

CITY OF BLUFFDALE, UTAH

Ordinance No. 2018-20

AN ORDINANCE AMENDING THE BLUFFDALE CITY OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 6.85 ACRES OF LAND LOCATED WITHIN BLUFFDALE CITY, STATE OF UTAH, FROM HC HEAVY COMMERCIAL TO SD-C GATEWAY HOSPITALITY, AND ADOPTION OF THE ASSOCIATED PROJECT PLAN.

WHEREAS VanZeben Architecture (the “Applicant”) has initiated an application to amend the Official Zoning Map by changing the Official Zoning Map from HC Heavy Commercial to SD-C Gateway Hospitality, for approximately 6.85 acres of property located at approximately 14600 South Pony Express Road, as described in the legal description attached as Exhibit ‘A’; and

WHEREAS the City of Bluffdale’s ordinances require the adoption of an associated project plan for all Special Development (SD) zones. The Applicant has provided a project plan which includes three hotel sites (one full-service and two select service) and ordinance language to govern the development of the site; and

WHEREAS the Planning Commission has reviewed the application and made a recommendation to the City Council concerning the proposed change to the Official Zoning Map of Bluffdale City pursuant to the Bluffdale City Land Use Ordinance and the Utah State Code, and the City Council has found the proposed amendment to be warranted; and

WHEREAS the proposed amendment to the Official Zoning Map set forth herein has been reviewed by the Planning Commission and the 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 Official Zoning Map.

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

Section 1. Official Zoning Map Amendment. The Bluffdale City Official Zoning Map is hereby amended to change the zoning designation from HC Heavy Commercial to SD-C Gateway Hospitality for approximately 6.85 acres of property within the City of Bluffdale, located at approximately 14600 South Pony Express Road, as described in the legal description attached as Exhibit ‘A’.

See Exhibit ‘A’

Section 2. SD-C Gateway Hospitality Zone Ordinance and Project Plan. The Bluffdale City Land Use ordinances are amended to include a new chapter, Chapter 11-11K:

“SD-C Gateway Hospitality”, which includes an associated project plan and ordinances to govern the development of the site, as described in the attached Exhibit ‘B’.

See Exhibit ‘B’

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, THIS 25TH DAY OF JULY, 2018.

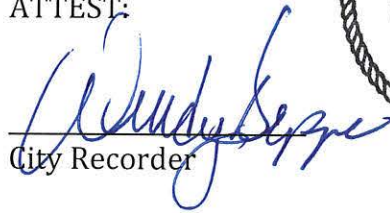
BLUFFDALE CITY





Mayor

ATTEST:



City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Aston	<u> X </u>	_____
Councilmember Nielsen	<u> X </u>	_____
Councilmember Preece	<u> X </u>	_____
Councilmember Higby	Absent	_____
Councilmember Kallas	<u> X </u>	_____

EXHIBIT A

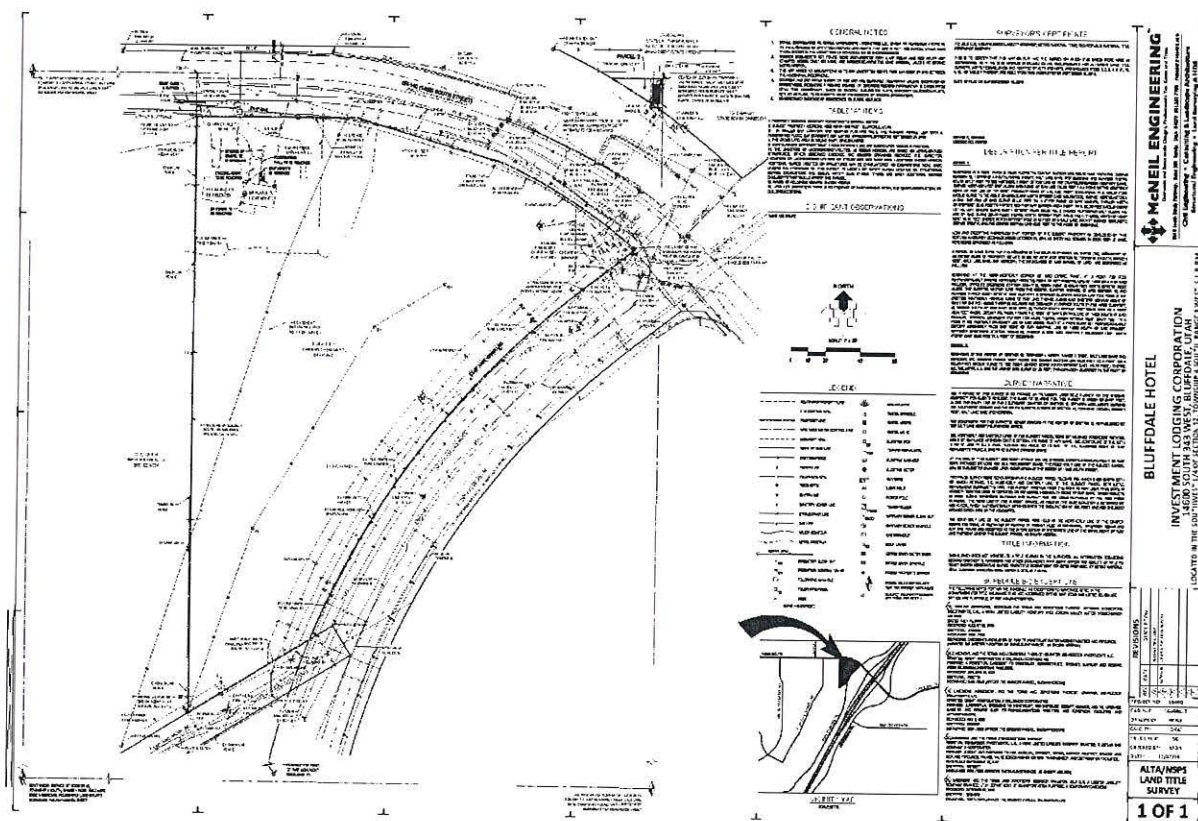


EXHIBIT B

ARTICLE K. SD-C GATEWAY HOSPITALITY ZONE

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

The SD-C Gateway Hospitality Zone is established to recognize the unique placement of hospitality 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 and associated commercial uses.

