



---

## Development Review Committee

1020 East Pioneer Road  
Draper, Utah 84020

---

### STAFF REPORT

April 30, 2020

**To:** Jennifer Jastremsky, Zoning Administrator

\_\_\_\_\_  
Approved Date

**From:** Pete Kane, Planner III  
(801) 576-6335 or [pete.kane@draper.ut.us](mailto:pete.kane@draper.ut.us)

**Re: VERANDA WEST TSD MASTER AREA PLAN AMENDMENT REQUEST**

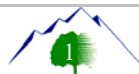
Application No.: TEXTMAP-982-2020  
Applicant: Adam Lankford, representing Wasatch Residential Group  
Project Location: Approximately 13638 S 600 W  
Current Zoning: TSD (Transit Station District) Zone  
Acreage: Approximately 8.25 Acres (approximately 360,000 square feet)  
Request: Request for approval of a Minor Amendment to the Veranda West TSD Master Area Plan in the TSD (Transit Station District) Zone related to updating the design and development requirements by differentiating livable versus non-livable buildings in the residential portion of the project area.

### SUMMARY & BACKGROUND

This application is a request for approval of a Minor Amendment to the Master Area Plan for approximately 8.25 acres located on the west side of 600 W, at approximately 13638 S 600 W. The property is currently zoned TSD (Transit Station District) Zone. The applicant is requesting that a Minor Amendment to the Master Area Plan be approved to clarify the design and development requirements for the residential portion of the project area by specifying which items apply to livable versus non-livable buildings.

The TSD zoning district and regulations under Draper City Municipal Code (“DCMC”) Chapter 9-14 were adopted by the City Council in November 2008. A Text Amendment to DCMC Chapter 9-14 was approved in October 2011. DCMC Section 9-14-060 includes a requirement for a Master Area Plan (“MAP”) which creates a framework for development within the TSD and sets public use spaces, proposed land uses, and specific design and development standards. The MAP for the project area identified as “Veranda West Transit Station District” was approved by the City Council in February 2019.

Based on the approved MAP, the applicant submitted a request for a minor subdivision and site plan review for the first phase of the Veranda West TSD in December 2019. During the site plan review process, it was found that there was some ambiguity in the MAP language as it relates to which building types were referred to in relation to the various design and development requirements for the residential portions of the MAP.



## ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Transit Station District land use designation for the subject property. This category is characterized as follows:

### *Transit Station District*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"><li>• Development within this land use category – often referred to as Transit Oriented Development – provides an alternative to standard, segregated zoning strategies</li><li>• New development and zoning will be required to mix uses to support the ridership of transit and create unique walkable and bicycle friendly successful urban centers</li><li>• Residential development densities and commercial floor area ratios within this district will be higher than those allowed in other parts of Draper City, and in some cases, significantly higher</li></ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"><li>• Commercial</li><li>• Residential</li><li>• Public Uses</li><li>• Office</li></ul>
<b>DENSITY</b>	<ul style="list-style-type: none"><li>• Density range: minimum 5-35 dwelling units per acre</li></ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"><li>• Transit Station District (TSD)</li></ul>
<b>LOCATION</b>	<ul style="list-style-type: none"><li>• Adjacent to and near fixed guideway rail systems operated by the Utah Transit Authority</li></ul>
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"><li>• In order to mitigate the concerns of higher density and development intensity, more stringent design guidelines, architectural requirements, landscaping quality, and public space amenities will be required to be incorporated into new zoning categories and specific development proposals</li></ul>

The property has been assigned the TSD zoning classification. The purpose of the TSD zone is to “promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD.”

The TSD zoning designation is identified by the General Plan as a preferred zoning classification for the Transit Station District land use designation. TSD zoning abuts the subject property, except to the east which is zoned CSD-DPMU (Draper Pointe Mixed Use Commercial Special District) and M1 (Light Manufacturing to the south.

