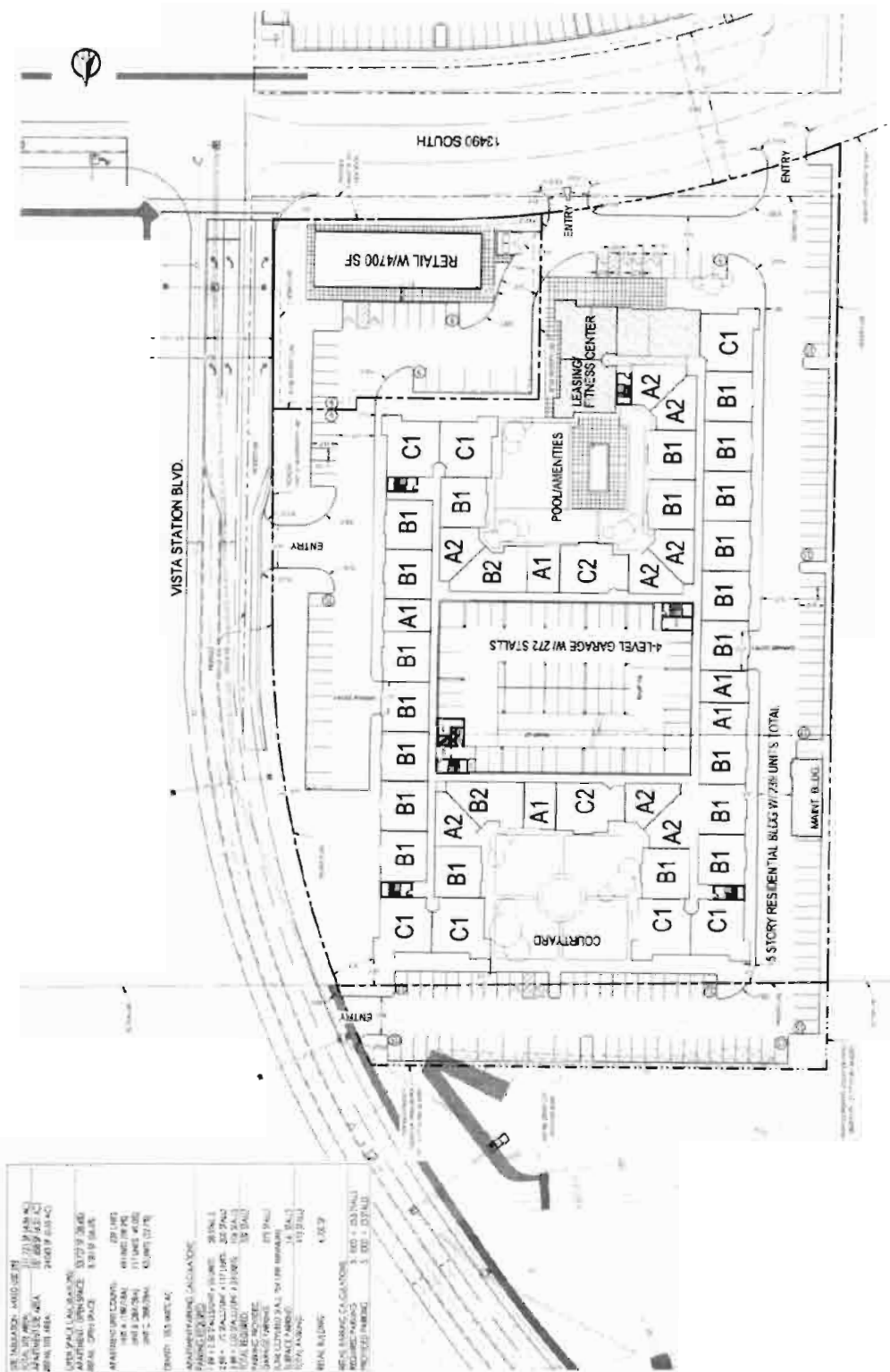
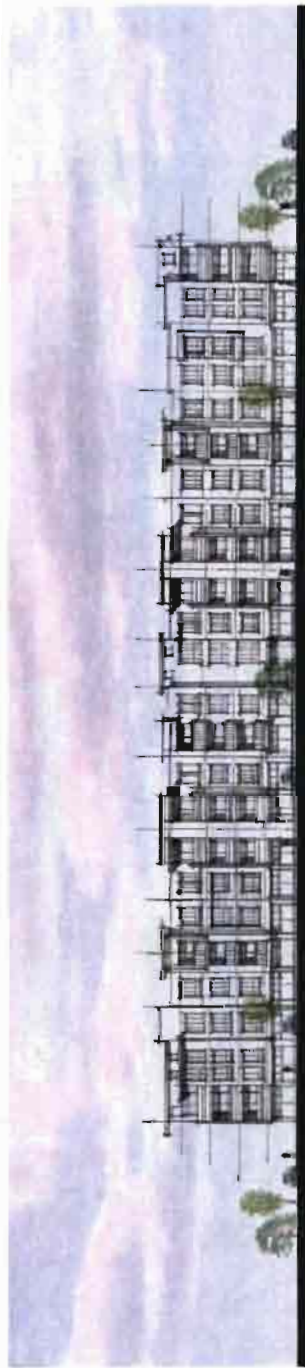


