

**ORDINANCE NO. 2019-09**

**AN ORDINANCE AMENDING THE CONDITIONS OF APPROVAL FOR THE SHEFFIELD DOWNS PLANNED DEVELOPMENT PDO ZONING APPROVAL AND CONCEPTUAL PLAN ACCEPTANCE TO PROVIDE FOR ALTERNATIVE ARCHITECTURAL DESIGN SCHEME WITHIN THE PROJECT AREA**

**WHEREAS**, the City previously adopted Ordinance No. 2018-20 approving the rezone of property located at approximately 350 East Pages Lane in West Centerville, as more particularly described therein, and accepting the Conceptual Plan for the Sheffield Downs Planned Development; and

**WHEREAS**, the City has received a petition from the developer to amend the previous rezone and Conceptual Plan approval set forth in Ordinance No. 2018-20 to provide for alternative architectural design scheme within the project area; and

**WHEREAS**, the proposed amendments to the rezone and Conceptual Plan approval set forth in Ordinance No. 2018-20 have been reviewed by the Planning Commission and recommended for approval by 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 rezone and Conceptual Plan approval for the Sheffield Downs Planned Development.

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

**Section 1. Conditions of Rezone and Conceptual Plan Approval.** Rezone approval and acceptance of the Conceptual Plan for the Sheffield Downs Planned Development as set forth in Ordinance No. 2018-20 are hereby amended to revise Section 2 to allow the following alternative architectural design scheme:

- **Alternative # 1** (green dot) - Maintain the original design for Lots 1-21.
- **Alternative #2** (blue dot) – Allow other materials for the side and rear elevations for Lots 22-33, as more particularly set forth in the amended Architectural Design Plans.

*Note: Buyers of homes for Alternative #2 would still have the option to upgrade the exterior design to Alternative #1.*

**Section 2. Architectural Design Plan Amended.** The Architectural Design Plan for the rezone approval and acceptance of the Conceptual Plan for the Sheffield Downs Planned Development as set forth in Ordinance No. 2018-20 are hereby amended to reflect the alternative architectural design scheme within the project as more particularly set forth in **Exhibit A**, attached hereto and incorporated by this reference.

**Section 3. Findings.** The City Council makes the following findings in support of the amendments adopted herein:

- a) The City Council finds that amendments to a PDO approval are subject to the original procedure used for obtaining a PDO plan approval.

- b) The City Council finds that according to CZC12.41.010, the purpose of the PDO provisions is to allow: “mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.”
- c) The City Council finds that CZC 12.41.070 allows for “variations from development standards” from both the Subdivision and Zoning Ordinances.
- d) The City Council finds that the proposed alternative Architectural Design Plan maintains the expected architectural design of the PDO with particular attention given to areas exposed to public view.
- e) The City Council finds that the proposed alternative Architectural Design Plan remains substantially consistent and compatible with the originally approved Architectural Design Plan for the Sheffield Downs Development.


**Section 4. Remaining Provisions.** Except as otherwise specifically amended herein, all other provisions of Ordinance No. 2018-20 shall remain in full force and effect.

**Section 5. 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.

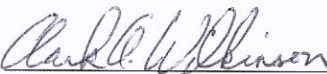
**Section 6. Effective Date.** Subject to conditions of approval set forth in Section 3, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 4<sup>th</sup> DAY OF JUNE, 2019.**

**ATTEST:**

  
 Mackenzie Wood, City Recorder

**CENTERVILLE CITY**

By:   
 Mayor Clark A. Wilkinson

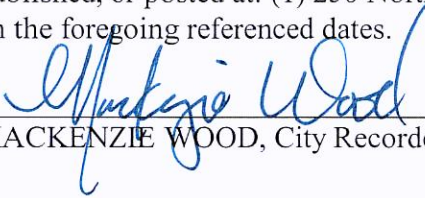
Voting by the City Council:

	“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.

