

Development Review Committee

1020 East Pioneer Road Draper, Utah 84020

STAFF REPORT

September 6, 2022

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Maryann Pickering, AICP, Planner III (801) 576-6391 or <u>maryann.pickering@draperutah.gov</u>

Re: <u>Rockwell Point Apartments — Site Plan Request</u>

Application No.:	SPR-133-2021
Applicant:	McKenna Christensen of Garn Development
Project Location:	356 W. Marion Vista Drive
Current Zoning:	MARF (Major Freeway Arterial Frontage Road)
Acreage:	3.9 acres (approximately 169,884 square feet)
Request:	Construct a new multi-family residential building on the
	currently vacant site.

SUMMARY AND BACKGROUND

This application is a request for approval of a site plan on approximately 3.9 acres located on the east side of Minuteman Drive, at approximately 356 W. Marion Vista Drive (Exhibits B and C). The property is currently zoned MARF. The applicant is requesting that a site plan be approved to allow for the development of a 508 unit multi-family residential complex. The site was rezoned to the MARF zone in 2019 and subdivided in 2020. There has not been any development on this site in the past.

ANALYSIS

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District (CSD)	Exhibit D
Current Zoning	MARF (Major Freeway Arterial Frontage Road)	Exhibit E
Proposed Use	Multi Family Dwelling	
Adjacent Zoning		
East	CR (Regional Commercial)	
West	Interstate 15	
North	MARF	
South	CC (Community Commercial)	

General Plan and Zoning.

The Commercial Special District land use designation is characterized as follows:

Commercial Special District

LAND USE DESCRIPTIO	N
CHARACTERISTICS	 Include a wide range of commercial uses that are destination oriented and draw from a regional customer base Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components Limited traffic access points Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses Uniform design standards and aesthetics Access to individual properties should be provided only from frontage roads or major arterials
LAND USE MIX	 Common off-street traffic circulation and parking areas Large-scale master-planned commercial centers Big box centers Corporate headquarters Multi-story upscale office buildings Multi-story upscale residential buildings
COMPATIBLE ZONING	 Adopted Commercial Special District zone Adopted Major Freeway Arterial Frontage Road zone
LOCATION	 Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas Excellent transportation access to major highways High visibility from the I-15 corridor Proximity to both Salt Lake and Utah Counties Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas Major streets serving these areas should accommodate truck traffic

The property has been assigned the MARF zoning classification (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(C)(11) states: *"The Major Freeway Arterial Frontage zone is located at approximately 14875 South Minuteman Drive bordered by Minuteman Drive and Marion Vista. Railroad lines abut the property on the south. The size, unusual shape and unique location of the property allows for a master planned project with a potential for office, commercial, multiple-family dwellings, and other uses. The property has immediate proximity to major transportation corridors such as Interstate-15 Frontage Road (Minuteman Drive) and almost direct access to I-15 at the 14600 South interchange. The property has a distinct topography and exposure to freeway traffic and is located away from single-family residential neighborhoods."* *Site Plan Layout*. The site is located on the east side of Minuteman Drive, north of its intersection with Marion Vista Drive (Exhibit F). Access to the site will be from both streets, with a majority of the access coming from the Marion Vista Drive or south side of the site. The applicant has proposed a total of 508 apartment units on the site contained within one building. Landscaping and walkways will surround and access the building from the two streets. Various amenities for the residents have been provided all throughout the building a few along the edge of the site. Due to the minimal setbacks required for this zone, the building is in close proximity to all property lines with all parking located within a parking structure built as part of the building.

Table 2 Site Plan Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	Max 60% of zone	60%	
Street Frontage	N/A	-	
Setbacks			
Front	10	10	
Rear	10	10	
Side	10	10	
Side	10	10	

<u>Landscaping and Lot Coverage</u>. The applicant has provided a landscape plan which complies with the standards of the MARF zone. The landscape plan shows landscaping on all four sides of the building. The landscape plan (Exhibit G) has taken into account the large right-of-way for Minuteman Drive that is currently under the jurisdiction of the Utah Department of Transportation (UDOT). This area is not proposed to be landscaped at this time and the plan submitted to the City does meet the minimums for the zone.

Table 3Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes			
Lot Coverage	N/A	-				
Overall Landscaping	10%	22%				
Coverage						
Parking Lot	N/A for residential	-				
Landscaping						
Perimeter	10 feet	10 feet				
Landscaping						
Buffer Landscaping	N/A	-				
Water Wise	N/A	-				
Landscaping						
Tree Strip	5 feet along	5 feet				
	Minuteman Drive					

Amonition	C amonities plus and	1 Composition and	A manifiag are
Amenities	6 amenities plus one	15 amenities and	Amenities are
	inside area (min 1,000	one inside of 1,129	provided via
	square feet) and one	square feet and one	interior
	outside area (min	outside of 17,907	courtyards.
	1,000 square feet)	square feet	

Parking. All of the parking will be covered and located within the first three floors of the development. All of the residential living units and amenities will be on top of the structured parking.

Table 4Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)	1.5 to 2 parking spaces per unit plus 1 guest stall per five units	762 unit spaces and 102 for guests for a total of 864	Parking is within required range
Pedestrian Connections	N/A	-	

<u>Architecture</u>. The proposed apartment building (Exhibit H) has five stories of residential units on top of three stories of parking garage.

Table 5	Architectural Design Requirements				
Standard	DCMC Requirements	Proposal	Notes		
Building Height	100 feet	100 feet			
Materials	50% brick, stone or synthetic stone on all sides of main level	All sides of all levels have a primary or secondary material			
Percentage of Materia	ls				
Front	N/A	-			
Rear	N/A	-			
Side	N/A	-			
Side	N/A	-			

The exterior of the building has a variety of materials, all of which are permitted in the MARF zoning district. Primary materials include: brick veneer, fiber cement siding, decorative metal plates and architectural wall panels. Secondary materials include exterior insulation finish system (EIFS), metal wall panels and aluminum panels. There is no requirement for a minimum amount of primary materials in the MARF zone, but the entire building does consist of primary and secondary materials. The exterior materials and design of the building meets the code requirements.

Lighting. The lighting plan (Exhibit I) calls for the installation of primarily wall mounted lighting fixtures on the building. There are some light poles proposed where the entrances from both Minuteman and Marion Vista Drives are located for safe vehicular and pedestrian movements. Within the three courtyards of project, various bollards, planters, step lights and down lights are proposed. The applicant has provided tables with illumination standards for all areas of the project and all standards proposed comply with the lighting standards found in Table 9-20-1 of the DCMC.

Table 6	Lighting Design Requirements				
Standard	DCMC Requirements	Proposal	Notes		
Light Pole Height	Max 30 feet	17.6 feet			
Foot Candles					
Maximum Illumination	4.0	4.0			

<u>Fencing</u>. The only fencing proposed with this application is for the north interior lot line, which is adjacent to anticipated commercial development. The proposed fence of precast concrete meets all standards of the DCMC.

Table 7Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	No Fence Required	-	
Height			
Interior Side	6 feet	6 feet	
Material	Precast concrete	Precast concrete	

<u>*Criteria for Approval*</u>. The criteria for review and potential approval of a site plan request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- *E.* Standards for Approval: The following standards shall apply to the approval of a site plan:
 - *1. The entire site shall be developed at one time unless a phased development plan is approved.*
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - *3.* The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.

- *4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
- 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- *H.* Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:
 - 1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - *a.* The proposed use is consistent with uses permitted on the site;
 - *b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;*
 - *c.* The proposed use and site will conform to applicable requirements of this Code;
 - *d.* The proposed expansion meets the approval standards of subsection *E* of this section;
 - *e.* The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and
 - 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.
 - *3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.*
 - *4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.*

In addition, procedures and applicability of other code provisions, including site plan approval, is noted in the MARF zone section. That section is 9-11-105(G)(2) and is as follows:

- 2. Approval of this Major Freeway Arterial Frontage zone and accompanying exhibits shall constitute conceptual site plan approval in accordance with the city code for those potential uses that have conceptual site plans approved with this article. Engineering requirements shall still be subject to review at final site plan.
 - *a.* Site plan approval for any future development of office, hotel or residential uses and building shall be approved administratively by the Zoning

Administrator upon finding substantial compliance with the terms of this Major Freeway Arterial Frontage zone.

- (1) The first site plan submitted to Draper City for the MARF zone shall show the delineation of the maximum multi-family dwelling uses acreage and shared parking, as outlined in Section 9-11-105(B)(5)(a) above, in order to clarify the location and amount of multi-family dwelling uses permitted on the site described in Exhibit A.
- (2) Any subdivision submitted for the site described in Exhibit A shall reflect the delineation of uses as outlined in subsection A above.
- (3) If the applicant disagrees with the Zoning Administrator's decision the applicant has the right to have their site plan reviewed by the Planning Commission.
- b. The Planning Commission shall be the land use authority for approving site plans for any uses in the Major Freeway Arterial Frontage zone other than office, hotel or multi-family dwelling residential uses and buildings. Except provided otherwise herein, all other permits shall be processed in accordance with the Draper City requirements, ordinances and procedures. The images and renderings in this article are conceptual and may be changed.
- *3.* If any development provisions are not addressed in this chapter than the applicable provisions of the zoning ordinance shall govern the development.
- *4. The project shall comply with the applicable Utah Department of Transportation (UDOT) standards for roads and the developer will pay their fair share of all improvements required by a road study.*

<u>REVIEWS</u>

<u>*Planning Division Review.*</u> The Draper City Planning Division has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan 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 Site Plan 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 Site Plan submission. Comments from the Fire Marshal, if any, can be found in Exhibit A.

