

**BLUFFDALE CITY
ORDINANCE 2022-01**

AN ORDINANCE CREATING A NEW SPECIAL DEVELOPMENT ZONE (SD-X THE CENTRUM AT BLUFFDALE ZONE), WHICH CREATES A NEW ZONING MAP DESIGNATION, A NEW ZONING ORDINANCE TEXT CHAPTER, AND ADOPTS DEVELOPMENT STANDARDS FOR A SPECIFIC GEOGRAPHICAL AREA.

WHEREAS, the Bluffdale City Council has adopted the Zoning Ordinance with the accompanying Zoning Map; and

WHEREAS, the Applicant proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the Bluffdale Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW THEREFORE, be it ordained by the Council of the Bluffdale City, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “11.110.130 SD-X THE CENTRUM AT BLUFFDALE ZONE” of the Bluffdale Municipal Code is hereby *added* as follows:

A D O P T I O N

11.110.130 SD-X THE CENTRUM AT BLUFFDALE ZONE(*Added*)

SECTION 2: **ADOPTION** “11.110.130.010 INTENT AND PURPOSE” of the Bluffdale Municipal Code is hereby *added* as follows:

A D O P T I O N

11.110.130.010 INTENT AND PURPOSE(*Added*)

The intent of this special district zone is to provide a land use pattern that provides for a complementary and compatible mix of commercial and residential uses. This zone allows for the establishment of commercial, residential, and other uses consistent with a convenient and pedestrian friendly mixed use development layout. It is the intent of this zone to allow for flexibility and creativity in the arrangement of uses. The purpose is to develop The Centrum at Bluffdale, a mixed-use community consisting of up to 20,450 square feet of commercial buildings and up to 236 residential units, including only studio, one bedroom and two-bedroom units. The Centrum at Bluffdale is located adjacent to Porter Rockwell Boulevard, Rising Star Way, and Bluffdale Boulevard. Additional internal access will occur through private driveways. The project includes a privately owned and maintained swimming pool and other amenities. Adjacent park and trail amenities near the East Jordan Canal will be accessible to the public. Design guidelines, standards, and specifications in this SD-X Zone are created with this chapter and shall supersede any conflicting design guidelines, standards, and specifications in any and all applicable City ordinances. Design standards not included in the SD-X The Centrum at Bluffdale, shall be governed by applicable provisions of the Bluffdale City Code (BCC).

SECTION 3: **ADOPTION** “11.110.130.020 SITE PLAN” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

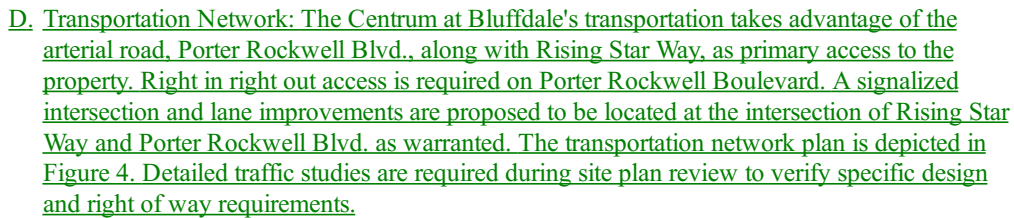
11.110.130.020 SITE PLAN(*Added*)

The SD-X-The Centrum at Bluffdale Conceptual Site Plan consists of approximately 3.2 acres of commercial, 3.4 acres of residential, and 1.1 acres of landscaping, open space and amenity area (total proposed open space includes amenities and paved spaces within the residential and commercial parcels and is not solely landscaped area) for a total of 6.6 acres, as shown in Figure 1. Total acreages may vary as final site plans are developed and approved.

Figure 1. Conceptual Site Plan

Figure 2. Amenity Plan







SECTION 4: **ADOPTION** “11.110.130.030 ALLOWED USES” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

11.110.130.030 ALLOWED USES(*Added*)

Only those land uses that are specifically listed in Table 11.110.130.030.010 are permitted or accessory uses in the Centrum at Bluffdale Special District are allowed in the zone. There are no allowed conditional uses in this zone.