### Master Area Plan

The Veranda West Master Area Plan establishes the development standards for the three land use types intended for the project: office, retail, and residential. These standards include materials, openings, architectural style, setbacks, and amenities for the various portions.

The Residential portion of the MAP set criteria for “buildings.” During the site plan review process for the townhomes phase of the project, it was noted that the phrase “buildings” was vague and didn’t delineate between the residential buildings themselves and the additional buildings in this phase that support them: the clubhouse and maintenance building. Due to the vagueness in the language, the design requirements would apply to all buildings.

The proposed amendment clarifies which development standards apply to all buildings in the phase versus just the residential livable buildings in the phase.

The proposed language opens with a clarifying statement to designate “livable residential” as the stacked flats and townhome buildings and “non-livable residential” as the clubhouse and maintenance building.

All development requirements as originally set in the residential portion of the MAP apply to all buildings in the residential portion except for the following items which per the requested changes will only apply to the “livable residential” buildings:

- Item 3 – requiring a variety of floor plans/unit sizes
- Item 4 – which sets the amenities to be included in either the stacked flats or townhome section of the project
- Item 7 – requiring that the building elevation that faces a public street or internal main private street or public open space must have either a porch, balcony, private patio or windows.
- Item 9 – that roof forms must be designed to emphasize the units and denote building elements and functions such as entrances.
- Item 11 – that building design and orientation should consider sun exposure for energy efficiency.
- Item 13 – that the use of a single color scheme, minimal detailing, or blank walls is not permitted.
- Item 14 – that the front and rears faces must have 25% openings (windows, openings/breezeways, garage door or man door areas) and that side elevations must have 15% openings.

The proposed MAP amendment has been reviewed and approved by the Draper Pointe Architectural Review Committee (Gardner Company & Boyer Company) in a letter dated March 25, 2020.

Criteria for Approval. The criteria for review and potential approval of an Master Area Plan Amendment request is found in Sections 9-14-060(G) of the DCMC. This section depicts the standard of review for such requests as:

The Zoning Administrator shall decide whether a proposed amendment is a "major" or "minor" amendment. A major amendment shall be reviewed and approved or denied using the process established for the initial MAP approval. A minor amendment shall be reviewed and approved or denied by the Zoning Administrator.

## **REVIEWS**

Planning Division Review. The Draper City Planning Division has completed their review of the MAP Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the MAP Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the MAP Amendment

submission. Comments from the Division, if any, can be found in Exhibit A.

Noticing. There are no noticing requirements for this type of request.

**STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

This recommendation is based on the following findings:

1. That the intent of the master area plan (MAP) remains intact and supported based on the proposed changes.
2. That the MAP complies with DCMC Section 9-14-060(C).
3. That the modifications can be classified as a minor amendment per DCMC Section 9-14-060(G).
4. That the Architectural Control Committee, represented as the Draper Pointe Architectural Review Committee, has reviewed and approved of the amendment.

**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

\_\_\_\_\_  
Draper City Public Works Division

\_\_\_\_\_  
Draper City Building Division

\_\_\_\_\_  
Draper City Fire Department

\_\_\_\_\_  
Draper City Planning Division

\_\_\_\_\_  
Draper City Legal Counsel

**EXHIBIT A**  
**DEPARTMENT REVIEWS**

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

No comment.

Engineering and Public Works Divisions Review.

No comment.

Fire Division Review.