Legal Review. The Draper City Attorney has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and 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.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

- 1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
- 2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
- 3. Sidewalk on Marion Vista may require an easement to ensure cross-slope does not exceed ADA requirements at drive approach.
- 4. Provide approval from the Utah Department of Transportation (UDOT) for access onto Minuteman.
- 5. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site.
- 6. Site plan approval does not permit construction on any adjacent property. Any construction across the property boundary will require written approval from the property owner.
- 7. Improvements within the public right-of-way are required to meet Draper City standards and details.
- 8. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. No retaining walls permitted in the public right-of-way.
- 9. Address runoff water quality with building permit submittal. Examples of BMP include snout, oil/water separator, or bioswale.
- 10. The developer is to provide a drainage report including detention, orifice, and pipe sizing calculations per DCMC 9-5-090(D)(1)(d)(2)(G). The drainage report is to meet the requirement of the City of Draper Drainage Design Criteria. Consider implementing LID (low-impact development) BMP's in the overall drainage design.
- 11. Existing improvements are required to be replaced when modifying public improvements. At intersection of Marion Vista and Minuteman, ADA ramps exist at

intersection. With curb and gutter replacement and Minuteman widening, verify replacement of all existing public improvements.

- 12. Update sheet C106 to be public improvements design for extension of lane south of Marion Vista. Striping can be an element of the plan see note below. Add design to street improvements, i.e. elevation, slope, etc., on Minuteman improvements.
- 13. Provide seven-foot shoulder on west side of street to match existing pavement.
- 14. Verify sight distance at Marion Vista access (specifically, but generally at each access point). At each access and intersection, clear view shall be maintained.
- 15. Mark striping plan included on C106 "NOT FOR CONTRUCTION." Final plan will be reviewed and approved by Draper City Engineering once the project is nearing completion to ensure correct striping design is provided to contractor. Draper City Inspector will provide the stamped, approved plan at the appropriate time.
- 16. Provide size of main meter (sized for peak flows) and bypass meter (typically 2" but can be increased based on site requirements).
- 17. Master meter required to be located in public right-of-way. Relocate meter vault.

This recommendation is based on the following findings:

- 1. The entire site shall be developed at one time unless a phased development plan is approved.
- 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
- 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
- 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
- 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- 6. The proposed development substantially complies with the terms of the Major Freeway Arterial Frontage zone.

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 Fire Department

Draper City Building Division

Digitally signed by Jennifer Jastremsky DN: C=US, Jennifer Jastremsky@draperulah.gov, O=Planning Division, OU=Draper City, O=Planning Division, OU=Draper City, ON=deminer Lastremsky Date: 2022.09.07 15:38:28-06'00'

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 additional comments received.

Building Division Review.

No additional comments received.

Engineering and Public Works Divisions Review.

- 1. Sidewalk on Marion Vista may require an easement to ensure cross-slope does not exceed ADA requirements at drive approach. *Easement into site to ensure Marion Vista sidewalk slope is required based on drawings and notes. Provide written easement description, metes and bounds, so an easement can be recorded after site plan approval. This will be a condition of approval and is required prior to issuance of a Land Disturbance Permit.*
- 2. Provide approval from UDOT for access onto Minuteman. *Permission not received from UDOT with fourth submittal.*
- 3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Maintenance plan received. Original agreement will be required after site plan approval. No additional action required with prior to site plan approval.*
- 4. Site plan approval does not permit construction on any adjacent property. Any construction across the property boundary will require written approval from the property owner. *Informational comment. No response required.*
- 5. Improvements within the public right-of-way are required to meet Draper City standards and details.
- 6. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. No retaining walls permitted in the public right-of-way. *Informational comment no action required prior to Site Plan approval.*
- 7. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment no action required prior to Site Plan approval.*

- 8. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment no action required prior to Site Plan approval.*
- 9. Address runoff water quality. Examples of BMP include snout, oil/water separator, or bioswale. *Snouts added to each inlet.*
- 10. The developer is to provide a drainage report including detention, orifice, and pipe sizing calculations per DCMC 9-5-090(D)(1)(d)(2)(G). The drainage report is to meet the requirement of the City of Draper Drainage Design Criteria available <u>online</u>. Consider implementing LID (low-impact development) BMP's in the overall drainage design. Add pipeline size calculations, including capacity to drainage report received with fourth submittal.
- 11. Existing improvements are required to be replaced when modifying public improvements. At intersection of Marion Vista and Minuteman, ADA ramps exist at intersection. With curb and gutter replacement and Minuteman widening, verify replacement of all existing public improvements.
- 12. Update sheet C106 to be public improvements design for extension of lane south of Marion Vista. Striping can be an element of the plan see note below. Add design to street improvements, i.e. elevation, slope, etc., on Minuteman improvements.
- 13. Provide seven-foot shoulder on west side of street to match existing pavement. *C106 shows five foot shoulder. Seven foot shoulder, outside travel lane, is required.*
- 14. Verify sight distance at Marion Vista access (specifically, but generally at each access point). At each access and intersection, clear view shall be maintained.
- 15. Mark striping plan included on C106 "NOT FOR CONTRUCTION." Final plan will be reviewed and approved by Draper City Engineering once the project is nearing completion to ensure correct striping design is provided to contractor. Draper City Inspector will provide the stamped, approved plan at the appropriate time. S*triping plan can be shown on and include notes on C106.*
- 16. Provide size of main meter (sized for peak flows) and bypass meter (typically 2" but can be increased based on site requirements). *Comment not addressed in fourth submittal.*
- 17. Master meter required to be located in public ROW. Relocate meter vault.

<u>Fire Division Review</u>.

No additional comments received.

<u>Legal Review</u>.

No additional comments provided.