11.110.130.030.010 Table of Permitted and Accessory Uses for The Centrum at Bluffdale Special District

<u>Use</u>	<u>Use Classification</u>
<u>Bank or financial institution</u>	P
<u>Home Occupation</u>	A ¹
<u>Laundry Services</u>	P
<u>State Liquor Store</u>	P
<u>Medical Service</u>	P
<u>Museum</u>	P
<u>Office, General</u>	P
<u>Parks</u>	P
<u>Personal Instruction Service</u>	P
<u>Personal Service Establishment</u>	P
<u>Preschool/Daycare Center</u>	P
<u>Printing Shop</u>	P
<u>Recreation and entertainment (indoor)</u>	P
<u>Repair Service</u>	P
<u>Research and development laboratories</u>	P
<u>Restaurant</u>	P
<u>Retail, general</u>	P
<u>Trade or technical schools</u>	P
<u>Trails</u>	P
<u>Veterinary Service</u>	P

¹In residential units, per Bluffdale City Code 3.060

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SECTION 5: ADOPTION “11.110.130.040 DEVELOPMENT STANDARDS” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

11.110.130.040 DEVELOPMENT STANDARDS*(Added)*

- A. ppearance: The SD-X Zone requires specific development standards and regulations that apply to The Centrum at Bluffdale. The purpose is to develop standards that will enhance the overall appearance of the neighborhood.
- B. Conflicts: Design guidelines, standards, and specifications adopted in this SD-X Zone that differ from existing adopted codes and standards shall supersede unless there is a compelling, countervailing public interest or they do not comply with adopted fire and building codes. Standards and adopted codes not specifically modified by this SD-X zone shall be governed by applicable provisions of the Bluffdale City Code and adopted standards.
- C. Conceptual in Nature: The Centrum at Bluffdale Special District presents a conceptual layout and does not constitute site plan approval. Formal site plan approval is required for all phases of development within the Centrum at Bluffdale Special District.
- D. General Standards.
 - 1. Public utility easements shall meet Bluffdale City Standards.
 - 2. No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in this SD zone.
 - 3. Dumpster enclosures shall be architecturally designed and screened per adopted standards in BCC, and approved during site plan review.
- E. Residential Standards:
 - 1. The apartment building is allowed to be six stories (four stories of housing above two stories of structured parking) and up to eighty (80) feet in height.
 - 2. Residential building location is allowed as depicted on the conceptual site plan, with no specific setback requirement, and shall be approved during the site plan review process. Location shall comply with all adopted building and fire codes and accommodate required utility easements, right of way requirements, and emergency access, and all other applicable provisions of the Bluffdale City Code and adopted standards.
 - 3. Two parking spaces are required for each dwelling unit which may be located within a

- fully enclosed garage or designated in a parking lot adjacent to the residential structure.
4. No apartment unit shall exceed two bedrooms.
 5. Architectural Design Guidelines: Consistent with the requirements of the SD-X Zone, The Centrum at Bluffdale requires enhanced architectural elements and features that will result in a residential building that is thematic and include enhancements to visible side and rear facades from either public streets and trails or the private park or trail. The following architectural design guidelines are the minimum standards for residential building which shall also adhere to the design requirements in 11.150 BCC, unless otherwise specifically noted:
 - a. Masonry, brick, fiber cement siding, architectural metal panels, patterned concrete and/or EIFS/stucco systems shall be used on all exterior walls. No vinyl siding shall be permitted. Maximum amount of EIFs/stucco is 25% on any one facade.
 - b. Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of twenty-four inches (24").
 6. The Centrum at Bluffdale shall be landscaped in accordance with the City's standards for water efficiency, percentage of parking lot landscaping, tree, shrub, and ground cover requirements, irrigation design, and the overall site percentages approved in this SD-X zone.
 7. Street trees, which are shade providing species, not ornamental varieties, shall be planted and maintained in compliance with City standards in all park strips and adjacent to the trail area. Where a parkstrip doesn't exist or allow for street trees due to utility or other engineering conflicts, street trees shall be placed as close to the sidewalk as possible. These trees shall be installed pursuant to the approved site plan prior the issuance of a certificate of occupancy and shall be maintained by the Owner. In times of inclement weather and lack of availability, landscaping installation may be temporarily suspended pursuant to BCC 11.150.050(A)(16). The Owner shall be responsible for maintaining the park strips and removing snow from the sidewalk and trail areas within and adjacent to the project.
 8. Fencing: The consistent and uniform installation of thematic fencing will contribute to the The Centrum at Bluffdale sense of neighborhood. The Owner shall install the approved fencing along the length of the trail system on the west of the residential building from the building corner and the lot rear corner as shown in the conceptual plans. The fence shall be a decorative fence no less than six (6) feet in height which is not chain link. The material and color shall be determined during the site plan review process. Fencing shall be installed as depicted in Figure 3 Open Space and Landscape Plan. It shall be the responsibility of the The Centrum at Bluffdale Owner to ensure all fencing is maintained and continues to meet the requirements of the City.

