

ORDINANCE NO. 2019-19

AN ORDINANCE AMENDING CHAPTER 11-11K: SD-C GATEWAY HOSPITALITY ZONE TO ALLOW THE INCLUSION OF MULTI-FAMILY HOUSING, ALLOW FOR UNLIMITED BUILDING HEIGHT, AND TO ADJUST THE LOCATION OF ILLUMINATED SIGNAGE ALONG WITH OTHER RELATED ADMINISTRATIVE UPDATES.

WHEREAS Point at South Mountain, LLC ("Applicant") has initiated an application to amend the ordinance text of Chapter 11-11K: SD-C Gateway Hospitality Zone to incorporate multi-family uses, allow for unlimited building height, and to adjust the location of illuminated signage along with other related administrative updates, as described in the attached 'Exhibit A';

WHEREAS the Planning Commission has reviewed the proposed changes and made a recommendation to the City Council pursuant to the Bluffdale City Land Use Ordinances and the Utah State Code, and the City Council has found the proposed amendments to be warranted;

WHEREAS the proposed amendment to the City of Bluffdale's Land Use Ordinance Chapter 11-11K: SD-C Gateway Hospitality set forth herein has been reviewed by the Planning Commission and City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the ordinance text.

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

Section 1. Ordinance Text Amendment. Chapter 11-11K: SD-C Gateway Hospitality is hereby amended to allow for the inclusion of multi-family housing, allow for unlimited building height, and to adjust the location of illuminated signage along with other related administrative updates as specified in the attached 'Exhibit A.'

See 'Exhibit A'

Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

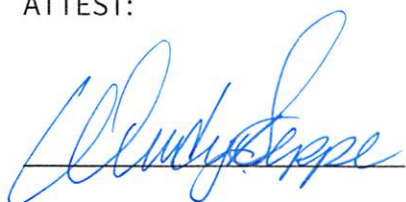
APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this
9th Day of October, 2019.

CITY OF BLUFFDALE



Mayor

ATTEST:



Wendy Deppe

Bluffdale City Recorder



Council members

Voting:

AYE NAY

Wendy Aston X ____

Travis Higby Absent ____

Dave Kallas X ____

Ty Nielsen X ____

Boyd Preece X ____

11-11H-2: QUALIFICATION:

A. For property to qualify for SD zone classification the following conditions shall be met:

1. The property to be classified shall be at least twenty (20) acres for residential and mixed use projects. The property shall be at least five (5) acres for commercial, industrial, manufacturing projects, or mixed use project which is directly adjacent to the I-15 corridor and which contains a hotel.

ARTICLE K. SD-~~CX~~ GATEWAY HOSPITALITY ZONE

11-11K-1: PURPOSE AND ZONE CHARACTERISTICS:

The SD-~~CX~~ Gateway Hospitality Zone is established to recognize the unique placement of hospitality, multi-family dwellings, and retail facilities at the eastern gateway to Bluffdale City and accommodate development and construction requirements of these facilities on a prominent but challenging site due to slopes, property configuration, and easements and rights-of-way of large distribution utilities. The zone allows for hospitality, multi-family dwellings, and associated retail focused commercial uses.

A. Permitted Uses.

1. Bar, or other hotel alcohol ~~sublicense~~ sub-license as set forth in Utah Code Annotated 32B-8b-102.
2. Hotels.
3. Personal care service establishment.
4. Recreation and entertainment, indoor.
5. Restaurant, general.
6. Multi-family dwellings, up to 500 total units.
7. Retail, general.

11-11K-2: PROJECT AREA AND CONCEPT PLAN:

Project Area: The project area includes the entire 6.78 acre parcel as described in ~~Exhibit A~~ Figure 1.

Conceptual Site Plan: Figure 1 of this section is the SD-X Gateway conceptual site plan.



FIGURE 1: Project Area and Conceptual Site Plan for Scope of Development

11-11K-3: SETBACK REQUIREMENTS:

The following minimum setback requirements shall apply in the SD-EX Gateway Hospitality Zone. Each setback is measured from the property line of the lot or parcel.

- A. Building setbacks abutting a public street:
 1. Front setback: Each parcel abutting a public street shall have a minimum front setback of ~~thirty~~ twenty feet ($\geq 20'$).
 2. Side and Rear Setback: Each lot or parcel abutting a public street shall have a minimum side and rear setback of twenty feet ($20'$). A total reduction of the rear and side setbacks of up to twenty feet ($20'$) may be approved if doing so does not violate the adopted building and fire codes.
- B. Parking setbacks for parcels abutting a public street:
 1. Along 14600 South: Parking abutting 14600 South Street shall have a landscaped setback of ~~twenty~~ ten feet ($\geq 10'$) from the edge of the public Right of Way.

