

Edge Land General Plan Amendment and Concept Planning Commission Report				
Applicant:	Edge Land 16 (Steve Maddox and Curtis Leavitt)			
Requested Action/Purpose:	Review and recommendation for A) an amendment to the General Plan B) a proposed concept for a residential development			
Location:	Northeast corner of Main Street and 2300 West			
Acreage:	8.9 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	Commercial			
Proposed Land Use Designation:	Commercial/HDR			
Existing Land Use:	Undeveloped			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray's Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
Date of Last DRC Review:	General Plan Amendment: November 10, 2015 Concept: December 2, 2015			

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

HISTORY

February 10, 1999 – The Lehi West Crossroads Annexation was recorded which included the subject property.

December 10, 2015 – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

Scott Dean moved to table Edge Land 16's request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.

ANALYSIS

General Plan Amendment:

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan; however the applicant would like to change the majority to HDR, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development. It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel. That report is attached to the Commission's packet.

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

Concept:

The applicant is requesting review and recommendation for a proposed concept to show the type of development that could occur if the General Plan Amendment is approved. The proposed concept shows an approximately 1.6 acre commercial pad with a 20,000 square foot commercial building and an approximately 8.3 acre pad to be development into 60 stacked units and 49 townhome units. The proposed development is brought to the corner of Main Street and 2300 West to create a streetwall with parking in the rear. Gabion baskets with planters and pavers will be added along Main Street to create an urban feel, similar to the new Main Street improvements in the historic downtown area. Also, as per the DRC review, Staff recommends using brick as the primary building material on the condos and commercial building along Main Street to achieve a more "urban" feel to the project.

RECOMMENDATIONS/POSSIBLE ACTIONS

General Plan amendment:

The Planning Commission may recommend that the City Council approve or deny the General Plan Amendment, or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion.

Concept:

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS

General Plan Amendment:

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a General Plan amendment. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

Concept:

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Lehi Gateway Concept Plan
DRC Redline Comments**

Edge Land – Requests Concept plan review for Lehi Gateway, a 113-unit residential development located at approximately 2300 West Main Street in a proposed HDR Land Use Designation. (second submittal – date of last review 11/10/15)

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/24/15

Time Start: 2:15

Time End: 2:30

DRC COMMENTS:

- a) The overhead powerline across the frontage will need to be buried.
- b) There are no waterlines in Main Street
- c) Update the narrative to include an itemized list of things that are being provided in order to justify the increase in density/density bonus from 12 units per acre to 14.9 units per acre.
- d) Recommend the use of brick as a hard surface material, and at a higher percentage than the rock currently shows.
- e) The guest parking does not meet the City's requirement and would require a reduction as per 37.060 item I. Need to provide justification for the reduction.
- f) Recommend as a condition of approval that the commercial building have exceptional architecture that ties into the residential, and that it wrap the corner as shown in the concept plan.
- g) 6' fence will be required along the eastern boundary adjacent to the existing residential/agricultural use.
- h) Coordinate with Staff to look at density bonus items and other layout considerations.
- i) Break-up the roofline on the townhomes to provide additional variation.
- j) Utilities will need to be extended to the site along Main Street.
- k) Utility Master Plan will need to be updated to address the increase in density.
- l) Detention will be required with a discharge of 0.2 cfs per acre
- m) A traffic study will be required at subdivision/site plan and must address access spacing, access type, access location, and turn movements in 2300 W.
- n) Main Street is Master Planned with a 102' right-of-way.
- o) Suggest providing a pedestrian access to Willow Creek Middle School.
- p) With the current commitments based upon the existing General Plan, there is not sewer capacity in 2300 West to support the increased density
- q) A soils report will be required at the time of development

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



November, 5 2015

Lehi City Planning and Zoning
99 West Main Street Suite 100
Lehi City, Utah 84043

RE: **Concept Plan Application – Willow Creek Subdivision**

To Whom It May Concern:

We are applying for Concept Plan approval for the Willow Creek subdivision. The Willow Creek subdivision will consist of 8.92 acres that will be subdivided into a 1.03 acre commercial parcel and a 7.89 acre residential parcel zoned R-3.