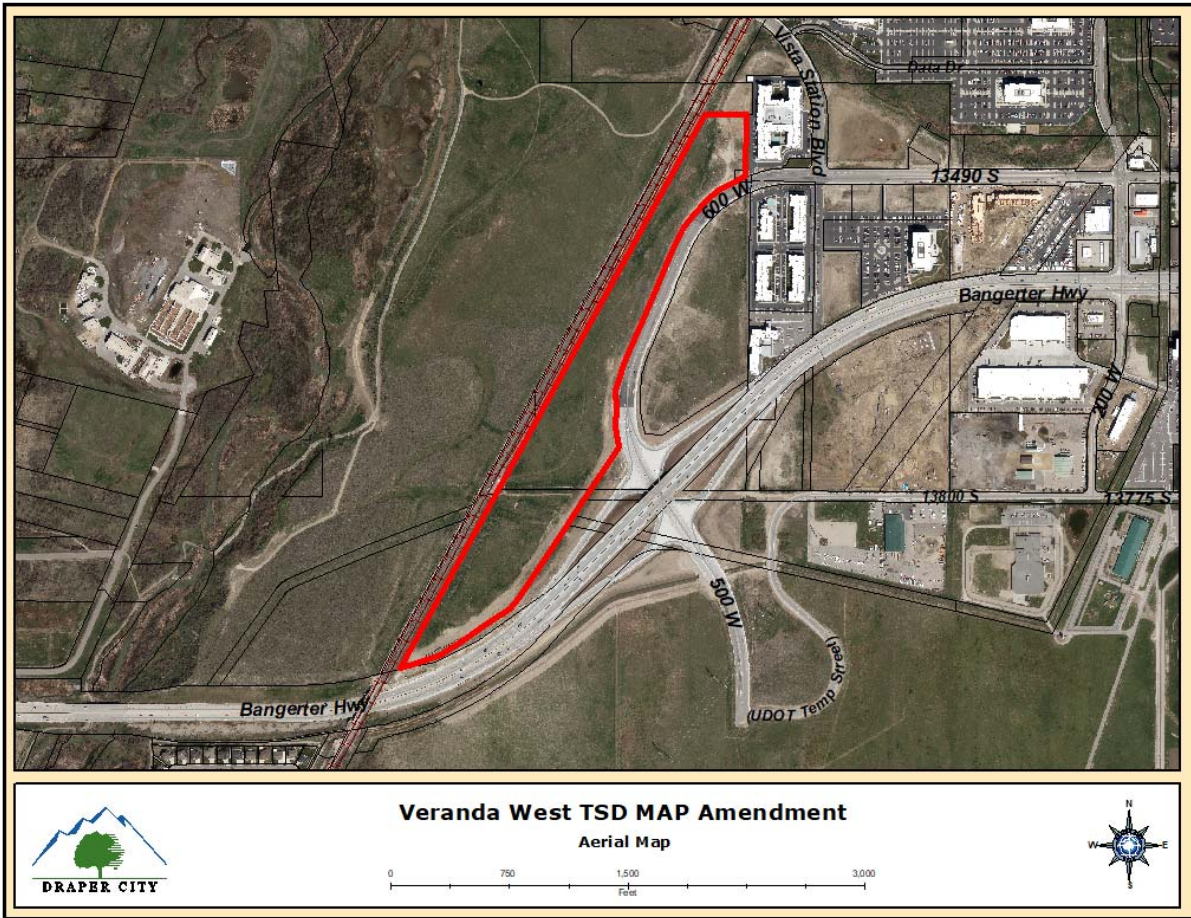
No comment.

Legal Review.