2. Along Pony Express Drive: Parking abutting Pony Express Drive shall have a setback of zero feet (0') from the public Right of Way. Owner shall install tire stoppers to ensure parked vehicles do not project over property lines, and provide landscaping in accordance with the City's adopted landscaping requirements in the area between edge of parking and the current street improvements.
3. Side and Rear setback: Along parcel lines not abutting a public street a landscaped setback of not less than five feet (5') and averaging not less than ten feet (10') shall be maintained.

11-11K-4: PROJECTIONS INTO SETBACKS:

- A. Permitted: The following structures may be erected on or projected into any required setback:
 1. Fences and walls in conformance with applicable city ordinances and resolutions.
 2. Appropriate landscaping.
 3. Necessary appurtenances for utility service.
 4. Retaining walls, whether cast-in-place concrete, pre-cast concrete, or rock when required to accommodate grading of existing slopes for improvements.
- B. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):
 1. Cornices, eaves, sills, buttresses or other similar architectural features.
 2. Awnings, decks and planter boxes.

11-11K-5: BUILDING HEIGHT REQUIREMENTS:

~~A primary building or structure may not exceed forty five feet (45') in height, nor be lower than ten feet (10') in height. A hotel may not exceed one hundred ten feet (110') in height. All buildings and structures must adhere to adopted Building and Fire Codes.~~

Buildings shall have a minimum height of one (1) story with no limit on maximum stories. The residential tower (as shown on Figure 1) shall have a minimum height of ten (10) stories. Modifications to the minimum height of the residential tower will be allowed, within reason, to accommodate site, design, or market conditions which prohibit feasibility of the tower. Any modification to the minimum height of the residential tower will be reviewed and approved in accordance with the SD-X Gateway Zone provisions set forth for site plan reviews and approvals. Minimum height for the residential tower

shall not apply to buildings which are not classified as residential tower. All buildings and structures must adhere to adopted building and fire codes.

11-11K-6: DISTANCE BETWEEN BUILDINGS:

The distance between any building or structure and any other building or structure shall satisfy the adopted building and fire codes in place at the time of site plan approval.

11-11K-7: LOT COVERAGE

The sum total of all buildings, structures and parking in the SD-~~CX~~ Gateway Hospitality Zone shall not exceed eighty five percent (85%) for the total area of the parcel or project.

11-11K-8: ARCHITECTURAL STANDARDS

- A. Architecture: The architecture shall be the primary tool to create a strong sense of identity and place throughout the Special Development Zone. All buildings will be articulated with use of appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases. However, different architectural styles will be considered and allowed in order to provide variety and identity to this area. Images of sample acceptable architectural styles are included in Appendix 1.
- B. Materials: More than one material shall be required on all building facades.
 - 1. Primary Material: More than one primary material shall be required on all building facades. Building primary materials shall consist of metal, composite metal panel, composite wood panels, stone, EFIS, concrete, GFRC, tile or other similar material as approved by the Architectural Review Committee. Images of sample acceptable materials are included in Appendix 1.
 - 2. Mechanical Equipment: All mechanical equipment shall be screened from view, either by enclosure, parapet wall or line of sight.
- C. Entry Features: Buildings shall have notable entry features which could include:
 - 1. An arch or canopy over entry doors.
 - 2. Colors or materials that highlight the entry.
 - 3. Entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.

11-11K-9: PARKING, LOADING AND ACCESS:

- A. Requirements: Due to the nature of the several uses in a hospitality, retail, and multi-family mixed use development, such as residents, guests, restaurants, spas, retail, and convention meeting facilities, a shared parking and access plan will be developed and ~~recorded with the Salt Lake County Recorder's Office prior to the submittal of a site plan application~~ provided to city for review as part of a complete site plan. The Applicant shall submit a professionally prepared tabulation of shared parking calculations which demonstrates to the Land Use Authority that the parking demand of the assorted land uses will be met, based on the City's adopted parking requirements in place at the time of site plan approval or based on site plan parking analysis recommendations approved by the Land Use Authority. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach which meets the requirements set forth in Chapter 12 of this Title.
- B. Supply Loading and Unloading Areas: Loading and unloading areas shall be located in an area that can be secured and visually obstructed from public access. Further, loading and unloading shall not occur on a public street.

11-11K-10: PROJECT PLAN APPROVAL:

- A. Any request for project plan approval in the SD-~~CX~~ Gateway ~~Hospitality~~ Zone is subject to any and all applicable city resolutions, standards, specifications and ordinances, including but not limited to the subdivision ordinance, design guidelines, and standard specifications.
- B. Site plans for projects in the SD-~~CX~~ Gateway ~~Hospitality~~ Zone ~~will~~ may be reviewed and approved administratively by staff in accordance with the provisions set forth in chapter 15 of this title.

