



DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

September 24, 2026

*Draper City Planning Division
Administrative Interpretation*

RE: Veranda West MAP Administrative Interpretation, 2026-0206-ZVL

This letter evaluates whether a change to the approved master plan for the Veranda West Master Area Plan (MAP) is considered a minor amendment or a major amendment under Draper City Municipal Code (DCMC) Section 9-14-060(G). The property is located at 720 W Bangerter Highway and is parcel number 33-02-426-003. It is subject to the TSD (Transit Station District) zone and the Veranda West MAP.

The Veranda West MAP was approved on March 5, 2019. That approval included 386 dwelling units spread across two separate projects, a townhome development called Austin Townhomes, and a stacked flat development. The Austin Townhomes is already built and contains 122 of the units. The remaining 264 units were intended to be located buildings that are up to four stories in height.

A minor amendment to the MAP was approved by the Zoning Administrator on May 4, 2020. This amendment clarified architectural standards between livable buildings and non-livable buildings. This was done in conjunction with a maintenance building that was located in the Austin Townhomes.

On June 9, 2026 the City Council approved a major amendment to the MAP. This amendment increased the number of dwelling units to 418, leaving 296 units available for construction in the southern stacked flats area of the project. The MAP still called for four story structures and included three different concept elevations showing different building design options.

The DCMC Section 9-14-060(G) sets standards to determine if a requested amendment to a MAP is a minor or major amendment. Minor amendments can be approved by the Zoning Administrator, while major amendments require review by the Planning Commission and approval by the City Council.

9-14-060: MASTER AREA PLAN:

G. Major And Minor Amendments: Provided the written review of the ACC has been previously obtained and submitted to the city, including ACC review of a site plan or site plan amendment, an approved MAP may be amended at any time and such amendment may occur simultaneously with the processing of a site plan application or a site plan amendment. 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. In order to initiate an amendment, the applicant shall submit to the Zoning Administrator those MAP submission items that would change if the proposed amendment were approved. Appeal of the Zoning Administrator's decision regarding a MAP amendment shall be to the City Council.

1. Major Amendments: Changes of the following types shall define an amendment as major:

- a. Those which materially modify or reallocate the allowable height, mix of uses, or density of a development;*
- b. Those which materially alter the location or amount of land allocated to parks, trails, open space, natural areas or public facilities; or*
- c. Those which modify any other aspect of the MAP that would significantly change its character.*

2. Minor Amendments: Amendments that are not major amendments shall be termed "minor amendments" and shall include incremental dimensional changes, minor changes in locations of uses, and similar changes that do not qualify as a major amendment. The Zoning Administrator may also refer the application to other departments or agencies for comment.

The developers of Veranda West MAP would like to introduce a new residential building design to the development. The previously approved concept site plan utilized a building design that has already been built in the immediate area, including in the Draper Point Mixed Use Commercial Special District and the Vista 600 West MAP. This new design would include three story buildings with a different architectural style that are compatible with the three concept elevations included in the approved MAP.

The applicants request letter for this interpretation has noted the following changes to the MAP:

1. Density has been reduced from 26.2 du/ac to 22.9 du/ac.
2. Total unit count has been reduced from 296 units to 260 units.
3. Total parking stalls per unit has gone up from 1.78 stalls per unit to 2.02 stalls per unit.
4. Building heights have been reduced from 4 stories to 3 stories.

5. Circulation and overall layout have stayed the same.

When evaluating whether changes require a minor or major amendment, the Zoning Administrator is tasked with determining if the changes comply with the standards of DCMC Section 9-14-060(G) (1) and (2). A minor amendment is allowed for incremental dimensional changes, minor changes in locations of uses and similar changes that don't require a major amendment. Major amendments are classified as those that materially modify or reallocate the allowable height, mix of uses, or density of a development, materially alter the location or amount of land allocated to parks, trails, open space, natural areas, or public facilities, or modify any other aspect that would significantly change the character of the development.

The proposed changes do not materially modify or reallocate allowable height, mix of uses, or density. The prior approvals set a maximum building height of 4 stories, it did not set a minimum building height or prohibit less height. The prior approvals also set a maximum density of 26.2 du/ac. It did not prohibit the applicant from building less units, so the proposed 22.9 du/ac is allowed. The proposal does not change the mix of uses on the site.

The proposed changes do not materially alter the location or amount of land allocated to parks, trails, open space, natural areas, or public facilities. Since the development includes the same basic use and circulation patterns, open space areas will be comparable to the previously approved plans.

There are not any additional proposed modifications that would significantly change the MAP's character. The proposed building design is compatible in character to the concepts that have already been approved, although one story less in height. The intensity of the development will be reduced. In addition, the increase in parking spaces allows for a project that functions better. The overall number of units, including the Austin will be 382, which is less than the originally approved MAP from 2019.

It is the Zoning Administrator's determination that the proposed changes to the staked flats is a minor amendment as it does not materially modify or reallocate the allowable height, mix of uses, or density of the development.

There are a couple options available to you if you wish to pursue this matter further. You may apply for a MAP amendment pursuant to DCMC Section 9-14-060(G), seek a text amendment in order to change the code, or you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. Applications for all options can be found on the city's website.

If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Jennifer Jastremsky.

Jennifer Jastremsky, AICP
Community Development Director / Zoning Administrator
Community Development Department