

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2025-16

AN ORDINANCE AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BLUFFDALE AND L.H. PERRY INVESTMENTS, LLC FOR THE CENTRUM DEVELOPMENT SPECIFICALLY TO ALLOW AN ADDITIONAL STORY AND 66 ADDITIONAL DWELLING UNITS IN THE APARTMENT BUILDING, TOTALING 318 UNITS, WITH A REDUCED PARKING RATIO OF 1.6 STALLS PER DWELLING UNIT

WHEREAS, the City of Bluffdale adopted Ordinance 2022-01 on January 12, 2022, to entitle The Centrum at Bluffdale project with retail spaces and an apartment building with 236 units by creating the SD-X The Centrum at Bluffdale Zone; and

WHEREAS, the City of Bluffdale amended the SD-X The Centrum at Bluffdale Zone to add 16 more units to the apartment building on October 12, 2022 through Ordinance 2022-16; and

WHEREAS, L.H. Perry Investments Inc. desires to amend the Development Agreement and SD-X The Centrum at Bluffdale Zone to allow an additional 66 dwelling units with a total building height of 90 feet and a reduced parking ratio of 1.6 stalls per dwelling unit; and

WHEREAS, a notice of public hearing for the proposed amendments was provided pursuant to the Bluffdale City Code and Utah State Code; and

WHEREAS, on June 4, 2025, the Planning Commission conducted a public hearing and forwarded a positive recommendation (3-1) of the proposed Text Amendment to the City Council.

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

Section 1. Adoption. Ordinance 2025-16 is hereby adopted, amending Chapter 11.110.130 of the Bluffdale City Code as shown in Exhibit A.

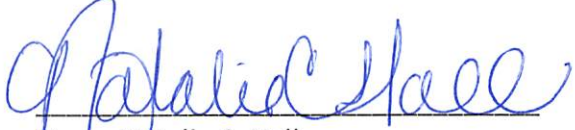
Section 2. Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

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

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: July 9, 2025

CITY OF BLUFFDALE


Mayor Natalie C. Hall

ATTEST:

[seal]


City Recorder



Voting by the City Council:	Yes	No	Absent
Councilmember Aston	☒	☐	☐
Councilmember Austin	☐	☒	☐
Councilmember Crockett	☒	☐	☐
Councilmember Lord	☒	☐	☐
Councilmember Wilding	☐	☐	☒
Mayor Hall (tie only)	☐	☐	☐

EXHIBIT A

11.110.130.010 INTENT AND PURPOSE

The intent of this special district zone is to provide a land use pattern that provides for a complementary and compatible mix of commercial and residential uses. This zone allows for the establishment of commercial, residential, and other uses consistent with a convenient and pedestrian friendly mixed use development layout. It is the intent of this zone to allow for flexibility and creativity in the arrangement of uses. The purpose is to develop The Centrum at Bluffdale, a mixed-use community consisting of up to 20,450 square feet of commercial buildings and up to ~~252~~ 318 residential units, including only studio, one bedroom and two-bedroom units. The Centrum at Bluffdale is located adjacent to Porter Rockwell Boulevard, Rising Star Way, and Bluffdale Boulevard. Additional internal access will occur through private driveways. The project includes a privately owned and maintained swimming pool and other amenities. Adjacent park and trail amenities near the East Jordan Canal will be accessible to the public. Design guidelines, standards, and specifications in this SD-X Zone are created with this chapter and shall supersede any conflicting design guidelines, standards, and specifications in any and all applicable City ordinances. Design standards not included in the SD-X The Centrum at Bluffdale, shall be governed by applicable provisions of the Bluffdale City Code (BCC).

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11.110.130.040 DEVELOPMENT STANDARDS

5. Residential Standards:

1. The apartment building is allowed to be ~~six~~ seven stories (~~four~~ five stories of housing above two stories of structured parking) and up to ~~eighty (80)~~ ninety (90) feet in height.
2. Residential building location is allowed as depicted on the conceptual site plan, with no specific setback requirement, and shall be approved during the site plan review process. Location shall comply with all adopted building and fire codes and accommodate required utility easements, right of way requirements, and emergency access, and all other applicable provisions of the Bluffdale City Code and adopted standards.
3. ~~Two~~ One point six (1.6) parking spaces are required for each dwelling unit which may be located within a fully enclosed garage or designated in a parking lot adjacent to the residential structure.

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Figure 6 Exterior Elevations

EXTERIOR ELEVATIONS



1 Apartment North Elevation (New From N 1440 St)



2 Apartment West Elevation



3 Retail East Elevation (New From Main Parking)

RETAIL CONCEPTUAL MATERIALS

CONCEPTUAL MATERIALS FOR RETAIL ELEVATIONS



4 Retail West Elevation (New From Main Parking)

APARTMENT CONCEPTUAL MATERIALS

CONCEPTUAL MATERIALS FOR APARTMENT ELEVATIONS

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5 Apartment North Elevation (New From N 1440 St)



6 Apartment West Elevation (New From Main Parking)

PROPOSED BY
NOT FOR
CONSTRUCTION

THE CENTER AT
BIRMINGHAM

2020 COMMERCIAL

EXTERIOR
ELEVATIONS

A201