



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, January 21st, 2015 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, January 21st, 2015 starting at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – **No Minutes to approve.**
- 5. BUSINESS ITEMS:**

DISCUSSION AND ACTION

5.1 255 MILL APARTMENTS –

The applicant is requesting site plan approval for a 468 unit apartment complex. One, two, and three bedroom units will be offered within ten four-story buildings. The number of units per building will be 18. Living areas will range from 789 to 1,322 square feet. All units will have patios/balconies totaling range from 50 square feet to 67 square feet which meets the required minimum of 5%. A 4,834 square foot clubhouse will be located onsite. The clubhouse will contain the leasing office, fitness facility, business center, and social area.

5.2 LAKESIDE APARTMENTS -

The applicant is requesting site plan approval for a 414 unit (26.03 units per acre) apartment complex. One, two, and three bedroom units will be offered within two four-story and eight three-story buildings.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: January 20th, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McHargue
Kinsli McHargue, Deputy Recorder/Planning Coordinator



COMMUNITY DEVELOPMENT

SUBJECT: Development Plan and Site Plan Approval
for 255 Mill Road Apartments

MEETING DATE: January 21, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a development plan and site plan for 255 Mill Road Apartments

PARCEL SIZE: 17.91 Acres

LOCATION: 255 Mill Road

APPLICANT: R2R Ventures

OWNER: R2LU, LLC

BACKGROUND:

The property is designated as Regional Mixed Use General on the General Plan land use map. The property is zoned RMU (Regional Mixed Use). The Mill Road Subdivision was approved on February 27, 2013.

An amendment to the RMU District was also approved by the Town Council on February 27, 2013. The amendment increased the density for a specific project to 26 units per acre, capped the number of residential units in the RMU District to 2,000 and increased the building height to four stories and 52 feet. On October 10, 2014, the Council approved an amendment to increase the number of units to 2,009.

The RMU District allows a development plan and site plan application to be processed concurrently.

SUMMARY OF REQUEST:

1. The applicant is requesting site plan approval for a 468 unit apartment complex. One, two, and three bedroom units will be offered within ten four-story buildings. The number of units per building will be 18. Living areas will range from 789 to 1,322 square feet. All units will have patios/balconies totaling range from 50 square feet to 67 square feet which meets the required minimum of 5%. A 4,834 square foot clubhouse will be located onsite. The clubhouse will contain the leasing office, fitness facility, business center, and social area.

2. The primary ingress/egress to the apartment complex will be via a drive onto Mill Road. A landscaped traffic circle, monument signs, and enhanced landscaping will be used to enhance the primary entry. A secondary access point will also be provided on Mill Road.
3. The minimum 25 foot landscape setback is provided along Mill Road.
4. A 40 foot landscape buffer is provided along the western boundary and adjacent to the rail road tracks. A ten foot asphalt trail is provided in this area. The trail is part of the Town's trail master plan and will also serve as a maintenance access to the irrigation and drainage pipes located underground.
5. Two drainage pipes and a Central Utah Water Conservancy District water line will be located within an easement adjacent to the rail road tracks.
6. Approximately 6.06 acres (33.4%) of the site is landscaped. 2.68 acres (15%) of the site is recreational amenities. Recreation amenities include pool, playground, and open turf areas.
7. The site plan shows 908 parking spaces are provided. 905 parking spaces are required. A three foot high planted landscape berm is provided along Mill Road to screen the parking. Staff believes the height of the soil should be raised to three feet.
8. The applicant has chosen a modern architectural theme. The buildings will feature four-sided architecture. The elevations depict stone venner, metal panels, and stucco. Colors include blues, grays, browns, and tans. The clubhouse will utilize the same architectural theme. Stairwells have been screened with metal guard rails. Staff believes that opaque screening should be provided for the stairways. The Town Council has discretion over the architectural theme. The Town Council and the Planning Commission will need to review the proposed architecture and determine whether or not it is appropriate for the Town

CITIZEN PARTICIPATION:

Citizen notification is not required.

ANALYSIS:

- The maximum density allowed in the RMU District is 26 units per acre. According to the plans provided by the applicant the site is 18.0 acres which would allow 468 units. However, according to the Utah County Recorder's office legal description, the site is only 17.91 acres which allows 465 units. Under either scenario, the proposed number of units exceeds what is allowed by the RMU Zoning District. The applicant will need to revise the project to meet the requirements of the RMU District. The applicant should inform the Commission regarding how this is to be addressed before the Commission makes a recommendation to the Council.

- The RMU District requires interconnectivity between adjoining parcels. The proposed trail and internal walkways provide the required interconnectivity.
- The two proposed access drives for the facility will provide adequate access to the site for both residents and emergency vehicles.
- The two proposed access drives for the facility will provide adequate access to the site for both residents and emergency vehicles.
- The site plan has been reviewed for compliance with fire lane widths and fire turning radius and are shown on the site plan.
- Staff is recommending a stipulation requiring opaque screening for the stairwells.
- The Central Utah Water Conservancy District (CUWCD) owns a parcel that is proposed to be relocated. Preliminary approval from CUWCD has been provided for both the well site relocation and the trail design. Staff is including stipulation that final approval from CUWCD is provided prior to issuance of a building permit.

FINDINGS:

The proposed site plan meets the following findings if the number of units does not exceed the maximum permitted:

- It is in conformance with the General Plan.
- It satisfies the requirements of the Town of Vineyard Zoning Ordinance.

RECOMMENDATION:

The Planning Commission should review the proposed site plan and discuss the maximum number of units and the proposed architecture with the applicant. If these issue can be resolved, the Planning Commission should recommend **APPROVAL** of the development plan and site plan subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated January 16, 2015, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.

5. The final landscape plans shall be reviewed and approved prior to issuance of a building permit.
6. All building and free standing lighting shall be fully shielded and include cut-off lenses. All light levels shall not exceed one foot candle at the property line. The maximum height of the freestanding lightings is 16 feet.
7. All parking canopies shall include a full fascia located at the edge of the canopy.
8. The height of the soil on the berm shall be raised to three feet.
9. Final approval of the construction plans from CUWCD is required prior to issuance of a building permit.
10. Opaque screening shall be provided for the stairways.
11. A public access easement to the trail is required to be recorded prior to issuance of a building permit.
12. (A stipulation addressing the maximum number of units needs to be drafted and included.)
13. (A stipulation addressing the architecture needs to be drafted and included if applicable.)

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for development plan and site plan approval in the RMU District subject to the thirteen stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the development plan and site plan based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

Exhibit A — Site Plan, Landscape Plan, Building Elevations, Floor Plan dated January 16, 2015

DECEMBER 5, 2014

MW **BROWN** **ENGINEERING, INC.**
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

[illegible]

Designed _____
 Drawn _____ D.B.
 Checked _____ M.W.B.
 Date _____

Title:	255 MILL APARTMENTS
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Drawing Name:	COVER SHEET