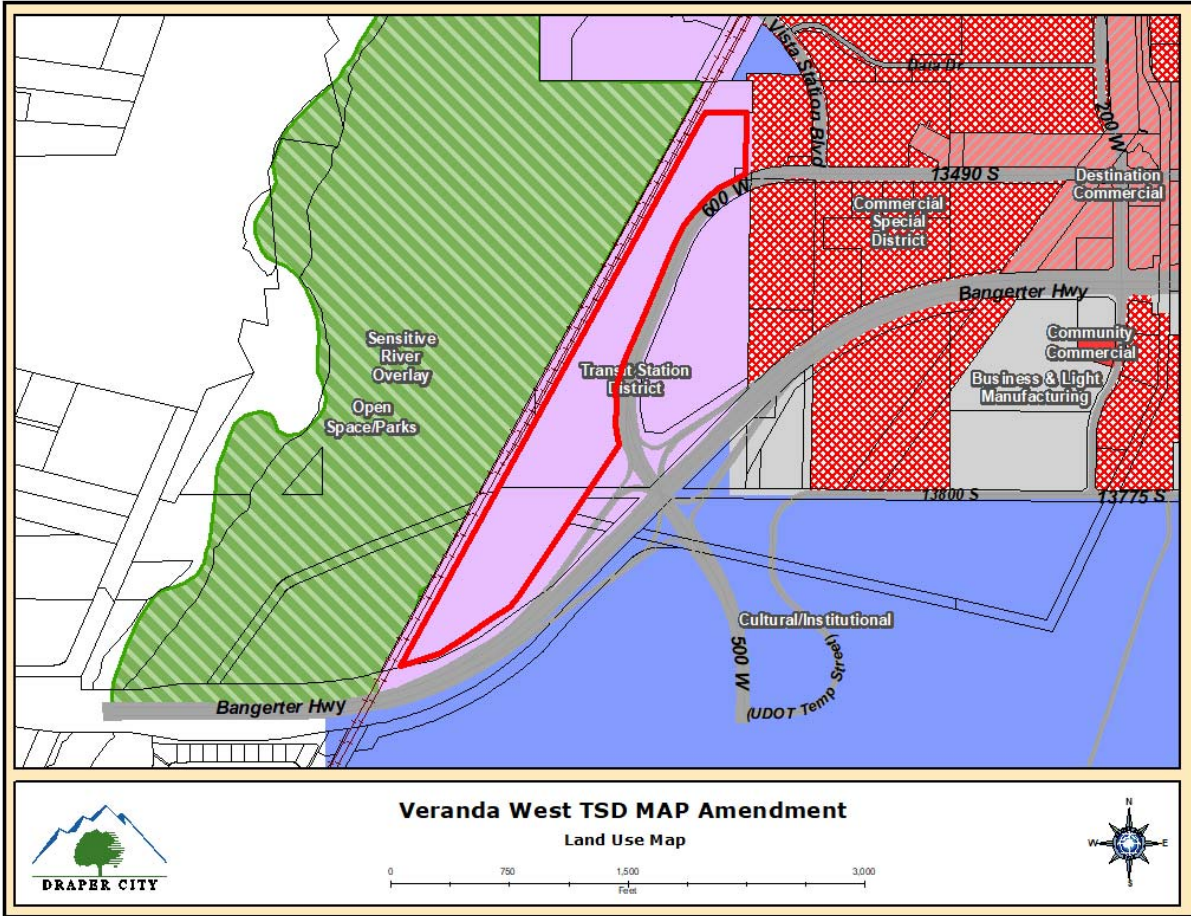
1. The request complies with federal and state laws and Draper City ordinances.