Residential Dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten

The Willow Creek subdivision will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool for homeowners, sports court, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications.

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,
Edge Homes

A handwritten signature in black ink that reads 'Steve Maddox'.

Steve Maddox
Managing Partner

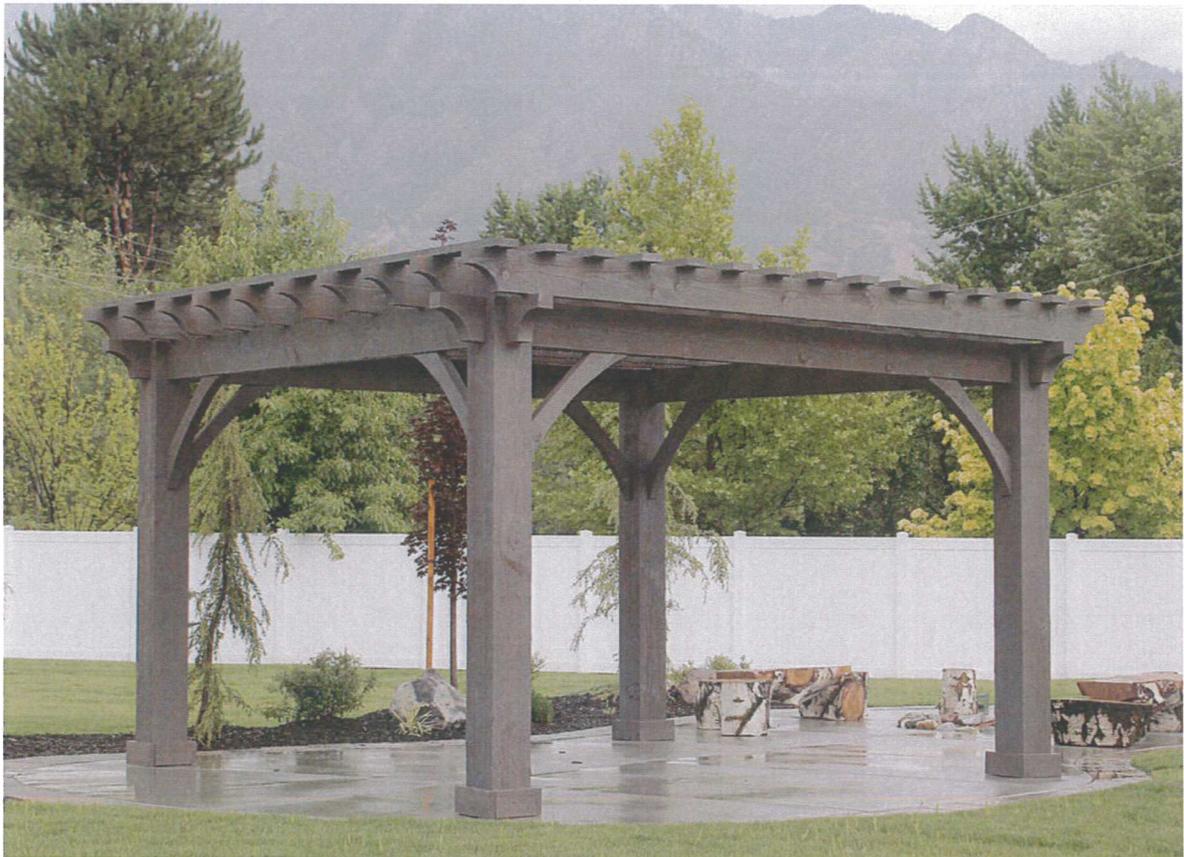




Willow Creek
Amenities

RECEIVED
NOV 05 2015
LEHI CITY





Horizon Heights (HTC Pod 27)

