

ORDINANCE NO. 2017-06

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 16.15 ACRES OF CERTAIN REAL PROPERTY AS DESCRIBED HEREIN FROM INDUSTRIAL-HIGH (I-H) TO INDUSTRIAL-HIGH/PLANNED DEVELOPMENT OVERLAY (I-H/PD) AND APPROVING THE CONCEPTUAL SITE PLAN FOR THE PARRISH CREEK BUSINESS PARK PLANNED DEVELOPMENT

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-430-3 regarding commercial policies for West Centerville, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-VH/PD) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Site Plan for the Parrish Creek Business Park Planned Development as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

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

Section 1. PDO Zone Map Amendment. Subject to conditions of approval set forth in Section 2, the real property located at approximately 1030 North 950 West consisting of approximately 16.15 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned and changed from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-H/PD) and the Centerville Zoning Map is correspondingly amended as described herein.

Section 2. Conditions of PDO Approval. The PDO Rezone for the Parrish Creek Business Park PDO is subject to the following conditions of approval:

1. The property shall be rezoned to I-H/PD and limited to the area designated as Parcel 06-003-0050.
2. The PDO approval shall be subject to the City Council approval of conceptual site plan.

3. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval, or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 and CZC 12.41.120.
4. As part of the PDO approval, the Parrish Creek Business Park Final Site Plan, and all subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan.
5. The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017, and supplemental information required by the Planning Commission and submitted by the applicant for City Council consideration on March 21, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by A E Urbia architects and engineers.
6. Variations may be allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan and subdivision approval:
 - i. **Maximum Cul-de-sac length of 400 feet** – The development plans specifically need additional length allowance for access into the furthest buildings of the lot. The additional length will mitigate concerns of safety by provided additional width of the road, and aesthetic concerns by providing landscaped medians for visual relief.
 - ii. **Building Floor Area** -- Building A may exceed the 50,000 square foot maximum requirement and have a floor area of a maximum of 57,000 square feet.

Section 3. Findings for PDO Approval. The rezone of the subject property to I-H/PD and corresponding amendment to the Centerville Zoning Map for the Parrish Creek Business Park PDO is based on the following findings:

- a. The Council finds that CZC 12.21.080(c) authorizes a “property owner or authorized agent” to initiate a PDO zone map amendment.
- b. The Council finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.
- c. The Council finds that the Parrish Creek Development Plan also sets forth a new synergy in investment and appeal for the West Neighborhood area.
- d. In order to make findings necessary to approve a PDO zone, the Council finds that CZC 12.41.080(c) allows for Conditions to be imposed to assure the planned development will follow the listed and the applicable development standards of CZC 12.41.100.
- e. The Council finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibly of the I-H and PDO Zoning Ordinance provisions.

Section 4. Conceptual Site Plan Approval. Subject to conditions of approval set forth in Section 5, the Conceptual Site Plan for the Parrish Creek Business Park PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby accepted by the City Council.

Section 5. Conditions of Conceptual Site Plan Approval. The Conceptual Site Plan approval for the Parrish Creek Business Park PDO is subject to the following conditions of approval:

1. Conceptual Site Plan is subject to the acceptance of PDO Approval by the City Council.
2. A final site plan application shall be submitted following the criteria found in CZC 12.21.110(e)(2).
3. A complete landscape plan shall be prepared by a licensed landscape architect and follow the criteria found in CZC 12.51 (Landscaping). This plan shall be submitted with the final site plan and indicate the following: Type and location of all vegetation, total calculations and percentages of landscaping vegetation, and irrigation plan. This should be done with adherence to the Landscape narrative provided by Tom Stuart Construction on February 3, 2017.
4. The final plans shall indicate the location and types of all signage, which follow the requirements set forth in CZC 12.54 (Signage).
5. Ensure all utility lines are noted on the Final Site Plan. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application.

Section 6. Findings for Conceptual Site Plan Approval. The Conceptual Site Plan approval for the Parrish Creek Business Park PDO is based on the following findings:

1. The Conceptual Site Plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d)(2)].
2. The development appears to be consistent with the goals and objectives found within the Centerville City General Plan, Section 12-480-3
3. The Conceptual Site Plan depicts how the site could be appropriately developed and with some alteration could be designed to comply with the applicable provisions of the Industrial – High Zone and other relevant regulations, as discussed in the Planning Staff Report.

Section 7. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, 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.

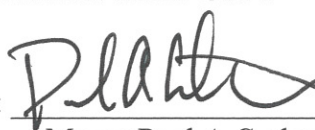
Section 8. Effective Date. Subject to conditions of approval set forth in Section 2 and Section 5, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 21st DAY OF MARCH, 2017.

ATTEST:


Marsha L. Morrow, City Recorder

CENTERVILLE CITY

By: 
Mayor Paul A. Cutler



Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	<u>X</u>	_____
Councilmember Ince	<u>X</u>	_____
Councilmember Ivie	<u>X</u>	_____
Councilmember McEwan	<u>X</u>	_____
Councilmember Mecham	<u>X</u>	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Marsha L. Morrow
MARSHA L. MORROW, City Recorder

DATE: 3/21/2017

RECORDED this 24 day of March, 2017.