# EXHIBIT B AERIAL MAP



# EXHIBIT C LAND USE MAP

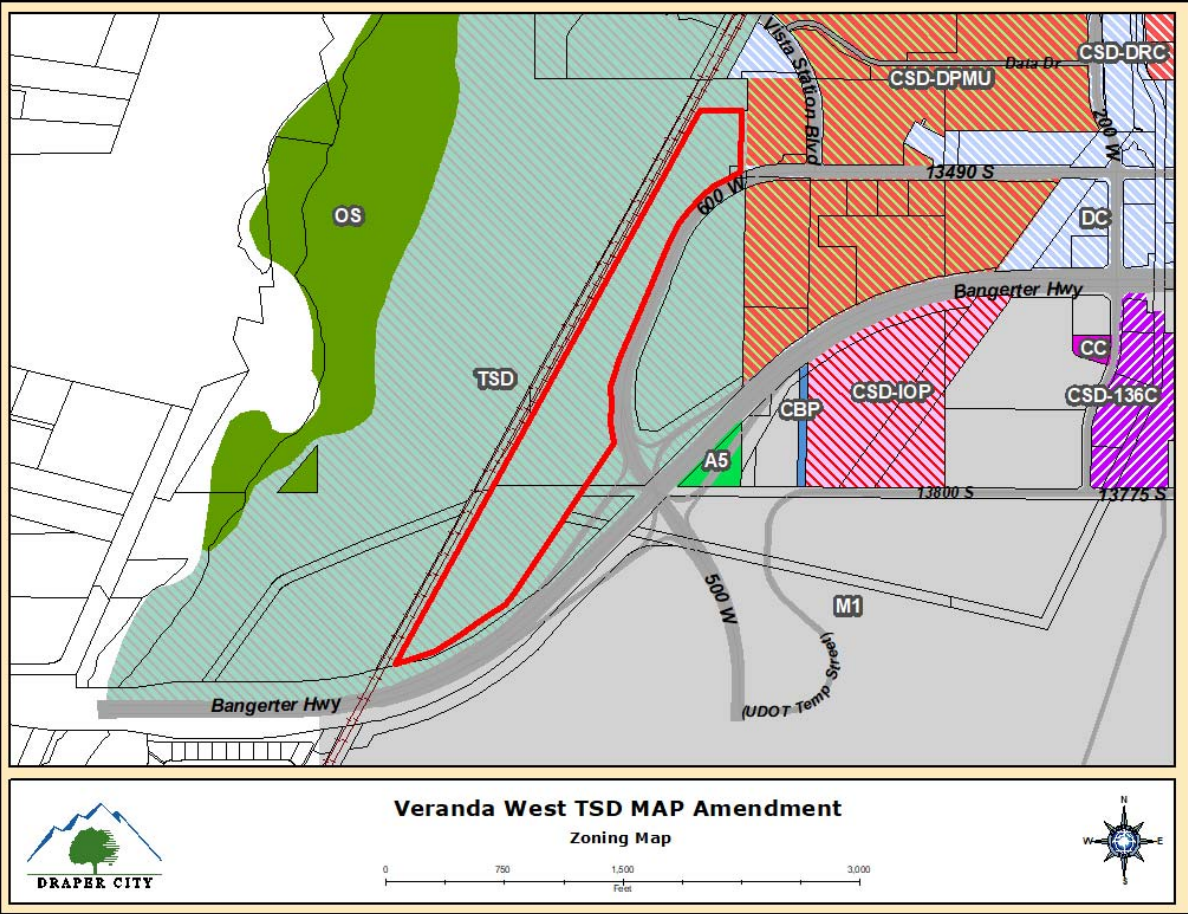


## Veranda West TSD MAP Amendment Land Use Map





**EXHIBIT D  
ZONING MAP**



**EXHIBIT E**  
**MASTER AREA PLAN – PROPOSED AMENDMENTS**

Amended language shown as:

- Additions - blue, underlined text
- Removals – ~~red, strike through text~~

## VERANDA WEST

Veranda West is located on the North West corner of the newly constructed intersection of Bangerter Highway and 600 West. The parcel of land is long and narrow and consists of approximately 32 acres. The development plan (see attached) consists of a mix of uses such as multi-family residential, office, and retail.

The north and south ends are planned for multi-family, a combination of townhome and stacked flats. The middle of the property is planned up to four retail pads (approximately 20,000 sq. ft.) and up to two office building (approximately 250,000 sq. ft.).

The proposed land uses fit within the area plan specifications a mixed-use, high-density project containing office, multi-family and retail.

The main entrance for the project will be at the future signal on 600 west. There will be two more access points on 600 west (one north and one south of the signal). This project will also share an access point to the north with the Veranda apartments, giving this project access to Vista Station BLVD.

The transportation systems within the MAP area are mostly in existence including collector and arterial streets (Bangerter Highway, 600 West Street, Vista Station Blvd, Frontrunner Blvd, 200 West), and Frontrunner.

Storm drainage and other utilities have been reviewed for capacity and are available for the site development (See attached utility map).

Architectural and site design standards for the MAP are outlined in the Development Guidelines (See attached), including setback and parking standards. The project will be designed in such a way as to promote compatibility between the MAP area and adjoining properties. If applicable (based on market conditions), structured parking shall be designed to be compatible with the project in general.