EXHIBIT B VICINITY MAP



EXHIBIT C AERIAL MAP



EXHIBIT D LAND USE MAP

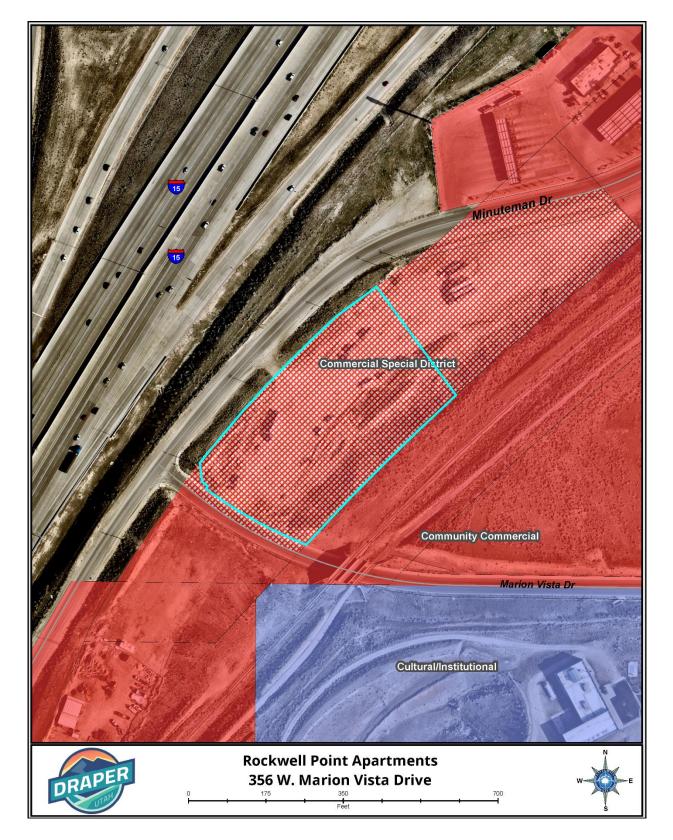


EXHIBIT E ZONING MAP

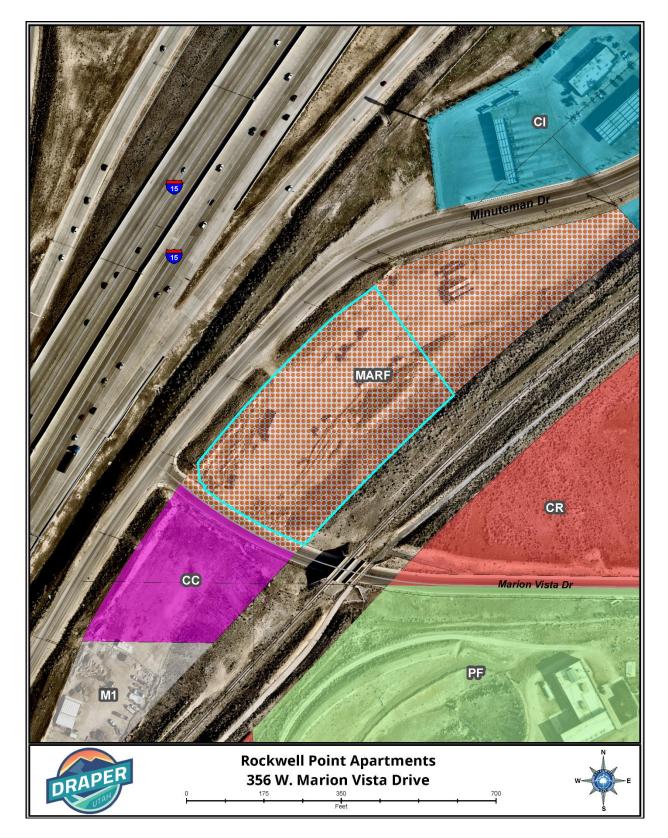
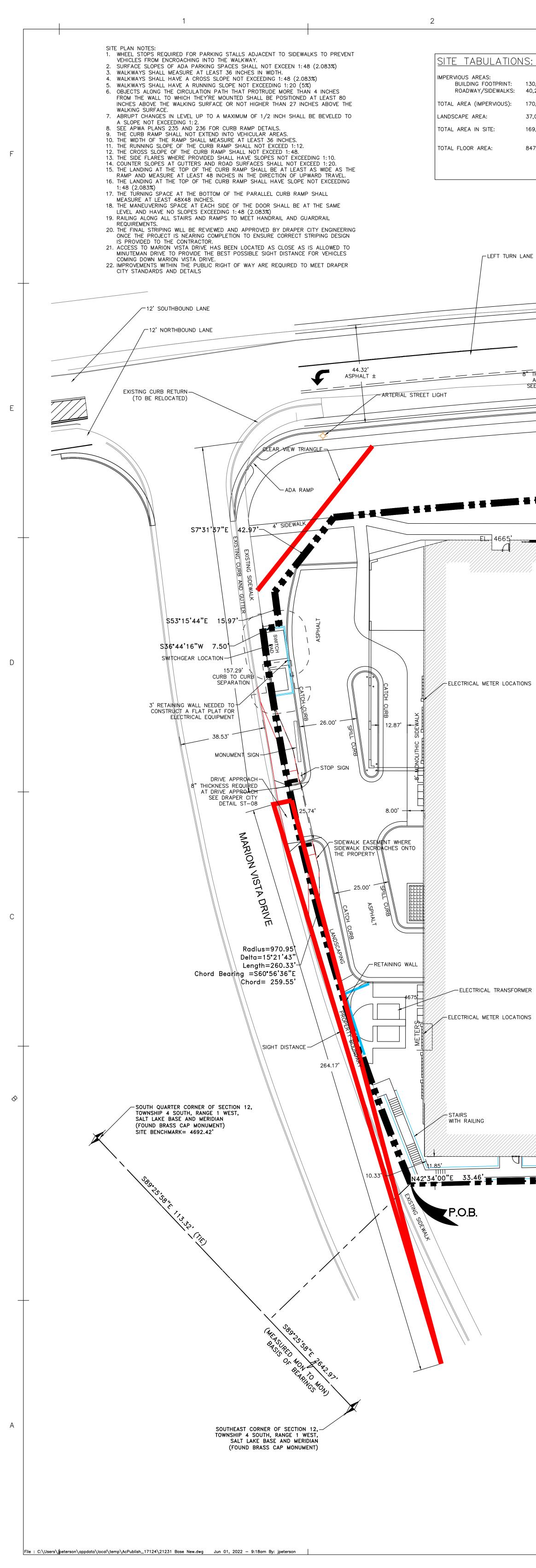


EXHIBIT F SITE PLAN

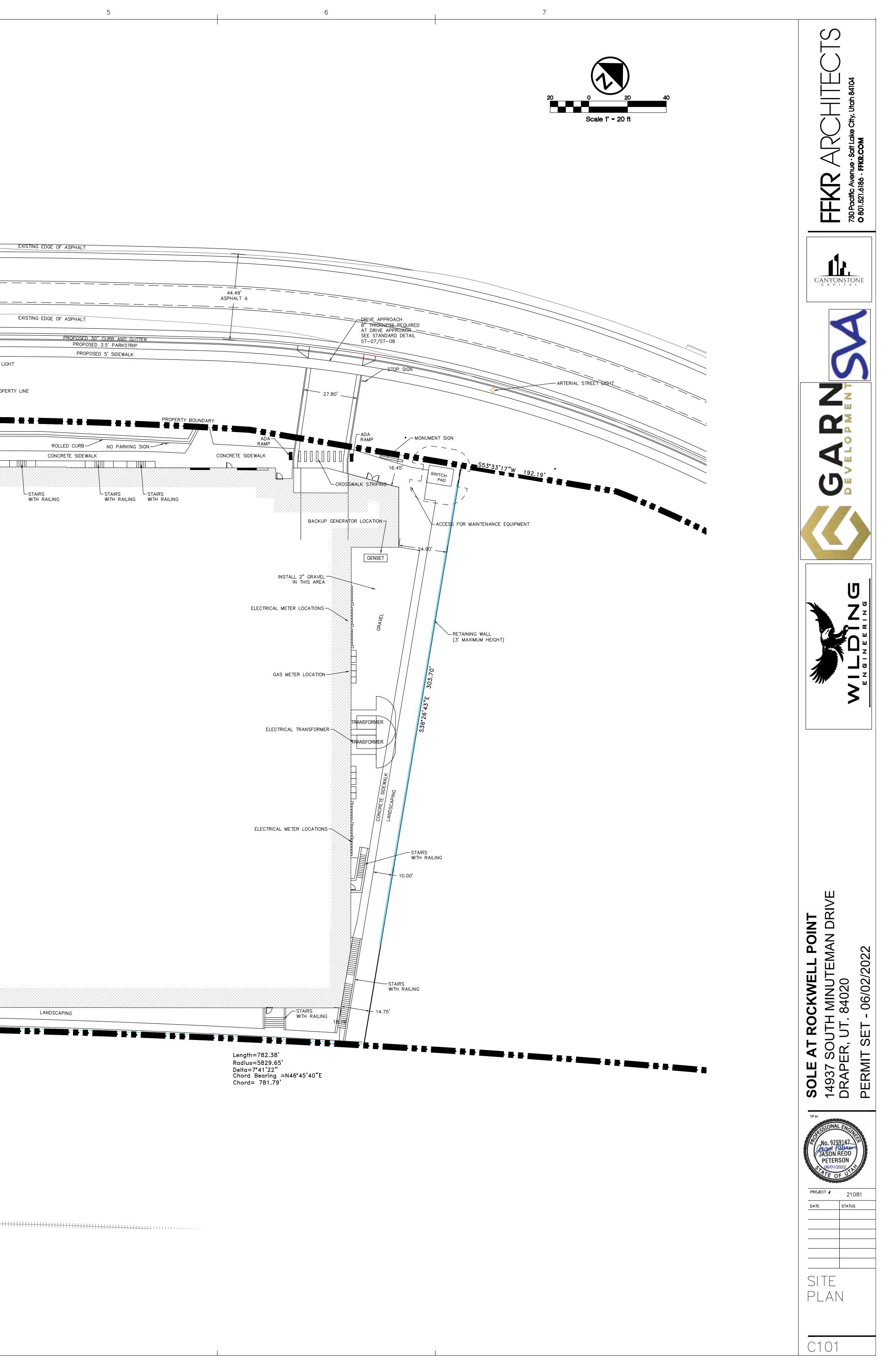


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NS:								
130,395 SF	(67.0%)							
40,275 SF								
170,670 SF 37,000 SF	-							
169,952 SF	(3.90 AC)							
847,000 SF	-							
			ADD ADDITIONAL ASF	PHALT TO PROVID	E A MINIMUM OF 7' OF	SHOULDER		
				/	7' MINIMUM ASPHA			
				/	/_12' SOUTHBOUND	LEFT TURN LANE INTO) APARTMENTS	
_ANE					/ -12' NORTHBOUND	LANE		
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//////////////////////////////////////								
		1						
ONS								

PROPOSED BUILDING

4' SIDEWALK 4.04'