PUBLISHED OR POSTED this 24 of March, 2017.

EXHIBIT A

Parrish Creek Business Park PDO PDO Rezone Property Description

All of Parcel No. 06-003-0050

BEG AT A PT ON THE W'LY R/W LINE OF THE UPRR, SD PT BEING N 89°57'31" W 88.92 FT ALG THE SEC LINE FR THE NE COR OF SEC 12-T2N-R1W, SLB&M, SD SEC COR IS S 89°57'31" E 87.91 FT ALG SD SEC LINE FR A WITNESS COR; TH S 0°19'16" W 23.70 FT; TH N 89°48'02" W 952.84 FT TO THE E'LY R/W LINE OF HWY PROJECT NO. 0067; TH ALG SD HWY R/W THE FOLLOWING FOUR (4) COURSES: (1) N 49°25'03" E 103.00 FT; (2) TH 429.39 FT ALG A 485.56 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 50°40'02" (CHORD BEARS N 24°05'04" E 415.53 FT); (3) TH N 39°29'27" E 201.36 FT; (4) TH 819.58 FT ALG A 2220.14 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 21°09'04" (CHORD BEARS N 28°54'55" E 814.93 FT); TH S 89°57'31" E 189.43 FT SD W'LY RR R/W; TH S 0°16'53" W 1294.59 FT ALG SD RR R/W TO THE POB. CONT. 16.158 ACRES

EXHIBIT B

**Parrish Creek Business Park PDO
Conceptual Site Plan and Details**



Front Elevation Material View

- WOOD RAIN SCREEN MATERIAL
- BLACK STOREFRONT WITH GREY TINTED LOW E GLAZING
- LIGHT GREY PAINTED CONCRETE TILT UP PANEL
- LIGHT GAUGE METAL FRAMING WITH VERTICAL SEAM BRAKE METAL SKIN
- MEDIUM GREY PAINTED CONCRETE TILT UP PANEL



1. Black Storefront



2. Matching Black Brake Metal Flashing



3. Typical Panel (revert image for reference only)



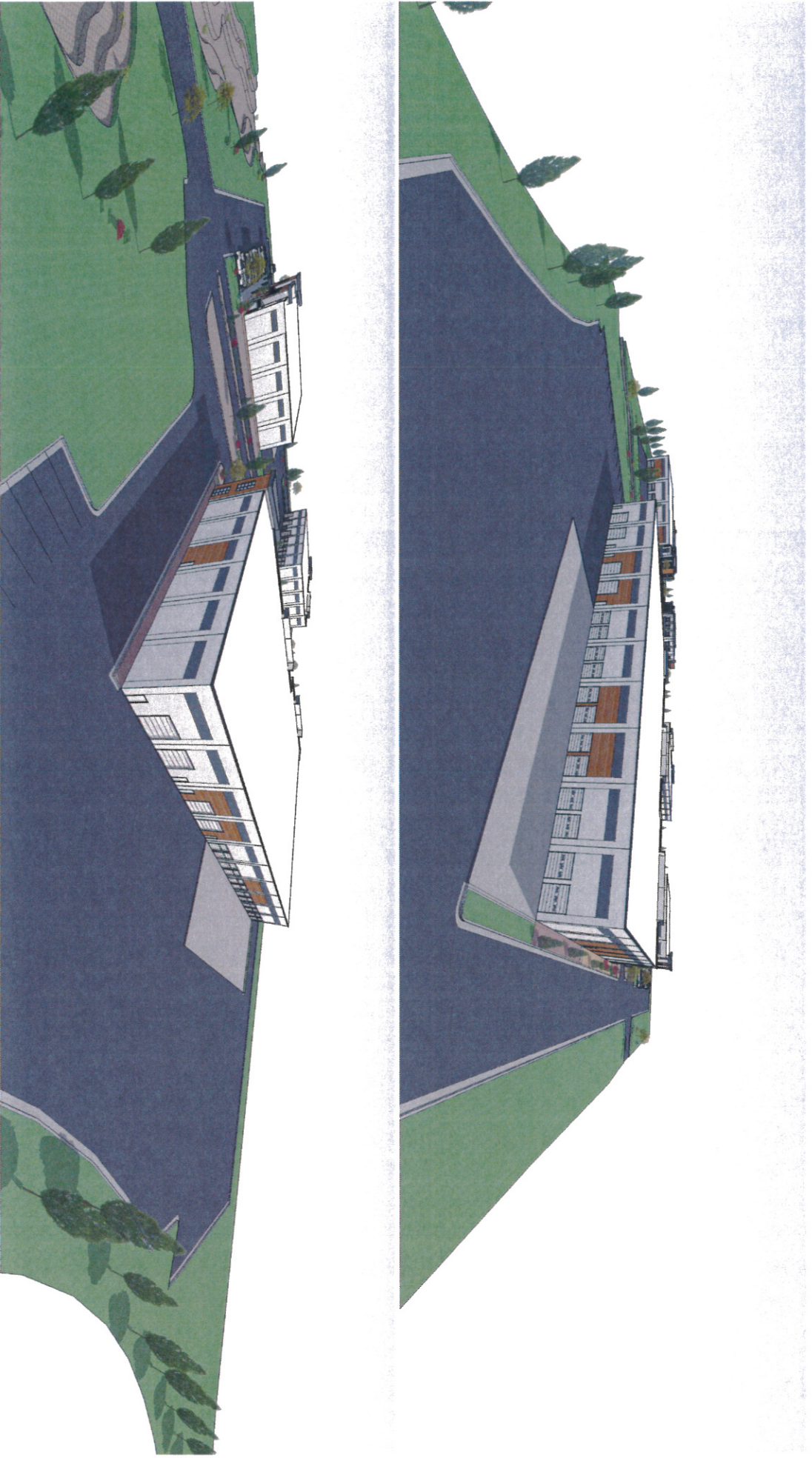
4. Canopy Design Concept (image for reference only)

