



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 18, 2021

To: Planning Commission
From: Community Development Department
Subject: The Ridges at Dimple Dell - Mixed Use Development SPR08032021-006125
(Preliminary Site Plan) MU, SAO Zone
1405 East 10600 South 6.04 Acres - 49 units
[Community #22] 2,740 sq ft office/retail

NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, posted on the property, and on the City and Utah Public Notice websites.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
R#03-13	The Garbett Rezone changed the zone of this subject property and the lands that have been developed to the east, totaling 14.76 acres. The zone changed from Professional Office (PO) to Mixed Use (MU). This was approved in May of 2004.
SPR#04-31	Previous Master Plan and site plan approval for the Village at Dimple Dell project. It consisted of a mixture of townhomes, apartments/condos, retail, and office space. The Planning Commission granted preliminary approval on May 19, 2005. This included a total of 173 residential units and 52,580 sq. ft. of (commercial office/retail). This development was split into 2 phases. Only Phase 1 proceeded to Final approval and built 70 townhomes. The second phase was never constructed.
S#06-18	A plat was recorded for phase 1 of the Village at Dimple Dell development that created 70 units.

REQUEST

Brad Reynolds Construction has submitted an application for a preliminary site plan and mixed use master plan review of a proposed development known as the Ridges at Dimple Dell. The proposal includes the undeveloped part of the mixed-use master planned development known as the Village at Dimple Dell. This phase does not follow that original development masterplan in terms of scale and mix of uses. It is consistent with the first phase of development in terms of

scale and density. This phase is to be built on approximately 6.04 acres consisting of 49 townhome units (~8 units/acre) and a commercial building (2,740 of office/retail).

BACKGROUND

The proposed project is zoned Mixed Use (MU) and is also subject to the Sensitive Area Overlay (SAO) zone. It is bordered by the Village at Dimple Dell townhome project to the east (also zoned MU). To the west is the Lone Peak Market and Canyon View Cleaners (zoned Community Commercial (CC)). On the south side of the project are residential homes in the Bell Canyon Acres subdivision (zoned SD(R-1-30A)). To the north, the property is bordered by the Dimple Dell Regional Park (zoned SD(OS)).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. The city also held a neighborhood meeting on August 18, 2021. There were several questions and concerns raised during the meeting. A full report from the meeting is attached to this report.

ANALYSIS

Overview:

The applicant is proposing a significant change to the previously approved mixed use master plan for this area. This plan features much less commercial space, no stacked residential units, and different amenities (see the proposed mixed use master plan). The property owner to the west was an active participant in the previous plan and has not been cooperative in the design process of the current plan. While there is still proposed to be a single vehicular cross access point and a pedestrian path connection, it is much more disconnected than the previous plan. That said, the plan is in better scale to the area and ultimately meets the requirements of the Mixed Use Zone.

Important design issues or considerations on this proposed development in the Mixed Use Zone that will need to be reviewed by the Planning Commission include: streets, pedestrian ways, streetscape design, concealment of parking lots and structures, pedestrian scale design, open space, architectural design and materials, massing, building orientation to the street, pedestrian connections, appropriate mix in types of residential units.

This development of forty-nine (49) residential units is proposed to be built out as a single development in regards to the infrastructure. Individual buildings will be built out over time, and landscaping improvements will be completed as they complete construction in an area. There are four (4) building types of townhome units being proposed, three (3) front loaded styles and one (1) rear loaded. These rear loaded units are oriented to 10600 South, private internal streets or pedestrian streets (mews) and are serviced with a series of alleys for vehicular access. The units on the north and west end of the development are front loaded units that face onto a private street system. The proposal is generally in a similar scale and density as that of the adjacent development to the east.

The development also has a small commercial component (2,740 sq ft) on the southwest corner adjacent to the Canyon View Cleaners building. The applicant is proposing an office/retail use to occupy this building. It is designed to accommodate multiple users or a single tenant.

Access:

Primary access for the development comes from 10600 South Street (public) and connects to an existing private road network established with the Village at Dimple Dell development to the east. This proposed development would extend Chataeau Ridge Way to the west, until it becomes Bay Meadow Drive along the west side of the development. The applicant will further improve Canyon Villa Drive that was built in previous phases of development, however the side treatments of that street has not yet been installed (including sidewalks, parkstrips, benches, etc). Those would be installed and further enhanced with this development. A new pedestrian street would be installed in the middle of the development (Rustic Wood Court) and serves as a central open space to the development.

Parking:

The commercial building will require fourteen (14) parking stalls that are proposed both on-street (10), and within a parking lot on the north side of the building (4). That parking lot will be shared with the residential units. An extra stalls is shown in that parking lot area that can serve both residential and commercial needs. The commercial parking can also serve as an overflow of any parking needs for the units during non-business hours.