11-11K-11: SIGNAGE:

- A. Signs: Signs are allowed in the SD-~~CX~~ Gateway ~~Hospitality~~ Zone in accordance with the provisions in subsection B ~~of this section~~ below. As this development is located in a highly visible area of the eastern gateway to the City, signage is a critical component to the success of a hospitality gateway development. The use of LED materials and electronic displays is permitted on all approved signs in

accordance with the illumination standards set forth in section 11-22-14(G)(7-10) of this title.

B. Types of signage allowed:

1. Highway pole appurtenant freestanding sign: One sign, Not to exceed 60 ft. in height and a total signage area of 600 sq. ft., which shall have an architectural base consistent with the approved architectural requirements and shall have a design approval from the Architectural Review Committee. Co-location of uses is encouraged on this sign.
2. On-site pole appurtenant freestanding signs: ~~Three~~ One pole appurtenant freestanding signs on Pony Express Drive will be allowed, each not exceeding 30 ft. in height and 150 sq. ft. in area, which shall have an architectural base consistent with the approved architectural requirements and shall have a design approval from the Architectural Review Committee.
3. Monument signs: One monument sign on-site near the shared entrance on 14600 South and one each monument sign at each project site entrance on Pony Express Drive, each of which shall have an architectural base consistent with the approved architectural requirements and shall have a design approval from the Architectural Review Committee. Monument signs shall be no taller than 9 ft. and have an area no greater than ~~sixty (60)~~ 150 square feet.
4. Building signage: Branding of hotels may be accomplished with signage complying with standards of the branded hotels. Signage shall be equal to pan-channel construction with backlighting which may have translucent faces. Multi-family, and commercial facilities may also have building mounted signage, such as backlight pan channel signs which may have translucent faces. Size of building mounted signs shall be limited in area to 2 sq. ft. per linear ft. of the face of the building on which it is installed. ~~One Two (42) signs per face~~ apartment building is are allowed and one sign per face of the hotel is allowed. The tower may have up to two signs for the residential use and one sign for each retail tenant. The allowable area for any face not used may be applied to the faces on which signs are installed.
5. LED Building Array: In addition to branding signs, the primary hotel may include a LED Building Array on the eastern side of the full service hotel which may wrap to the northern exposure of I-15 up to five thousand square feet (5,000) in size and shall comply with city ordinances as such may change from time to time. ~~The array may wrap to the eastern, northern, and southern exposures of I-15 and other roadways, and is not limited in size.~~ The array shall be equipped with light sensors and adjustable brightness.
6. ~~Off Premise Advertising: Off-premises advertising is allowed, signs must meet all standards listed above.~~

11-11K-12: OTHER REQUIREMENTS:

The following requirements are in addition to the requirements found in this title or any other applicable resolution or ordinance:

- A. Landscaping: Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. A minimum of fifteen percent (15%) of the total area of the lot or parcel shall be landscaped. Individual project phases located in the SD-~~CX~~ Gateway Hospitality Zone may contain less than fifteen percent (15%) landscaping so long as at least fifteen percent (15%) of the total developed project area is landscaped. All landscaping shall comply with the landscaping requirements in section 11-15-5 of this title. All required landscaping must be installed or a landscaping bond must be posted (only if between the months of October and May), prior to the issuance of a certificate of occupancy.
1. Landscaping for each building (or bonding to complete) shall be required prior to the issuance of a certificate of occupancy. In order to avoid damage or destruction to new landscaping, the required landscaping for each building will be defined within the phasing plan for construction.
 2. For the purpose of calculating the requirement of 15 percent (15%) landscaping, outdoor activities spaces and improvements such as plazas, walks, pool decks, and other outdoor hard-surface improvements shall be considered part of the landscaping in minimal amounts if it is being used to beautify and ease transition into landscaping zones. Sidewalks and parking spaces, shall not count toward minimum landscaping requirements.
- B. ~~Trash, Junk, Storage And Other Debris: No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight obscuring fence up to eight feet (8') in height in accordance with section 11-15-6 of this title. All landscaping shall comply with the landscaping requirements in section 11-15-5 and 11-12-7 of this title. All required landscaping must be installed, or a landscaping bond must be posted (only if between the months of October and May), prior to the issuance of a certificate of occupancy.~~
- C. Design Guidelines: Projects in the SD-~~CX~~ Gateway Hospitality Zone will adhere to the design guidelines for commercial buildings as set forth in section 11-15-6 of this title.
- D. Continuous Development: Improvements for the SD-X Gateway Zone shall be constructed as a continuous project from start to finish. Phasing for construction of buildings, facilities and other project elements will be allowed. For continuous development, construction of each building of an approved project site plan shall begin no more than twelve (12) months after occupancy permit is issued for a previously completed building of the approved site plan. The City shall not issue a certificate of occupancy for the residential tower prior to the issuance of a certificate of occupancy for the hotel. One level of structured parking for the hotel shall be constructed at the same time as two levels of structured parking for the

| apartment buildings. Modifications to construction phasing will be allowed, within reason, to accommodate site, design, or market conditions which prohibit these time parameters. Any modifications to

the construction phasing will be reviewed and approved in accordance with the SD-X Gateway Zone provisions set forth for site plan reviews and approvals.