EXISTING RAILROAD TRACKS



1	ZONING CODE SUMMARY	2 UNIT & PARKING MATRIX PER 9-11-105(B)(5)(f)) & 9-11-105(D)(2)	3 AMENITY REQUIREMEN
<u>∓</u>	ZONE: MARF (Major Arterial Freeway Frontage Road), Ordinance #1400 USE: Multi-Family Dwelling	Rockwell Point Apartmetns - 11-02-2021	ROCKWELL AMENITIES
=0	 Multi-family dwelling requirements (per MARF zone): A. No more than 60% of the site shall be used for multi-family dwelling. The remaining portion shall be for non-multi-family dwelling uses. (The site to the north where the Shell gas station is proposed, is the portion dedicated for the non-multi-family use is located.) B. Max. building height = 100 feet. (The proposed building is 75 feet high.) C. Building setbacks: 10' at front, side, & rear yards. C.A. Parking is allowed in the setbacks. 	Studio - Interlocking Studio - Interlocking Studio - Interlocking One Bedroom Interlocking One Bedroom One Bedroom Interlocking Interlocking One Bedroom Interlocking	LEVEL 1 ARE Club House (INDOOR SPACE) Co-working/Conference Bike/pet wash Storage areas Total
ш	 D. 5' sidewalks are required. E. Provide a variety of bedroom sizes. We are providing 2 bedrooms, 1 bedrooms, & studios. F. Front facade shall have visual relief through an array of architectural features and varied individual setbacks. G. Articulation with balconies, porches, wall projections, & fenestration shall be used to break up the visual massing of the facade. H. Shall include a variety of building colors & materials. I. No primary colors, but shall be sensitive to natural landscape and existing developments. J. Sample board of materials shall be submitted. K. Incorporate variations with roof lines, windows, balconies, etc. L. Ground level shall have 50% of brick or stone. 	FloorS-1S-2S-31B-11B-21B-31B-41B-51B-61B-72B-12B-22B-32B-42B-52B-6 $abcccccccccccccccccccccccccccccccccccc$	LEVEL 2 Library Total LEVEL 3 ARE South Courtyard Central Courtyard (OUTDOOR SPACE) North Courtyard
	 M. Projects shall have an active street frontage on all public streets. N. Guest parking shall be evenly distributed & easily accessible. O. A traffic study is required. P. Open Space: 15% min. area shall be designated for open space use. This can include rooftop or raised common courtyards. 	Level Seven 8 6 6 20 16 6 8 2 2 16 2 2 2 2 100 100 Total 46 30 33 105 71 30 40 12 7 0 10 80 10 12 10 10 506 506 Total Unit SF 25,300 15,060 18,150 72,345 49,345 19,410 27,040 8,124 4,249 0 11,820 83,680 11,520 12,852 8,820 9,330 377,045	Lounge Golf Simulator Yoga Fitness Cardio
	 Multi-family dwelling amenities (per MARF zone): A. Shall have a min. of 6 amenities. B. 1 inside centrally located, fully functional social area, and a min. of 1,000sf; 1 outside that is a min. of 1,000sf. C. Amenities may include the following: Pet park or pet wash, lap or lounge pool, bike storage, storage, playground, community garden, courtyards with benches, BBQ area, outdoor firepit, spa, co-working or conference room, game room or lounge area, EV charging stations, fitness, or gym 	Unit Mix % Count Studio 22% 109 One Beds 52% 265 Two Beds 26% 132 Total 100% 506	Sauna/Steam room Spa tub Barbecue Areas Pool Storage areas Total
	Landscape standards (per MARF zone): Drought tolerant A. 10% of site min. B. 5' tree strip to be provided along Minuteman Drive and Marion Vista Drive.	TOTAL NUMBER OF PARKING STALLS REQUIRED PER MARF ZONE. (Section 9-11-105(B)(5)(f))	LEVEL 4 Storage areas Lounge Mezzanine
	 Parking design (per MARF zone): A. 1.5 to 2 stalls required per unit.* B2 guest stalls required per unit.* C. Parking structures must be incorporated into the building. *This is in the process of being amended to 1.5 stalls per unit, including guest parking, per Terry Diehl (co-creator of the MARF zone). A traffic study will 	PARKING CALCULATIONS TOTAL PARKING REQUIRED	Total LEVEL 5-7 Storage areas (per floor) Total
	accompany this. <u>CHAPTER 22: DESIGN STANDARDS & GUIDELINES</u> Building Design A. Context: All building designs shall respond sensitively to the surrounding context: Shall contribute maniference of Designer Site	(per current code): 860 STALLS 508 units x 1.5 stalls per unit = 762 stalls + 1 guest stall per 5 units = 508 x .2 stalls = 102 stalls 762 + 102 = 864 TOTAL PARKING PROVIDED: 864 stalls	Total SF Total Number of amenities
	-Shall contribute positively to overall character of Draper City -Reflect character of surrounding development -Shall demonstrate imaginative design -Where building closely copy or mirror surrounding development, the buildings vary colors, materials, or architectural elements. B. Entrances: shall be clearly articulated -prominent architectural feature that is unique to the overall building design	level 2 = 344 stalls level 1 = 344 stalls level 0 = 176 stalls total = 864 stalls	(Section 9-11-105(6)(c-d)) Total number of required amenities througho Minimum required area of 1000 SF for outdo Minimum required area of 1000 SF for indoor
۵	-complementary yet differing building material or colors -increased use of windows or glass -pedestrian amenities -increased landscaping C. Facade articulation: no flat facades or monotone color schemes are permitted.	See AE100, AE101, and AE102 for parking locations and counts.	
	-horizontal or vertical facade variations shall occur every 30 feet or along a min. of 60% of the horizontal length of the buildings 100 ft or greater. -pop outs, bays, & recessed -Variation with banding, paneling, or window, and door treatment -Buildings with facade 100 feet or greater in total length shall have at least one significant facade variation with a recess of 5 feet and 20 feet wide. -There shall be no uninterrupted facades 100 feet of greater in length.		
	 D. Height & Roofline: Demonstrate an appropriate roof height and roof line variation that is compatible with the buildings location Provide roof line and parapet variations where roof lines are 50' or greater. E. Massing: Relate composition to surrounding buildings. F. Materials: Quality long-lasting materials shall be required 3 minimum colors per elevation are required Colors should be sensitive to existing development 		
_	 -Primary materials: brick, stone, tile, wood or concrete fiber composite siding, metal composite material, & precast concrete. -Each building facade shall have a min. of 2 primary materials >75% of the facade. -Brick can be 100% -Doors, glass, and roofing materials are not included in the calculation. -Secondary materials: stucco, EIFS, metal excluding corrugated sheet metal, wood siding. -Sample Board: all projects shall submit color elevations that call out the material type & color. The zoning admin. may require samples. 		L M
	 G. Pedestrian Considerations: all buildings higher than 20' shall clearly articulate a base that relates to pedestrians. H. Signs: signs shall be compatible with building's overall design. I. Windows: shall be at eye level; transparent windows shall be at ground level, or tinted or false windows shall be provided. All window awnings to relate to pedestrian scale. 		
	Site Design A. Building Placement: -Main facade shall face the principal street -Buildings on corner lots shall orient main facades to each street and give equal treatment to eachBuildings on corner lots should include a prominent architectural feature or emphasis on the cornerBuildings should be located as close to front property lineMain entrances shall be oriented towards the street rather than parking B. Context: New buildings shall relate positively to its context. It shall consider view corridors, water channels, topography, & preservations of vegetation. C. Misc.:		
U	 -Landscape & walls shall be used to decrease noise levels; separate loading & service bays. -Generators and other large equipment shall be located where they will be the least intrusive in terms of noise, appearance, and odor. It should also be kept low to the ground. Exhaust systems shall not protrude above the equipment. Walls, landscaping, & other screening shall be used. D. Landscaping: 20% of the site shall be devoted to landscaping, exclusive of park strips & walkways. -Outdoor amenities are required for buildings over 20,000sf. These shall be near entrances or focal points. -These can include seating areas, patios, decks, porches, water features, garden areas, etc. -Vegetation shall be utilized for 80% of the site frontage. -Drought resistant vegetation shall be used. 		LEVEL 4 - LOUN
	E. Lighting: F. Parking & Circulation: -Min. 5' walkways.	4 LANDSCAPE / OPEN SPACE REQUIREMENTS	
	 -Traffic study required for proposed development's impact on traffic -Cross access shall be provided for cars & pedestrians to future & existing commercial developments. G. Pedestrian Considerations: cars & pedestrians to be considered equally -Walkways shall be constructed of different materials. -Differing roadway materials within parking lots shall be used directly in front of entrances to slow motorists. -Pedestrian drop off locations to be provided. -Benches and pedestrian lighting required. H. Security: 	10% LANDSCAPE REQUIREMENT: (9-11-105(C)(9) ALL MULTIFAMILY DWELLING PROJECTS SHALL HAVE AT LEAST 10% LANDSCAPING	
	I. Signs: <u>CHAPTER 32: MULTI-FAMILY DWELLING DEVELOPMENT STANDARDS</u> Development Standards	TOTAL SITE AREA = 169,884 SF TOTAL LANDSCAPING AREA = 37,000SF	
	A. Unit Differentiation: design features shall help create identity for each unit -Provide a variety of unit sizes. -Provide a variety of building heights -Front facade shall exhibit visual relief with an array of architectural features. -Provide a variety of building colors & materials. -3 colors per elevation required. -Shall be sensitive to context	37,000 SF / 169,884 SF = 22% OF SITE AREA. 22% > 10% TOTAL SITE AREA MINUTEMAN DRIVE	
	-Shall submit colored architectural elevations identifying materials & colors. -Foundation walls shall not exceed 4' above finished grade. B. Design: -All sides of building shall have windows -Side and rear elevations shall match the architectural detailing of the front facade. -50% of each of the sides of the building shall have brick or stone.		
в	-Planning commission may grant a deviation from this clause to allow accumulation or clustering of brick or stone. -The planning commission may also grant a deviation from this clause if a predominant building material exists in the project vicinity and the use of the material will uphold the existing character & style of the neighborhood. -Shared entrances shall be centrally located. -Utility & mechanical equipment shall be clustered by either landscaping or a screen.		
	-Setbacks shall be 15' to 30' from the right-of-way. - Visitor parking shall be evenly distributed. -2 access points for cars are required. -Lighting along private streets shall be installed to a max. height of 14'.		

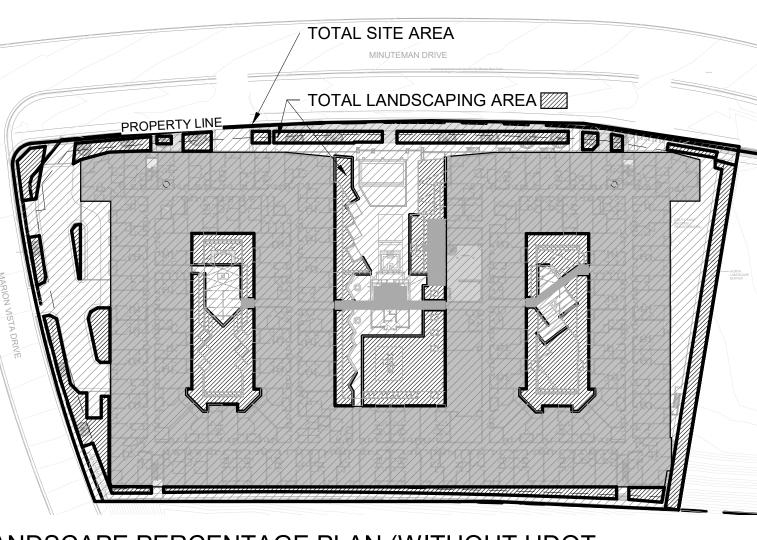
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LANDSCAPE PERCENTAGE PLAN (WITHOUT UDOT LAND)

OPEN SPACE REQUIREMENT: (9-11-105(B)(5)(cc)

NO LESS THAN 15% OF PROJECT AREA SHALL BE DESIGNATED FOR OPEN SPACE USES. ROOFTOP, MEZZANINE, AND COMMON RAISED COURTYARD OPEN SPACE THAT IS OPEN TO ALL RESIDENTS MAY BE ALLOWED AS PART OF THE PROJECT. OPEN SPACE MAY EITHER BE IN THE FORM OF URBAN