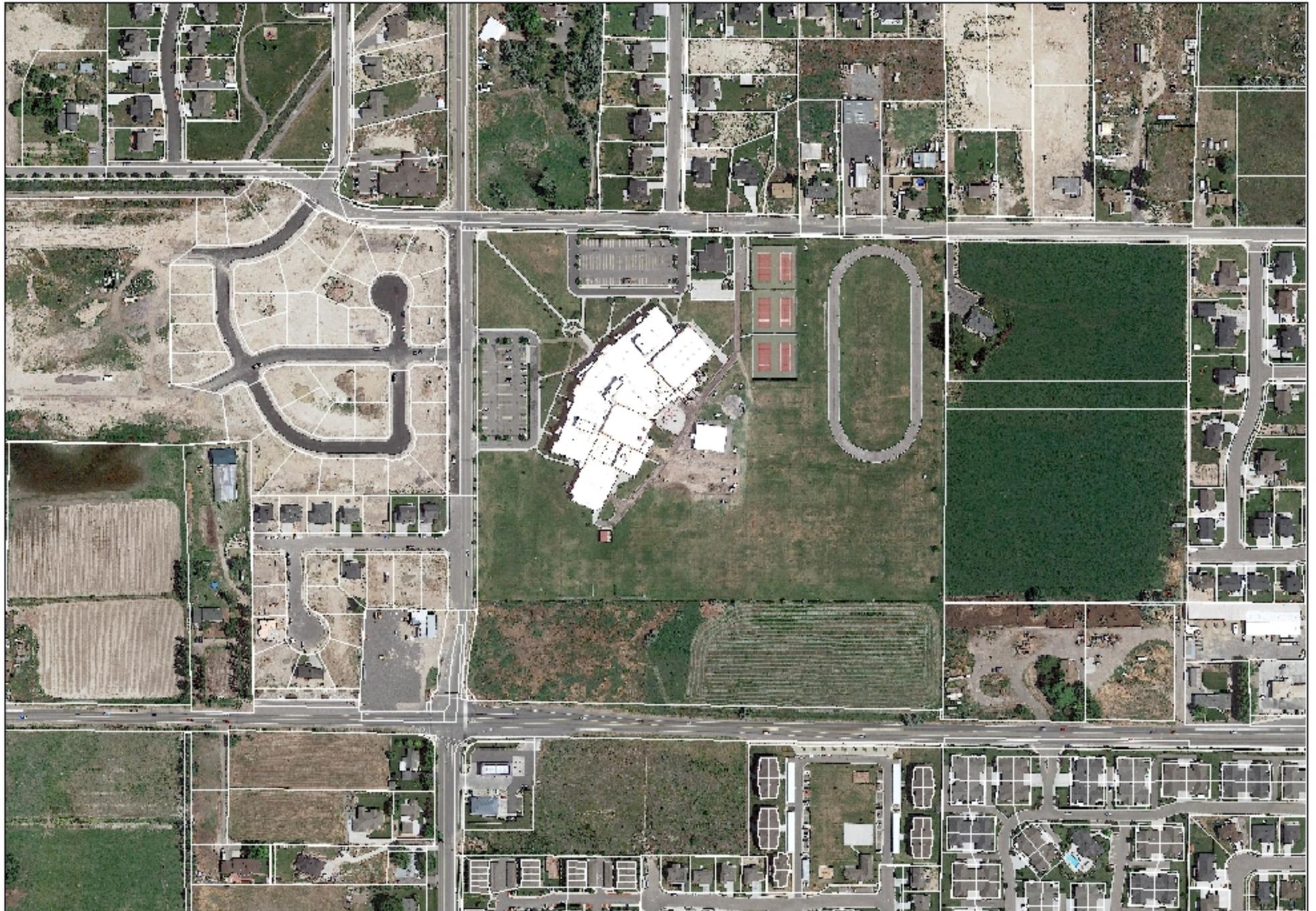
Exterior Option B



Roof: Charcoal Shingles
Lap Siding: Khaki Brown
Siding Trim: Cobblestone
Board & Batten: Arctic White
Column/Bands: Arctic White
Stone: Rocky Cliff Uintah Ledge Stone
Stucco: Dim Light
Exterior Doors: Black
Windows: Arctic White
Railing: Black
Garage Doors: Arctic White

Lehi Gateway/Edge Land GPA

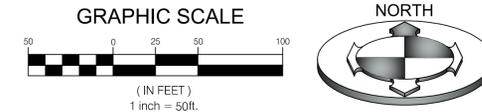
Aerial



LEHI GATEWAY



VICINITY MAP
N.T.S.