A. Permitted Uses.

1. Bar, or other hotel alcohol sublicense as set forth in Utah Code Annotated 32B-8b-102.
2. Hotel.
3. Personal care service.
4. Recreation and entertainment, indoor.
5. Restaurant, general.

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

The project area includes the entire parcel as described in Exhibit A.

- #### A. Conceptual Site Plan: Figure 1 of this section is the SD-C Gateway Hospitality conceptual site plan:

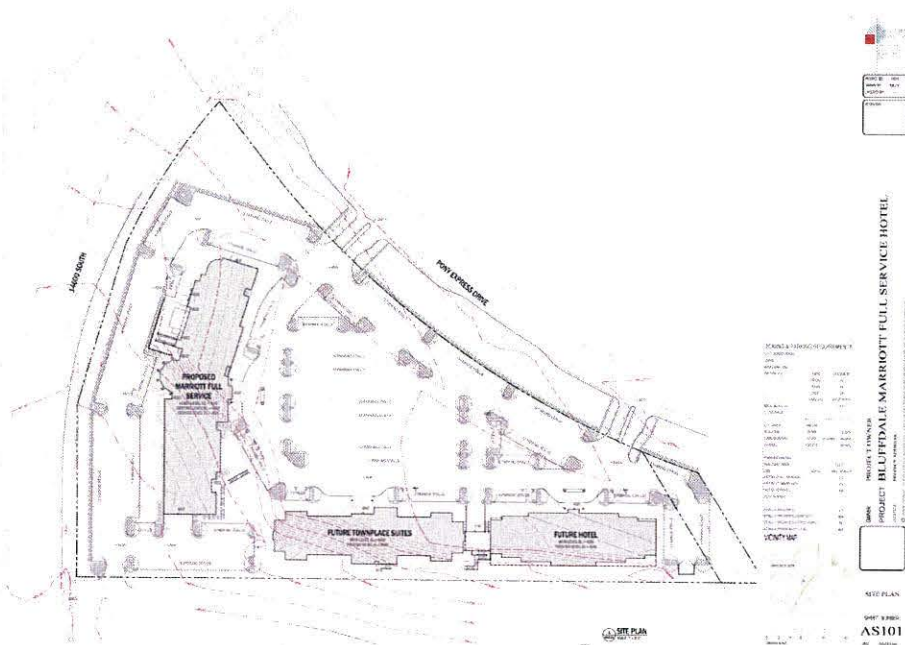


Figure 1

**11-11K-3:
SETBACK
REQUIREMENTS:**
The following
minimum setback
requirements shall

apply in the SD-C 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 lot or parcel abutting a public street shall have a minimum front setback of thirty feet (30').
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'). 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 lots or parcels abutting a public street:

1. Along 14600 South: Parking abutting 14600 South Street shall have a landscaped setback of twenty feet (20') from the edge of the public Right of Way.
2. Along South Pony Express Drive: Parking abutting South 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 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.

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- 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.

11-11K-6: DISTANCE BETWEEN BUILDINGS:

The distance between any building or structure and any other building or structure shall satisfy the 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 on any parcel or project in the SD-C 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 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.
- 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, stone, EFIS, concrete, GFRC, tile or other similar material as approved by Architectural Control Committee.
 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.

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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 use, such as 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. The Applicant shall submit a tabulation of shared parking calculations which demonstrates to the Land Use Authority that the parking demand of the assorted land uses will be met. 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.
- B. Loading and Unloading Areas: Loading and unloading areas shall be located in an area that can be secured 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-C Gateway Hospitality Zone is subject to any and all applicable city resolutions and ordinances, including the subdivision ordinance, design guidelines, and standard specifications.
- B. Site plans for projects in the SD-C Gateway Hospitality Zone will 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-C Gateway Hospitality Zone in accordance with the provisions in subsection B 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 development. The use of LED materials and electronic displays is permitted on all approved signs in accordance with the illumination standard set forth in section 11-22-14G7 of this title.
- B. Types of signage allowed:

1. Highway pole sign: Not to exceed 60 ft. in height and a total signage area of 600 sq. ft. Co-location of uses is encouraged on this sign.
2. On-site pole signs: 3 pole signs on Pony Express Drive will be allowed, not exceeding 30 ft. in height and 150 sq. ft. in area.
3. Monument signs: 1 monument sign on-site near the shared entrance on 14600 South and 1 each monument sign at each project site entrance on Pony Express Drive. Monument signs shall be no taller than 9 ft. and have an area no greater than 60 sq. ft.
4. Building signage: Branding of hotels may be accomplished with signage complying with standards of branded hotels.
5. In addition to branding signs, the primary hotel may include a LED Building Array on the Eastern side of Full Service Hotel which may wrap to the northern exposure of I-15.
6. Off-premises 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-C 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.
- 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 11-16-14 of this title.
- C. Design Guidelines: Projects in the SD-C Gateway Hospitality Zone will adhere to the design guidelines for commercial buildings as set forth in section 11-15-6 of this title.

11-11K-13: ARCHITECTURAL REVIEW COMMITTEE:

The construction of any building 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.