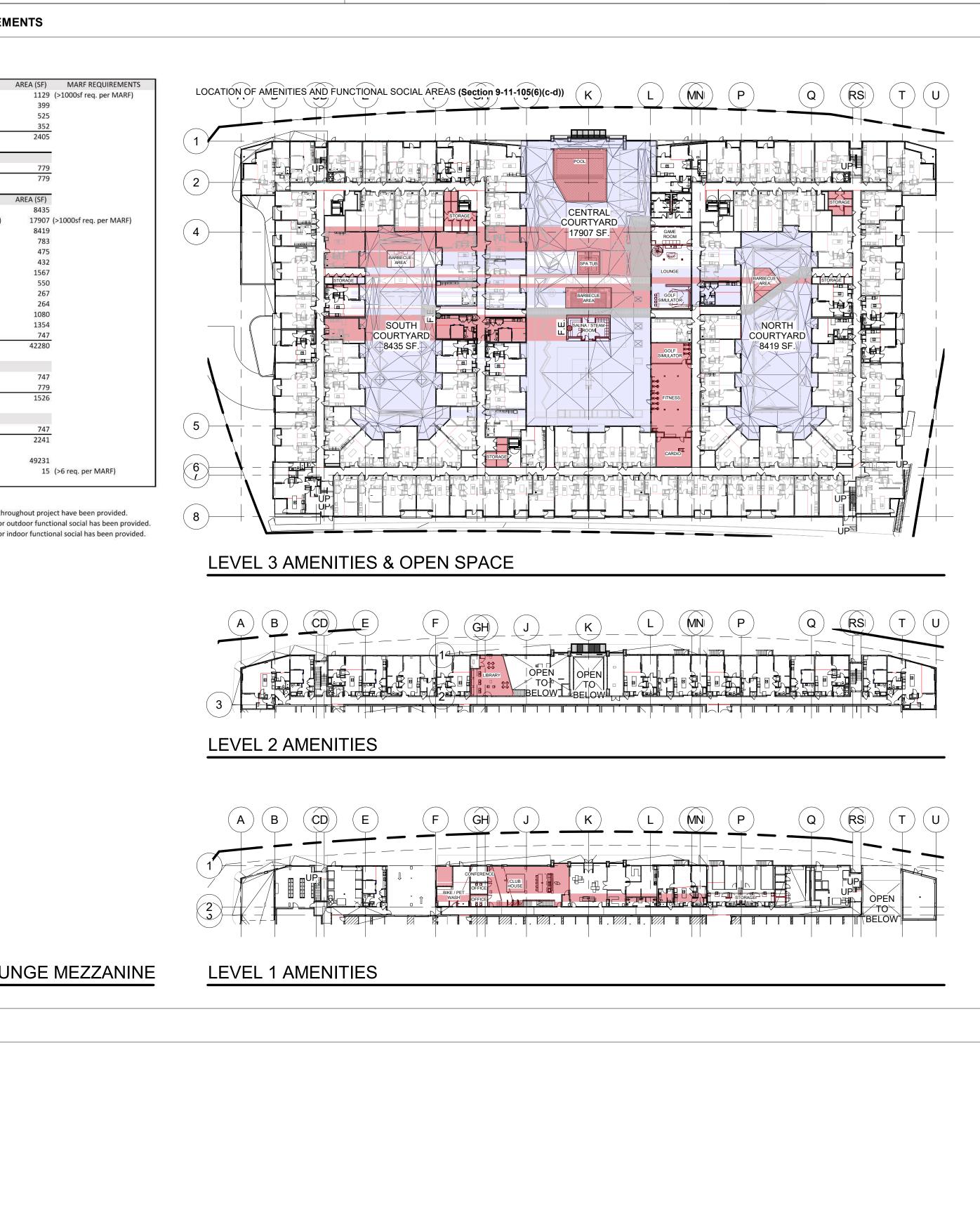
HARDSCAPESM OR LANDSCAPED SOFTSCAPES OR A MIXTURE OF THE TWO.

OPEN SPACE REQUIRMENTS	AREA (SF)		
Project area	169,884		
South Courtyard	8435		
Central Courtyard	17907		
North Courtyard	8419		
Open space provided	34761	20%	
Open space required (per MARF)	25438	15%	

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(Section 9-11-105(B)(5)(cc))

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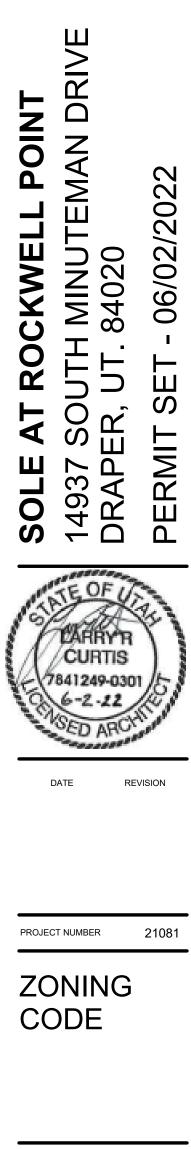
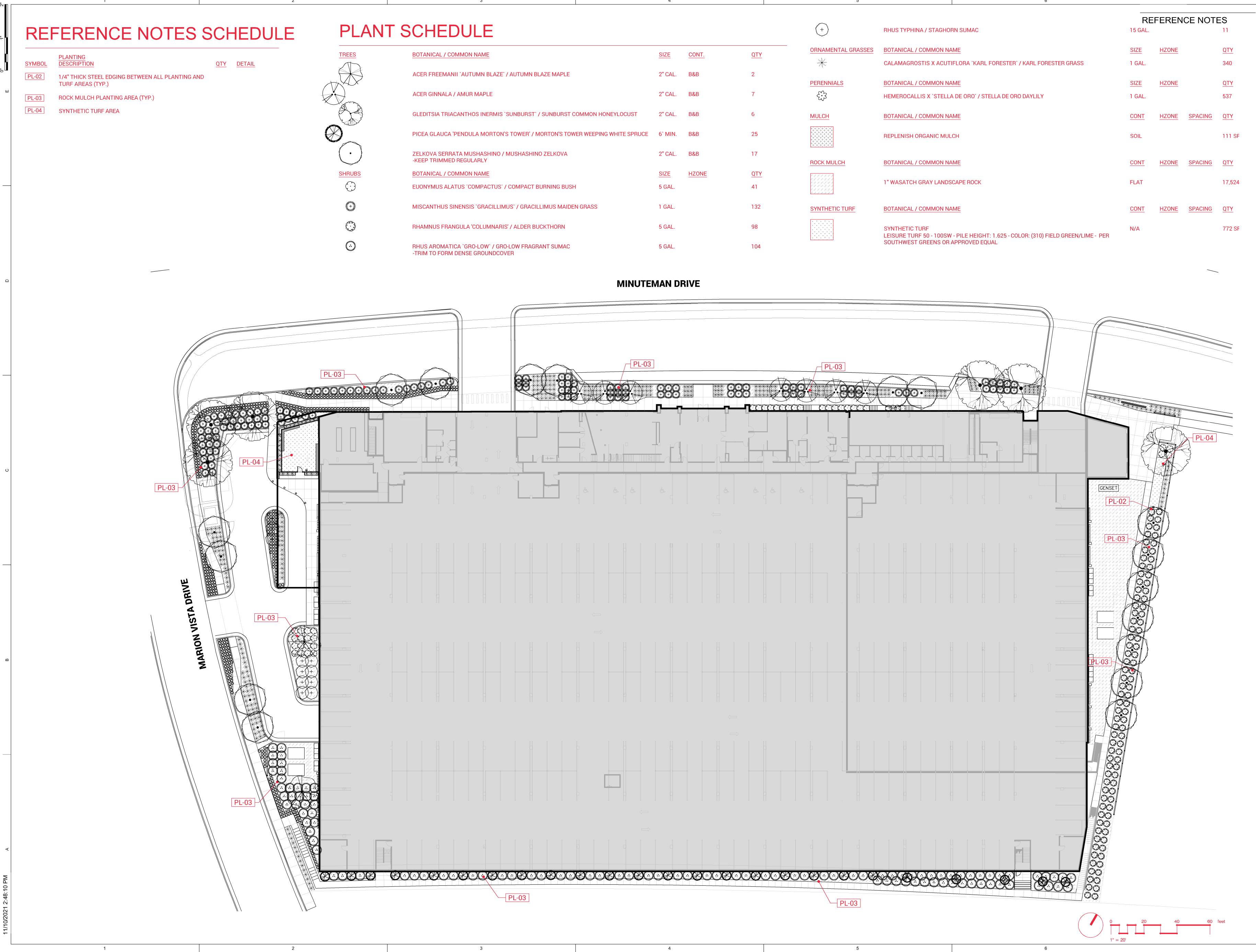
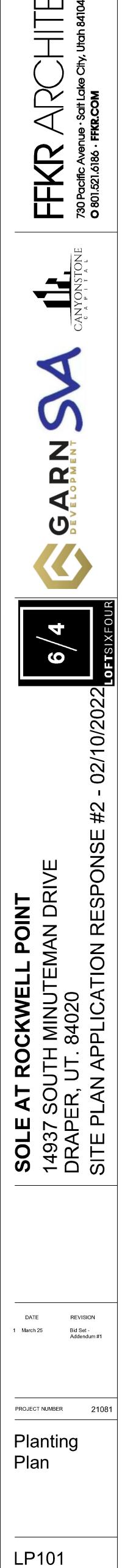