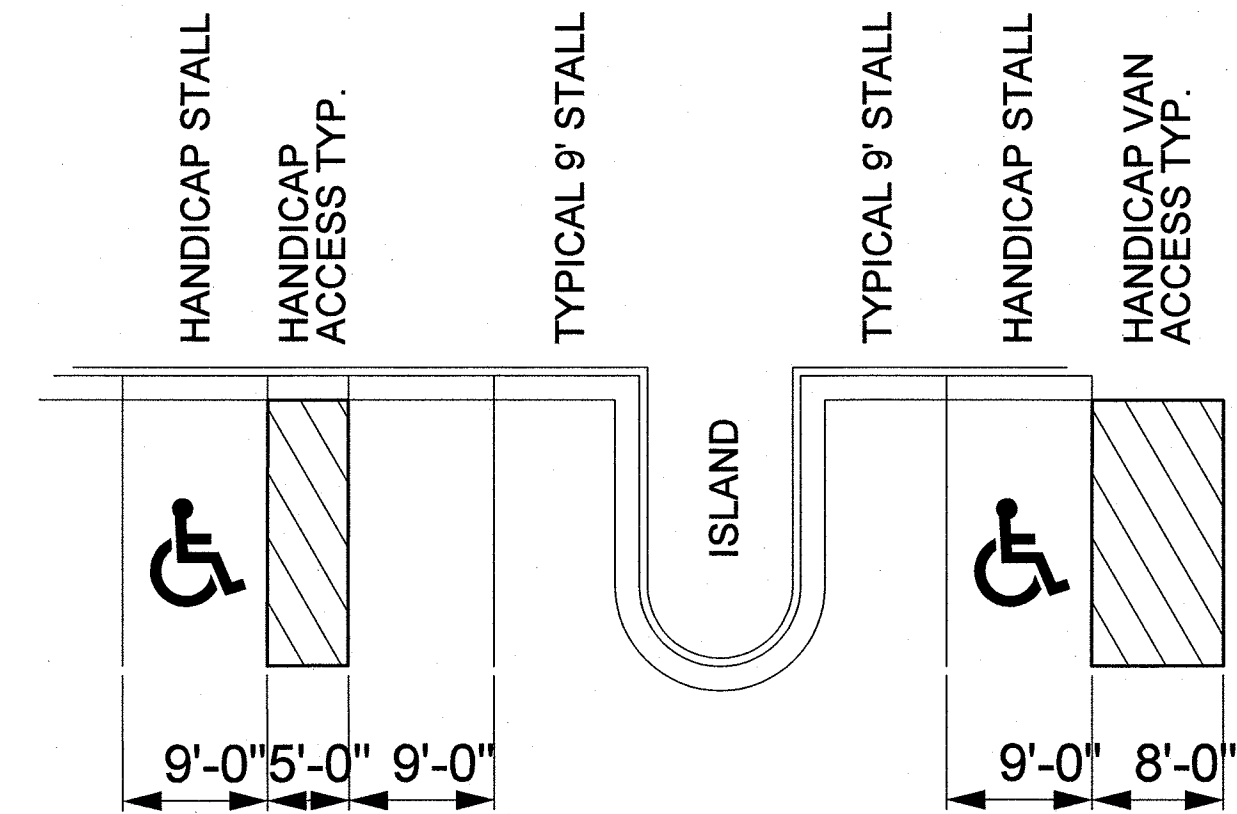
PROJECT NO. 2013.109
SHEET NO. 1.00



DEVELOPER:
GREG BIRD
R2R VENTURES
5255 W 11000 N STE 125
HIGHLAND, UTAH 84003
801-770-6850

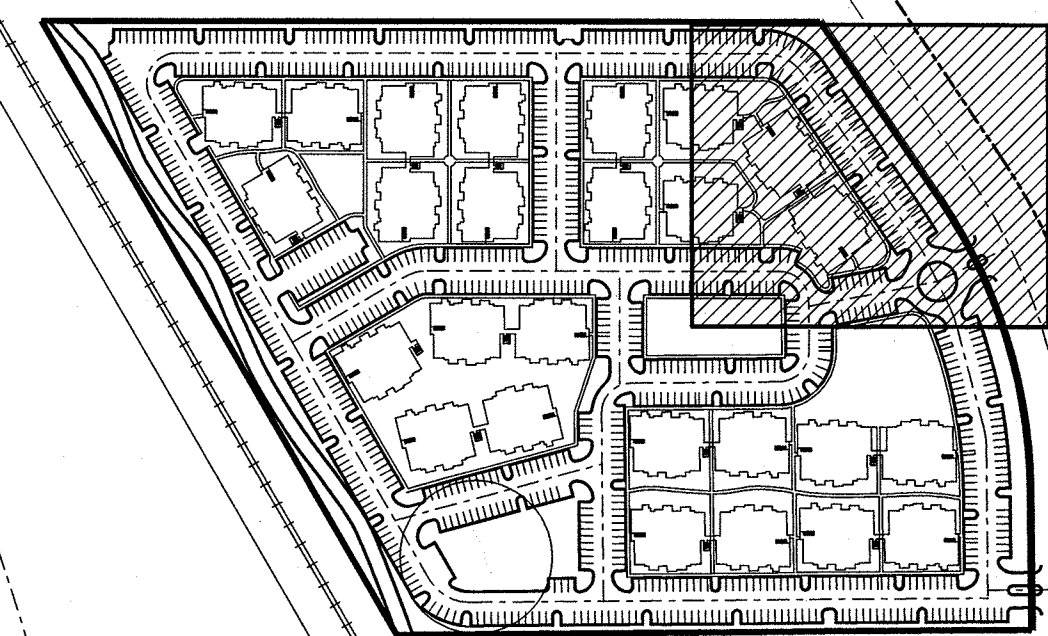
ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097



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NOTE:

1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL CURB AND GUTTER ARE NON-CARRY UNLESS OTHERWISE INDICATED.

 INDICATES COVERED PARKING

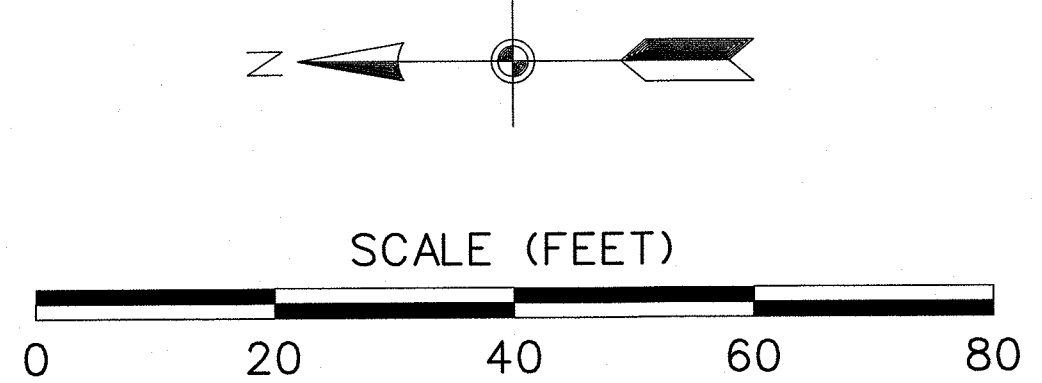
SHEET INDEX

255 MILL APARTMENTS VINEYARD CITY, UTAH SITE PLAN

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SHEET NO.			
1.02			

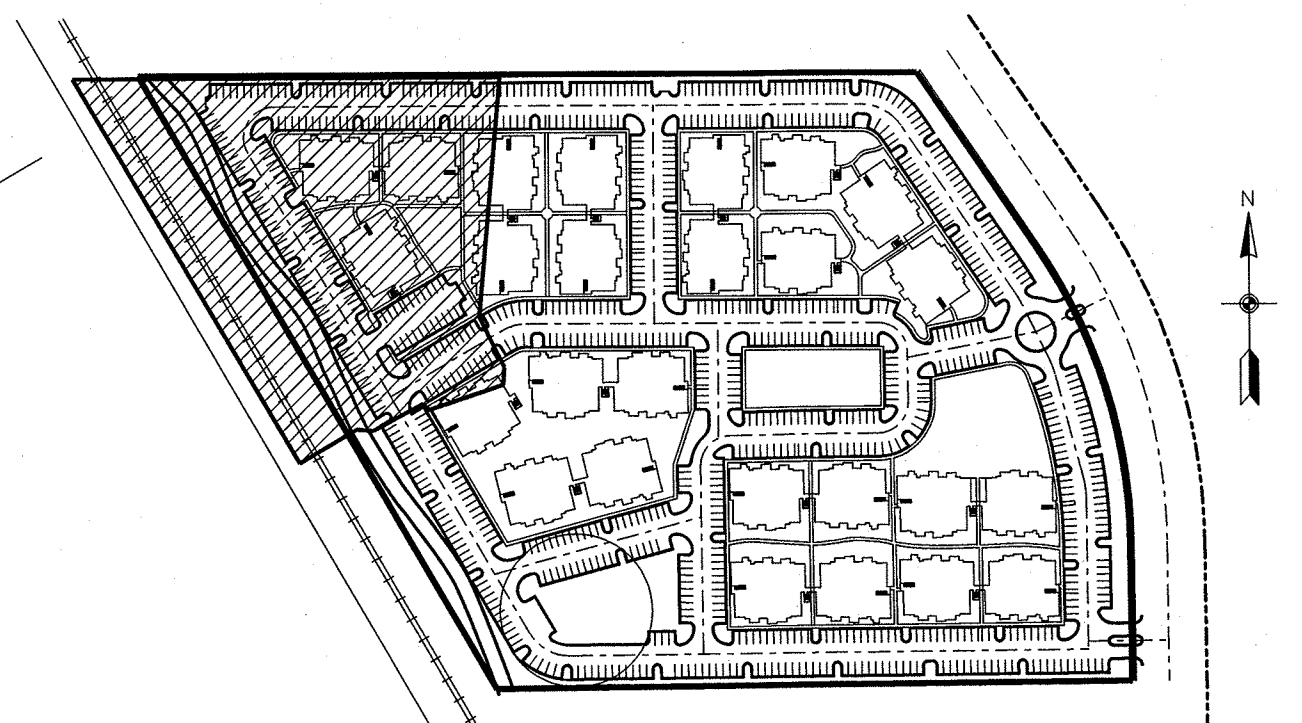
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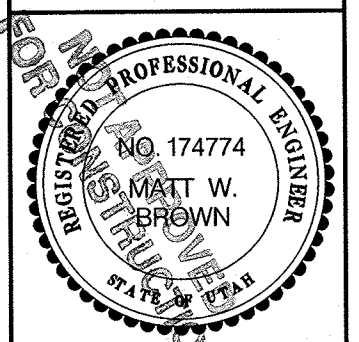


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Date: JULY 2014

Title: 255 MILL APARTMENTS
Location: VINEYARD CITY, UTAH
Drawing Name: SITE PLAN

PROJECT NO. 2014.023
SHEET NO. 1.04

PLAYGROUND SPACE

SEE SHEET 1.02

SEE SHEET 1.06

C-2

A-1

A-2

~~D-1~~

D-2

~~B-1~~

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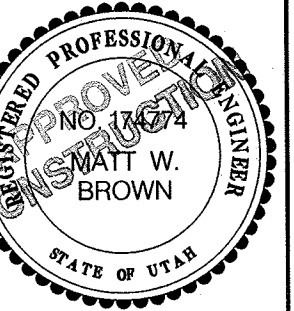
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255 MILL APARTMENTS