F. Commercial Location Standards:

1. Setback Requirements. Commercial buildings and necessary appurtenances for utility service may be located as depicted on the concept plan with no specific setback requirements. Drive-through lanes shall be screened and buffered from adjacent sidewalks and trails by at least five feet (5') of perimeter landscaping. Building locations shall be approved during the commercial site plan review process and shall comply with all adopted building and fire codes, accommodate utility easements, right of way requirements, transportation, and access ways, and all other applicable provisions of the Bluffdale City Code and adopted standards.:
2. Commercial Maximum Height: A primary building or structure may not exceed forty five feet (45') in height, nor be lower than ten feet (10') in height. All buildings and structures must adhere to adopted Building and Fire Codes.
3. Screening of utilities and equipment: shall adhere to all BCC adopted requirements
4. Distance Between Commercial 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.

G. Commercial Parking, Loading And Access:

1. Parking: Total required off street parking spaces shall be a minimum of five (5) stalls per one thousand (1,000) useable square feet for office and retail uses. Sufficiency of parking shall be verified during site plan review, based on a professional analysis and the specific proposed uses. 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 adopted standards.
2. Loading And Unloading Area: Loading and unloading and service entrances shall not occur on or adjacent to a public street. Loading docks are not allowed and service areas shall be screened from traffic with berming, decorative masonry walls, and/or landscaping, pursuant to adopted design requirements in the BCC.

H. Commercial Design Guidelines: The Centrum at Bluffdale special district is located at an important and visible gateway to Bluffdale and thus requires enhanced architectural elements and features that will result in commercial buildings that are thematic and include enhancements to all facades. The conceptual architectural elevations and renderings are depicted in Figures 6-10, which are to be used as a guide and expectation for site plan review. The following architectural design guidelines are the minimum standards for the design and construction of all non-residential buildings within The Centrum at Bluffdale. Building design shall adhere to the design requirements in 11.150 of the BCC unless otherwise specifically noted.

1. Building Materials:

- a. Brick shall be utilized as a primary visible exterior material in building construction in the Centrum Special District. Brick or thin brick veneers applied may qualify, and shall be constructed with a minimum of fifty percent (50%) brick on each street facing façade in these areas.. Windows shall be excluded from the calculation of exterior building material requirements. Manufactured (not kiln-fired), Nichiha patterned brick composite material, or imprinted dry-vit, eifs, or similar stucco type, patterned or stenciled as brick do not meet the definition of brick.
 - b. Facades which do not front on Porter Rockwell, Rising Star Way, and 14600 South, brick materials shall make up a minimum of 25% of each facade. Brick shall be utilized as wainscot, window lintels and sills, quoins, columns, decorative features, and/or emphasizing building entrances.
 - c. When utilized as an exterior material, concrete masonry units (CMU) must be colored and feature decorative or architectural finishes such as honed, scored, offset, split faced, or exposed aggregate. Gray CMU block is not an acceptable finished material and shall not be permitted on any finished building elevation with the exception of minimal foundation exposure. CMU shall not be painted.
 - d. Additional secondary building materials may include: brick, stone, fiber/cement composite siding, architectural metal panels with reveals, CMU, exposed and patterned concrete, wood or similar material in composition and of a complementary hue and shade to the brick. A maximum of two (2) accent colors may be allowed for secondary materials. Stucco/EIFS/Dry-Vit type systems may be used to accent building design and for wall signage areas in a percentage not to exceed 25% of any one building façade.
 - e. Primary color tones shall be complimentary in hue and shade to the brick or CMU included in the primary or secondary façade material and shall generally be subtle, subdued, low reflectance, neutral, or earth tones. White is not allowed as a primary building color.
 - f. Brick, rock, CMU, and stone elements of a building shall not be painted to create compliance with the color palette of the site.
 - g. Four-sided architectural design is required. The design of a building shall be considered on all sides of the building with each facade being required to meet the terms of this section and Title.
2. In addition to City design requirements for windows, transparency and glazing found in Chapter 11.150 of the BCC, primary building elevations along Porter Rockwell Boulevard,

14600 South, and Rising Star Way shall have a minimum of forty percent (40%) transparency or window glazing within the first nine (9) feet of the structure; above that, the remaining facade area shall have a minimum of 15% windows or glazing. Other facades shall have a minimum fifteen percent (15%) window requirement, which can include the use of clerestory windows where high ceilings exist. Mirrored glass shall not be allowed on the ground floor. Spandrel glass or faux windows may be utilized to meet this requirement where not feasible due to building structural design limitations to be transparent. Where spandrel glass or faux windows are not feasible due to architectural or structural limitations, an applicant may apply for a deviation from strict compliance pursuant to BCC 11.150.060(E).

a. Glass garage doors, including opaque glass, may be used to calculate and qualify for this requirement.