EXHIBIT G LANDSCAPE PLAN

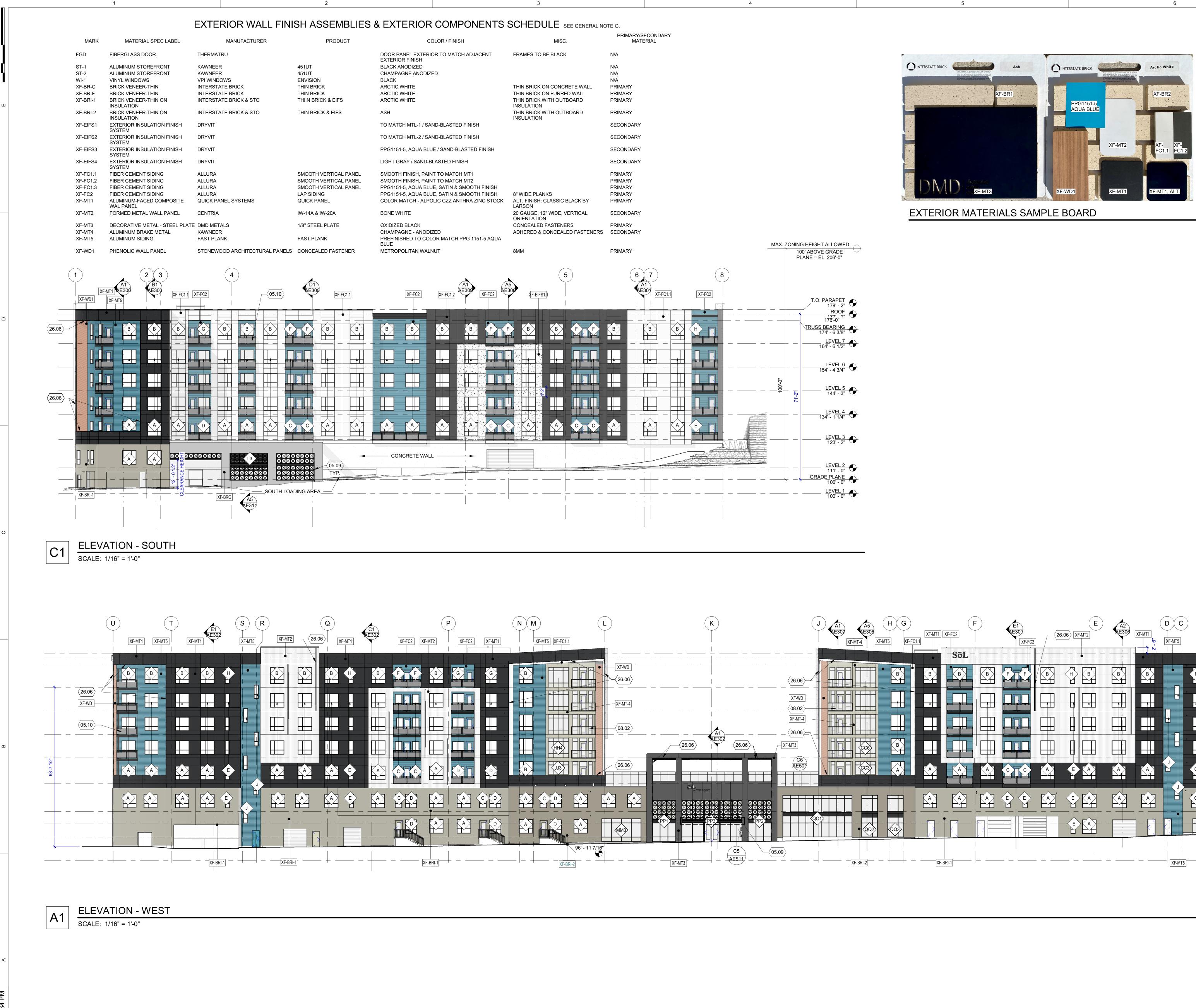


- 5	SCHEDULE				+	RHUS TYPHINA / STAGHORN SUMAC	RE 15 GAL.	FEREN	CE NOTE
	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	
					*	CALAMAGROSTIS X ACUTIFLORA `KARL FORESTER` / KARL FORESTER GRASS	1 GAL.		
	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	2" CAL.	B&B	2	PERENNIALS	BOTANICAL / COMMON NAME	SIZE	HZONE	
	ACER GINNALA / AMUR MAPLE	2" CAL.	B&B	7	د ع	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	<u>1 GAL.</u>	<u>HZONE</u>	
	GLEDITSIA TRIACANTHOS INERMIS `SUNBURST` / SUNBURST COMMON HONEYLOCUST	2" CAL.	B&B	6	MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING
	PICEA GLAUCA 'PENDULA MORTON'S TOWER' / MORTON'S TOWER WEEPING WHITE SPRUCE	6` MIN.	B&B	25	++++++++++++++++++++++++++++++++++++	REPLENISH ORGANIC MULCH	SOIL		
	ZELKOVA SERRATA MUSHASHINO / MUSHASHINO ZELKOVA -KEEP TRIMMED REGULARLY	2" CAL.	B&B	17	ROCK MULCH	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING
	BOTANICAL / COMMON NAME	SIZE	HZONE	<u>QTY</u>					
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL.		41		1" WASATCH GRAY LANDSCAPE ROCK	FLAT		
	MISCANTHUS SINENSIS `GRACILLIMUS` / GRACILLIMUS MAIDEN GRASS	1 GAL.		132	SYNTHETIC TURF	BOTANICAL / COMMON NAME	CONT	HZONE	SPACING
	RHAMNUS FRANGULA 'COLUMNARIS' / ALDER BUCKTHORN	5 GAL.		98		SYNTHETIC TURF LEISURE TURF 50 - 100SW - PILE HEIGHT: 1.625 - COLOR: (310) FIELD GREEN/LIME - PER	N/A		
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		104		SOUTHWEST GREENS OR APPROVED EQUAL			



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EXHIBIT H ELEVATIONS



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DR / FINISH	MISC.	PRIMARY/SECONDARY MATERIAL	
TO MATCH ADJACENT	FRAMES TO BE BLACK	N/A	
	THIN BRICK ON CONCRETE WALL THIN BRICK ON FURRED WALL THIN BRICK WITH OUTBOARD INSULATION THIN BRICK WITH OUTBOARD	N/A N/A N/A PRIMARY PRIMARY PRIMARY	
BLASTED FINISH	INSULATION	SECONDARY	
BLASTED FINISH		SECONDARY	
SAND-BLASTED FINISH		SECONDARY	
TED FINISH		SECONDARY	
O MATCH MT1 O MATCH MT2 SATIN & SMOOTH FINISH SATIN & SMOOTH FINISH CZZ ANTHRA ZINC STOCK	8" WIDE PLANKS ALT. FINISH: CLASSIC BLACK BY LARSON 20 GAUGE, 12" WIDE, VERTICAL ORIENTATION CONCEALED FASTENERS ADHERED & CONCEALED FASTENERS	PRIMARY PRIMARY PRIMARY PRIMARY SECONDARY PRIMARY SECONDARY	
MATCH PPG 1151-5 AQUA	8MM	PRIMARY	AX. ZONING HEIGHT ALLOWED
F-FC1.2 A1 AE309 XF-FC2 A A A A A A A A A A A A A			$ \begin{array}{c} T.O. PARAPET \\ 179' - 2" \\ ROOF \\ 177' - 0" \\ 176'-0" \\ TRUSS BEARING \\ 174' - 6 3/8" \\ LEVEL 7 \\ 164' - 6 1/2" \\ \\ \underline{LEVEL 7 \\ 164' - 6 1/2" \\ \underline{LEVEL 6 \\ 154' - 4 3/4" \\ \underline{LEVEL 5 \\ 144' - 3" \\ \underline{LEVEL 4 \\ 134' - 1 1/4" \\ \underline{LEVEL 3 \\ 123' - 2" \\ \end{array} $
			$\begin{array}{c} \underline{LEVEL 2} \\ \underline{I11' - 0"} \\ \underline{GRADE PLANE} \\ 106' - 0" \\ \underline{LEVEL 1} \\ 100' - 0" \\ \end{array}$

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REFERENCE NOTES

05.09 DECORATIVE ALUMINUM SCREEN. SEE SHEET AE510. 05.10 DECORATIVE METAL RAILING. SEE SHEET AE506. 08.02 ALUMINUM/GLASS GUARDRAIL 26.06 LINEAR LED LIGHT FIXTURES, SEE ELECTRICAL

GENERAL NOTES

- A. ALL PARAPET WALLS SHALL HAVE PERFINISHED METAL PARAPET CAP.
- B. ALL VENT COVERS ARE TO BE PAINTED TO MATCH THE IMMEDIATE ADJACENT SIDING THEY ARE ON.
- ALL EXTERIOR SIGNAGE IS BY OTHERS AND C. WILL BE DETAILED IN SHOP DRAWINGS AND REVIEWED BY ARCHITECT. A SEPARATE SIGNAGE PERMIT IS REQUIRED.
- D. ALL EXTERIOR EXHAUST VENTS ARE TO BE PAINTED TO THE FINISH MATERIAL THEY ARE ON TOP OF.
- E. ALL VINYL WINDOWS ARE TO BE BLACK ON THE OUTSIDE AND WHITE ON THE INSIDE.
- SEE (A3/ AE501) FOR TRIMS FOR THE FOR F. THE XF-FC TYPES.
- G. SEE AE332 FOR EXTERIOR WALL FINISH ASSEMBLIES.
- FINISH ASSEMBLIES IN PLAN, AND THE ASSOCIATED EXTERIOR WALL PARTIONS.
- STC 35 RATING FOR WEST FACADE AND Ι. CENTRAL COURTYARD LOCATIONS. STC 29 EVERYWHERE ELSE.