VINEYARD CITY, UTAH

SITE PLAN

SHEET NO.
105



NOTES

REVISIONS

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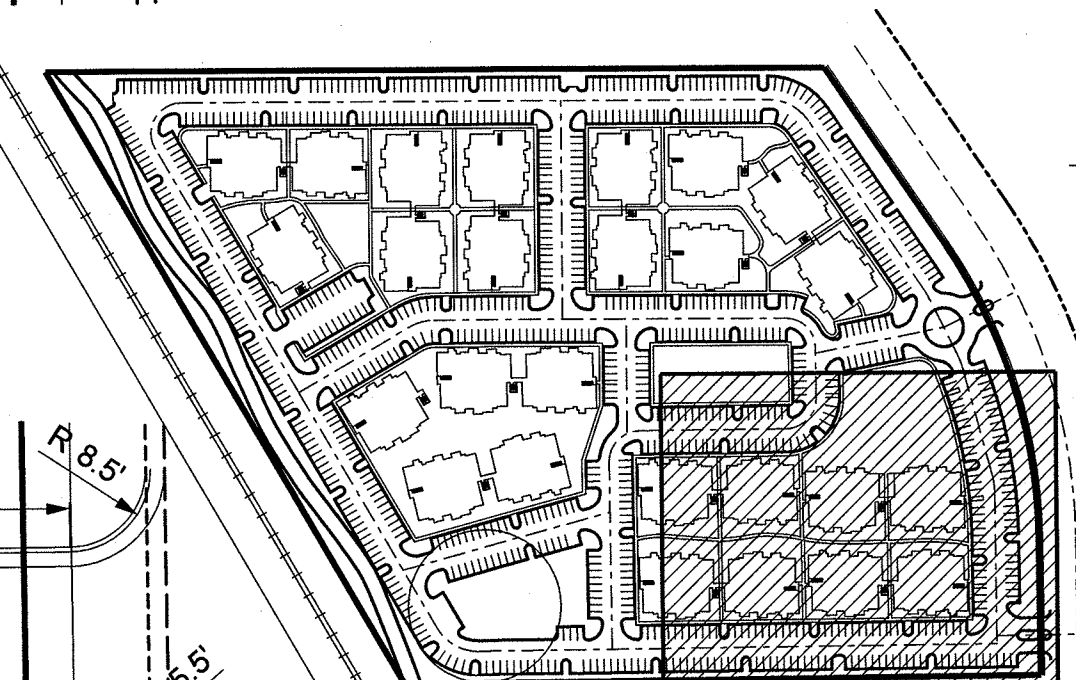
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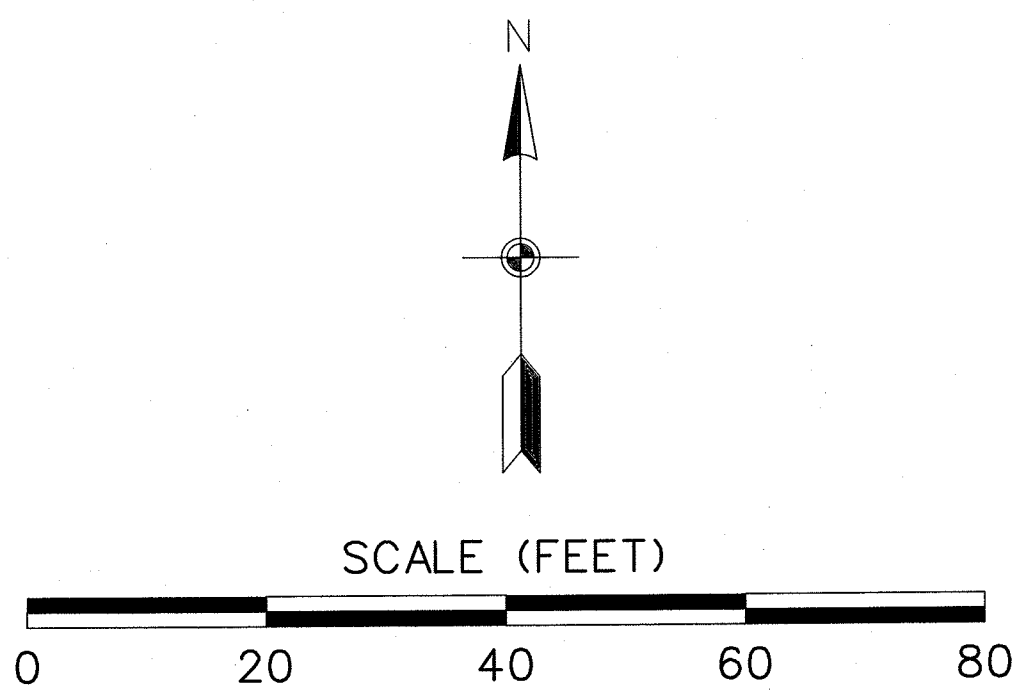


98.0' RIGHT OF WAY



— LANDSCAPE BERM, 3' MIN. HEIGHT
(SEE LANDSCAPING DETAIL)