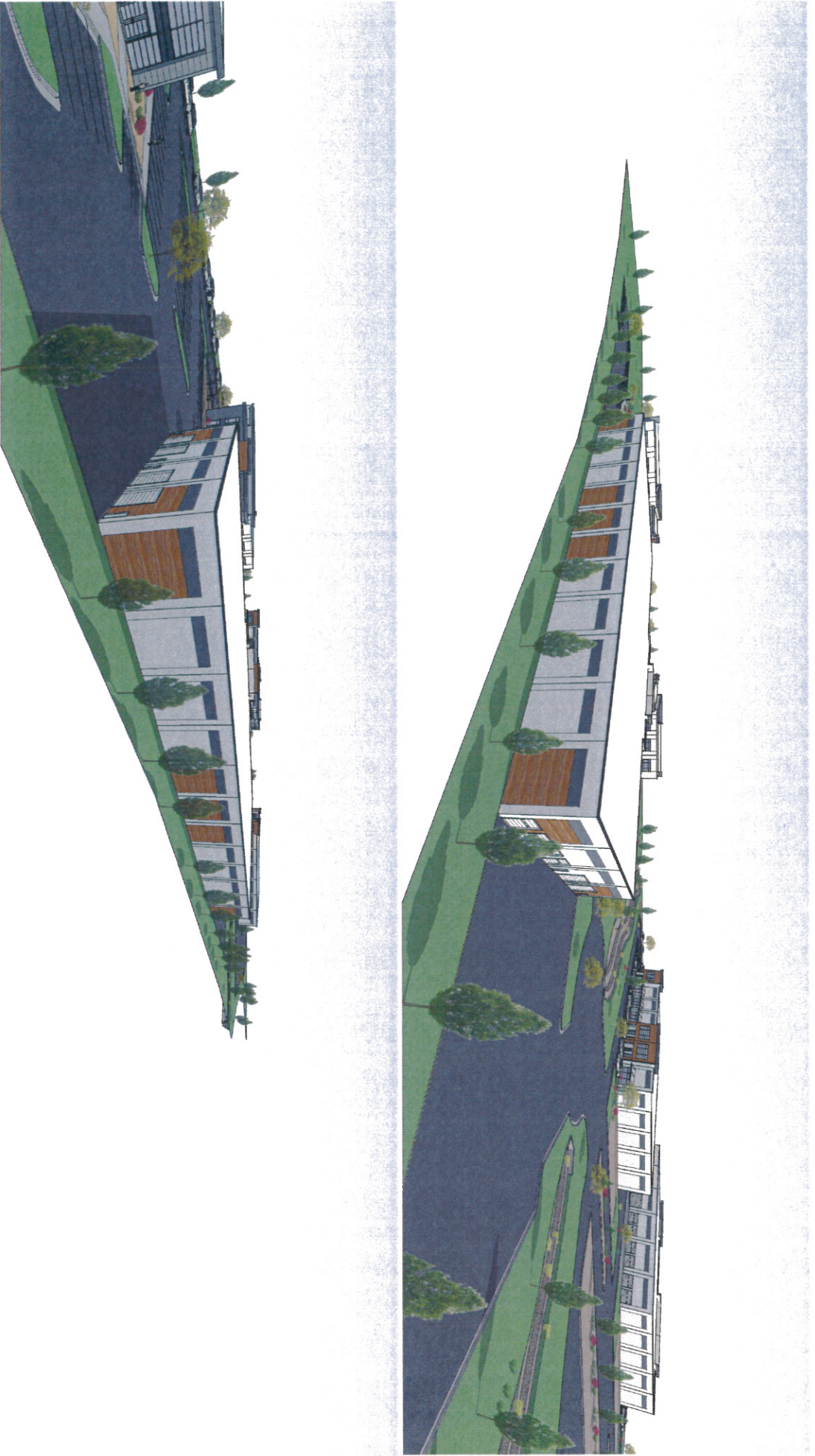


5. Canopy Design Concept (image for reference only)



6. Typical Sack and Patched Concrete Tilt-Up Painted surface (image for reference only)





aeur**rb**ia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE
Salt Lake City, Utah