

ORDINANCE NO. 2020-10

**AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT
OVERLAY ZONE FOR THE PARRISH CREEK BUSINESS PARK
PLANNED DEVELOPMENT LEGACY CROSSING AT PARRISH LANE
PLANNED DEVELOPMENT TO ALTER OR ELIMINATE CERTAIN
PORTIONS OF THE APPROVED PEDESTRIAN PATHWAY DESIGN
SCHEME FOR THE PROJECT**

WHEREAS, the City Council previously approved the rezoning of property for the Parrish Creek Business Park Planned Development from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-H/PD) as more particularly provide in Ordinance No. 2017-06; and

WHEREAS, the Developer has requested an amendment to the I-H/PD zoning for the Parrish Creek Business Park Planned Development to alter or eliminate certain portions of the approved pedestrian pathway design scheme for the project; and

WHEREAS, the Planning Commission has reviewed and recommended approval of the proposed I-H/PD zoning subject to designated conditions of approval and all appropriate public hearings have been held in accordance with City Ordinances and State law.

**BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF CENTERVILLE,
UTAH, AS FOLLOWS:**

Section 1. Amendment. The I-H/PD approval for the Parrish Creek Business Park Planned Development is hereby amended to alter or eliminate certain portions of the approved pedestrian pathway design scheme for the project, subject to all conditions of approval of the City Council as more particularly set forth in Section 2. This rezone amendment is applicable to the property more particularly set forth in Ordinance No. 2017-06, as amended, and all of the property within the Parrish Creek Business Park Planned Development.

Section 2. Conditions. This rezone is subject to all applicable conditions of approval as set forth in the original rezone Ordinance No. 2017-06, as amended, and to the following additional conditions:

1. The developer shall enter into an agreement with the Centerville Redevelopment Agency on how to use the tax increment to replace the originally slated canal pathway connecting to 1250 West.
2. The developer shall construct the sidewalk system around the cul-de-sac, as per the submitted drawings consisting of a back-of-curb sidewalk along the west side and installing a cross walk from the east to the west side.
3. The developer shall construct the picnic area as per the submitted drawings with the amendment that a shade structure (e.g., an awning or pergola) be situated either on the picnic area or very close thereto, with some improved landscaping features around the picnic area to be approved by Staff.
4. The developer shall amend the subdivision construction documents to be deemed acceptable by the City Engineer.
5. The subdivision owners' association shall be responsible for maintaining all landscaping and sidewalks per the site plan approval, or as otherwise amended by the City.
6. All other related or associated conditions of the Parrish Creek Business Park

Planned Development PDO approval shall remain in effect with this amendment.

7. The developer shall pay all applicable application and professional services fees related to the amendments.

Section 3. Findings. This amendment to the PDO zoning for the Parrish Creek Business Park Planned Development is based on the following findings:

- a. The City Council finds that the Planned Development Overlay (PDO) Zone allows industrial 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.
- b. The City Council finds that the original PDO Narrative Argument justifying the request for the PDO was as follows: “The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings.”
- c. The City Council reaffirms the following original PDO findings:

Finding (b) - The [City] 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.

Finding (e) - The [City] 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 compatibility of the I-H and PDO Zoning Ordinance provisions.


Section 4. This Ordinance shall take effect immediately upon posting or 30 days after final passage by the City Council, whichever is closer to the date of final passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 15th DAY OF SEPTEMBER, 2020.**

CENTERVILLE CITY

By: 
Clark A. Wilkinson, Mayor

ATTEST:


Leah Romero, City Recorder
Voting by the City Council:

“AYE”

“NAY”

Councilmember Fillmore
Councilmember Ince
Councilmember Ivie
Councilmember McEwan
Councilmember Mecham

✓ _____
✓ _____
✓ _____
✓ _____
✓ _____



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.

Leah Romero
LEAH ROMERO, City Recorder

DATE: *Sept 17, 2020*

RECORDED this *17th* day of *Sept*, 2020.

PUBLISHED OR POSTED this *17th* of *September*, 2020.