The estimated sequence and timing of development of the subject parcel will be in an estimated 3 phases (Residential, Office and Retail) with phase 1 starting in 2-5 years. Construction and phasing will be based on market conditions. There are no major public improvements or off-site infrastructure improvements or facilities required or anticipated to be required in connection with the development of the MAP other than the standard wet and dry utilities.

A comprehensive sign program has included in the Development Guidelines (See attached).

This Memorandum and site plan have been reviewed by the Architectural Control Committee members, Nate Boyer of The Boyer Company, and Mark Murdock of the Gardner Company.

# Veranda West Architectural and Site Development Guidelines

**Development Standards:** Site development will occur in accordance with Chapter 9-14 Transit Station District (TSD) of the Draper City Municipal Code and the following development standards.

**Development Areas:** Based on land use, each building shall comply with the following development standards:

## Office

1. The architecture shall be the primary tool to create a strong sense of identity and place throughout the office district. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.
2. All building facades shall have the same character each utilizing the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes.
3. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC or tile.
4. More than one material shall be required on all building facades.
5. Buildings shall have a minimum of 40% high efficiency glazing.
6. Buildings shall use 50% of a primary material.
7. Buildings shall have notable entry features which could include: An arch or canopy over entry doors, Colors or materials that highlight the entry, Entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.
8. All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.
9. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
10. The minimum front setback from right-of-way or exterior property lines shall be 10-feet.
11. Building material placement and material colors shall be used to distinguish office building elevations from other office buildings in the immediate area, as approved by the ACC.
12. A common plaza shall be built for the office building(s) and shall include outdoor

furniture and two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

### **Retail**

1. The minimum setback from right-of-way or exterior property lines shall be 10-feet.
2. Minimum building height shall be one-story.
3. More than one material shall be required on all building facades.
4. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC, tile or other similar material as approved by the ACC.
5. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
6. A minimum of two outdoor eating plazas shall be built for the retail buildings and shall include outdoor furniture and each outdoor eating plaza shall include two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

### **Residential (stacked flats and townhomes)**

Residential Buildings shall be classified as either 'Livable Residential' (i.e. Stacked Flats and Townhomes) or 'Non-livable Residential' (i.e. Clubhouse and Maintenance Building).

1. All Residential Buildings (within a sub-phase ~~(i.e. townhomes or stacked flats)~~) shall share the same unique architectural theme including, but not limited to, colors, materials, rooflines and entries. In addition, Livable Residential shall also share the same unique architectural theme in regards to rooflines and entries.
2. All Residential Buildings materials shall consist of at least three material types.
3. All Livable Residential ~~There~~ shall be a variety of floor plans/unit sizes within each sub-phase area.
4. Livable Residential - Townhome amenities – Outdoor plaza with seating and either a fire pit or a BBQ area, a tot lot, grass play area and an indoor exercise facility. Livable Residential - Stacked flat amenities - A Clubhouse with a club room, exercise facility and pool with spa and one outdoor plaza with a fire pit. Other amenities to be determined by developer based on product type.
5. All Residential Buildings will be ~~Each separate building will be~~ connected by internal walkways with shared use of outdoor common areas.
6. All Residential Buildings ~~Multi-family buildings~~ shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar, or a combination of similar materials or shall have flat roofs.



7. Livable Residential ~~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 windows.
8. Residential Buildings with ~~A~~any pitched roof covering the main body of the structure shall be hip style, monopitch or shed style, flat roofs or shall have symmetrical gables.
9. Livable Residential ~~R~~roof forms shall be designed to emphasize the residential units when possible and shall denote building elements and functions, including primary pedestrian entrances.
10. Residential Building setbacks are as follows: 20-feet from right-of-way or exterior property lines. Parking shall be allowed in setback areas along with garbage dumpsters.
11. Livable Residential ~~B~~building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
12. Prohibited materials. Vinyl and aluminum siding products are prohibited as wall materials.
13. Livable Residential ~~C~~color scheme. The use of a single-color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior stairs is discouraged.
14. Livable Residential ~~O~~openings. Not less than twenty-five (25) percent of any front or rear building face shall be made up of window, opening (breezeways), garage door areas or man door areas. Not less than fifteen (15) percent of any side building face shall be made up of windows or door areas unless an adjacent building within twenty (20) feet of that side face obscures the majority of that side face from public view. The front of the building is defined as the elevation which includes the primary entrance of the building.
15. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas.