PROPERTY LINE

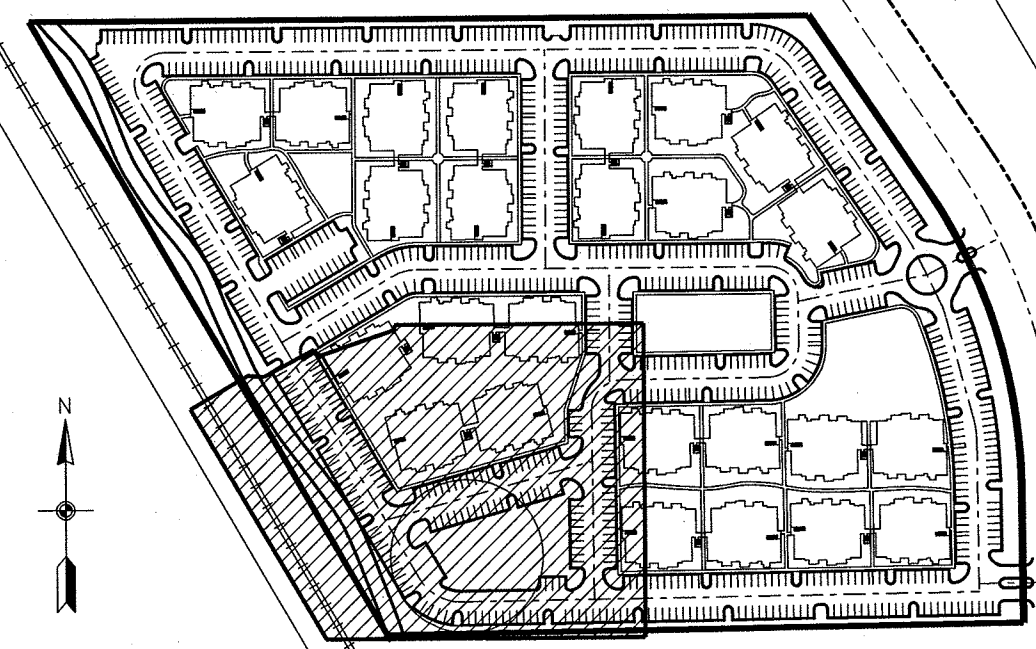


SEE SHEET 1.04

SEE SHEET 1.03

SEE SHEET 1.05

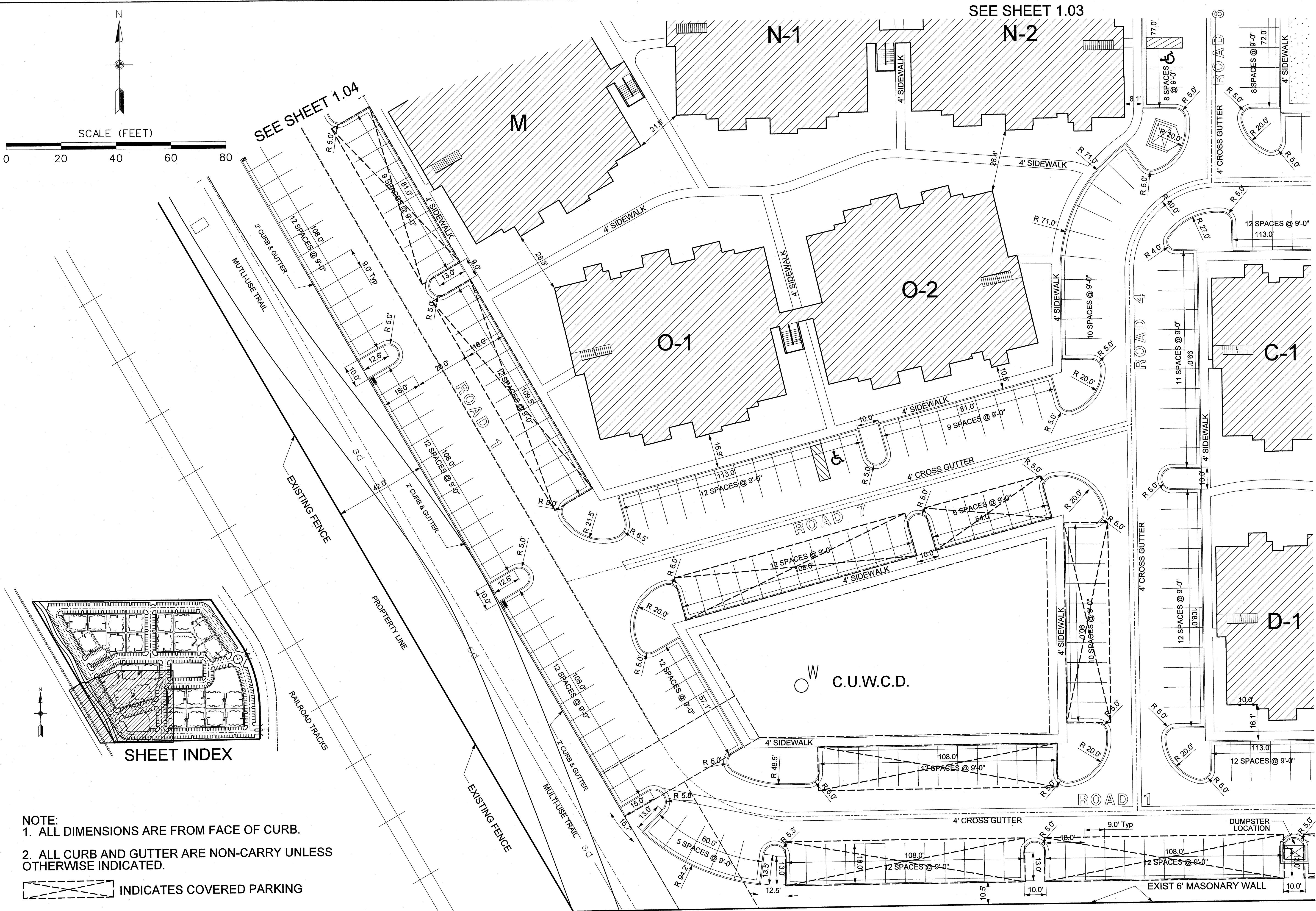
SEE SHEET 1.05



SHEET INDEX

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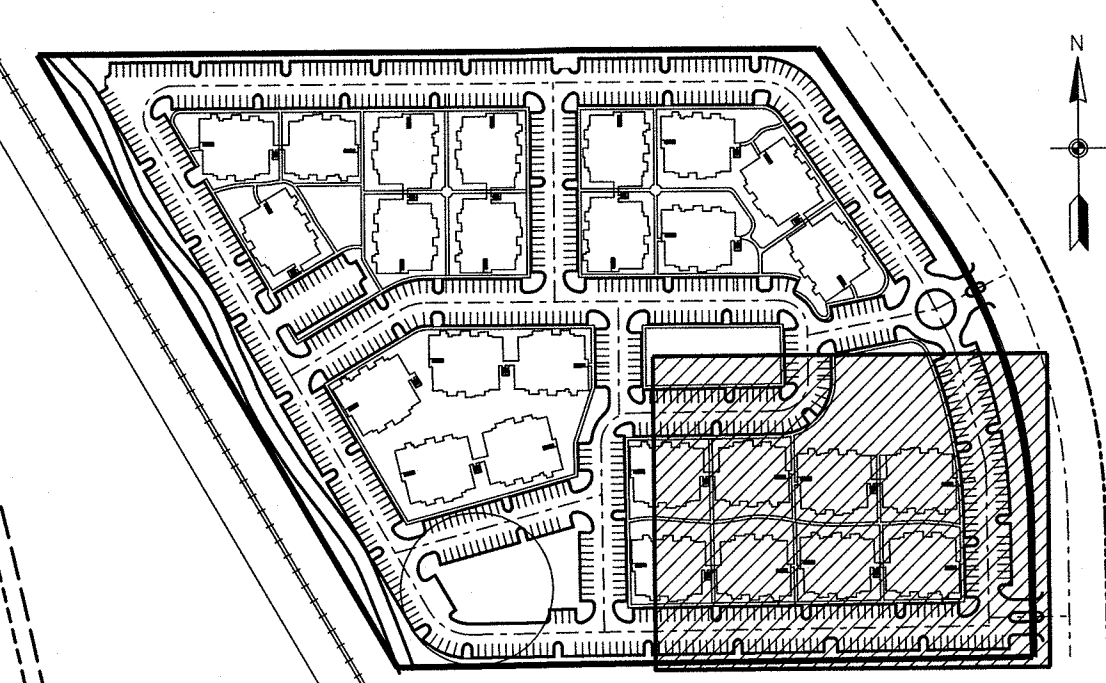
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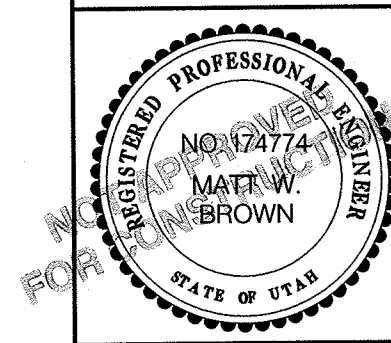
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PROJECT NO.
2014.023
SHEET NO.
1.06

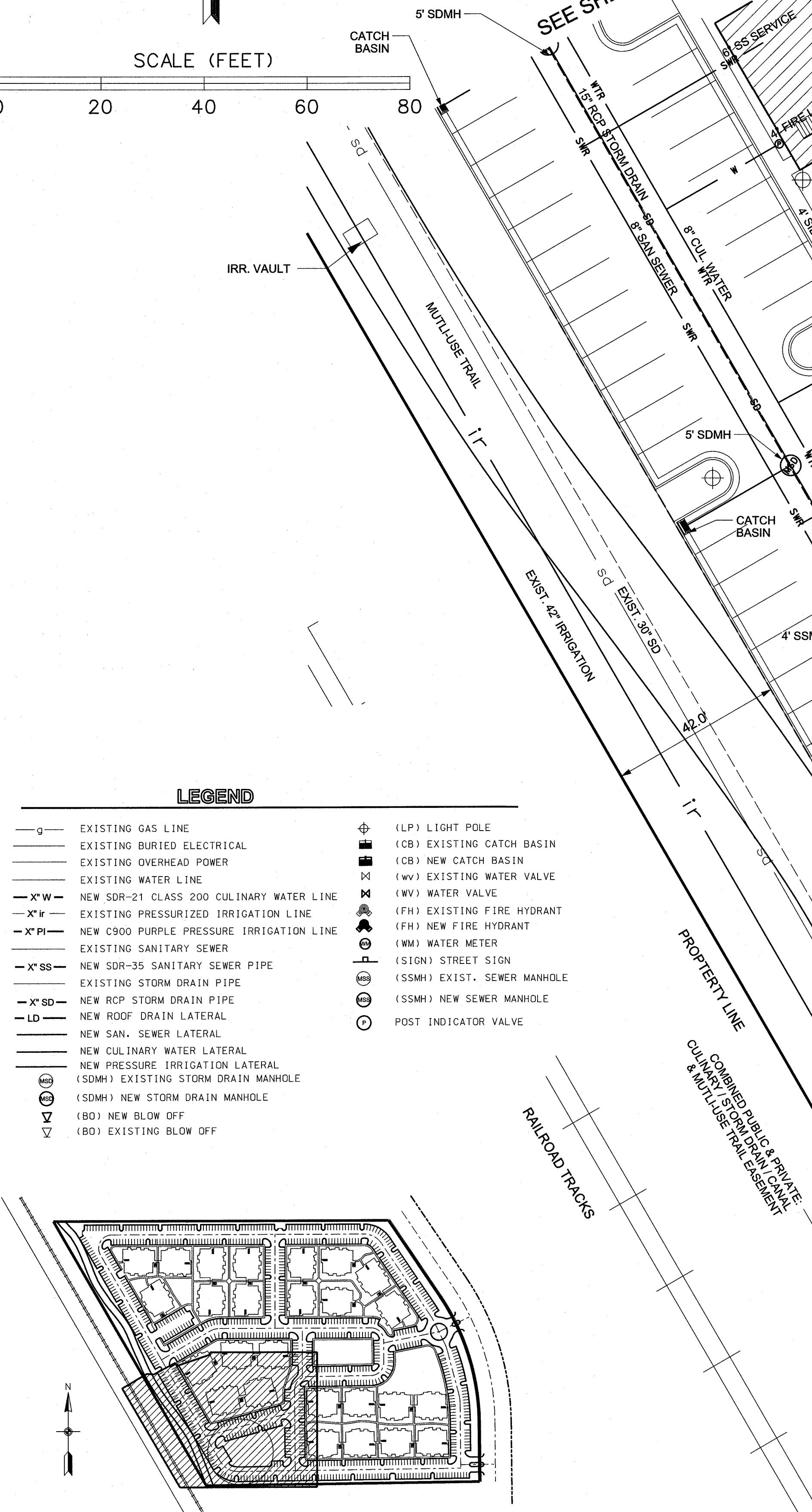
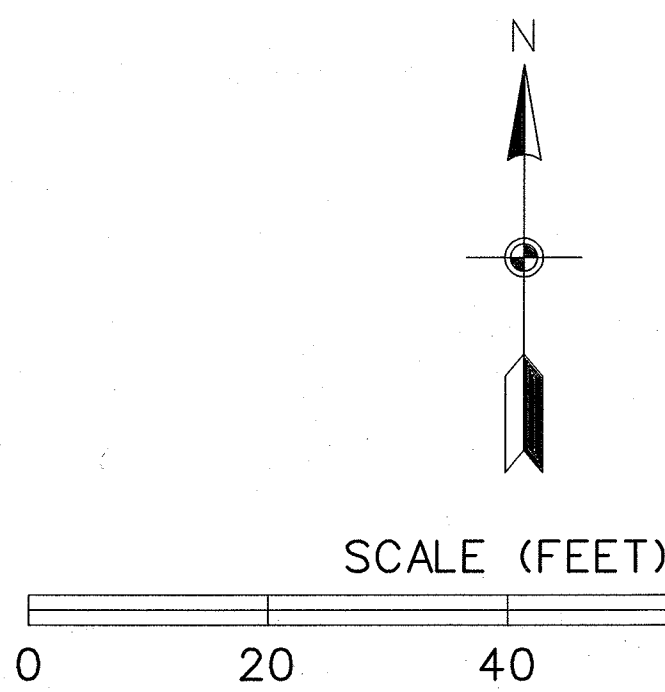
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578 East 770 North, Orem UT 84097