														100' ABOVE GRADE PLANE = EL. 206'-0"
G XF-F	XF-MT1 [F	E1 AE301 XF-FC2		.06 XF-MT2	A2 AE306	XF-MT1	D C	C1 AE301	B XF-MT1) (XF-MT5	A	T.O. PARAPET 179' - 2"
		SōL												
	B	B	B	FFF	В	H B	B	В		F	В	B B B	26.06	TRUSS BEARING 174' - 6 3/8" LEVEL 7 164' - 6 1/2"
													05.10	LEVEL 6 154' - 4 3/4"
													2 ["]	<u>LEVEL 5</u> 144' - 3"
B T													•XF-WD1	<u>LEVEL 4</u> 134' - 1 1/4"
A			A	C C	A	EA	A	A					26.06	<u>LEVEL 3</u> 123' - 2"
Ħ	A	A	Î A	E	Â	E A	A	A						
		 • [-]					-				RR1			LEVEL 2 111' - 0" GRADE PLANE 106' - 0"
														<u>LEVEL 1</u> 100' - 0"
	XF-I	BRI-1							 XF-MT5	X	F-BRI-1			LEVEL 0 90' - 0"

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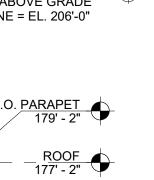


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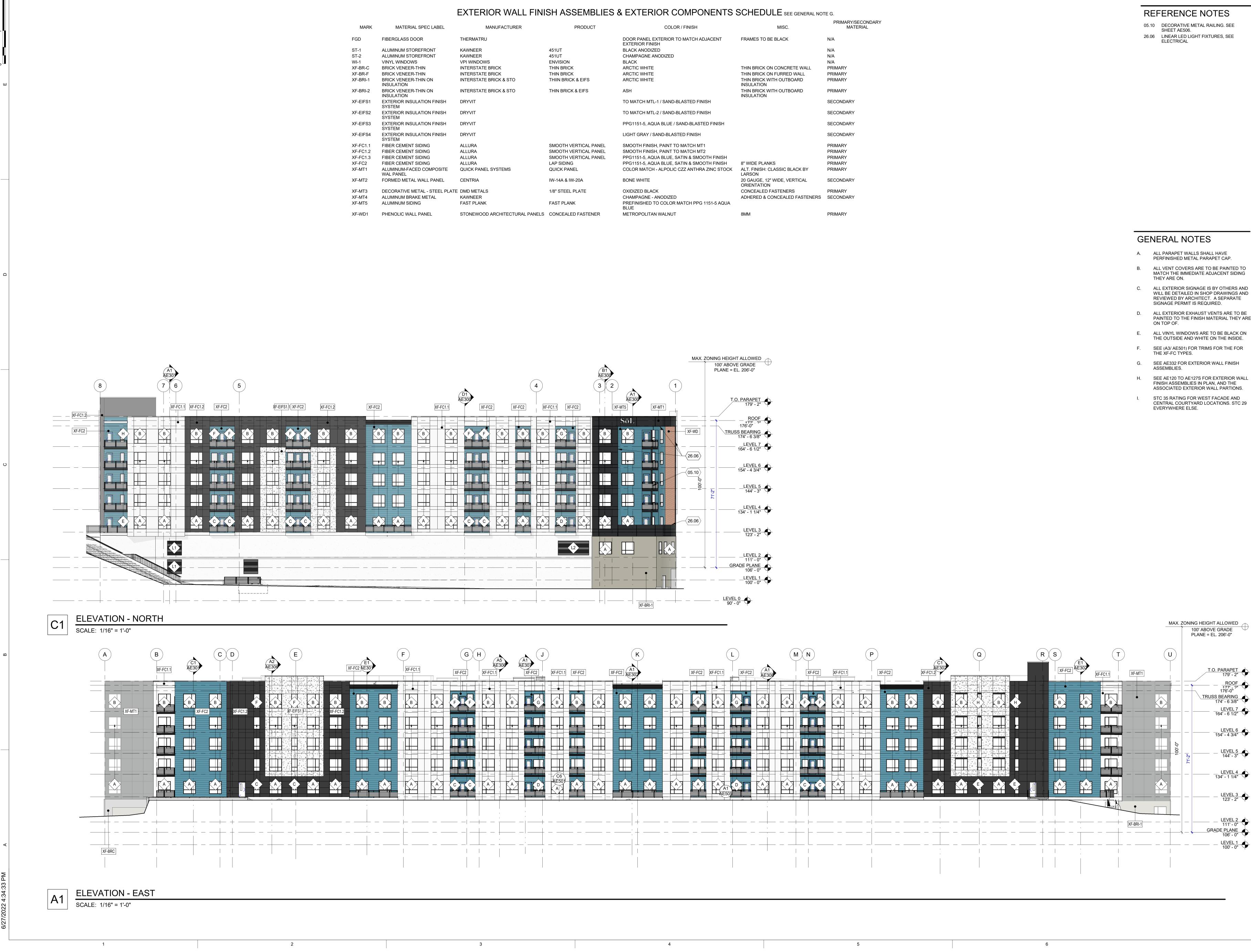


MAX. ZONING HEIGHT ALLOWED ABOVE GRADE NE = EL. 206'-0"

_LEVEL 0 90' - 0"

H. SEE AE120 TO AE127S FOR EXTERIOR WALL





MATERIAL SPEC LABEL	MANUFACTURER	PRODUCT	COLOR / FINISH	MISC.
BERGLASS DOOR	THERMATRU		DOOR PANEL EXTERIOR TO MATCH ADJACENT EXTERIOR FINISH	FRAMES TO BE BLACK
UMINUM STOREFRONT	KAWNEER	451UT	BLACK ANODIZED	
UMINUM STOREFRONT	KAWNEER	451UT	CHAMPAGNE ANODIZED	
NYL WINDOWS	VPI WINDOWS	ENVISION	BLACK	
ICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON CONCRETE V
ICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON FURRED WAI
ICK VENEER-THIN ON SULATION	INTERSTATE BRICK & STO	THIIN BRICK & EIFS	ARCTIC WHITE	THIN BRICK WITH OUTBOARI
ICK VENEER-THIN ON SULATION	INTERSTATE BRICK & STO	THIN BRICK & EIFS	ASH	THIN BRICK WITH OUTBOARI
TERIOR INSULATION FINISH STEM	DRYVIT		TO MATCH MTL-1 / SAND-BLASTED FINISH	
TERIOR INSULATION FINISH STEM	DRYVIT		TO MATCH MTL-2 / SAND-BLASTED FINISH	
TERIOR INSULATION FINISH STEM	DRYVIT		PPG1151-5, AQUA BLUE / SAND-BLASTED FINISH	
TERIOR INSULATION FINISH STEM	DRYVIT		LIGHT GRAY / SAND-BLASTED FINISH	
BER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT1	
BER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT2	
BER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH	
BER CEMENT SIDING	ALLURA	LAP SIDING	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH	8" WIDE PLANKS
UMINUM-FACED COMPOSITE	QUICK PANEL SYSTEMS	QUICK PANEL	COLOR MATCH - ALPOLIC CZZ ANTHRA ZINC STOCK	ALT. FINISH: CLASSIC BLACK LARSON
RMED METAL WALL PANEL	CENTRIA	IW-14A & IW-20A	BONE WHITE	20 GAUGE, 12" WIDE, VERTIC ORIENTATION
CORATIVE METAL - STEEL PLATE	DMD METALS	1/8" STEEL PLATE	OXIDIZED BLACK	CONCEALED FASTENERS
UMINUM BRAKE METAL	KAWNEER		CHAMPAGNE - ANODIZED	ADHERED & CONCEALED FA
UMINUM SIDING	FAST PLANK	FAST PLANK	PREFINISHED TO COLOR MATCH PPG 1151-5 AQUA BLUE	
ENOLIC WALL PANEL	STONEWOOD ARCHITECTURAL PANELS	CONCEALED FASTENER	METROPOLITAN WALNUT	8MM

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- PERFINISHED METAL PARAPET CAP. MATCH THE IMMEDIATE ADJACENT SIDING
- WILL BE DETAILED IN SHOP DRAWINGS AND REVIEWED BY ARCHITECT. A SEPARATE SIGNAGE PERMIT IS REQUIRED.
- PAINTED TO THE FINISH MATERIAL THEY ARE

- FINISH ASSEMBLIES IN PLAN, AND THE ASSOCIATED EXTERIOR WALL PARTIONS.

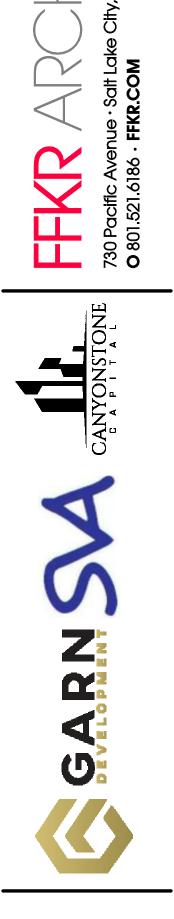
100' ABOVE GRADE PLANE = EL. 206'-0"

T.O. PARAPET 179' - 2" ROOF 177' - 2" 176'-0" TRUSS BEARING 174' - 6 3/8" LEVEL 7 164' - 6 1/2" <u>LEVEL 6</u> 154' - 4 3/4" LEVEL 5 144' - 3" <u>LEVEL 4</u> 134' - 1 1/4" LEVEL 3 123' - 2"