### Landscape

1. The landscaping shall define and enhance primary public entrances into each project.
2. Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.
3. Landscape design shall promote water conservation by the use of water-wise, drip irrigation, and drought tolerant plant types.
4. The tree palette for each project shall be a combination of deciduous and non-deciduous trees and shade and ornamental trees.

5. The initial tree size shall have a minimum 2-inch caliper and be a minimum 6-ft high.
6. Landscaping berms measuring 3-feet in height will be used around the perimeter of the office park, when possible, to help minimize the visual impact of the parking field.
7. Parking to be screened with landscaping when possible, including the proposed parking structure.
8. Minimum 5' of landscaping is required around perimeter of the entire project.
9. Public Use Space (private or public): Public Use Space maybe in the form of landscape areas, landscape areas with walkways, hardscape areas, pool deck/pool/spa areas, areas with a change in hardscape such as color/material changes, areas with lighting such as bollards or pole lighting, and the 600 west pedestrian zone (landscaping, 4' soft path, 8' concrete sidewalk). Public use spaces shall equal at least 15% of the project area. See Exhibit C.
10. All multiple-family projects shall submit a landscaping plan in accordance with Chapter 23, "Landscaping and Screening," of this title unless otherwise specified within these development guidelines.
11. Landscaping shall be used as a land use buffer where appropriate, especially between the parking structure and the adjacent hotel.
12. Detention basins shall be adequately landscaped and maintained.
13. Drought tolerant landscaping is highly encouraged.

#### Parking

1. The parking for office buildings shall be a minimum of 3 stalls and per 1,000 square feet.
2. The parking for retail shall be a minimum of 1.87 stalls per 1,000 square feet and parking for restaurants will be 6 stalls per 1,000 sq. ft.
3. Parking stalls shall be 18-feet in length and 9-feet in width.
4. Landscape islands will measure 8-feet in width and 18-feet in length shall be placed at either end of parking rows longer than 16 stalls.
5. The parking for residential buildings shall be a minimum of 1.68 stalls per dwelling unit. Driveways and garages shall count towards total parking requirements. Driveways shall be 20-feet in depth.
6. Parking to be screened with landscaping when possible.
7. Parking Structures will be allowed (if needed as determined by the developer) as part of the project to accommodate higher density land uses, otherwise surface

parking will be the main form of parking for all land uses.

-Parking structures shall include the use of the same or consistent building façade materials as the office building(s) and be designed as an integral component of the site plan and architectural theme. Acceptable complementary materials added to the concrete parking structure are those that are similar in durability, color and/or appearance of the office building facades.

-Parking structures shall follow best CPTED practices and provide for well-lit and visible pedestrian corridors, visible parking areas, security devices, and natural surveillance both inside and outside of the structure.

-Landscaping and architectural materials, forms, and scale shall be used to enhance the parking structure.

-Pedestrian pathways shall connect the pedestrian exit from the parking structure to the buildings it serves.

-When adjacent to a public right-of-way, the building design shall include human scale detailing to enhance the relationship with the pedestrian.

8. Shared parking is encouraged. Parking between adjacent land uses (such as office and residential) may share up to 10% of the total parking required per this code if a parking analysis is completed and accepted by the city.

### **Lighting**

1. Parking lot lighting in commercial areas shall provide adequate illumination at a minimum .5 foot-candles and max of 4 foot-candles.
2. Parking lot lighting in commercial areas shall utilize cutoff type fixtures.
3. Parking lot lighting in commercial areas shall not be taller than 30-feet.
4. All residential areas shall submit a lighting plan that illustrates lighting accommodation for automobile and pedestrian networks.
5. Exterior lighting along streets shall be pedestrian in scale.
6. Low level bollard lighting is encouraged for illumination of internal pedestrian pathways.