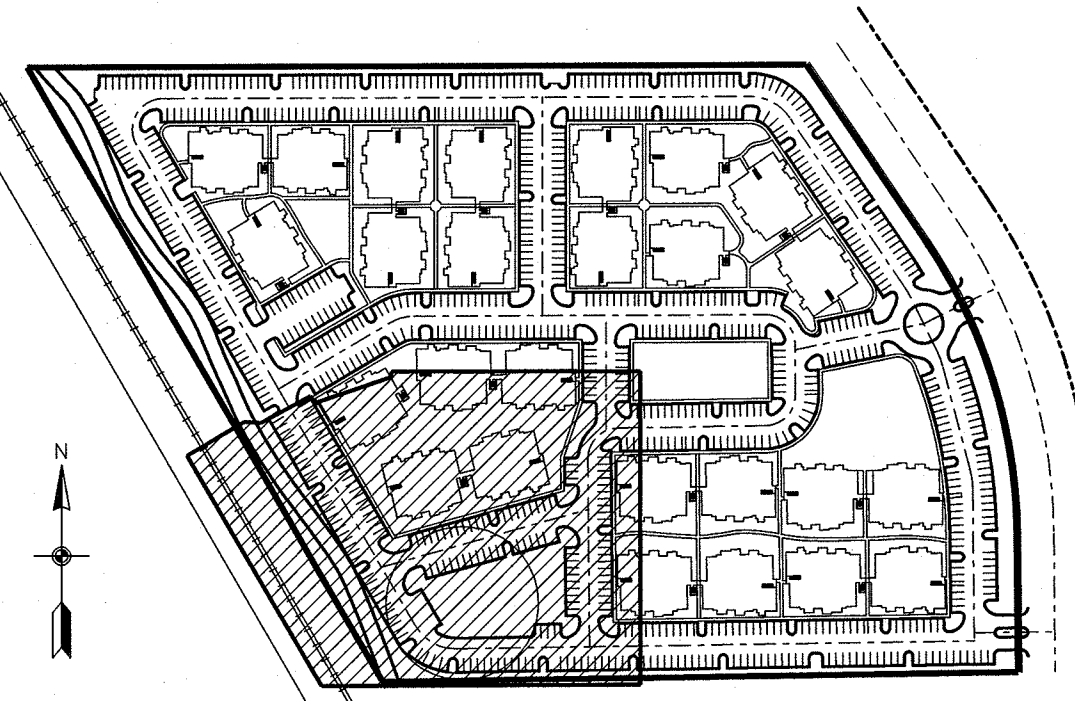
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0	PROJECT NO. 2014.023	Title: 255 MILL APARTMENTS
	SHEET NO. 2.04	Location: VINEYARD CITY, UTAH
		Drawing Name: UTILITY PLAN



LEGEND

- | | | | | |
|--------|--|---|-----------------------------|----------------------|
| —g— | EXISTING GAS LINE | ⊕ | (LP) LIGHT POLE | |
| — | EXISTING BURIED ELECTRICAL | ⊕ | (CB) EXISTING CATCH BASIN | |
| — | EXISTING OVERHEAD POWER | ⊕ | (CB) NEW CATCH BASIN | |
| — | EXISTING WATER LINE | ⊕ | (WV) EXISTING WATER VALVE | |
| —X—W— | NEW SDR-21 CLASS 200 CULINARY WATER LINE | ⊕ | (WV) WATER VALVE | |
| —X—ir— | EXISTING PRESSURIZED IRRIGATION LINE | ⊕ | (FH) EXISTING FIRE HYDRANT | |
| —X—PI— | NEW C900 PURPLE PRESSURE IRRIGATION LINE | ⊕ | (FH) NEW FIRE HYDRANT | |
| — | EXISTING SANITARY SEWER | ⊕ | (WM) WATER METER | |
| —X—SS— | NEW SDR-35 SANITARY SEWER PIPE | ⊕ | (SIGN) STREET SIGN | |
| — | EXISTING STORM DRAIN PIPE | ⊕ | (SSMH) EXIST. SEWER MANHOLE | |
| —X—SD— | NEW RCP STORM DRAIN PIPE | ⊕ | (SSMH) NEW SEWER MANHOLE | |
| —LD— | NEW ROOF DRAIN LATERAL | ⊕ | ⊕ | POST INDICATOR VALVE |
| — | NEW SAN. SEWER LATERAL | | | |
| — | NEW CULINARY WATER LATERAL | | | |
| — | NEW PRESSURE IRRIGATION LATERAL | | | |
| ⊕ | (SDMH) EXISTING STORM DRAIN MANHOLE | | | |
| ⊕ | (SDMH) NEW STORM DRAIN MANHOLE | | | |
| ⊕ | (BO) NEW BLOW OFF | | | |
| ⊕ | (BO) EXISTING BLOW OFF | | | |

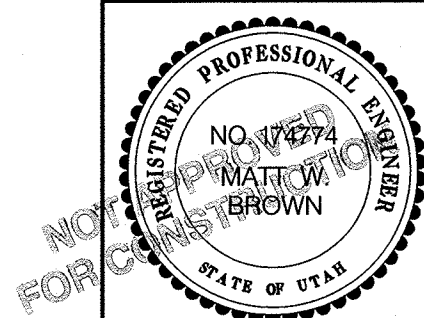


SEE SHEET 2.02

SEE SHEET 2.04

SEE SHEET 2.04

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ENGINEERING, INC.
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578 East 770 North, Orem UT 84097

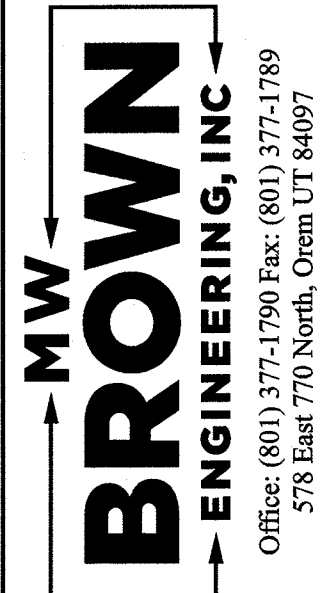


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No.	Date	By

Designed: D.B.
Drawn: D.B.
Checked: D.B.
Date: JULY 2014

255 MILL APARTMENTS
VINEYARD CITY, UTAH
UTILITY PLAN

Title: PROJECT NO. 2014.023
Location: SHEET NO. 2.05
Drawing Name:



A circular professional engineer seal for the State of Utah. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the seal displays the license number "NO. 174774" and the name "MATT W. BROWN". A faint, diagonal watermark reading "NO. 174774" is visible across the seal.