NO.	DATE	DESCRIPTION
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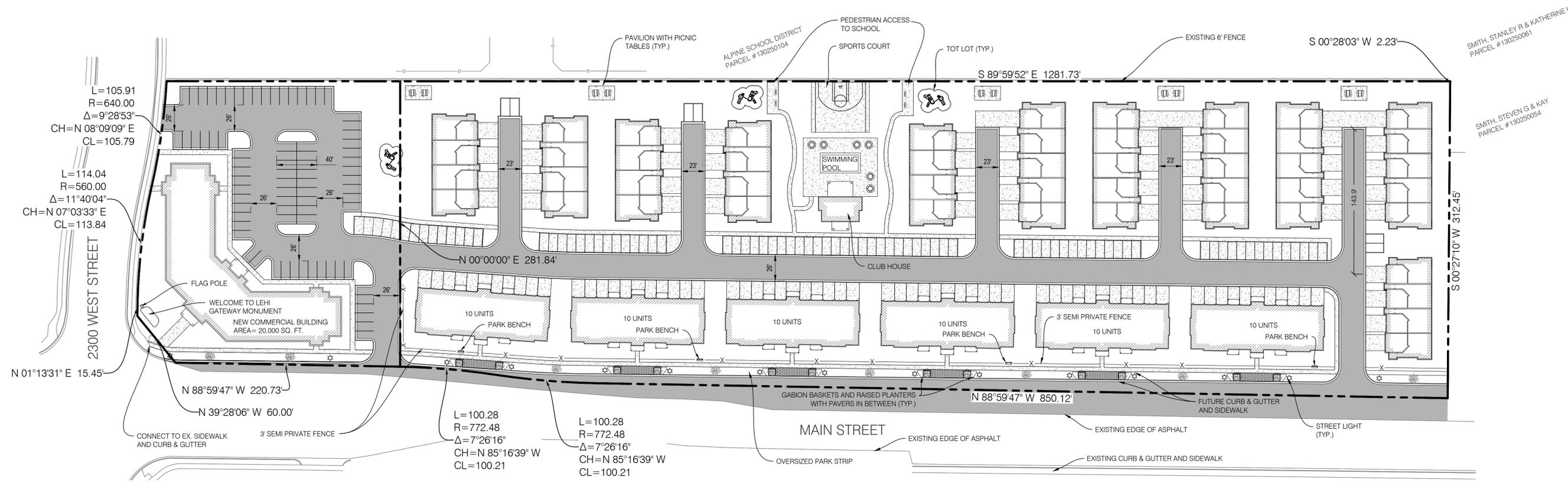
SCALE MEASURES - ANCHOR FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



LEHI GATEWAY CONCEPT
2300 WEST MAIN STREET
LEHI CITY, UTAH

PRELIMINARY
PROJECT NO. 1510174
CONCEPT PLAN
CON.01
1 OF 1



- NOTES:
- CURRENT OWNER OF PROPERTY IS THE ALPINE SCHOOL DISTRICT
 - PROJECT DENSITY = 14.9 UNITS PER ACRE
 - 109 TOTAL UNITS

PARKING TOTALS	
REQUIRED RESIDENT PARKING (2/UNIT)	218
PROVIDED RESIDENT PARKING	218
REQUIRED VISITOR PARKING (1 / 3 UNITS)	37
PROVIDED VISITOR PARKING	23
REQUIRED COMMERCIAL PARKING (1/300 SQ. FT.)	67
PROVIDED COMMERCIAL PARKING	84
EXTRA COMMERCIAL STALLS TO BE USED FOR RESIDENTIAL USE	17

DEVELOPER/OWNER: EDGE HOMES
CONTACT: JARAN NICHOLLS
TELEPHONE: 801-814-7044
EMAIL: JNICHOLLS@EDGEHOMES.COM

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
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