

**ISSUE**

Edge Land 16 – Requests Concept Plan approval for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street.

**BACKGROUND**

<b>Acreage:</b>	8.9 acres			
<b>Existing Zoning:</b>	A-5			
<b>Existing General Plan Land Use Designation:</b>	Commercial			
<b>Proposed Land Use Designation:</b>	Commercial/HDR			
<b>Existing Land Use:</b>	Undeveloped			
<b>Surrounding Zoning/GP/ Land Use:</b>	<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)
<b>Date of Last DRC Review:</b>	December 2, 2015			

**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**

The applicant is requesting approval of a proposed concept to show the type of development that could occur on this property if the Edge Homes 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 7.32 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 street wall 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. The DRC comment about existing sewer capacity has been resolved by the Engineering Department. The development of this property will also be contingent upon a development

agreement between the City and the applicant to ensure that development moves forward as shown in the concept.

## RECOMMENDATION

### **Planning Division Staff Recommendation:**

The Planning Division recommends **APPROVAL** of the proposed Edge Homes general plan amendment including the DRC comments and Planning Commission recommendation. This recommendation is contingent upon approval of the Edge Homes general plan amendment which has been submitted concurrently with this concept plan. The positive recommendation is also based upon the updated layout and elevations the applicant has submitted including a 1.6 acre commercial pad at the intersection (which was originally proposed as a smaller portion of the site), and is contingent upon the recordation of the proposed development agreement between the applicant and the City identifying a specific type of residential development that will go on the property.

### **Planning Commission**

The Planning Commission reviewed the proposed change to the General Plan on January 28, 2016 and made the following recommendation:

*Motion: Commissioner Peterson moved to approve with a positive recommendation the Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street; including all DRC comments; finding that based on the previous General Plan amendment that this conforms to the general plan, noting that there are a few minor things that need to be worked out with staff including the coloring and commercial building; Commissioner Ash seconded the motion.*

*Amended Motion: Commissioner Peterson amended his motion to include that the approval of this item is contingent upon the Council's approval of the previous general plan amendment; and to include that staff is working on a development agreement. Commissioner Ash seconded the amended motion.*

*Amended Motion: Commissioner Peterson added to his original motion that they recognize that the development agreement is a work in progress and that it will be finalized with staff before final. Commissioner Ash seconded the amended motion.*

*The motion passed unanimously.*

Minutes from the Planning Commission meeting:

- 4.2 Edge Land 16 – Requests Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street. (Tabled from the December 10, 2015 meeting)

Ms. Morlan stated that this will include the commercial development and the residential development. She said that this includes the design of the street which have similar design features to Lehi's Historic Downtown Main Street.

Commissioner Hutchings inquired about the entrance to the residential area and the proximity to the intersection. Mr. Dinsdale said that a traffic report will be done and it will be looked at in the site plan stage.

There was discussion regarding the design standards and where those apply.

The applicant, Mr. Maddox, was present. He said that they are donating about ½ of an acre along Main Street in order to secure what they are proposing. He said that he will work with staff to determine the colors. He would also like a theme that may be put into an ordinance that would be continued on east of the development. He said that the footprint for the commercial building would be similar to what is currently being developed on 2300 west and Pioneer Crossing. He said that they will continue to work with the city on the development agreement.

Commissioner Hutchings suggested using design features on the commercial building that would blend into the town homes. Mr. Maddox replied that he would like the design features to be similar.

There was discussion regarding the excessive amount of parking stalls in the commercial development. Mr. Maddox stated that that will be further reviewed on the site plan, but that they do see this as a cross user community, meaning that the commercial will shut down at 6 or 7 p.m. and then that parking can be used for visitor parking from the residential development. He said that he will have further discussion with staff on this issue.

Commissioner Peterson inquired about the cattle feedlot next to the development. Mr. Maddox stated that they will disclose that to potential buyers. He said that there will be a 6 foot fence.

Commissioner Hutchings expressed concerns for the density next to the feedlot.

Motion: Commissioner Peterson moved to approve with a positive recommendation the Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street; including all DRC comments; finding that based on the previous General Plan amendment that this conforms to the general plan, noting that there are a few minor things that need to be worked out with staff including the coloring and commercial building; Commissioner Ash seconded the motion.

Commissioner Hutchings inquired if this should be contingent upon the approval of the general plan amendment.

Amended Motion: Commissioner Peterson amended his motion to include that the approval of this item is contingent upon the Council's approval of the previous general plan amendment; and to include that staff is working on a development agreement. Commissioner Ash seconded the amended motion.

Mr. Struthers suggested included in the motion that staff will finalize the development agreement with Edge Land.

Amended Motion: Commissioner Peterson added to his original motion that they recognize that the development agreement is a work in progress and that it will be finalized with staff before final. Commissioner Ash seconded the amended motion.

The motion passed unanimously.

**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

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**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

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