### **Signage**

The following standards are for all uses within the Veranda West MAP.

1. Each monument sign shall have a uniform, architecturally compatible design, with faces not larger than one hundred (100) square feet. Monument signs shall not exceed seven feet (7') in height and fourteen feet (14') in width.

2. Wall signs may be installed by individual businesses/buildings on freestanding and in-line single-/multi-tenant buildings and on hotels. Signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.
3. Suspended, Blade Type Project Signs: Suspended or blade type projecting signs are allowed provided they are not more than fifty (50) square feet of sign area. Each elevation will be allowed one suspended or blade type sign. Suspended or blade type signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement.
4. Tower Signs: One tower sign shall be allowed for each hotel. The sign may be a multi-tenant sign and shall be no taller than forty feet (40') with a maximum sign area of two hundred (200) square feet.
5. The location of all signs must be approved by the City Engineer to ensure clearance of sight distance requirements.
6. All monument and tower signs shall be located outside of any public utility easement.

Commercial, Office and Retail Uses: Commercial, office and retail uses shall be allowed the following:

1. One monument sign is allowed per office building and one monument sign is allowed at the entrance to each office district.
2. Wall signs shall be allowed for every one linear foot of building length, two (2) square feet of wall signage on hotel, office and retail buildings.
3. Wayfinding signs shall be allowed in the project. The overall height shall not exceed eight feet (8') and the area of the sign shall not exceed one hundred (100) square feet.
4. Flags or banners placed on light poles shall be at least seven feet (7') above the pavement.

Residential Uses: Each residential use shall be allowed the following signage:

1. Two (2) freestanding monument signs per the standards outlined above.
2. Portable banner signs, with a maximum area of fifty (50) square feet shall be allowed in each residential sub-phase.
3. Flags and A-frame signs shall be allowed during lease times for each residential project.
4. Wall signs are permitted as follows: for every one (1) linear foot of building length, two (2) square feet of wall signage shall be allowed on each building

elevation.

5. Electronic message signs are permitted on any residential building. All electronic message signs shall comply with subsection below.

Electronic message signs are permitted on any hotel, office or retail building. Tower signs for hotels may also be electronic message signs. All electronic message signs shall comply with subsection below.

1. Full color messages or images only and the use of single colored text and images is prohibited.
2. Each message/advertisement displayed on an EMC shall remain static for a minimum of eight (8) seconds. Animation, flashing, starburst or other similar frame effects are prohibited.

Pixel pitch shall be as follows:

1. EMC's within the MAP, but not directed toward Bangerter Highway may shall have a true pixel pitch between one millimeter (1 mm) and ten millimeters (10 mm) due to closer proximity of travelers to signs.
2. EMC's directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and sixteen millimeters (16 mm) due to higher speeds and distance between travelers and signs.
3. No EMC shall utilize a white or solid colored background for greater than or equal to fifty percent (50%) of the sign area.
4. All EMC's are required to comply with the following LED sign illumination requirements:

-All permitted EMC's shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMCs must have a default mechanism to turn off the sign within twenty four (24) hours of a reported malfunction.

-Sign illumination levels for EMC's shall never, at maximum display intensity, exceed 0.3 foot-candle over ambient lighting conditions when measured at the distance based on the formula of square root of area of sign times one hundred (100). Light cutoff devices shall minimize light above the sign.

-The illuminance of an EMC shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in this subsection.



-The applicant shall submit a photometric matrix (showing the dispersal in foot-candles) showing that the sign meets all the requirements of this code.

-The owner shall be required to submit written certification from the sign manufacturer that the light intensity shall not exceed the maximum levels specified in the above table and photocell dimming prior to the issuance of a sign permit.