Each residential unit will have a 2-car attached garage. Fifteen (15) units will have a full driveway in front of the unit, which will accommodate two (2) guest parking spaces for that unit. The remaining thirty-four (34) units will share eight (8) on-street parking spaces on Chateau Ridge Way and five (5) off-street parking stalls in a parking lot on the west end. This satisfies the required parking for the residential units.

Architectural Design & Materials:

All buildings will feature masonry and fiber cement siding as primary building materials. There are four (4) building types of townhome units being proposed, three (3) front loaded styles and one (1) rear loaded. They all adhere to the standards of the MU Zone and the Architectural Design Standards.

Building Setbacks & Height:

The Mixed Use Zone requires buildings to be built up to the street and that primary building entrances be oriented to the street or pedestrian mew. Building facades must make up a minimum of 70% of the street frontage, except for pedestrian plazas, or open space. The proposal meets this criteria with their proposed urban street design with a few modifications to the commercial building. The applicant intends to meet the Suburban Commercial profile of the Storefront Conservation Overlay zone. All building heights are proposed to be below thirty-five feet (35') to the peak of the roofs from finished grade.

Landscaping & Open Space

The applicant has submitted a full landscape plan for the site. Staff has found that it generally meets the requirements specific to the Mixed Use Zone and those of Chapter 21-25 entitled Landscaping Standards. The plans reflect a variety of deciduous and coniferous trees, shrubs, seed mixes, and perennial flowers. They are proposing formal street tree plantings along the streets (e.g. placed thirty feet (30') on center in an eight-foot (8') parkstrip). Approximately 40% of the site is in landscaping.

This plan shows urban amenities such as street furniture in the open space areas and along pedestrian mews. A few more should be added along the public street frontage and the plans should include trash receptacles and bike racks. These amenities are beneficial to the project design and enhance the pedestrian experience. There are two (2) distinct open spaces in the project. There is an open space in the northwestern corner of the site along the Dimple Dell Park that has a pavilion, picnic table, and walking paths. The other is located centrally as wide pedestrian mew that has a playground area at the center. The developer is also rebuilding the sidewalk along the 10600 South frontage to comply with the trails master plan for a multipurpose public trail (10' wide). These amenities are not intended to be shared with the adjacent development.

CONCERNS

Staff has the following concerns regarding this proposal as submitted by the applicant:

1. **Shared Access and Maintenance.** A shared access easement with the Villages at Dimple Dell HOA will need to be obtained to allow for cross access on these private roads as well as shared maintenance of Canyon Villa Drive. Similar cross access agreements with the commercial property to the west need to be obtained where these parking lots connect. There needs to be connectivity between the projects to achieve the intent of the MU Zone to create walkable village atmosphere.
2. **Fencing.** While fencing is discouraged in the MU Zone and the preferred method of separation of uses is landscape, the applicant is proposing an eight-foot (8') pre-cast masonry wall along the western edge of the property behind the units. That will need to be expressly approved by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Ridges at Dimple Dell Mixed Use Site and Master Plan, located at approximately 1405 East 10600 South, based upon the following finding and conditions:

Finding:

1. That the development proposal complies with the intent and purpose of the Mixed Use Zone.

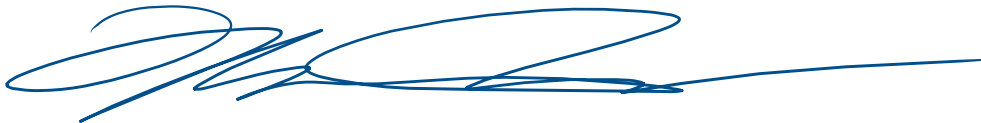
Conditions:

1. That the applicant complies with each department's comments and redlines throughout the preliminary and final review process and that all issues be resolved before final site plan approval.
2. That all City provisions, codes and ordinances are adhered to during the review, construction and operations process of this building.
3. All utility boxes (i.e. transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building utility meters shall be

mounted to the side or rear elevation or screened with a wing wall if fronting a public street.

4. That the developer be responsible for the placement of a temporary 6-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
5. Shared access easement and maintenance agreement with the Villages at Dimple Dell will need to be obtained and recorded to prior to final staff approval.
6. That an eight-foot (8') precast concrete fence be allowed along the west property lines adjacent to the new residential units that abut the commercial property on the west. That any internal fencing be addressed with Staff during Final Site plan and Subdivision review.
7. That the commercial building follow the Suburban Commercial building placement and street frontage profile as described in the Storefront Conservation Overlay zone.
8. That the conditions of approval for the Village at Dimple Dell (SPR#04-31) be formally amended at a future Planning Commission meeting to remove the requirement of the installation or a bond for the completion of a pool and clubhouse as part of any development on this property.

Planner:



Mike Wilcox
Zoning Administrator