3.

a.

Figure 6 Conceptual Exterior Elevation



Figures 7-15. Conceptual Exterior Elevation Images









4. Landscaping: Individual site plans, lots or parcels located in this SD-X shall demonstrate that the overall developed area of the project contains a minimum of fifteen percent (15%) of the total developed project area is landscaped, including required parking lot landscaping, as verified during each site plan review and approval. Non-irrigated or non-landscaped area, such as canal banks and canal roads, do not qualify as required landscaping which meets this requirement.

I. Signage:

1. Signs: All monument, tower, and informational wayfinding signs shall adhere to a consistent and unified signage scheme which is consistent with the architectural theme shown in Figures 6-10, such as architectural bases of brick. Unless otherwise noted, all signs shall comply with signage requirements in BCC 11.220.
2. Signage which differs from or exceeds the City's standards requirements is allowed as follows:
 - a. Tower Sign: One tower sign shall be allowed at the entrance to The Centrum at Bluffdale from Porter Rockwell Blvd., which meets the dimensional, design, and locational standards found in BCC 11.22.070 and all other

applicable requirements of BCC 11.220, and shall include an architectural base which conforms to the overall architectural theme.

- b. Welcome sign. Developer shall install an entry/welcome sign which includes the official Bluffdale logo or Bluffdale as part of the project, as depicted in Figure 10. Said sign shall be allowed to be up to six feet high, shall have an architectural brick base, and conform with the City logo style guide. The welcome sign shall be included in the site plan of and constructed with the building located closest to the intersection of 14600 South and Porter Rockwell Boulevard.
- c. Informational Wayfinding Signs: Informational wayfinding signs shall be allowed in the project and shall follow the size and location guidelines outlined in city code section 11.220.070 for Informational signs.
- d. Suspended, Blade Type Projecting Signs: Suspended or blade type projecting signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement, and shall be a maximum of four (4) square feet.
- e. Electronic message centers not allowed.

SECTION 6: AMENDMENT “11.11.080.020 Qualification” of the Bluffdale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.11.080.020 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, or manufacturing projects, or mixed use projects which are directly adjacent to the I-15 corridor and which contains a hotel, or projects which front on two arterial roads.
2. The proposal conforms to the goals, objectives, and density recommendations of the city's general plan.
3. The applicant shall demonstrate to the planning commission and city council that development on the property would be constrained by topographic or other natural features, by platting or ownership configuration, by impact from public utility structures or other public structures or facilities, or that no other zone classifications exist that more appropriately suit the proposed development of the property.
4. The development of the property shall prepare a comprehensive project plan that addresses development issues specific to the site including, but not limited to, architectural design standards, landscaping, street trees, open space and parks, trail connections to the city's existing or proposed system, phasing and processing of development or similar characteristics.
5. The entire site proposed for SD district classification shall be included in a development plan for review and recommendation by the planning commission and approval by the city council as an amendment to the city's land use ordinance and official zoning map. (Ord. 2016-05, 5-11-2016; amd. Ord. 2019-19, 10-9-19)

SECTION 7: **AMENDMENT** “11.110.130.040 DEVELOPMENT STANDARDS” of the Bluffdale Municipal Code is hereby *amended* as follows:

AMENDMENT

~~11.110.130.040 DEVELOPMENT STANDARDS~~ RESERVED SECTION NOT USED

SECTION 8: **ADOPTION** “11.110.130 SD-X THE CENTRUM AT BLUFFDALE ZONE” of the Bluffdale Municipal Code is hereby *added* as follows:

ADOPTION

11.110.130 SD-X THE CENTRUM AT BLUFFDALE ZONE(*Added*)

SECTION 9: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

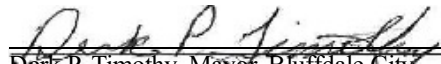
SECTION 10: **EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting as required by law and when the Development Agreement attached to Resolution No. 2022-06 is recorded with the Salt Lake County Records Office.

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL JANUARY 12, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Aston	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Crockett	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Gaston	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
Councilmember Hales	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Kallas	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer


Derk P. Timothy, Mayor, Bluffdale City


Wendy Deppe, City Recorder Bluffdale City