Exhibit G
Sample Residential Buildings





FRONT ELEVATION - BLDG "A"

Draper Pointe

Draper City, Utah

March 13, 2015
© 2015 BSB DESIGN



Wasatch Advantage Group

Salt Lake City, Utah



NORTH ELEVATION - BLDG "A"

Draper Pointe

Draper City, Utah

March 13, 2015
© 2015 BSB DESIGN

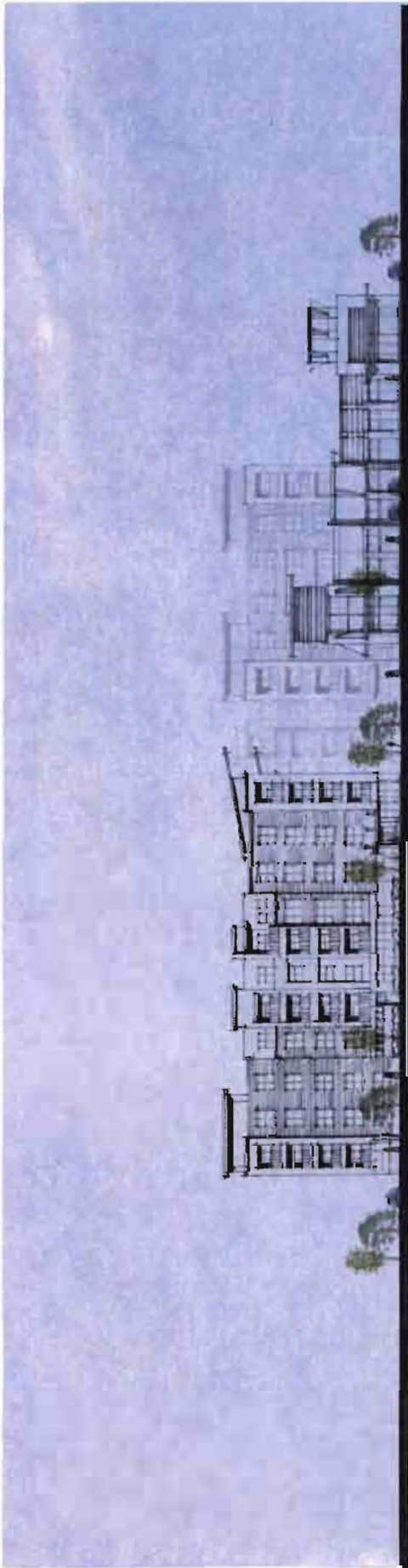


Wasatch Advantage Group

Salt Lake City, Utah



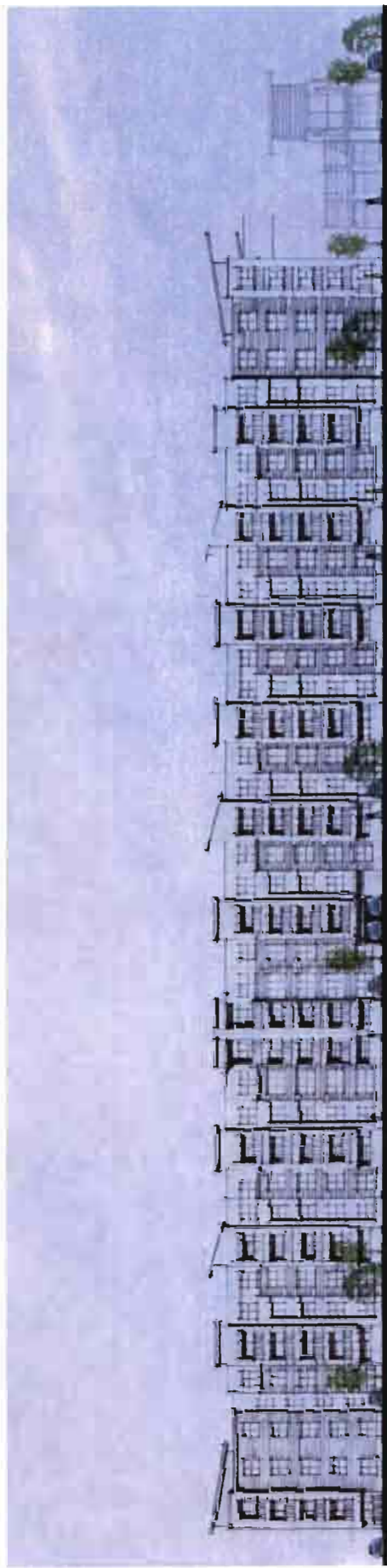




CONCEPTUAL SIDE ELEVATION - SOUTH

RESIDENTIAL BUILDING

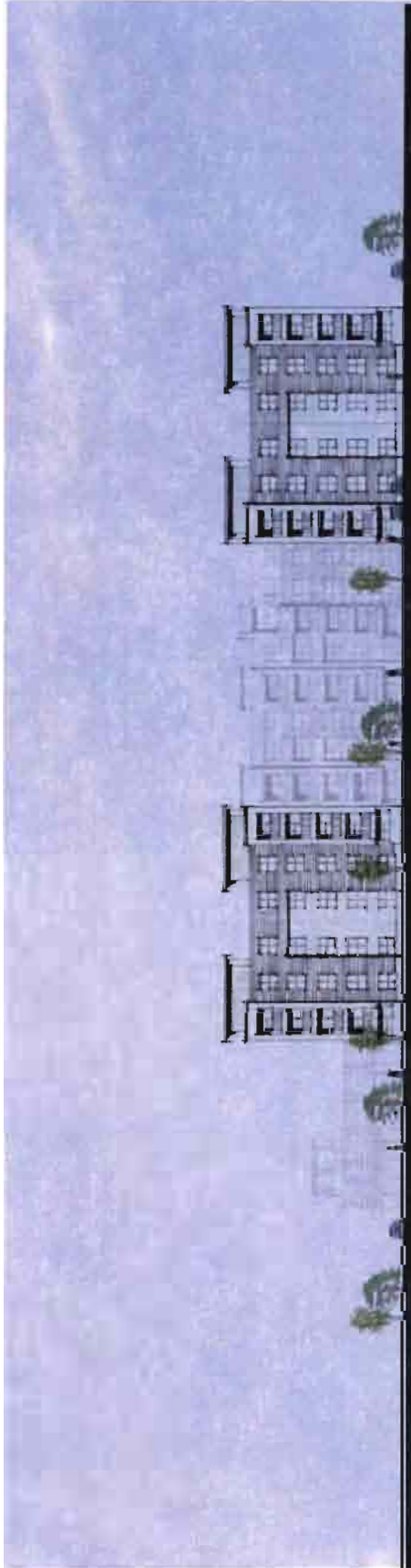
DETAIL BUILDING



CONCEPTUAL REAR ELEVATION - WEST

RESIDENTIAL BUILDING

DETAIL BUILDING



CONCEPTUAL SIDE ELEVATION - NORTH

RESIDENTIAL BUILDINGS

RETAIL BUILDINGS



CONCEPTUAL FRONT ELEVATION - EAST

RESIDENTIAL BUILDINGS

RETAIL BUILDINGS

Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1196** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 15th day of March, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: March 18, 2016 through April 6, 2016

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", written over a horizontal line.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah