



# Syracuse City Planning Commission Meeting September 18, 2018

Begins at 6:00 p.m. in the City Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Grant Thorson

#### VICE CHAIR

Larry Johnson

Curt McCuistion

Greg Day

Dale Rackham

Brett Cragun

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Johnson**
  - Pledge of Allegiance by Commissioner **McCuistion**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**
  - August 7, 2018 Regular and Work Session
  - August 21, 2018 Regular and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Proposed Amendment to §10.82 RPC – Residential Planned Community Zone**
5. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
    - i. Combined CC & PC – October 23rd
2. **Discussion Items**
  - a. Density Training
  - b. Proposed Amendment to §10.75 PRD – Planned Residential Development
  - c. Proposed Amendment to §10.20.060 – General Plan Amendments
3. **Commissioner Reports**
4. **Adjourn**

### NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

### CERTIFICATE OF POSTING

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# PLANNING COMMISSION AGENDA

September 18, 2018

## **Agenda Item # 2**

### **Meeting Minutes**

**August 7, 2018 Regular and Work Session**

**August 21, 2018 Regular and Work Session**

## Minutes of the Syracuse Planning Commission Regular Meeting, August 7, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:** Commission Members: Larry Johnson, Vice Chair  
Curt McCuiston  
Dale Rackham  
Brett Cragun  
Greg Day

City Employees: Noah Steele, Development Services Manager  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloeman, City Engineer  
Paul Roberts, City Attorney  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Grant Thorson, Chair  
Gary Bingham

Visitors: **Trent Smith**  
**Chris Sanford**  
**Mike Bastian**      **Lynnette Mills**  
**Mack McDonald**

6:07:23 PM

**1. Meeting Called to Order:**

Vice Chair Johnson called the meeting to order. Commissioner McCuiston provided a thought. The Pledge of Allegiance was led by Commissioner Day.

6:08:16 PM

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 7, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:08:44 PM

**2. Meeting Minutes:**

N/A.

6:08:51 PM

**3. Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Open public comment.

6:09:13 PM

Close public comment.

6:09:17 PM

**4. Public Hearing – Site Plan for Davis County Library Expansion, located 1875 S 2000 W**

Development Services Manager Noah Steele shares that they are planning to add an additional 7,800 sq. ft to the existing 8,100 sq. ft building. This will add a new children's library and auditorium as well as dual entry into the building. The ARC has met and reviewed the plans in which the applicant did meet the changes suggested by ARC. Mr. Steele reviews the revised plans.

6:21:51 PM

Mr. Mack McDonald shares his thanks for the cooperation with the City. Commissioner Rackham asks what the seating capacity is for the auditorium. Mr. McDonald states that the chairs are not fixed in which could hold up to 150 seats. The auditorium will be used as a multi-use venue.

6:24:16 PM

Open public comment.

6:24:29 PM

Close public comment.

6:24:36 PM

Commissioner Day asks some clarifying questions concerning the architecture required within the Town Center Overlay Zone. Mr. Steele explains the standards of architecture for that zone.

6:26:44 PM

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF DAVIS COUNTY FOR A SITE PLAN APPLICATION LOCATED AT 1875 S 2000 W IN THE A-1 ZONE. COMMISSIONER **RACKHAM** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

6:27:07 PM

5. Final Plat – Wilcox Meadows Phase 2, located approx. 2750 W 1175 S

Mr. Steele gives the basic facts included with this project. Staff recommends approval as they have addressed all the comments from Staff.

6:30:05 PM

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF CASTLE CREEK HOMES FOR A FINAL PLAT CALLED WILCOX MEADOWS PHASE 2 AT 2750 WEST 1175 SOUTH IN THE R-2 ZONE. COMMISSIONER **CRAGUN** SECONDED. MOTION PASSES UNANIMOUSLY.

6:30:30 PM

6. Adjourn

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

\_\_\_\_\_  
Grant Thorson, Chairman

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, August 7, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Larry Johnson, Vice Chair Dale Rackham Curt McCuistion Brett Cragun
City Employees:	Noah Steele, Development Services Manager Royce Davies, Planner Heather Davies, Administrative Professional Brian Bloemen, City Engineer Jo Hamblin, Deputy Fire Chief Paul Roberts, City Attorney
City Council:	Councilwoman Corrine Bolduc
Excused:	Grant Thorson, Chair Greg Day Gary Bingham
Visitors:	<b>Mike Bastian</b>

[6:34:09 PM](#)

Commissioner Day recuses himself from the discussion. Vice Chair Johnson starts the Work Session.

### 1. **Department Business:**

[6:34:20 PM](#)

#### **a. City Council Liaison Report**

Councilwoman Corrine Bolduc shares:

- The Council would like the Commission to review the RPC Zone.

[6:35:43 PM](#)

#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he has nothing.

[6:35:52 PM](#)

#### **c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- The PRD property on Bluff will be on the agenda for next time.
- Preschool – Major CUP
- Potential work session items as Public Hearings
- Staff has met with a potential mortuary wanting to come in to the City

[6:37:25 PM](#)

### 2. **Discussion Items:**

#### **a. Amendment to §10.82 RPC – Residential Planned Community Zone**

Mr. Steele reads through the proposed revisions to the code. The City has been approached by many developers in looking to build multi-family, such as townhomes, within Syracuse. Some of the proposed changes include an increase in density of homes in the development and a decrease in common space requirements.

[6:49:04 PM](#)

Mr. Steele continues to share information regarding another major proposed change which is that of a fee in lieu of required common space, giving the project increased density. There is discussion as to how far the distance requirement to the park for the fee in lieu of requirement.

[6:57:40 PM](#)

Commissioner Johnson asks for clarification on the nodes and their location. Commissioner Johnson suggests creating a buffer per our code to differentiate between townhomes and single-family. There is discussion to requiring a buffer of 6 ft fence and 20 ft landscape.

[7:03:43 PM](#)

Commissioner McCuistion feels that this could create a moat around the townhomes and doesn't feel that it would be the best solution. Commissioner McCuistion suggests a traffic impact analysis to any RPC prior to development with perhaps a distance requirement of how far that impact extends. Commissioner McCuistion shares his concerns that this dense of a project would be met with negative resistance from the public. Mr. Roberts shares that there are some great steps that the

applicant/developer would have to go through to submit plans. Commissioner McCuiston and Commissioner Johnson both share their concerns in that the City will be being bought out by developers with this being passed as written.

7:17:01 PM

Commissioner Rackham asks for clarification on the distances required for the buyout. Mr. Steele reads the differences between the minimum and maximum distance requirements. Commissioner Rackham also asks what size requirements of the park this would count towards. Commissioner Johnson shares that this could potentially cause problems for smaller linear parks that wouldn't benefit. Commissioner Cragun asks for an example of the distance in which Mr. Roberts gives him. Commissioner Johnson suggests a minimum of acreage for the parks the monies go towards. Commissioner McCuiston suggests leaving it up the Council to decide which park would either need funds for development or improvements.

7:26:15 PM

Commissioner Johnson discusses zero lot lines. There is discussion for a minimum building space. Mr. Steele cautions exclusionary zoning. Commissioner Johnson would like a visual survey of good planning where the RPC worked with townhomes. Mr. Steele reviews the architectural standards for the RPC zone. There is discussion about the cost of the project and bringing affordability in the townhome costs. Commissioner Johnson is for townhomes and Commissioner McCuiston is for them as long as they are done well. Mr. Steele reviews the comments the Commission made to have for the next meeting's presentation. Commissioner McCuiston discusses the need to do the traffic study towards the nearest main freeway/highway as it affects more than just Syracuse. This item will be brought back on Work Session for the next meeting.

7:49:45 PM

**b. Proposed Amendment to §10.75 – Planned Residential Development**

This proposed change came from a potential developer looking to change the Code. Mr. Steele reviews the proposed changes to the PRD Code. Commissioner Johnson shares concerns for having property managers take over in that type of development. Mr. Roberts shares that Code Enforcement would help regulate and maintain the good appearance of the zone just as they would in any other zone.

8:02:09 PM

Commissioner Rackham pursues discussion into what the State's Ordinance is for "affordable housing". Mr. Steele gives background information as to what the approx. costs of housing would need to be for Syracuse. Commissioner Johnson and McCuiston are ok with the 6 units. There is discussion as to garage space and driveway size. Mr. Steele continues to review the proposed changes.

8:18:55 PM

Commissioner McCuiston shares that he doesn't feel this would be a good change at this time in our community. Commissioner Johnson shares his concerns for having expensive product that would make these less affordable. Mr. Steele shares that it is good planning to have affordable housing, but there needs to have some architectural standards to maintain a good appearance throughout the city. Commissioner Johnson shares that he would like to bring this back to Work Session for the next meeting.

8:25:13 PM

**c. Proposed Amendment to §10.20.060 and the text of the Adopted 2015 General Plan**

Mr. Steele shares that currently the General Plan is closed every other year. The way to get around it is to petition the Council to open the General Plan. In recent months, the Council has opened the General Plan in lieu of the West Davis Corridor coming in. Commissioner Cragun is in favor of the change. Commissioner Johnson suggests work session for this item as well. The initial intent of having the GP close every other year was to have developers wait until the year when the GP was open. Mr. Steele shares that in the near future it would be good to review the General Plan.

8:36:08 PM

**3. Commissioner Reports**

Commissioner Johnson shares that he received an email asking for a zoning map to be put on the City website.

8:37:35 PM

**4. Adjourn**

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER RACKHAM SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.

## Minutes of the Syracuse Planning Commission Regular Meeting, August 21, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 21, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:** Commission Members: Grant Thorson, Chair  
Larry Johnson, Vice Chair  
Dale Rackham  
Brett Cragun  
Greg Day

City Employees: Noah Steele, Development Services Manager  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloeman, City Engineer  
Paul Roberts, City Attorney  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Curt McCuiston  
Gary Bingham

Visitors:

Alan Prince	Nancy Ashby	Warren Ashby
Gary Hansen	Sonja Barker	Connie Barlow
Ruth Williams	DeWayne & Judy Jacobsen	
Keith Warren	Kent & Jana Brekson	Mike Bastian
Barbara Nichols	Gordon & Kristie Gerszewski	
Tom Knorr	James & Marlene Ruggles	
Gary Oscarson	Tim & Synda Whipple	Phyllis Godwin
Dana Carrigan	Greg Kelly	

**6:01:12 PM**

**1. Meeting Called to Order:**

Chair Thorson called the meeting to order. Commissioner Rackham provided an invocation. The Pledge of Allegiance was led by Commissioner Day.

**6:02:29 PM**

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 21, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

**6:02:52 PM**

**2. Meeting Minutes:**

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE MEETING MINUTES FOR JULY 17, 2018 REGULAR AND WORK SESSION. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION PASSES UNANIMOUSLY.

**6:03:25 PM**

**3. Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.  
Open public comment.

**6:04:56 PM**

Barbra Nichols, of Syracuse, shares her desire for a 55+ community as the infrastructure cannot handle large/younger families. Ms. Nichols shares her distaste for the high density and open agreement for development.

**6:08:18 PM**

Ms. Phyllis Godwin, of Syracuse, is in favor of keeping the open space along the rear of her property and the walking trail.

**6:11:49 PM**

Mr. Jim Ruggles, of Syracuse, has concerns for the traffic and the road crossing of the trail at two different points. Mr. Ruggles shares his concern for the added vehicular traffic along Bluff Road and the impacts on the schools.

**6:14:29 PM**

Mr. Craig Carrigan, of Syracuse, shares some information in regard to the applicant.

**6:17:05 PM**

Ms. Nancy Ashby, of Syracuse, shares her concerns for the increased traffic on the City's infrastructure. Ms. Ashby also shares that she is concerned for the neighborhoods going in to disrepair and the devaluation of properties.

64 [6:19:45 PM](#)

65 Close public comment.

66 [6:19:53 PM](#)

67 **4. Public Hearing – Major Home Occupation, Best Friends Preschool, located 2323 W 1425 S**

68 Planner Royce Davies shares that this is a Major CUP due to the number of sessions held during the week. The applicant  
69 is proposing two sessions per day, thus increasing the traffic to the home. The applicant is unable to attend the meeting  
70 but is available via phone. This does meet all the items of the Code and therefore, Staff recommends approval.

71 [6:22:48 PM](#)

72 Commissioner Rackham asks some clarifying questions concerning the entrance. Chair Thorson asks about the drop-  
73 off/pickup plan.

74 [6:25:21 PM](#)

75 Open public comment. Ms. Synda Whipple, the applicant's neighbor to the west, would like to know what the plan is  
76 for the kids being outside due to herself having dogs and concerned for the barking/biting that may occur.

77 [6:28:57 PM](#)

78 Mr. Davies reads a concern that was sent via email to staff. Ms. Sherrie shares her concerns for the increased traffic  
79 and parking already existing on that street.

80 [6:29:59 PM](#)

81 Close public comment.

82 [6:30:09 PM](#)

83 Commissioner Rackham shares concerns for the gate to access the preschool as well as the dogs and would like to  
84 postpone this to a later time. The applicant is available via phone call. Commissioner Day would like more input on the  
85 designated play area to avoid the dogs. Commissioner Johnson shares that his thought would be to put another barrier along  
86 that west fence to help guard against the dogs.

87 [6:34:34 PM](#)

88 COMMISSIONER RACKHAM MOVED THE PLANNING COMMISSION TABLE THE REQUEST OF JENNIFER  
89 STOKER FOR A MAJOR CONDITIONAL USE PERMIT FOR A PRESCHOOL CALLED BEST FRIENDS PRESCHOOL  
90 LOCATED AT 2323 W 1425 S IN THE R-1 ZONE BASED ON THE FOLLOWING FINDINGS: ADDRESS THE FENCE/DOGS,  
91 THE GATE, DROPOFF, AND TRAFFIC. COMMISSIONER DAY SECONDED. THIS MOTION PASSES UNANIMOUSLY.

92 [6:37:11 PM](#)

93 **5. Continuation – Proposed Amendment to the General Plan Map R-1 to PRD, per request of Monterey Properties LLC,**  
94 **Located approx. 2955 S Bluff Rd**

95 Mr. Davies shares that not much has changed. Staff shares comparable densities and units that could have  
96 potentially been built. Mr. Davies shares that the applicant has worked with the Army Corp. concerning the wetlands.  
97 The property on the north of Bluff Road will stay the same density.

98 [6:41:51 PM](#)

99 There is discussion as to how many lots would be approved with the project. Commissioner Day asks what the  
100 average lot size of Trailside. Commissioner Day has questions concerning the road and infrastructure improvements  
101 happening on Bluff Road in preparation for the WDC. Chair Thorson asks if our Code plans for a traffic study with  
102 development.

103 [6:49:10 PM](#)

104 Mr. Alan Prince, of Monterey Properties, shares that the projected homes are for Century Communities and is happy  
105 to share with them a proposed 55+ community. Mr. Prince shares that they would not like to max out their density. Mr.  
106 Prince shares that in working with Army Corp. and City Staff; they increased the open space and reduced density. Mr.  
107 Prince shares that they property owners are allowed to build on their property regardless of having a public trail on  
108 the property. The proposed homes will be \$300-400k. Mr. Prince shares his proposal for a development agreement  
109 up front to help with the future development of this area.

110 [6:56:19 PM](#)

111 Mr. Davies excuses himself from the meeting.

112 [6:56:46 PM](#)

113 Commissioner Day asks a clarifying question concerning the trail and using that for open space. Mr. Steele tries to  
114 give clarification. Chair Thorson asks a question about right-of-ways. Commissioner Rackham had questions  
115 concerning the General Plan Zoning.

116 [7:00:49 PM](#)

117 Mr. Prince shares information regarding the Army Corp. and wetlands. Commissioner Day is in favor of the General  
118 Plan change with conditions to address the traffic study where there are two crossing on the proposed concept.  
119 Commissioner Day also shares a thought about liking the access to the west to avoid another access point on Bluff  
120 Road. Commissioner Cragun shares thanks for public input. Commissioner Johnson shares that Jensen Park is more  
121 dangerous that the proposed concept for trails cross access. Chair Thorson is not in favor of increased density as a  
122 whole and has concerns for the increased traffic to the infrastructure.

123 [7:12:06 PM](#)

Commissioner Day asks clarifying questions. Commissioner Johnson asks Staff for reasons why they suggest approval. Mr. Steele gives clarifying information. Chair Thorson recommends a condition of a density cap for the project. Mr. Roberts weighs in on some legislative direction. Mr. Steele and Mr. Day shares their thoughts in entering a development agreement with City Council.

[7:18:37 PM](#)

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 AND A-1 TO PRD AT 3500 SOUTH BLUFF ROAD WITH THE CONDITION THAT THE APPLICANT PERSUE A DEVELOPMENT AGREEMENT ON DENSITY WITH THE PROPOSED 64 UNITS OR LOWER. MOTION FAILS DUE TO NO SECOND.

[7:20:08 PM](#)

COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL DENY THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD, INCREASED DENSITY IS NOT WARRANTED AT THIS TIME. MOTION FAILS DUE TO NO SECOND.

[7:21:06 PM](#)

There is discussion amongst the commissioners as to what they would like included in the motion.

[7:22:55 PM](#)

COMMISSIONER **RACKHAM** MOTION TO TABLES UNTIL THERE ARE MORE COMMISSIONERS PRESENT. MOTION FAILS DUE TO NO SECOND.

[7:23:36 PM](#)

COMMISSIONER **DAY** MOTIONS TO APPROVE THE PRD AND REQUEST THE APPLICANT TO PERSUE A DEVELOPMENT AGREEMENT WITH CITY COUNCIL. COMMISSIONER **JOHNSON** SECONDS THE MOTION. THIS MOTION FAILS 3-2.

[7:29:20 PM](#)

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION CONTINUE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD TO TABLE THE MOTION TO THE NEXT MEETING. COMMISSIONER **RACKHAM** SECONDS THE MOTION. MOTION PASSES UNANIMOUSLY.

[7:31:07 PM](#)

**6. Adjourn**

COMMISSIONER **DAY** MADE A MOTION TO ADJOURN. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

\_\_\_\_\_  
Grant Thorson, Chairman

\_\_\_\_\_  
Commission Secretary

Date Approved: \_\_\_\_\_

## Minutes of the Syracuse Planning Commission Work Session, August 21, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 21, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Grant Thorson, Chair Larry Johnson, Vice Chair Dale Rackham Brett Cragun Greg Day
City Employees:	Noah Steele, Development Services Manager Royce Davies, Planner Heather Davies, Administrative Professional Brian Bloemen, City Engineer Jo Hamblin, Deputy Fire Chief Paul Roberts, City Attorney
City Council:	Councilwoman Corrine Bolduc Councilman Dave Maughan
Excused:	Curt McCuistion Gary Bingham
Visitors:	<b>Mike Bastian</b>

**7:43:35 PM**

Commissioner Day recuses himself from the discussion. Chair Thorson starts the Work Session.

### **1. Department Business:**

**7:43:49 PM**

#### **a. City Council Liaison Report**

Councilwoman Corrine Bolduc shares:

- The Mayor has received and accepted the resignation of Gary Bingham. Also Greg Day was reappointed.
- Mr. Kelly Neilson was appointed to the ARC.
- Wilcox Phase 2 final plat was approved
- Davis County Library presented plans as well.
- There is a tax rate discussion for S.B. 235 that removes a portion of sales tax for homeless shelters. The Council voted to increase the tax rate to make up the difference.

**7:46:16 PM**

#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he has nothing.

**7:46:21 PM**

#### **c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- Rezone app – A-1 to business park off SR193 and 1550 W
- Hunter's Glen
- Still Water Phase 5 & 6
- Potential Work Session items to public hearing
- Best Friends Preschool

There is deliberation as to holding another meeting on Sept. 4<sup>th</sup>. The Chair calls for a meeting to be held on September 4, 2018.

**7:51:21 PM**

### **2. Discussion Items:**

#### **a. House Density Training**

Mr. Steele shares some information regarding density for different housing types throughout our City and others surrounding. Commissioner Rackham shares his thoughts in suggesting waiting until they have a full board. Mr. Steele shares different developments and densities for types of cities.

**8:10:52 PM**

Mr. Steele reads through the State's requirements for affordable housing.

**8:15:25 PM**

Chair Thorson has questions concerning whether Syracuse meets the State's requirements. Both Mr. Steele and Mr. Roberts give input as to how our Code somewhat doesn't make for affordable housing as the Code requires increased

architecture standards which tend to increase the price of the homes. Commissioner Johnson and Chair Thorson share that we really don't offer affordable housing with increased density.

[8:21:25 PM](#)

Chair Thorson moved to address item 2c- Proposed Amendment to §10.20.060 – General Plan Amendments.

[8:21:30 PM](#)

**d. Proposed Amendment to §10.20.060 and the text of the Adopted 2015 General Plan**

Mr. Steele gives a breakdown of the General Plan and GP Map. The idea is to take away the closure of the GP.

[8:24:40 PM](#)

Commissioner Cragun asks the purpose for having the General Plan closed in the first place. Mr. Roberts shares that the City felt it was wasting time and money in opening all of the time. Commissioner Rackham shares that it was to help better control development. Commissioner Johnson asks how many times it's been opened during the closed period in which it was opened almost every time it was petitioned.

[8:27:07 PM](#)

Commissioner Rackham shares his thoughts as to why the City Council asked them to close this every other year to help the City build how they would want rather than that of what a developer wanted. There are questions as to why the Council now wants to remove this open/close period.

[8:31:25 PM](#)

Chair Thorson shares his thoughts that developers don't want to build what the City wants. Commissioner Rackham dreads what changing the code invites and therefore is not in favor of the change. Commissioner Johnson shares his thoughts about leaving it the way it was written. Commissioner Cragun doesn't see the purpose in having it closed if it keeps being opened. Commissioner Rackham shares how the plan was brought to pass and the reasons for why they put the language in for closing the GP every other year.

[8:41:26 PM](#)

Mr. Steele shares that he sees that they would like to have the GP closed during the off times. However, it is a legislative decision between Planning Commission and City Council. Chair Thorson shares for more orderly planning for opening and closing the GP due to money and time frames of the developer. Chair Thorson moves to continue this to next meeting on September 18, 2018. Chair Thorson asks for the Council's opinion.

[8:46:55 PM](#)

Councilwoman Corrine Bolduc shares that the WDC wasn't considered when the GP was last designed. The City Council was looking at the GP as a whole and how to put more density/affordable housing. The Council feels like having the GP closed in the odd years adds only 2 weeks longer to an application.

[8:48:52 PM](#)

**3. Adjourn**

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



# PLANNING COMMISSION WORK AGENDA

September 18, 2018

## **Agenda Item # 4**

## **PUBLIC HEARING - Proposed Amendments to the Chapter 10.82 RPC – RESIDENTIAL PLANNED COMMUNITY ZONE**

The City Council is requesting the Planning Commission's recommendations concerning a proposed amendment to the Residential Planned Community Zone. The following is a summary of the proposed changes. Please provide a recommendation of support or disapproval for each of the items under one motion. Exact ordinance wording for each item is not required unless desired.

- 1- Allowing townhomes up to 6 units attached
- 2 - Increasing from 47% up to 55% of the total project units to be less than 3,500 sqft lots
- 3 - Reducing the 2 car garage requirements from 100 % of the units down to 75% of the units
- 4 - Allowing a fee to be given in leu of constructed common space if within 1/2 mile of 'recieving' park.
- 5 - Increasing parking requirements to have two car parking spaces in the driveway in front of the garage

## Chapter 10.82 RPC – RESIDENTIAL PLANNED COMMUNITY ZONE

### Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

#### 10.82.010 Purpose.

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.
- (H) Public and quasi-public buildings.
- (I) Club houses and recreational facilities.
- (J) Public parks.
- (K) Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]
- (L) Dwellings, multi-family

#### 10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) In no case shall the total maximum density exceed four units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of ~~47~~ 55 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Zero lot line development. Attached residential units such as townhomes are allowed as a node within the larger master planned community with the following regulations:

(a) zero lot line units shall not comprise more than 10% of the total development units.

(b) City Council deems that the inclusion of attached and/or zero lot line units are necessary to accomplish the purpose statement established by the zone. Any zero lot line units shall be identified and approved with the concept plat.

(c) Encompass a minimum area of 8 acres

(d) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(e) Be contiguous as to provide a nodal neighborhood of similar housing product

(f) Provide 20% common space within the node

(ii) a fee in lieu of common space may be provided within the zero lot line node consistent with section (G) (8)

(g) The number of zero lot line nodes are limited to 2 within the total development. If a total of 2 nodes are proposed, the minimum acreage may be reduced to 6 acres

(h) No more than 6 units may be attached.

(i) Each unit shall provide enclosed car parking.

(ii) A minimum of 75% of the units shall provide 2 car garages.

(j) Front setback is 8'

(k) Side setback is 5'

(l) Rear setback is 10'

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot <a href="#">Area</a> (SF)	7,000	5,600	3,500
Minimum <a href="#">Lot Width</a> (LF)	70	55	42
Minimum <a href="#">Front Yard</a> to Living Space or Open Porch (LF)	15	15	10*
Minimum <a href="#">Front Yard</a> to Garage (measured from property line or shared easement boundary of a shared driveway)	25	20	18
Minimum Interior <a href="#">Side Yard</a> (LF)	8	8	5
Minimum Street <a href="#">Side Yard</a> (LF)	15	15	10
Minimum <a href="#">Rear Yard</a> (LF)	15	15	10
Alley <a href="#">Rear Yard</a> Setback to Garage or Living Space (LF)	0	0	0
Maximum <a href="#">Building Height</a>	35	35	35
Off-Street Parking	2	2	2

\* See subsection (G) of this section.

[Ord. 17-18 § 1 (Exh. A); Ord. 16-27 § 1 (Exh. A).]

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

- (a) Existing property boundaries.
- (b) Proposed lot lines.
- (c) Color coded categories grouped by lot size and/or housing product type.
- (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
- (e) Location and size of common spaces.
- (f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior

materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

#### (G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed project shall be located within 1/2 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1 mile from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required on-site common space as required by the RPC zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per

square foot of improved residential land. The total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement. [Ord. 16-27 § 1 (Exh. A).]

10.82.080 Land use approval process.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment. [Ord. 16-27 § 1 (Exh. A).]

Chapter 10.82

**RPC – RESIDENTIAL PLANNED COMMUNITY ZONE**

Sections:

- 10.82.010 Purpose.
- 10.82.020 Permitted uses.
- 10.82.030 Conditional uses.
- 10.82.040 Minimum lot standards.
- 10.82.050 Off-street parking and loading.
- 10.82.060 Signs.
- 10.82.070 Development requirements.
- 10.82.080 Land use approval process.

**10.82.010 Purpose.**

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create ~~single-family~~ neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles. [Ord. 16-27 § 1 (Exh. A).]

**10.82.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Dwellings, two-family.
- (F) Dwellings, two-family-attached.
- (~~E~~G) Dwellings, multi-family.

**Commented [PR1]:** Multi-family is for "more than two". So we need to include two-family dwellings if we want to allow them. Otherwise, there is a gap between 1 and 3.

Designated Identified Snow depositing locations to deposit snow removed from required for private drives is required and may not be accumulated not in the public right of way ROW

#### **10.82.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-27 § 1 (Exh. A).]

#### **10.82.070 Development requirements.**

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

- (1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;
- (2) The noncontiguous land area is not smaller than 10 acres;
- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

- (1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:
  - (a) Existing property boundaries.
  - (b) Proposed lot lines.
  - (c) Color coded categories grouped by lot size and/or housing product type.
  - (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
  - (e) Location and size of common spaces.
  - (f) Configuration of streets, trails, and sidewalks.
- (2) A professional planner shall design the land use master plan.

- ~~(E)~~ ~~(F)~~ ~~(H)~~ Educational services.
- ~~(F)~~ ~~(G)~~ Household pets.
- ~~(G)~~ ~~(H)~~ Minor home occupations.
- ~~(H)~~ ~~(K)~~ Public and quasi-public buildings.
- ~~(H)~~ ~~(L)~~ Club houses and recreational facilities.
- ~~(H)~~ ~~(M)~~ Public parks.
- ~~(K)~~ ~~(N)~~ Residential facilities for persons with disabilities. [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).
- (B) Day care centers (major) (minimum lot size of 5,600 square feet).
- (C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).
- (D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 16-27 § 1 (Exh. A).]

#### 10.82.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) In no case shall the total maximum density exceed ~~four~~ **five** units per gross acre.
- (B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.
- (C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.
- (D) Of the total number of lots, ~~no more than a maximum of 47~~ **55** percent ~~of lots may shall be less than~~ SFD-5,600 or smaller.
- (E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the

minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500–5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

(H) Units with a zero-lot line they are permitted to be placed with 5 units on each side of a private drive lane (ten units total), when if the privately maintained drive lane, ally fed drive lane exits on both sides (two access points) contains two access points to public right of way. A single access point private drive lane may not exceed Maximum of 6 total units on a the drive with only one access point.

#### Lot Standards

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599	Zero Lot Line
Minimum Lot Area (SF)	7,000	5,600	3,500	None
Minimum Lot Width (LF)	70	55	42	None
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*	10
Minimum Interior Side Yard (LF)	8	8	5	None
Minimum Street Side Yard (LF)	15	15	10	10 (To ROW)
Minimum Rear Yard (LF)	15	15	10	None
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0	0
Maximum Building Height	35	35	35	None
Off-Street Parking	2	2	2	2

#### 10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. All driveways shall have a minimum 20-foot depth. Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 16-27 § 1 (Exh. A).]

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

- (i) Tree locations;
- (ii) Hardscape locations;
- (iii) Amenities;
- (iv) Sidewalks;
- (v) Trails;
- (vi) Fencing;
- (vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space. ~~however~~ Alternatively, public park improvements funds may be provided by the developer in lieu of up to fifteen percent gross acreage of improved common space (agreed to as provided in a development agreement entered into prior to zoning approval before zoning entitlement in a development agreement between developer and city). ~~space provided a minimum of 10 percent common space remains. The option to provide park contribution funds is only available if undeveloped parks are located must be spent within a ½ mile radius of the from any nearest part boundary of the development.~~

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb "bulb-outs," street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement. [Ord. 16-27 § 1 (Exh. A).]

**10.82.080 Land use approval process.**

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment. [Ord. 16-27 § 1 (Exh. A).]



# PLANNING COMMISSION WORK AGENDA

September 18, 2018

**Agenda Item # 2a**

**House Density Training**

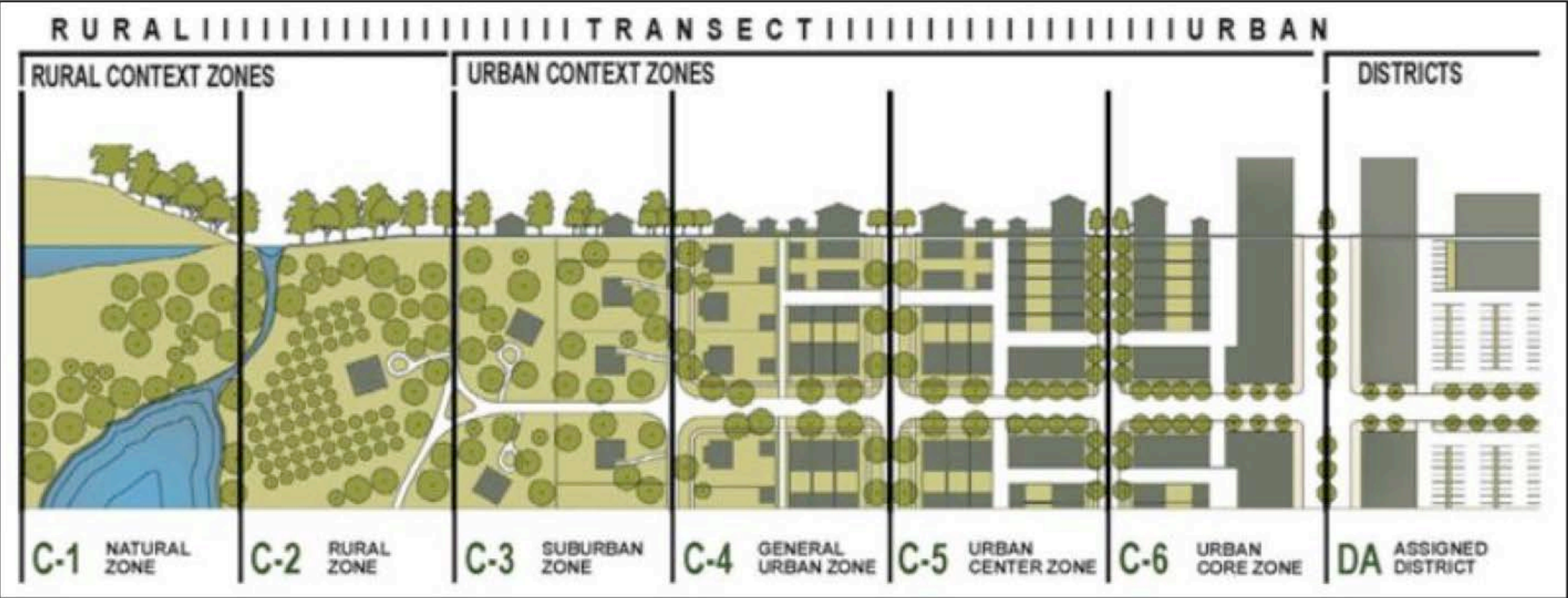
# Residential Housing Types

(& their respective densities)

### Goals:

1. Learn about different housing products currently allowed in the city
2. Learn about different housing products being built in surrounding city's
3. Become more familiar with units per acre associated with different housing types
4. Formulate opinions of what makes a successful residential development and what that looks like for our fine city

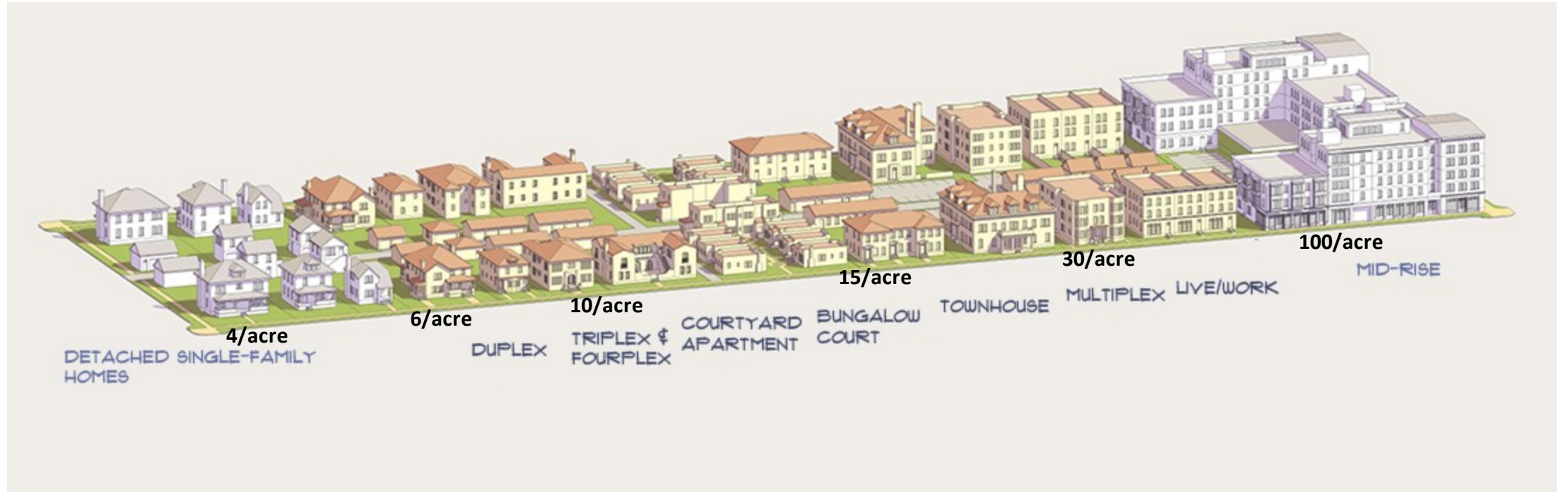
Rural-Urban Transect



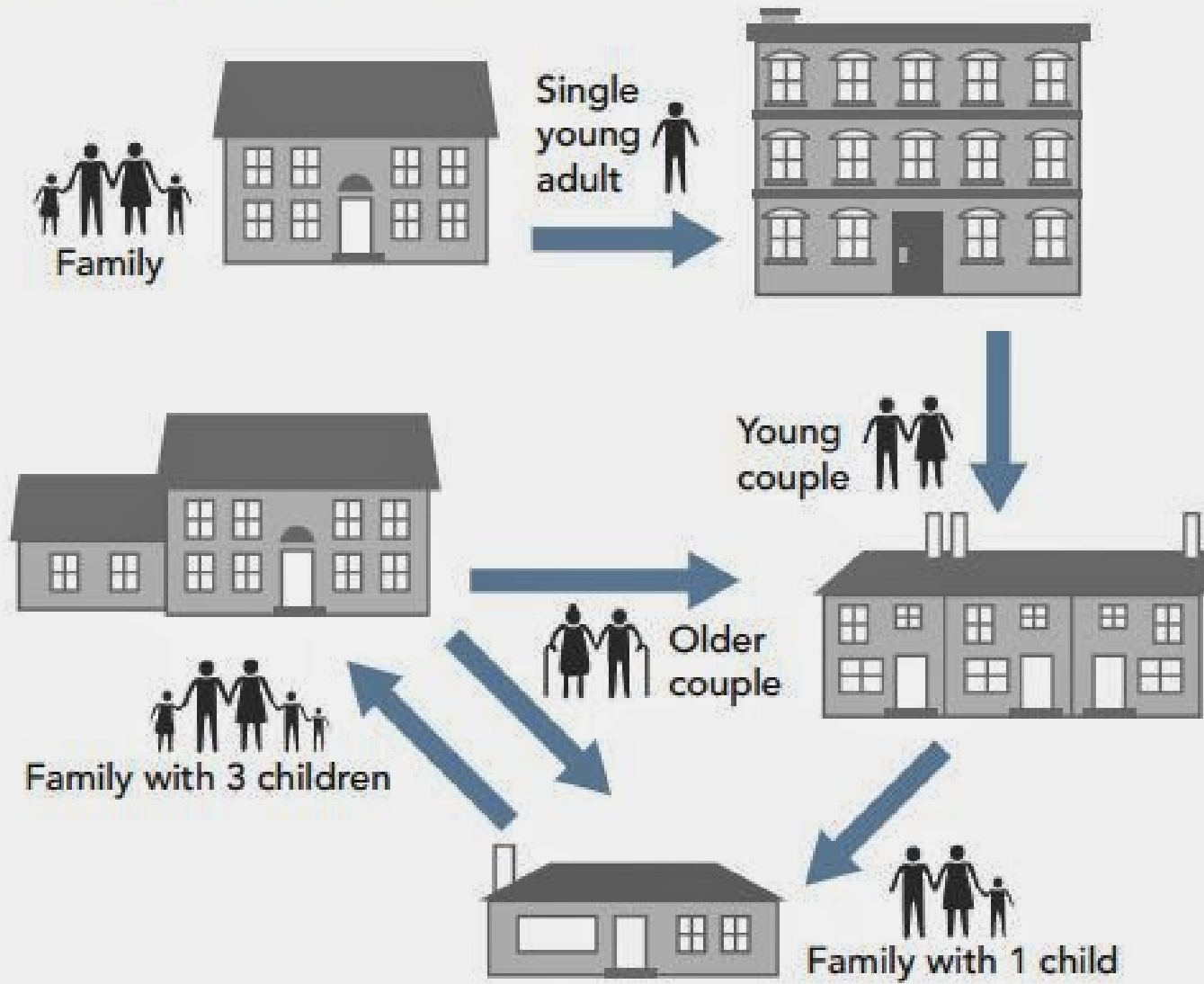
1935      1990      2000      2018

—————>

## Housing Types



# HOUSING LIFE CYCLE



# Syracuse Residential Zones

Zone	Type	Maximum Density (Units Per Acre)	Minimum Lot Size (Square Feet)
A-1	Agriculture	0.5	21,780 (1/2 acre)
R-1	Single Family Detached Residential	2.3	12,000
R-2	Single Family Detached Residential	3	10,000
R-3	Single Family Detached Residential	4	8,000
R-4	Mixed Residential	11	None
PRD	Mixed Residential	6	None
RPC	Large Scale Mixed Residential	4	3,500, 5,600, and 7,000



# Single Family Detached A-1

- 21,780 sq ft min lot
- .5 units per acre max (1 acre)



# Single Family Detached R-1

- 12,000 sq ft min lot
- 2.3 units per acre max



## Single Family Detached R-1 Cluster

- 7,000 min lot
- 2.3 units per acre max
- Open space/park land to city



# Single Family Detached R-2

- 10,000 sq ft min lot
- 3 units per acre max



# Single Family Detached R-3

- 8,000 sq ft min lot
- 4 units per acre max



# Single Family Detached R-4

- 6,000 min lot
- 11 units per acre max

# Single Family Detached RPC

- 3,500 min lot
- 4 units per acre max
- Required 25% open space.
- This picture is of phase two which counted independently is about 7.18 units per acre.



## Single Family Detached PRD Zone

- no min lot size
- 6 units per acre max

None built since density was reduced to 6 units per acre

Attached  
PRD Zone

- no min lot size
- 6 units per acre max

# Local Case Studies

Moderate Density Developments in Our Area



# Townhomes

---

General Density Range: 11-20 Units Per Acre




## Angels Landing-Layton

- 14.2 Units Per Acre
- 24 Units
- Built in 2016
- 6 Units Per Building
- 2 Stories
- Rent-only

# Angels Landing Townhomes

1177 West 925 North, Layton, Utah 84041

Legend

 Property Outline



Google Earth

© 2018 Google



# Amenities

- Tot Lot (1.7% of project area)
- Green Space in Fenced Backyard Areas
- Single Car Garages with 2-Car Driveway




- 12 Units Per Acre
- 60 Units
- Built in 1995
- 6 Units Per Building
- 2 Stories
- Rent-only

Legacy Village-Layton

# Legacy Village Townhomes

1125 West Gordon Avenue, Layton, Utah 84041

## Legend

 Property Outline





## Amenities

- Tot Lot, Clubhouse, and Pool
  - 10% total common space
- 1-car Garages
- 1 Driveway Parking Space




## The Village at Church and Main - Layton

- 20 Units Per Acre
- 56 Units
- Built in 2017
- 5-9 Units Per Building
- 3 Stories
- Rent-only

# Village at Church and Main Townhomes

100 North Cross Street, Layton, Utah 84041

## Legend

 Property Outline



Google Earth

© 2018 Google

# Amenities

- 2% Common Space
  - Tot Lot
  - Dog Park
  - Green Space
- 1 & 2-car Garages





Property Rear




## Sandy Point Townhomes- West Point

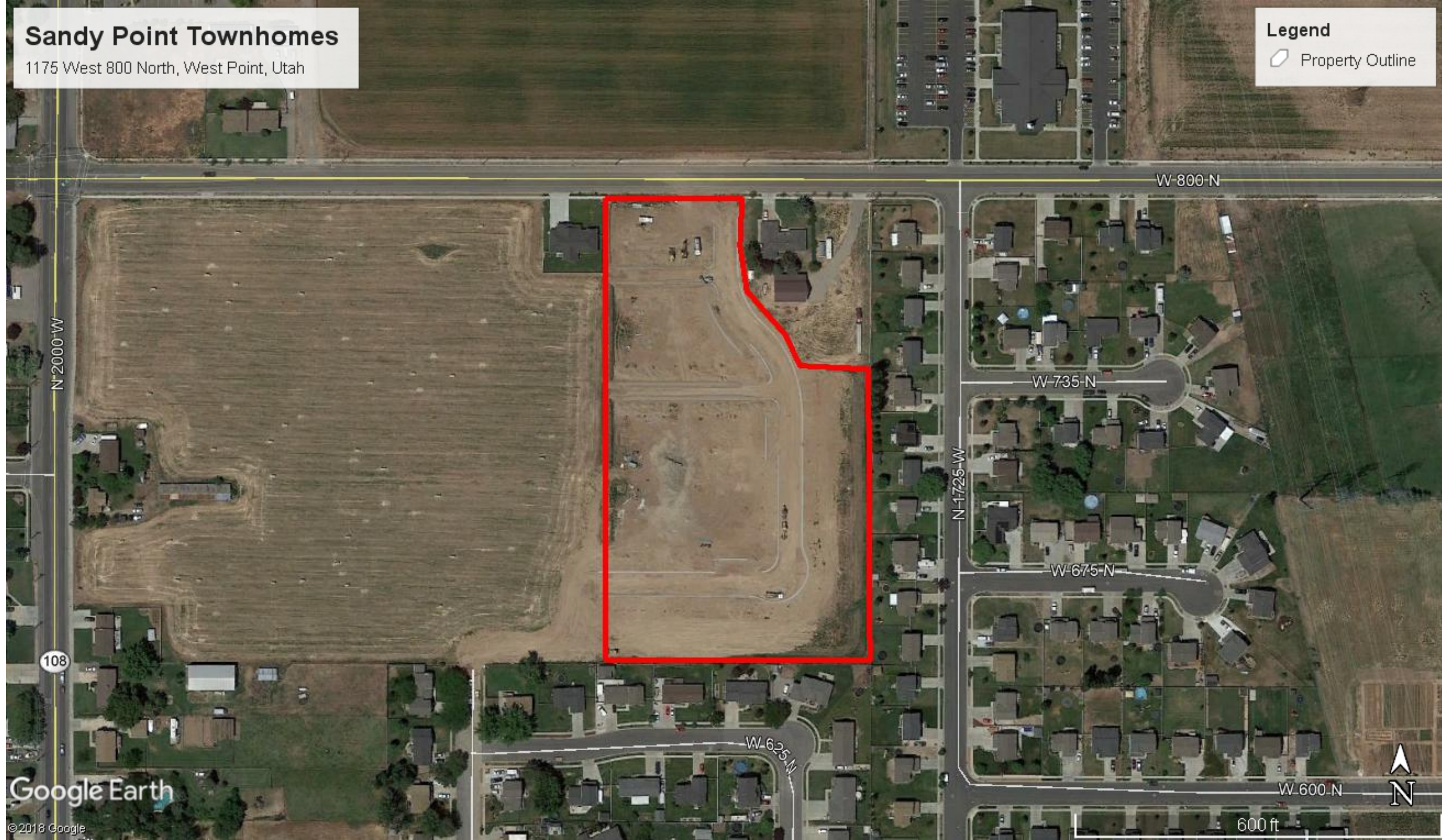
- 11 Units Per Acre
- 69 Units
- Built in 2018
- 3-4 Units Per Building
- 2 Stories
- To Own

# Sandy Point Townhomes

1175 West 800 North, West Point, Utah

## Legend

 Property Outline



# Amenities

- ½ Acre Common Green Space
  - 7.5% Common Space
- 1 and 2-car Garages






## East Ridge Park-Layton

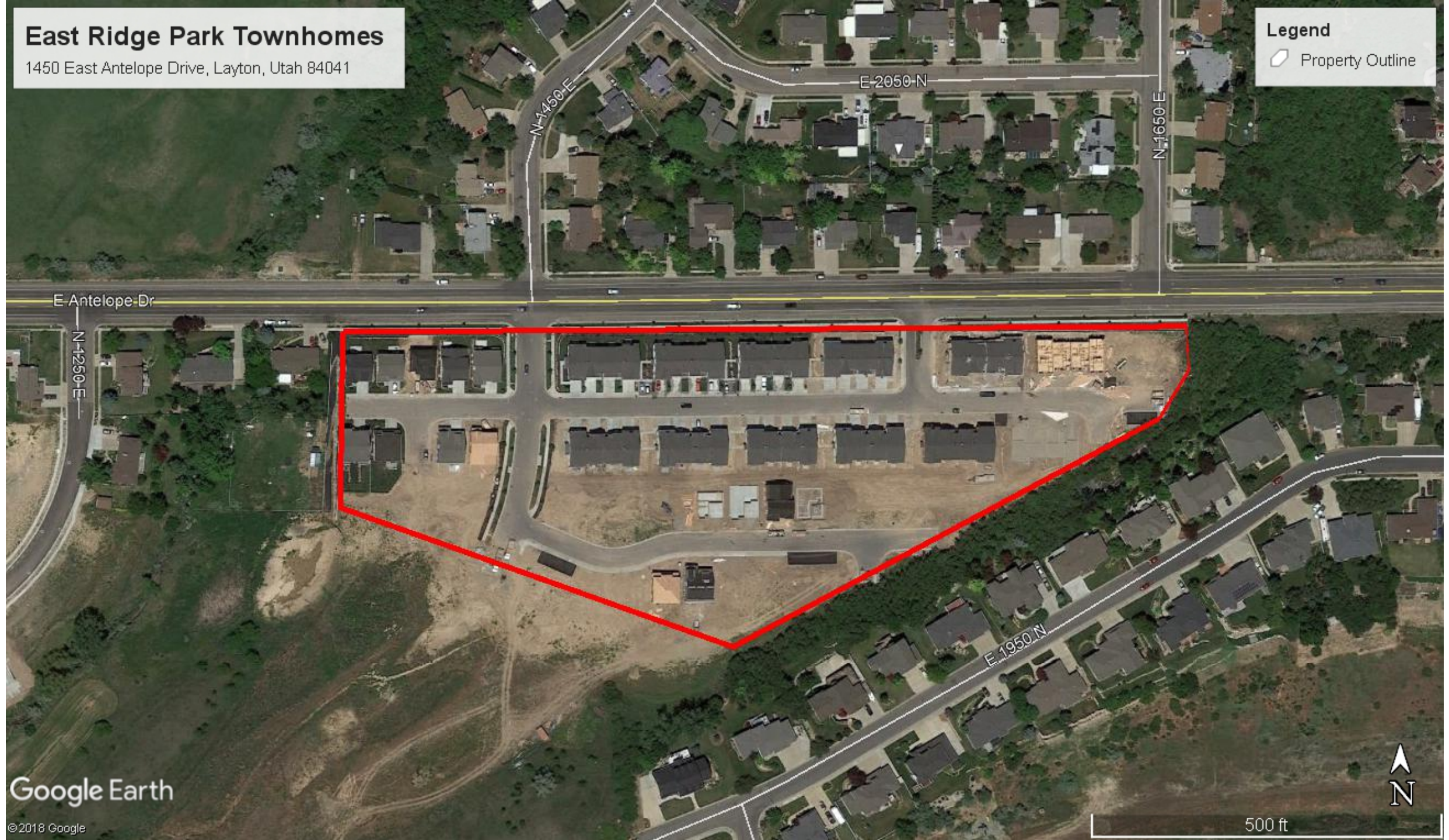
- 8.7 Units Per Acre
- 75 Units
- Built in 2018
- 1-4 Units Per Building
- 2 Stories
- To Own

# East Ridge Park Townhomes

1450 East Antelope Drive, Layton, Utah 84041

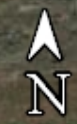
**Legend**

 Property Outline



Google Earth

© 2018 Google



500 ft

# Amenities

- None




## Kays Landing -Kaysville

- 14.2 Units Per Acre
- 37 Units
- Built in 2014
- 2-3 Units Per Building
- 2-3 Stories
- To Own

# Kaysville Townhomes

400 West Main Street, Kaysville, Utah 84037

## Legend

 Property Outline



Google Earth

© 2018 Google

N 400 W

N Main St

300 ft

# Amenities

- 12% Common Area
  - Green Courtyard
  - Tot Lot
  - Creek Area
- 1 and 2-car Garages
- 1 Surface Parking Space






- 8.7 Units Per Acre
- 67 Units
- Built in 2016
- 2 and 4 Units Per Building
- 2 Stories
- To Own

Stoker Gardens-Syracuse

# Stoker Gardens Townhomes

2050 South 1000 West, Syracuse, Utah 84075

Legend

 Property Outline



S-1000-W

W-2010-S

W-2075-S

Google Earth

© 2018 Google



400 ft



# Amenities

- 2% Common Space
  - Tot Lot
- 1 and 2-Car Garages
- 1 and 2 Surface Parking Spaces in Driveways




## Sunset Park Villas-Syracuse

- 6.4 Units Per Acre
- 116 Units
- Built in 2012
- 4 Units Per Building
- 1 Story
- To Own

# Sunsent Park Villas Townhomes

1920 South 1000 West, Syracuse, Utah 84075

Legend

 Property Outline



S-1000-W

M-016-S

S-830-W

S-750-W

Bluff Ridge Dr

W-1840 S

1850 S

1900 S

W 1950 S

W 1920 S

W-2010-S

Google Earth

© 2018 Google



500 ft

# Amenities

- 6% Common Space
  - Pool
  - Clubhouse
- 1 and 2-Car Garages
- 2 Surface Parking Spaces in Driveways



An architectural rendering of a modern, multi-story apartment complex at dusk. The building features a light-colored facade with large windows and balconies. The balconies have glass railings and some have potted plants. The interior lights are on, and the balconies are lit up. The building is surrounded by landscaping, including trees and flowering plants. A black metal fence runs along the front of the property, with a central gate. To the left of the gate is a white pillar with the text "Evergreen" and "ST 1991" below it. The sky is a deep blue with some clouds.

# Apartments

General Density Range: 20-50 Units Per Acre

Evergreen  
ST 1991




- 23.4 Units Per Acre
- 74 Units
- Built in 2012
- 24 Units Per Building
- 3 Story – ‘Walk Up’
- Rent Only

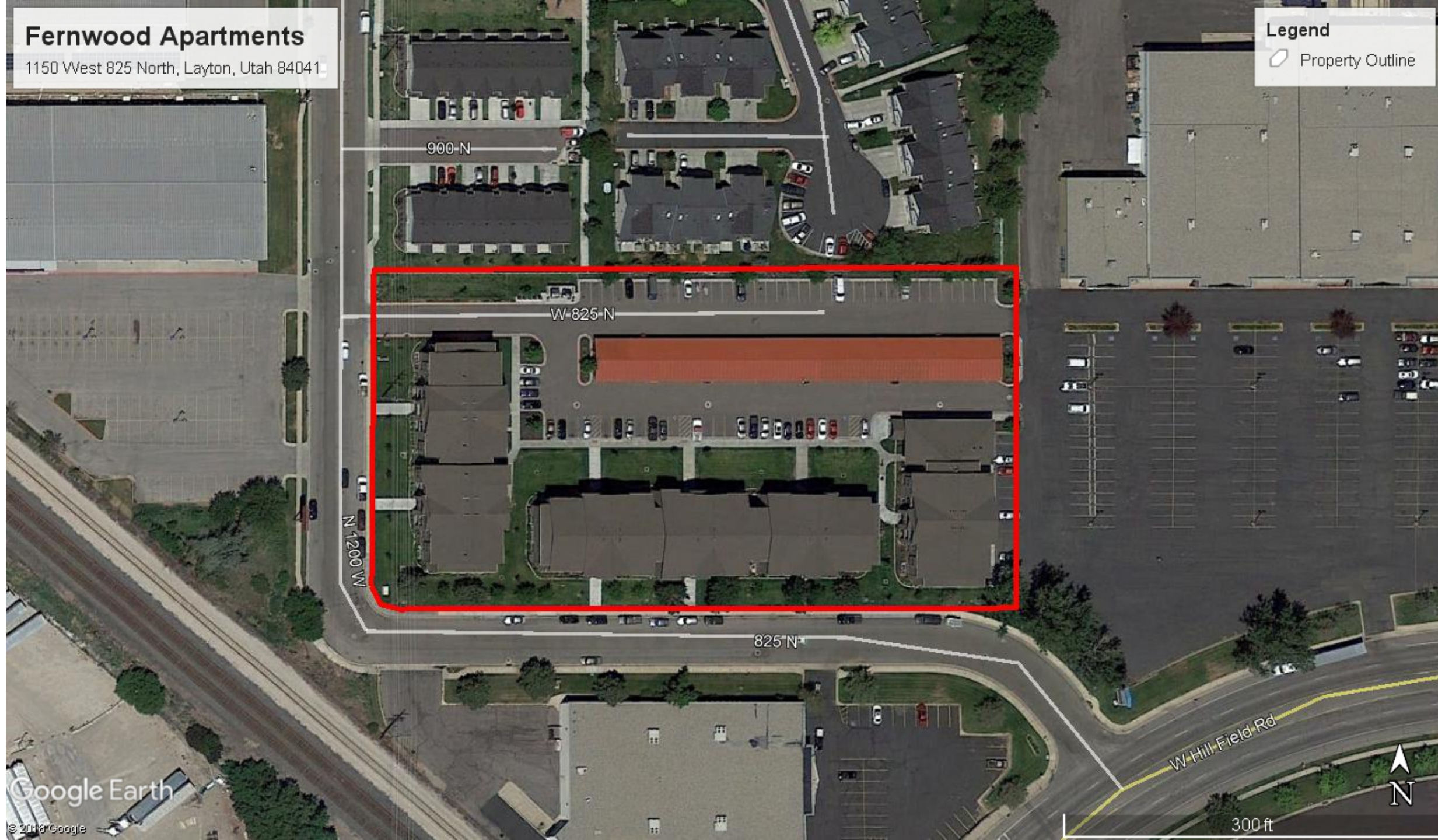
Fernwood Place-Layton

# Fernwood Apartments

1150 West 825 North, Layton, Utah 84041

## Legend

 Property Outline





# Amenities

- 1.2% Common Space
  - Dog Park
  - Exercise Room
- Uncovered and Covered Surface Parking




- 59 Units Per Acre (Parcel Lines Unclear)
- 156 Units
- Built in 2016
- All Units in One Building
- 4 Story
- Rent Only

Kay's Crossing-Layton

# Kay's Crossing Apartments

60 South Main Street, Layton, Utah 84041

## Legend

 Property Outline



# Amenities

---

- 12% Common Space
  - Pool
  - Basketball Court
  - Dog Park
  - Rooftop Plaza
- Uncovered Surface and Pedestal Parking






## Seasons of Layton-Layton

- 23.4 Units Per Acre (Parcel Lines Unclear)
- 164 Units
- Built in 2016
- 24 Units per Building
- 3 Story – ‘Walk Up’
- Rent Only

# Seasons of Layton Apartments

2111 North Hill Field Road, Layton, Utah 84041

Legend

 Property Outline



Google Earth

© 2018 Google

W-Antelope Dr

N Hill Field Rd

232

W-2000-N

500 ft



# Amenities

---

- 10% Common Space
  - Clubhouse
  - Pool
  - Tot Lot
  - Green Space
  - Theater Room
- Uncovered and Covered Surface Parking
- 1-Car Detached Garages






- 48 Units Per Acre (Parcel Lines Unclear)
- 123 Units
- Built in 2018
- All Units in One Building
- 4 Story
- Rent Only

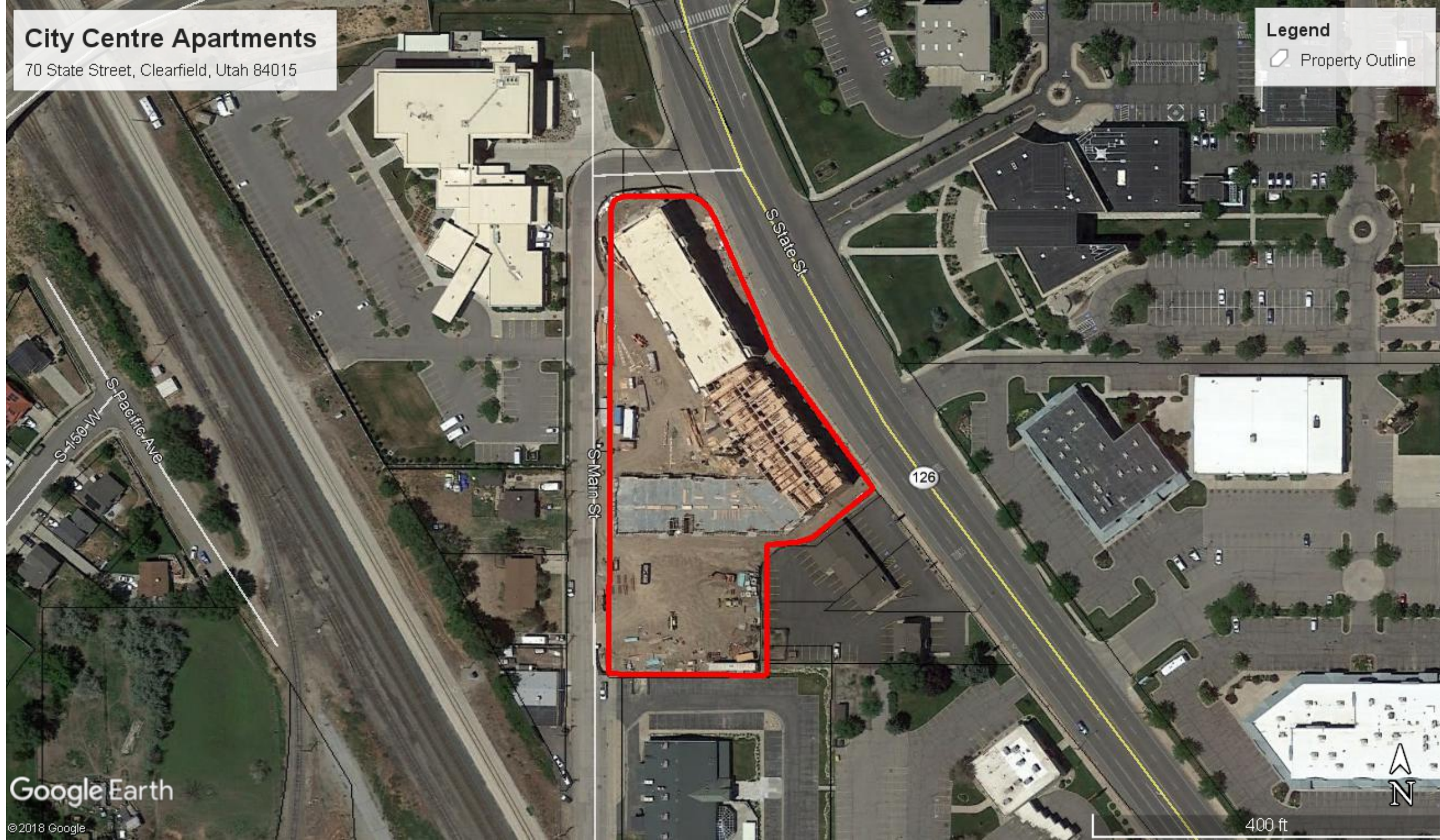
## City Centre-Clearfield

# City Centre Apartments

70 State Street, Clearfield, Utah 84015

## Legend

 Property Outline

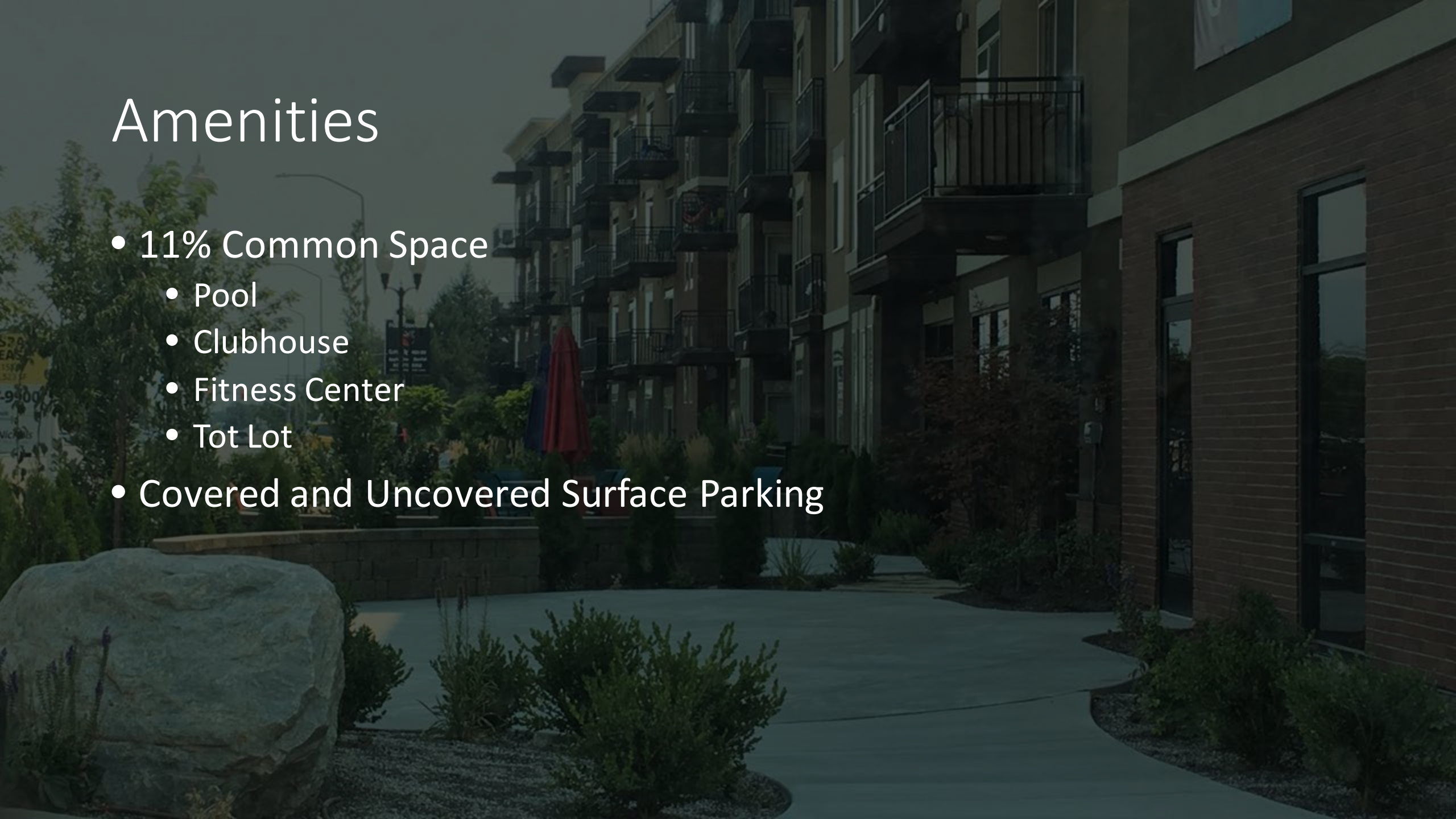


Google Earth

© 2018 Google

# Amenities

- 11% Common Space
  - Pool
  - Clubhouse
  - Fitness Center
  - Tot Lot
- Covered and Uncovered Surface Parking



Clearfield Station: 11 ac, 216 units, 20 units per acre



# Oakmont Townhomes, Clearfield, 2.13 ac, 13.6 units/ac



# Sun River Townhomes, Layton, 6.35 ac, 13.7 units/ac



Sun River Townhomes, Layton, 6.35 ac, 13.7 units/ac

## Townhomes Findings:

- Average units per acre: 14
- Average Open Space: 5.6%
- Average # Stories: 2
- Average Acreage: 4

## Apartments Findings:

- Average units per acre: 30
- Average Open Space: 8.2%
- Average # Stories: 3
- Average Acreage: 5.5



# PLANNING COMMISSION WORK AGENDA

September 18, 2018

## **Agenda Item # 2b**

Discussion about amending ordinance 10.75 -  
Planned Residential Development (PRD)

### ***Factual Summation***

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Development Services Manager.

The city has recieved an application to amend the text of 10.75 - Planned Residential Development. The city council has indicated that they would like the Planning Commission (PC) to provide a recommendation on the proposed amendment. The PC has reviewed this item on its work agenda on 7/17/18 and 8/7/18.

The major points of discussion involve:

- Allowing increased density if certain qualifiers are met
- Increasing attached units from 4 to 6
- Allowing an in lieu of fee to 'buy out' of required common space landscaping
- Adjusting the maximum building height
- Increasing the architectural standards
- Removing the minimum acreage requirement
- Allowing private driveways longer than 160 feet
- Adjusting the garage requirements
- Changing the approval process to require a concept plan up front with the general plan request.

Please review the attached draft revision of the PRD ordinance.

**Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT**

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- ~~10.75.060 Design standards.~~
- ~~10.75.070~~ **060** Street design.
- ~~10.75.080~~ **070** Off-street parking and loading.
- ~~10.75.090~~ **080** Signs.

#### 10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. ~~All dwelling units are to be held in private individual ownership. However,~~ The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

#### 10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (maximum 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family ~~(no more than four units attached).~~
- (D) Dwelling units, duplex, townhomes, up to six units attached**
- (E) Educational services.
- (F) Household pets.
- (G) Private parks.
- (H) Public and quasi-public buildings.
- (I) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

## 10.75.030 Conditional uses.

The following may be permitted conditional uses for non-attached dwellings, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

## 10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) Density: ~~Density shall be allowed according to the following conditions overall density of six dwelling units per gross acre., a bonus density up to 12 units per acre may be applied if the conditions found in section (B) (2) are satisfied.~~

~~(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

~~(1) 6 units per acre are allowed if the proposed project has frontage upon a collector road~~

~~(2) 12 units per acre are allowed only when one of the following are met:~~

~~(a) have frontage upon an arterial road~~

~~(b) share a property line with an existing or future general commercial, professional office, or industrial development.~~

~~(3) 18 units per acre are allowed only when one of the following are met:~~

~~(a) have frontage upon a major arterial that is owned and maintained by the state department of transportation~~

~~(b) be within the town center overlay zone~~

~~(c) Have frontage upon the intersection of either two arterials or a collector and an arterial road.~~

~~(4 Road classifications are identified in the adopted transportation master plan.~~

~~(2) (B) Common Space:~~ A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

~~(1) Common space areas shall:~~

~~(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.~~

- (b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.
- (j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(2) Fee in lieu of required common space. A fee in lieu of required common space may be accepted for the development of a nearby city park under the following conditions:

- (a) Determination of qualification and identification of a fee receiving location is approved by the city council in conjunction with the concept plan and by recommendation by the Planning Commission.
- (b) The proposed fee receiving location matches the city's current and future park development needs and benefits the future residents of the development.
- (c) Use of fees collected in lieu of common space is limited to identified park receiving locations.
- (d) Improvements made to city park(s) with in lieu of fees shall be accessible and beneficial to the residents of the proposed development.
- (e) If the City Council does not approve the qualification of a park to receive in lieu of fees, the development project shall be required to build the required on-site common space as required by the zone.

(f) If a fee is accepted in lieu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping.

(g) The fee money will be due to the city prior to recording the final subdivision plat.

(h) To calculate the fee amount, multiply the gross project acreage by the amount of required common space that is desired to buy out of. Then convert the resulting acreage to square feet by multiplying by 43,560. Then, multiply the square footage by the value per square foot of improved residential land. Land value is equivalent to subdivided residential land with utility laterals and public street access. The resulting total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal to arrive at an agreed upon value with the developer.

(i) The agreed upon fee amount, percentage of open space bought out of, and land value amount shall be included in the development agreement.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(5) (C) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway. Primary access to a PRD development shall not be through a single-family detached neighborhood and not require travel upon non-arterial or non-collector roads. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B)~~ (D) Lot width: determined by development plan.

~~(C)~~ (E) Front yard: 20 feet.

~~(D)~~ (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.

~~(E)~~ (G) Rear yard: a minimum of 15 feet.

~~(F)~~ **(H)** Building height: as allowed by current adopted building code, with a maximum height of ~~30~~ 40 feet to the top of the roof structure. **Units located adjacent to a single-family detached neighborhood shall be limited to a maximum of two stories and 26 feet.**

~~(G)~~ **(I)** ~~Structure:~~ **Architecture:**

~~(1) units~~ **Buildings** shall not have a single roofline and shall have variations in architectural style between the buildings. **each unit.** ~~The units shall include a minimum of two car~~

**(2) Overly repetitive and monotonous facades shall be prohibited.**

**(3) Garages for each unit and shall not be the major architectural feature of the building.**

**(4) Garages are encouraged to be recessed from the front facade, or be side or rear fed.**

**(5) All units shall feature a front porch with sufficient space for two seats and a walkway.**

**(6) Buildings shall be positioned on the site so that front façades face the public road or private drive.**

**(7) When a unit has frontage onto both a public road and private drive, the front door and front porch shall face the public road.** [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

~~(B) A planned residential development must have a minimum of five acres.~~

~~(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.~~

(D) The development plan submitted for review ~~agreement~~ shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review ~~agreement~~ shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

#### ~~10.75.060 Design standards.~~

(G) ~~The development agreement shall~~ The Land Use Authority shall approve the required common building theme. The design shall ~~include a building theme~~ showing detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

#### ~~10.75.070~~ 60 Street design.

The Land Use Authority may approve an alternative street design ~~so long as it maintains the City's minimum rights-of-way~~. The developer shall ~~may~~ dedicate all street rights-of-way to the City ~~so long as they are built per the city's adopted standard drawings~~. Private driveways servicing more than one dwelling unit shall meet the fire code as directed by the Fire Marshal, ~~and~~ be built to support the weight of a fire truck and other heavy service vehicles, ~~service no more than six units (three per side), and be no longer than 160 feet~~. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

#### ~~10.75.080~~ 70 Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each front or side fed unit. If a rear fed garage is provided, the required driveway parking may be transferred to well-marked on street parallel parking and/or a nearby, off street visitor parking area. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment

of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

#### 10.75.0980 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

#### 10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

**Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT**

## Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

## 10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. ~~All dwelling units are to be held in private individual ownership. However,~~ The development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

## 10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (maximum 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, ~~single family (no more than four units attached).~~ **Up to six units attached**
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

#### 10.75.030 Conditional uses.

The following may be permitted conditional uses for non-attached dwellings, after approval as specified in SCC 10.20.080:

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

#### 10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) Density: overall density of six dwelling units per gross acre, **a bonus density up to 12 units per acre may be applied if the conditions found in section (B) (2) are satisfied.**

~~(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

- ~~(2)~~ **(B) Open Space:** A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

#### **(1) Common space areas shall:**

- (a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.
- (b) Be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City Council shall approve all proposed amenities and may approve an amenity not included in this list.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.

(j) Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(2) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed PRD project shall be located within 1 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1.25 miles from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required 20% on-site common space as required by the PRD zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per square foot of improved residential land. The total is the amount due to the city in leu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(5) (C) The development design shall include a possess direct connection frontage to a major arterial, minor arterial, or major collector roadway. Primary access to the development shall not be through an existing residential neighborhood. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B) (D) Lot width: determined by development plan.~~

~~(C) (E) Front yard: 20 feet.~~

~~(D) (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.~~

~~(E) (G) Rear yard: a minimum of 15 feet.~~

~~(F) (H) Building height: as allowed by current adopted building code, with a maximum height of 30 feet to the top of the roof structure.~~

~~(G) (I) Structure: Architecture: units shall not have a single roofline and shall have variations in architectural style between the buildings. The units shall include a minimum of two car Garages for each unit and shall not be the major architectural feature of the building. Garages are encouraged to be recessed from the front facade, or be side or rear fed. Units shall be designed so that all front doors shall face the public street and include a front porch with sufficient space for two seats. Sufficient space is defined by a minimum of 36 square feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]~~

#### 10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

#### 10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

#### 10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. Private driveways servicing more than one dwelling unit shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

#### 10.75.080 Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each unit in front of the garage door. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

#### 10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

#### 10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

## Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

### Sections:

- [10.75.010](#) Purpose.
- [10.75.020](#) Permitted uses.
- [10.75.030](#) Conditional uses.
- [10.75.040](#) Minimum lot standards.
- [10.75.050](#) Development plan and agreement requirements.
- [10.75.060](#) Design standards.
- [10.75.070](#) Street design.
- [10.75.080](#) Off-street parking and loading.
- [10.75.090](#) Signs.

### 10.75.010 Purpose.

The purpose of this [zone](#) is to allow diversification in the relationship of residential [uses](#) to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient [use](#) of the land and the reservation of a greater proportion of [common space](#) for recreational and visual [use](#) than other residential [zones](#) may provide and to encourage a variety of [dwelling units](#) that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this [zone](#) is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning [ordinances](#). All [dwelling units](#) are to be held in private individual ownership. However, the development shall contain common or [open space](#) and amenities for the enjoyment of the planned community that are developed and maintained through an [active homeowners' association](#) or similar organization with appointed management. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

### 10.75.020 Permitted uses.

The following are [permitted uses](#) by right provided the parcel and [building](#) meet all other provisions of this title and any other applicable [ordinances](#) of Syracuse City:

- (A) [Accessory uses](#) and [buildings](#) (maximum 200 square feet).
- (B) Churches, [synagogues](#), and [temples](#).
- (C) [Dwelling units](#), single-family (no more than four units attached).
- (D) Educational services.
- (E) [Household pets](#).
- (F) Private parks.
- (G) [Public](#) and quasi-public [buildings](#).
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

### 10.75.030 Conditional uses.

The following may be permitted [conditional uses](#) for nonattached [dwellings](#), after approval as specified in SCC [10.20.080](#):

- (A) [Day care centers](#) (major).
- (B) [Home occupations](#) (minor or major).
- (C) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).
- (D) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

### 10.75.040 Minimum lot standards.

All lots shall be developed and all [structures](#) and [uses](#) shall be placed on lots in accordance with the following standards:

- (A) Density: overall density of six [dwelling units](#) per gross acre.

(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

(2) A minimum of 20 percent of the [gross acreage](#) of the project shall be developed as [common space](#). [Common space](#) areas shall:

(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.

(b) Be equally accessible and distributed for all residents of the HOA community. Access by the general [public](#) may be included as agreed upon in a [development agreement](#).

(c) Be generally contiguous, not a collection of remnants.

(d) Create an open atmosphere where development does not feel overly intense.

(e) Not include required front, side, and [rear yard](#) areas towards [common space](#) acreage.

(f) Be administered by an [active homeowners' association](#).

(g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.

(h) Include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden, picnic shelter, [swimming pool](#), park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. [City Council](#) shall approve all proposed amenities and may approve an amenity not included in this list.

(i) Include approved amenities in each segment of common [area](#); [landscaping](#) alone does not qualify a segment as [common space](#).

(j) [Common spaces](#) shall be installed proportional to the progress of the development. [Common space](#) amenities not completed before the recording of the phase that it resides in shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity;

(3) The aesthetic and [landscaping](#) proposals shall provide for trees and shrubs that break up the look of having the same [building](#) style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

(4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter [10.40](#) SCC; and

(5) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between primary [structures](#) and eight feet from the property line.

(E) Rear yard: a minimum of 15 feet.

(F) [Building](#) height: as allowed by current adopted [building](#) code, with a maximum height of 30 feet to the top of the roof [structure](#).

(G) Structure: units shall not have a single roofline and shall have variations in architectural style between the [buildings](#). The units shall include a minimum of two-car garages for each unit and shall not be the major architectural feature of the [building](#). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

#### **10.75.050 Development plan and agreement requirements.**

(A) Subdivision [ordinance](#) requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a [development agreement](#) between the developer and City. The [development agreement](#) shall undergo an administrative review process to ensure compliance with adopted City [ordinances](#) and standards with approval by the [City Council](#). The subdivider shall develop the property in accordance with the [development agreement](#) and current City [ordinances](#) in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the [public's](#) health, safety, and welfare, require future modifications under circumstances constituting a rational [public](#) interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all [open space](#) around or adjacent to [building lots](#) and [common spaces](#) and maintain and warrant the same through a lawfully organized [homeowners' association](#), residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and [building elevations](#) with exterior [building](#) materials, size, and general footprint of all [dwelling units](#) and other main [buildings](#) and amenities.

(E) The development plan submitted for review shall include [landscaping](#), fencing, and other improvement plans for common or [open spaces](#), with the [landscaping](#) designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, [signs](#), walking paths, inviting entryways, etc., together with a landscape planting plan. [Common space](#) should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the [common space](#) and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established [homeowners' association](#) and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

#### 10.75.060 Design standards.

The [Land Use Authority](#) shall approve the required common [building](#) theme. The design shall show detail in the unification of exterior architectural style, [building](#) materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential [dwellings](#) shall comply with SCC [10.30.020](#). [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

#### 10.75.070 Street design.

The [Land Use Authority](#) may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. Private driveways servicing more than one [dwelling unit](#) shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

#### 10.75.080 Off-street parking and loading.

For multi-unit developments, one additional off-street [parking space](#) shall be provided for each unit of four [dwellings](#). Off-street parking and loading shall be as specified in Chapter [10.40](#) SCC; provided, however, that the City may limit or eliminate street parking or other [use](#) of City rights-of-way through the employment of limited or alternative street designs. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

#### 10.75.090 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in residential [zones](#) by Chapter [10.45](#) SCC. [Ord. 16-26 § 1 (Exh. A); Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