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 Checked _____
 Date JULY 2014

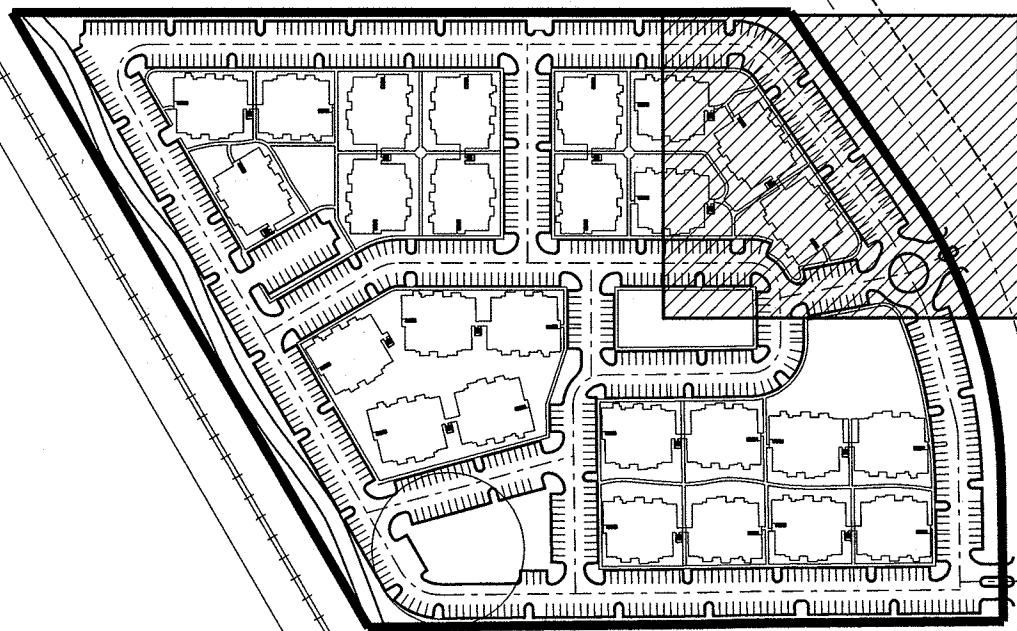
255 MILL APARTMENTS
VINEYARD CITY, UTAH
SEWER & WATER EASEMENTS

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SHEET NO. 2.06		

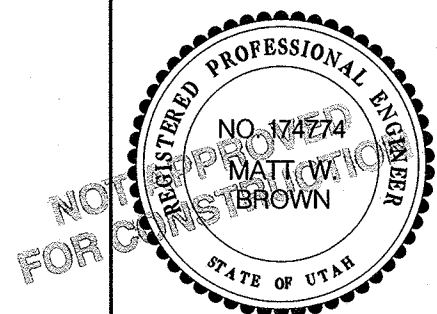
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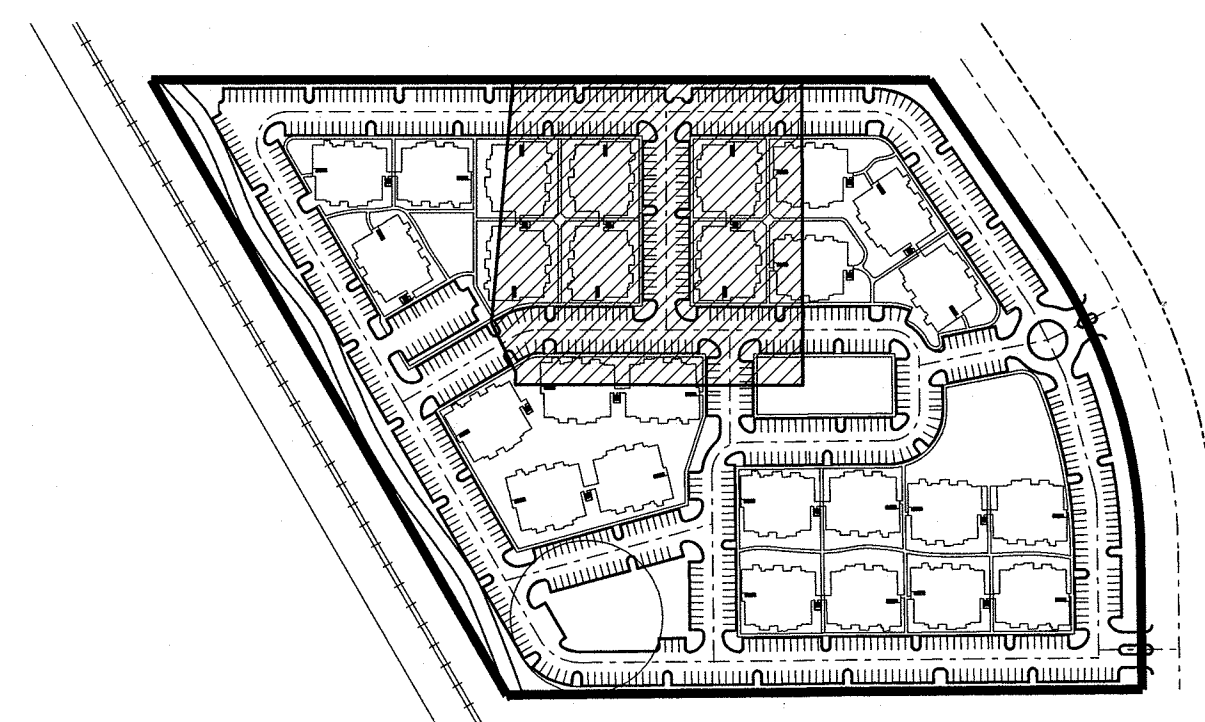
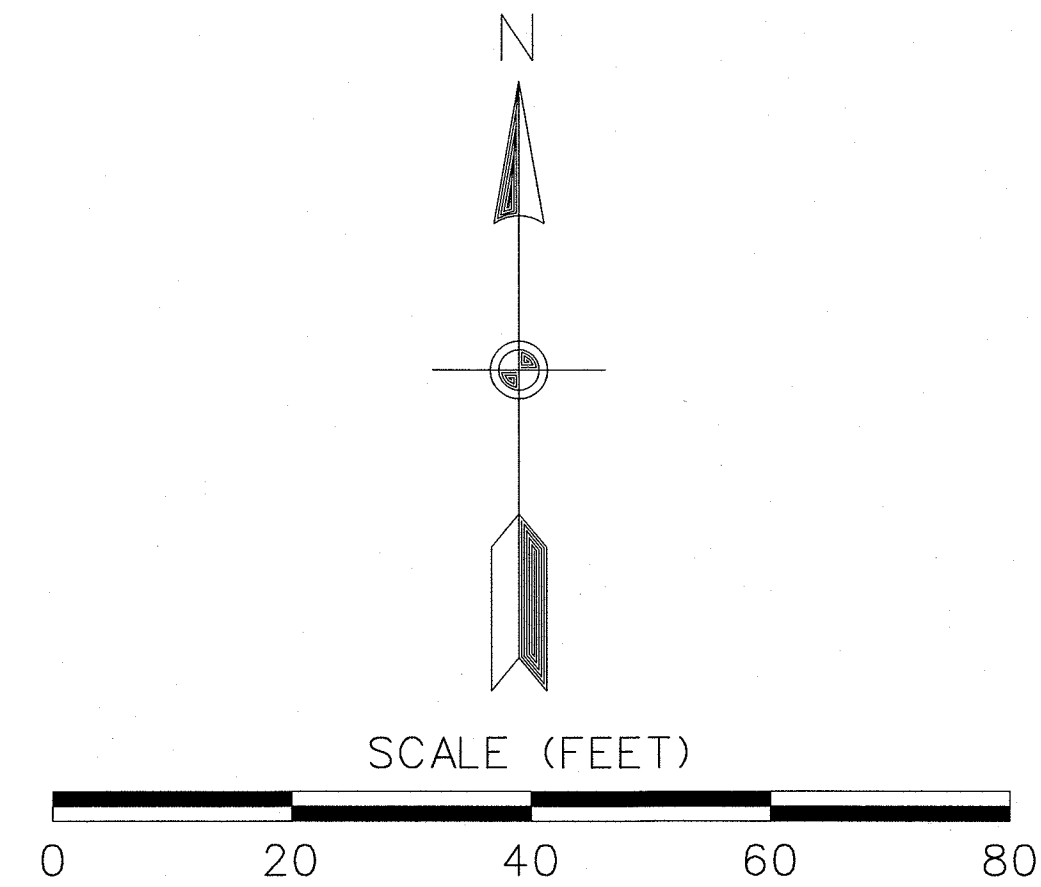


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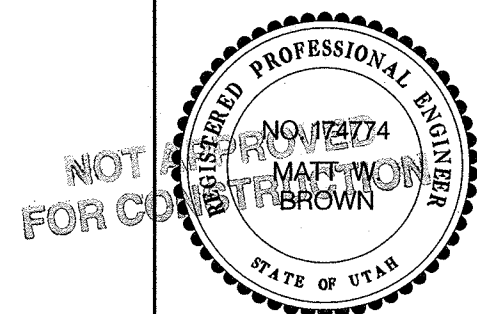


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SHEET INDEX



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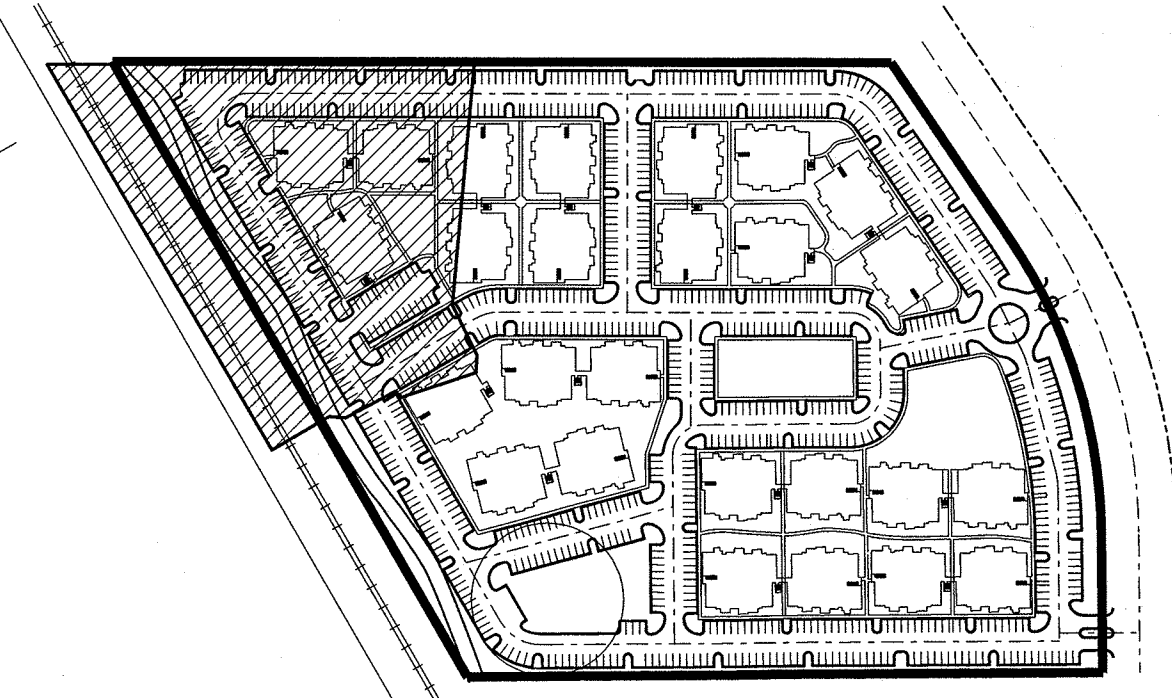
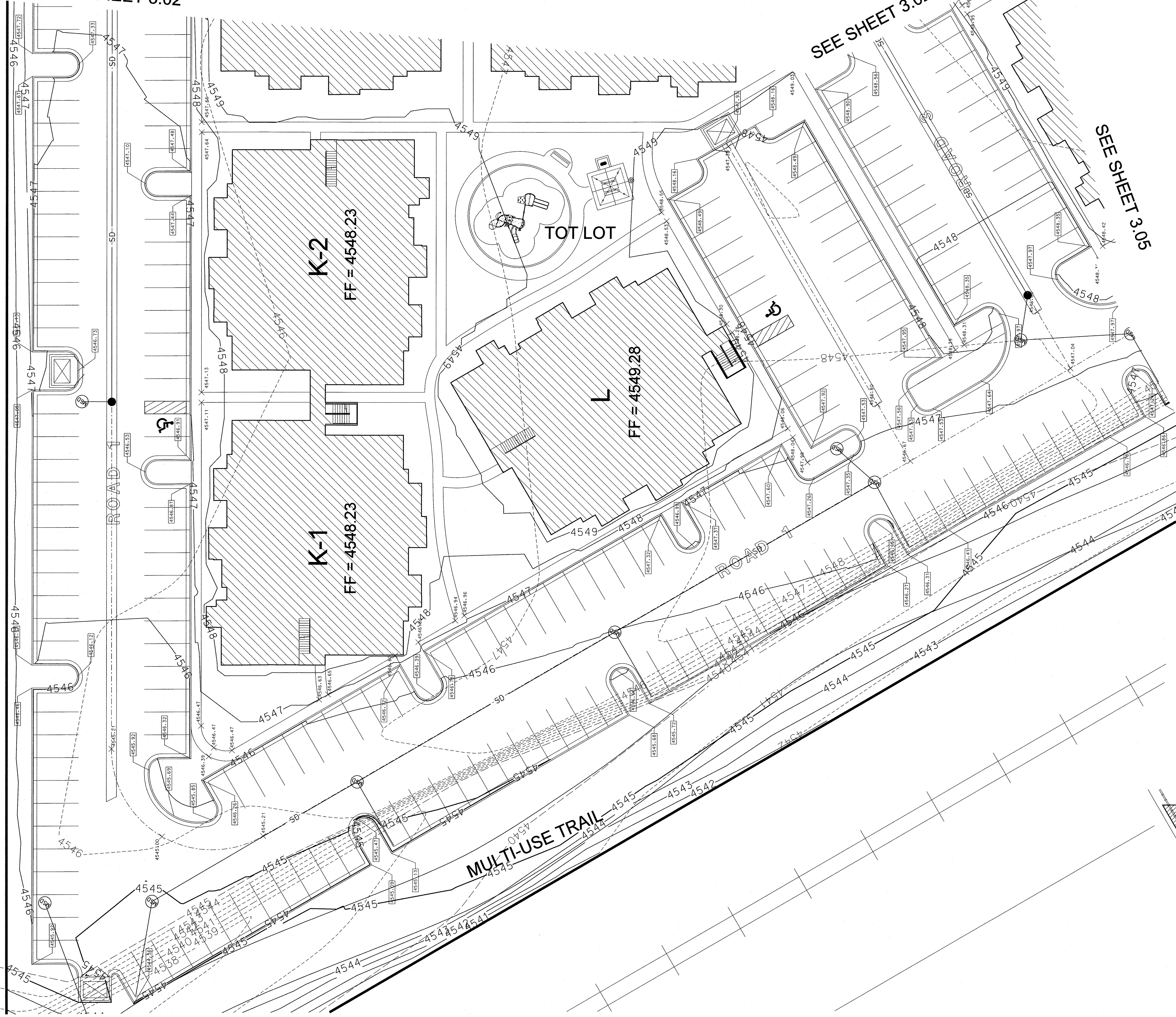
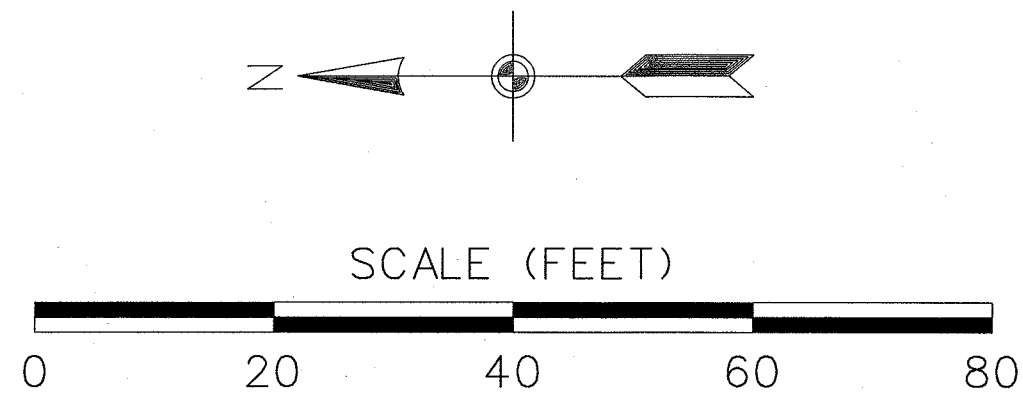
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Drawing Name: GRADING PLAN

PROJECT NO.
2014.023
SHEET NO.
3.02

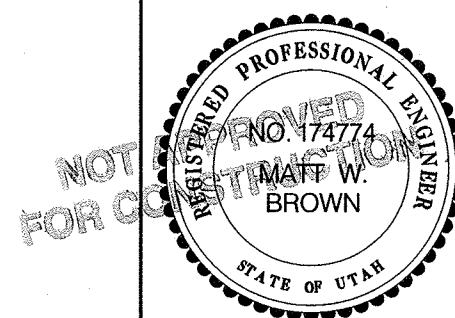
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SEE SHEET 3.05



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ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