  
MACKENZIE WOOD, City Recorder

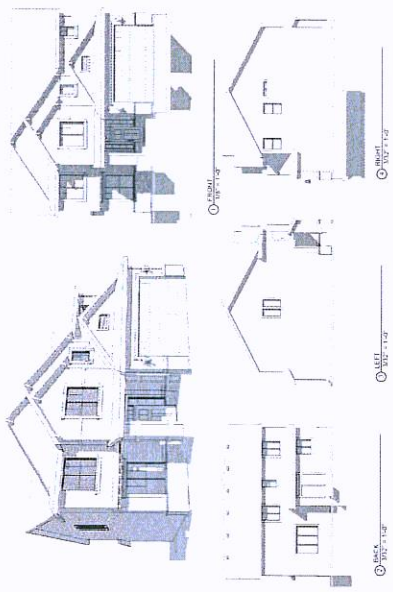
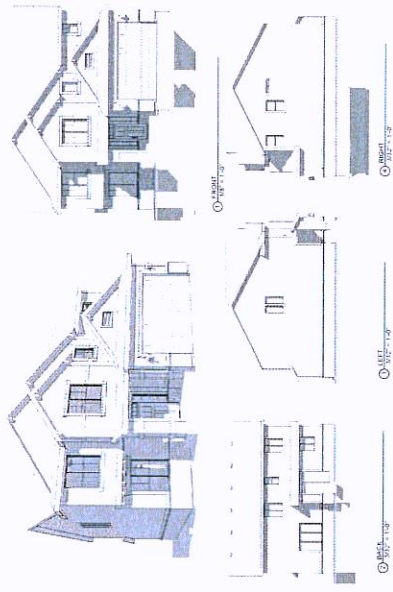
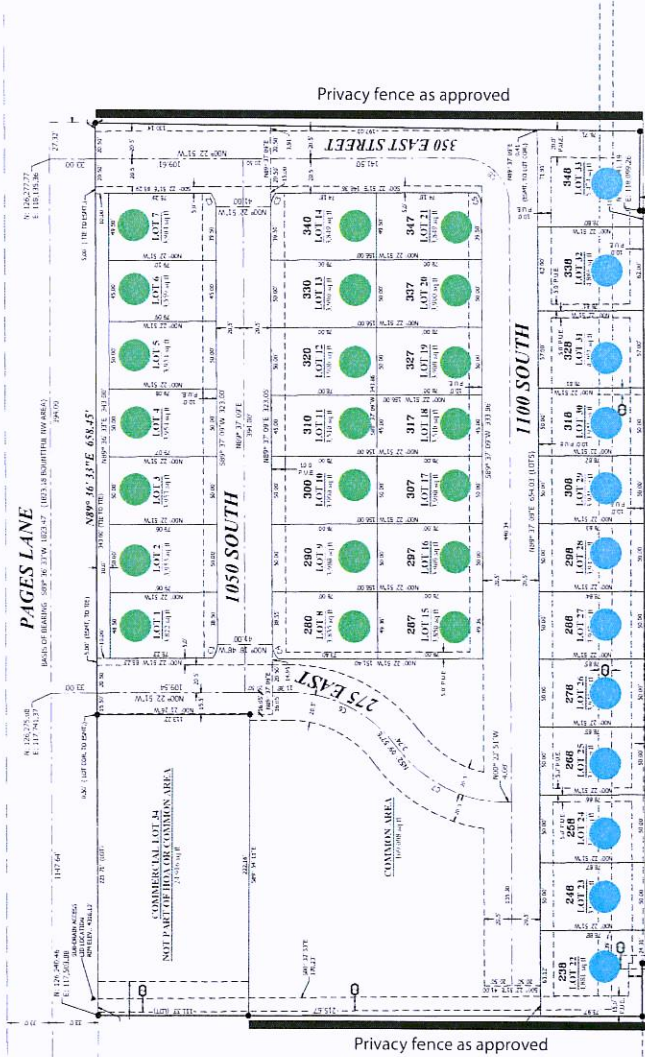
DATE: June 11, 2019

RECORDED this 11 day of June, 2019.

PUBLISHED OR POSTED this 11 of June, 2019.

**EXHIBIT A**

**Alternative Architectural Design Scheme**



- FIBER CEMENT BOARD ON ALL SIDES OF BUILDING
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT/ CORNER LOTS TO HAVE 3" WAINSCOTS; LOTS BACKING ONTO PAGES SHALL HAVE 3" WAINSCOTS
- IF A SIX FOOT PRIVACY FENCE IS INSTALLED ON A CORNER LOT OR ALONG PAGES LANE NO STONE WAINSCOTING WILL BE REQUIRED
- 30-YEAR ARCHITECTURAL SHINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PANE LOW E WINDOWS
- UPGRADED TRIM AROUND WINDOWS ON ALL SIDES FACING STREET.
- ADDITIONAL WINDOWS ON CORNER LOTS WITH WINDOW DETAILS TO MATCH FRONT ELEVATION
- FIBER CEMENT BOARD ON FRONT, STUCCO OR FIBER CEMENT BOARD ON SIDES AND REAR
- MINIMUM 3" STONE/ BRICK WAINSCOTS ON FRONT WITH A 2" RETURN ON EACH SIDE
- 30-YEAR ARCHITECTURAL SHINGLES
- 9' CEILINGS ON MAIN LEVEL
- DOUBLE PANE LOW E WINDOWS