_____ ___ <u>LEVEL 2</u> 111' - 0" _____GRADE_PLANE 106' - 0" _____ __ <u>LEVEL 1</u> 100' - 0"

06/02/ Т RO 55 AT SOI ER, ဟ **SOLE A** 14937 SC DRAPER PERMIT EOF LARRYT CURTIS 7841249-0301 6-2.12 DATE REVISION

DCKWELL POINT H MINUTEMAN DRIVE . 84020 /2022



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AE201

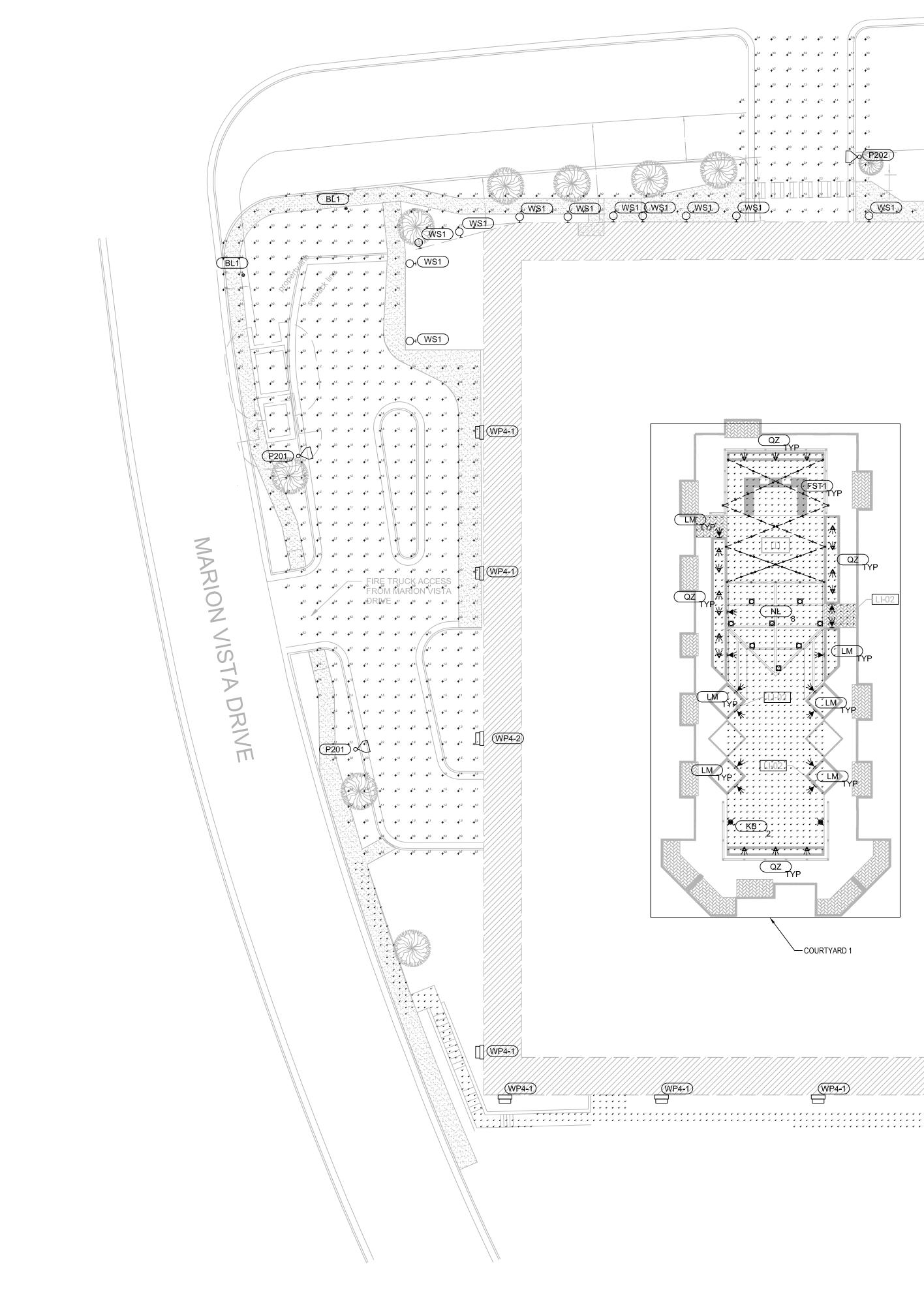
PROJECT NUMBER 2108

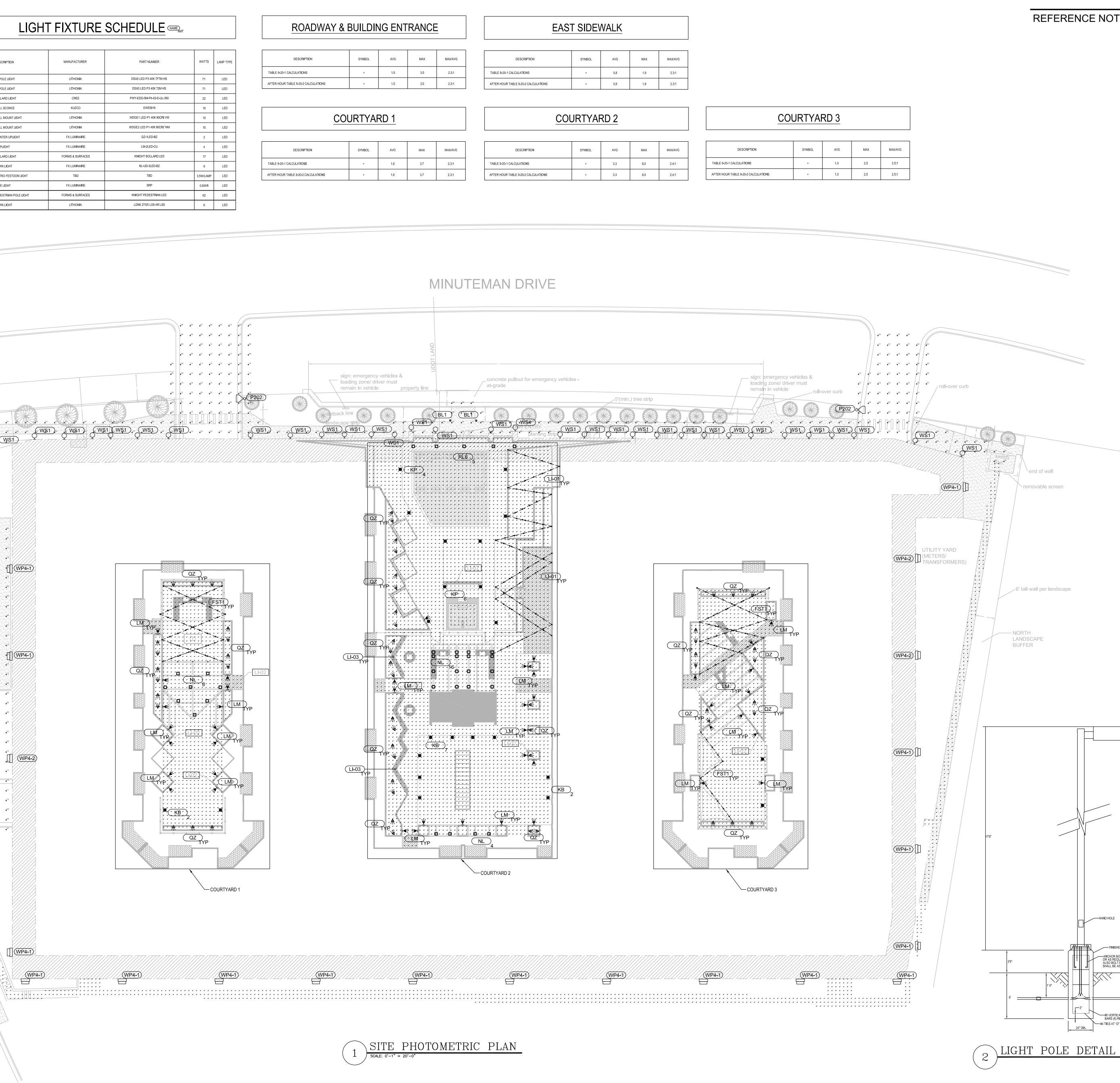
EXTERIOR ELEVATIONS

EXHIBIT I LIGHTING PLAN

		 2				
		LIGH	FIXT	URE	SCHE	EDI

NAME	QAUNTITY	DESCRIPTION	MANUFACTURER	PART NU
P201	2	20' POLE LIGHT	LITHONIA	DSX0 LED P3 4
P202	2	20' POLE LIGHT	LITHONIA	DSX0 LED P3
BL1	4	BOLLARD LIGHT	CREE	PWY-EDG-5M-P
WS1	35	WALL SCONCE	KUZCO	EW53
WP4-1	17	WALL MOUNT LIGHT	LITHONIA	WDGE1 LED P1
WP4-2	3	WALL MOUNT LIGHT	LITHONIA	WDGE2 LED P1
QZ	58	PLANTER UPLIGHT	FX LUMINAIRE	QZ-1LE
LM	42	STEPLIGHT	FX LUMINAIRE	LM-2LE
КВ	13	BOLLARD LIGHT	FORMS & SURFACES	KNIGHT BOI
NL	28	DOWN LIGHT	FX LUMINAIRE	NL-UD-3I
LI-01	895'	BISTRO FESTOON LIGHT	TBD	TB
LI-03	98'	TAPE LIGHT	FX LUMINAIRE	SR
KP	10	PEDESTRIAN POLE LIGHT	FORMS & SURFACES	KNIGHT PEDE
RL6	5	DOWN LIGHT	LITHONIA	LDN6 27/05 L





ΈS	PFKR PROFIN 730 Pacific Avenue · Salt Lake Othy, Utah 84184 730 Pacific Avenue · Salt Lake Othy, Utah 84184 0 801.521.6186 · FFKR.COM
	SOLE AT ROCKWELL POINT 14937 SOUTH MINUTEMAN DRIVE DRAPER, UT. 84020 SITE PLAN APPLICATION - 04-13-2022
ED CONCRETE BASE DLTS (4) XDIA" x 36" x 4" UIRED PER POLE MANUFACTURE PROJECTION AND BOLT PATTERN S PER POLE MANUFACTURE FINISHED GRADE	DATE REVISION PROJECT NUMBER 21081 SITE PHOTO, PLAN
	EP01