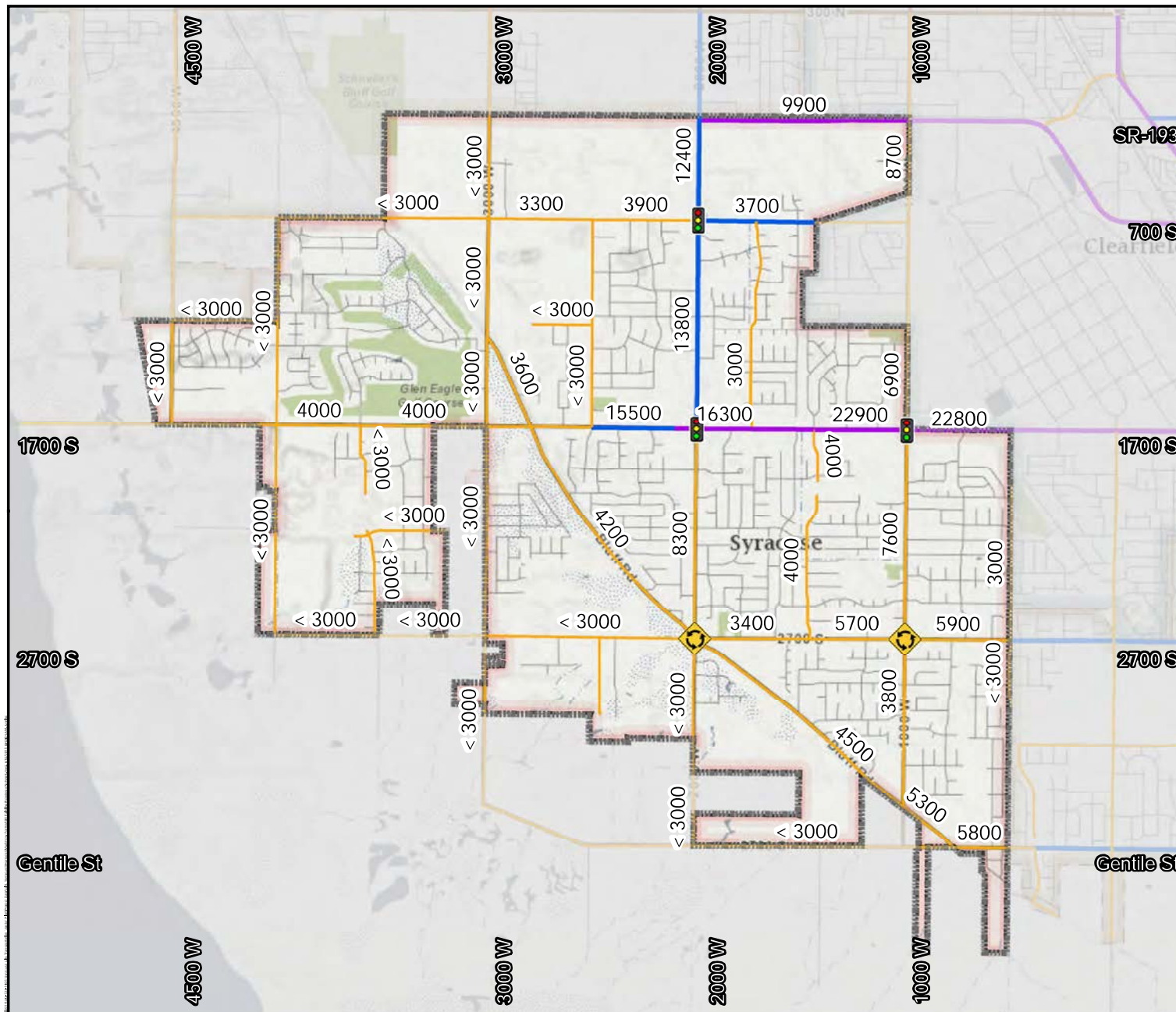
**The Syracuse City Code is current through Ordinance 18-15, passed July 10, 2018.**

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

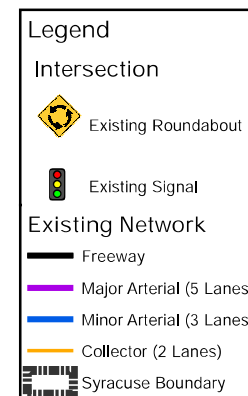
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SYRACUSE  
EST. CITY 1935

# Master Transportation Plan

Figure 3: Existing Roadway Network



**HORROCKS**  
ENGINEERS



(C) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(D) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(E) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(F) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24\* inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

(1) All ponds or pools over 24 inches deep in any residential zone shall comply with the following conditions and requirements:

(a) It shall not be located closer than eight feet to any property line.

(b) The swimming pool shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(2) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(3) Temporary Swimming Pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height. [Ord. 17-16 § 1 (Exh. A); Ord. 15-12 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

\* Code reviser's note: 24 inches follows International Building Code Section R105, elected to be the standard by the City Council.

### **10.30.020 Regulations for buildings and structures.**

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

#### **(A) Regulations for All Residential Structures.**

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

#### **(B) Regulations for New Residential Construction Must Meet One of These Two Options.**

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone and the remainder covered in hardy board or hardy plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not

qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

(3) Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

(a) All garages on detached single-family residential dwellings shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(b) On attached dwellings, a minimum of 50 percent of the garages on each building shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(C) Regulations for Manufactured Housing.

(1) The U.S. Department of Housing and Urban Development inspectors shall certify all manufactured homes as meeting the National Manufactured Housing Construction and Safety Standards Act of 1974, effective June 15, 1976 (HUD Code), and any subsequent amendments thereto.

(2) Each manufactured home, with or without basement, shall be located on a site-built permanent foundation system that meets or exceeds applicable requirements of the building codes as detailed in the Guidelines for Manufactured Housing Installations. Permanent masonry or concrete perimeter enclosures shall be required and shall conform to the adopted edition of the International Residential Code as specified for foundation walls.

(3) The manufactured home, when fully installed, shall have the appearance of a site-built single-family dwelling and meet the requirements of subsections (A) and (B) of this section.

(4) Homeowners shall ensure the removal of all towing hitches and running gear, which include tongues, axles, brakes, wheels, lights, and other parts of the chassis intended only for transport.

(D) Dwellings, Two-Family Attached. Two-family attached dwelling units as defined in this title shall be subject to the following:

(1) Two-family dwelling units are only permitted as a conditional use in the PRD – planned residential zone and in an R-1 cluster subdivision, subject to the provisions of this section.

(2) One two-family dwelling unit is permitted per residential lot.

(3) Underlying Zoning Applies. Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

(4) Minimum Lot Area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 square feet.

(5) Minimum Frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional 20 feet.

(6) Building Code Compliance. Two-family dwelling units are subject to compliance with current building code at the time of permit approval.

(7) Two-family dwellings shall be required to have separate utility services for each unit.

(8) Nightly Rental. Neither dwelling unit may be used for nightly/weekly rental.

(9) Parking. Parking shall be provided such that each unit of a two-family dwelling is equal to that parking requirement of a single-family dwelling.

(10) Conditional Use Permit Required. A conditional use permit shall be required for a two-family dwelling unit in compliance with the standards of review set forth in this code. Applications which do not meet the minimum standards set forth herein for a minor conditional use permit and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

(11) Occupancy. No two-family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

(12) Design Guidelines. Two-family homes shall be designed such that the structure has the appearance of a single-family dwelling from the street. To achieve this, all new two-family homes shall conform to the following design guidelines:



# PLANNING COMMISSION WORK AGENDA

September 18, 2018

**Agenda Item # 2c**

**Proposed Amendments to Ordinance 10.20.060 and the text of the Adopted 2015 General Plan**

**10.20.060 General plan amendments.**

(A) Purpose. The City Council previously adopted the Syracuse City general plan, which sets forth procedures for amending same. For purposes of this section, amendment shall include the addition of new elements to the general plan and any comprehensive revisions to or adoption of same.

(B) Authority. The City Council, as the Land Use Authority, may from time to time amend the general plan as provided in this section. Such amendments may include any matter within the scope of the general plan.

(C) Initiation. Anyone may propose amendments to the general plan as provided in this section.

~~(D) Applications for general plan text or general plan map amendments during open amendment periods shall be considered as provided in this subsection:~~

~~(1) Open amendment periods shall:~~

~~(a) For general plan text amendments, commence on January 1st, beginning in 2018, and commencing on the same date every four years; and~~

~~(b) For general plan map amendments, commence on January 1st on odd-numbered years.~~

~~(2) Applications for amendments to the general plan text or general plan map during an open amendment period may be accepted at any time prior to the open amendment period, but may only be considered by the Commission during an open amendment period if the application is received by the Community Development Department no later than 5:00 p.m. on January 31st, or 5:00 p.m. on the following business day, if January 31st is a weekend or holiday, on the year of the open amendment.~~

~~(3) The Commission shall consider applications for proposed amendments to the general plan text or map which have been submitted in accordance with subsection (D)(2) of this section during the open amendment period, in the same order by which they were received by the City.~~

~~(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:~~

~~(1) Any application submitted after the time identified in subsection (D) of this section shall be kept on file for consideration for the next open amendment period, unless the applicant makes a special request as provided in this subsection.~~

~~(2) An applicant may make a special request to the City Council to consider the applicant's amendment outside of the open amendment period.~~

~~(3) The Council may, after proper notice, authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:~~

~~(a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;~~

~~(b) Catastrophic events, such as natural disasters or conflagrations;~~

~~(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City; or~~

~~(d) The request for authorization was submitted to the Community and Economic Development Department prior to 5:00 p.m. on March 15, 2016.~~

~~(4) Applications to open the general plan must receive at least four affirmative votes by the City Council.~~

~~(5) If the City Council authorizes the special request, then the proposed amendment is referred to the Community Development Department pursuant to subsection (G) of this section, for consideration by the Planning Commission and City Council.~~

~~(F) Each application which is submitted by an applicant in accordance with subsection (D) of this section, or authorized for special consideration pursuant to subsection (E) of this section, shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.~~

(G) Procedure. City staff shall process and consider general plan amendments as provided in this subsection.

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department along with any fee established by the City's schedule of fees. The City Council, Planning Commission, or authorized City staff may initiate a general plan amendment without submittal of an application or payment of any fee. Anyone proposing general plan amendments shall do the survey and analysis work necessary to justify the proposed amendment. To ensure the Planning Commission and City Council have sufficient information to evaluate a proposed amendment, an applicant shall submit at least the following information:

(a) For map amendments:

- (i) An eight-and-one-half-inch by 11-inch map showing the area of the proposed amendment;
- (ii) Current copy of county assessor's parcel map showing the area of the proposed amendment;
- (iii) Mapped inventory of existing land uses within the area of the proposed amendment and extending one-half mile beyond such area;
- (iv) Correct property addresses of parcels included within the area of the proposed amendment;
- (v) Written statement specifying the potential use of property within the area of the proposed amendment;
- (vi) Written statement explaining why the existing general plan designation for the area is no longer appropriate, desirable, or feasible; and
- (vii) Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, and such other matters as the City may require from time to time; and

(b) For text amendments:

- (i) Written statement showing the desired language change and explaining why existing general plan language is no longer appropriate or feasible;
- (ii) Analysis of potential impacts of the proposed amendment;
- (iii) Map showing affected geographic areas based on proposed text changes.

(2) After City staff determines the completeness of an application or prior to a City-initiated general plan amendment proposal, ~~as well as its timeliness under subsection (D) of this section,~~ the City shall provide notice of intent to prepare or amend the general plan in accordance with the provisions of SCC 10.20.050. After providing notice of intent to prepare or amend the general plan, the Community Development Department, as the Land Use Administrator, shall prepare a staff report evaluating the proposed amendment.

(3) The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of SCC 10.20.050, ~~if the proposed amendment was submitted in accordance with subsection (D) of this section or authorized in accordance with subsection (E) of this section.~~ After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council.

(4) The City Council may schedule and hold a public hearing on the recommended general plan amendment in accordance with the provisions of SCC 10.20.050.

(H) Approval Standards. A decision to amend the general plan is a matter within the legislative discretion of the City Council. After the public hearing described in subsection (G)(4) of this section, the City Council may make any modifications to the proposed general plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action.

(I) Appeal. Any person adversely affected by a final decision of the City Council to amend the general plan may appeal that decision to the district court as provided in Section 10-9a-801, Utah Code Annotated 1953, as amended.

(J) Effect of Approval. No one shall deem approval of an application to amend the general plan as an approval of any zone, conditional use, site plan, or other permit. Obtaining approval of a particular zone or permit shall be in accordance with applicable provisions of this title.

(K) Effect of Disapproval. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for six months from the date of the disapproval. This section shall not limit the City Council, Planning Commission, or authorized City staff from initiating a general plan amendment at any time. [Ord. 16-10; Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-060.]