11-11K-13: ARCHITECTURAL REVIEW COMMITTEE:

The construction of any building, sign, or other structure within the project, including the design, architecture, exterior elevations, exterior finishes and other architectural attributes will first be approved by the architectural review committee. Confirmation of the architectural review committee's approval must be submitted along with all site and building permit applications. The architectural review committee will have the right to establish standardized construction guidelines for the project which are binding on the owners. No building or structure within the project will be reconstructed, altered, added to or maintained in such a fashion as to alter, in any material respect, the architectural appearance, character, motif or functional purpose of such item, unless such alteration is first approved in writing by the architectural review committee. The architectural review committee is not responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental restrictions, all of which are the responsibility of the applicable owner. The architectural review committee shall consist of as many persons, but not less than three (3), as the declarant, during the declarant control period, or the owners, following the expiration of the declarant control period, may from time to time appoint. At least one member shall be a professional in the field of architecture.

APPENDIX I .SD-X GATEWAY ZONE

CONCEPTUAL IMAGES AND GUIDELINE FOR USE OF MATERIALS:



CONCEPTUAL HOTEL RENDERING



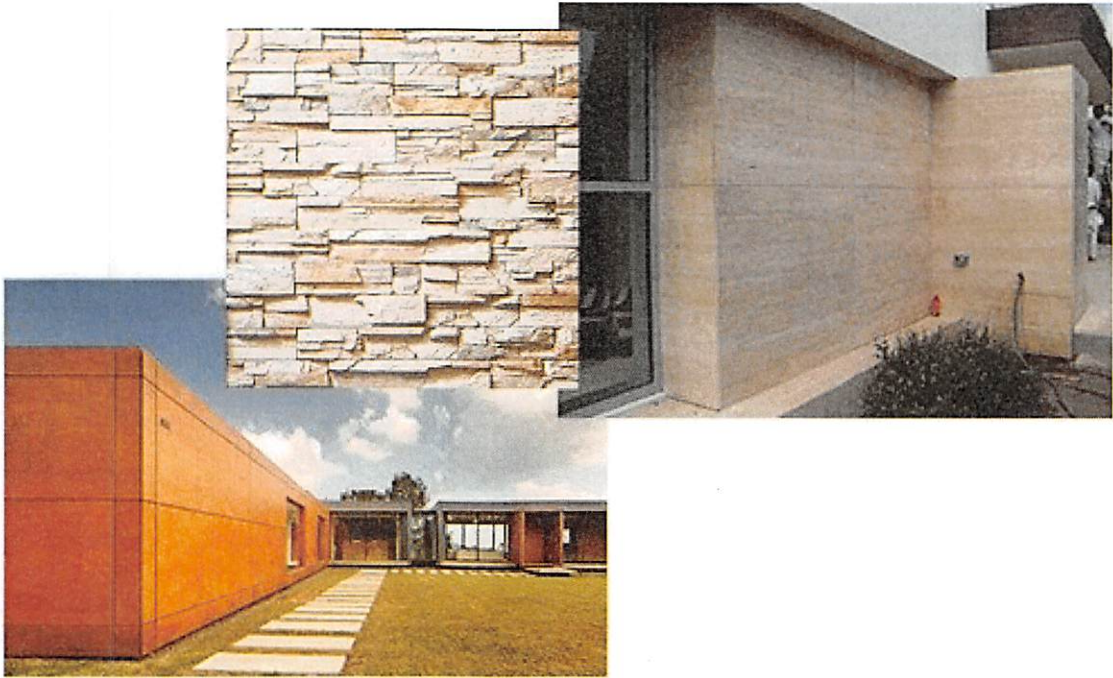
CONCEPTUAL RESIDENTIAL TOWER RENDERING



CONCEPTUAL APARTMENT 1



CONCEPTUAL APARTMENT 2



CONCEPTUAL MATERIALS
WOOD, STONE, TILE



CONCEPTUAL MATERIALS .COMBINATION



APARTMENT BALCONY GLASS RAILING CONCEPT
