

ORDINANCE NO. 1350

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO HIGHLINE CSD.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, the City Council of Draper City finds good cause to revise Highline Commercial Special District; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the office standards and concept plans in the Highline CSD: 1) The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan. 2) The proposed development plans meet the requirements and provisions of the Draper City Municipal Code. 3) The proposed development conforms to the general aesthetic and physical development of the area. 4) The public services in the area are adequate to support the subject development. 5) The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 7) The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.

Section 2. Revision. Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 4th DAY OF SEPTEMBER, 2018.



DRAPER CITY

Troy K. Walker

Mayor Troy K. Walker

ATTEST:

Rachelle Conner

Rachelle Conner, MMC, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

[Handwritten mark]

Councilmember Lowery

[Handwritten mark]

Councilmember Summerhays

[Handwritten mark]

Councilmember Vawdrey

[Handwritten mark]

Councilmember Weeks

Mayor Walker

EXHIBIT A

9-18K-030: PROPOSED DEVELOPMENT STANDARDS:

The development standards of the Highline Commercial Special District will guide the design of the buildings, landscaping, parking and signage located within the district boundaries. The master plan provides for office, retail, residential and general commercial development in designated areas in accordance with the development standards set forth in this chapter.

A. Commercial District: The commercial district is located along Highland Drive and Corporate Way and may have retail pads along Highland Drive. All buildings within the commercial district shall comply with the following development standards:

1. Office:

a. Standards:

(1) The architecture shall be the primary tool to create a strong sense of identity and place throughout the business park. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.

(A) Buildings shall be at least four ~~six~~-stories tall ~~with one of them being at least eight stories.~~

(B) Buildings shall have relief in the façade created by elements such as varied floor plates, horizontal or vertical mullions, and unique angles or composition of primary skin elements ~~balconies, varied floor plates, and at least 4 building materials.~~

~~(C) Building façade shall not be in a single plane.~~

(2) All building facades shall have the similar character with each using similar materials, colors, features, forms and design elements appropriate to the scale of the various building sizes and depths, but shall not be required to be the exactly the same. (see Exhibit B).

(3) Building primary materials shall consist of granite, metal, composite metal panel, glazing, stone, EFIS, concrete, GFRC, tile or other similar material as approved by Draper City Staff.

(4) More than one primary material shall be required on all building facades.

(5) Buildings shall have a minimum of 50% high efficiency glazing.

(6) Buildings shall use a minimum of 50% primary material.

(7) No building shall be taller than 15 stories.

(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 shall be 10-feet.

b. Office Amenities: The office park will encourage interaction with the outdoor environment by providing the following items such as:

(1) Central outdoor gathering area with basketball, picnic area, volleyball, ect.

- (2) Connecting to the Porter Rockwell Trail
- (3) Walking and running trails around the office park, including benches and fitness stations
- (4) Direct connectivity to the retail area to the east
- (5) Connection to the future TRAX line

9-18K-080: PROCEDURES:

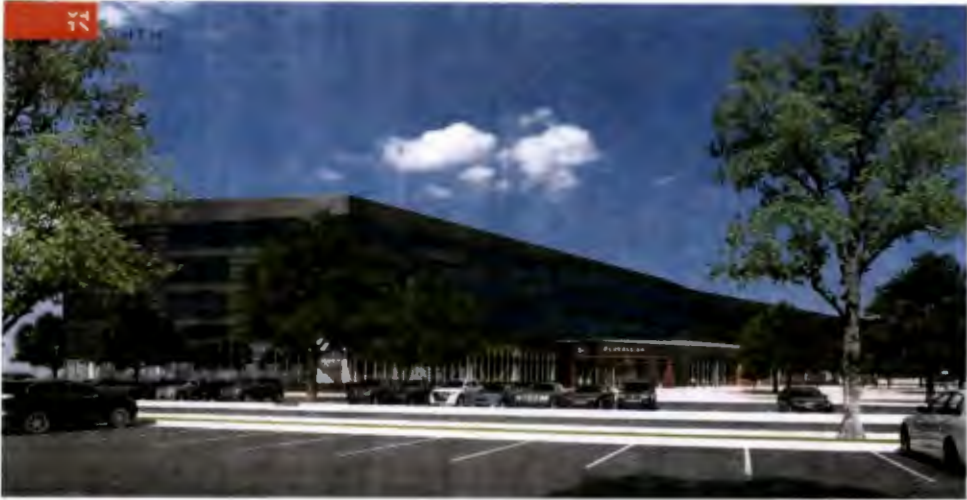
Approval of this commercial special district text and accompanying exhibits shall constitute conceptual site plan approval in accordance with city ordinances. Site Plan approval for the office portion of the CSD may be approved administratively by the zoning administrator upon finding substantial compliance with the terms of the CSD, or the zoning administrator may defer the review of the application to the planning commission. 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.

9-18K-090: EXHIBITS:

EXHIBIT A
OVERALL PARCELS
Site Plan



EXHIBIT B
OFFICE GENERAL EXAMPLES



To be published on Wednesday, September 12, 2018, in the *Salt Lake Tribune* and *Deseret News*

City of Draper Notice of Ordinance Adoption – On September 4, 2018, the Draper City Council approved Ordinance #1350. Highline CSD Text and Land Use Amendment. The complete ordinance is on file at the Draper City Recorder’s Office and online at www.draper.ut.us. Published this 12th day of September, 2018. Rachelle Conner, Draper City Recorder.