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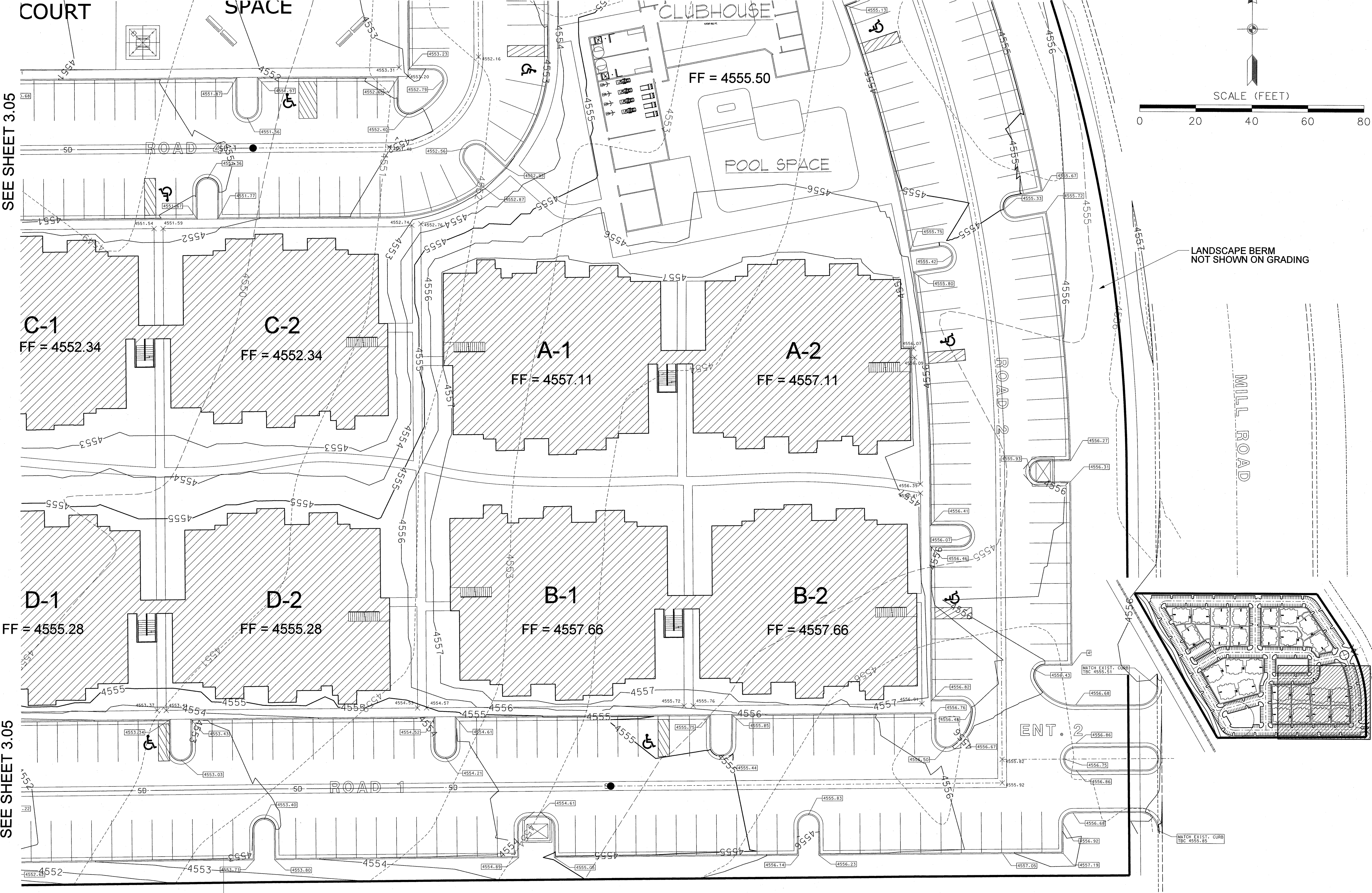
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Title: 255 MILL APARTMENTS
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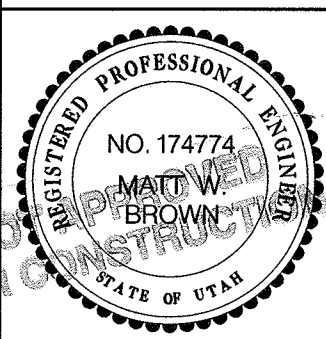
PROJECT NO.
2014.023
SHEET NO.
3.03

SEE SHEET 3.01

SEE SHEET 3.01



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578 East 770 North, Orem UT 84097

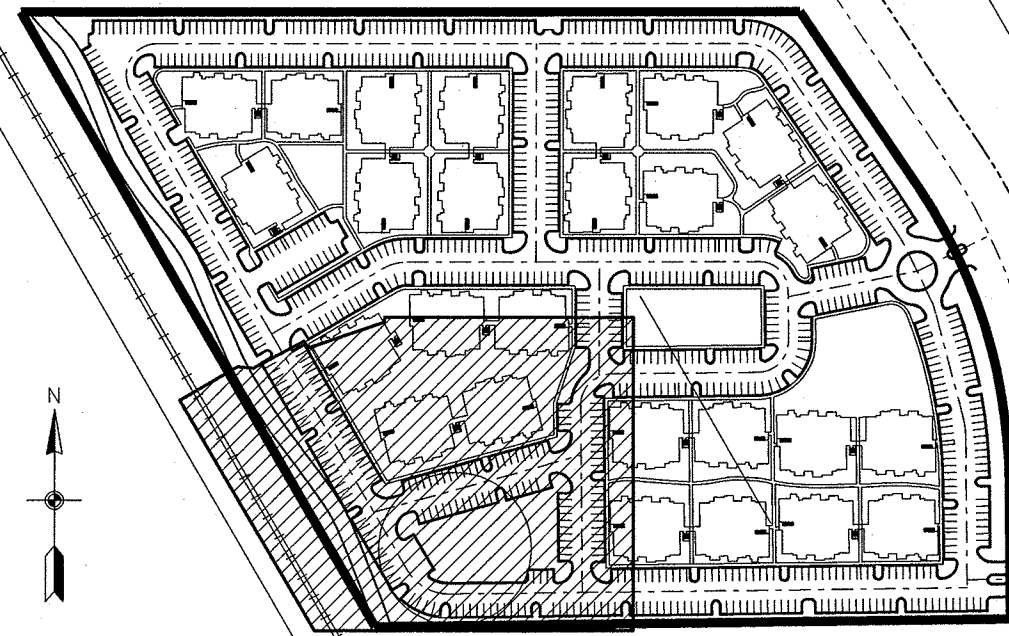
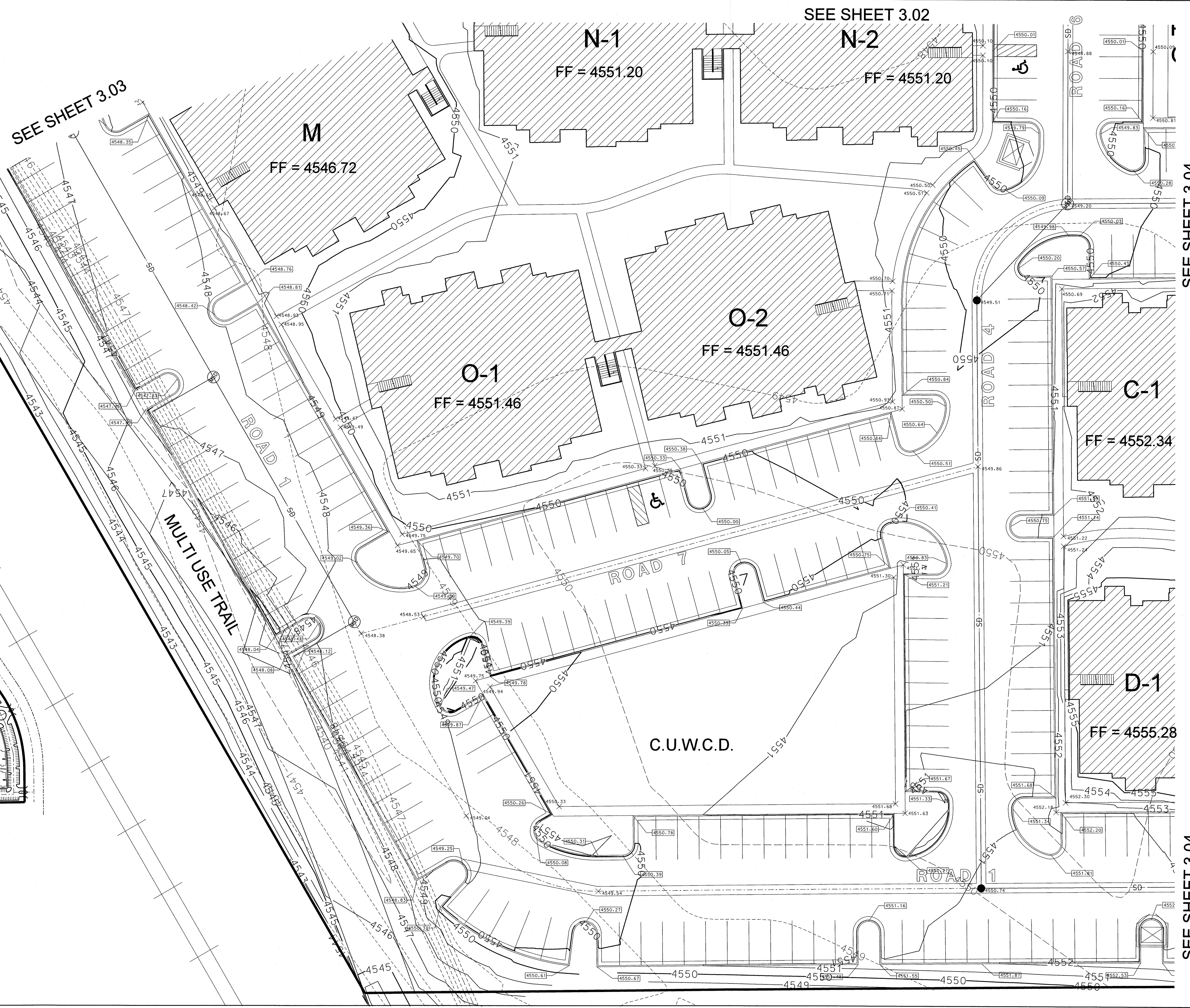


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255 MILL APARTMENTS
VINEYARD CITY, UTAH
GRADING PLAN

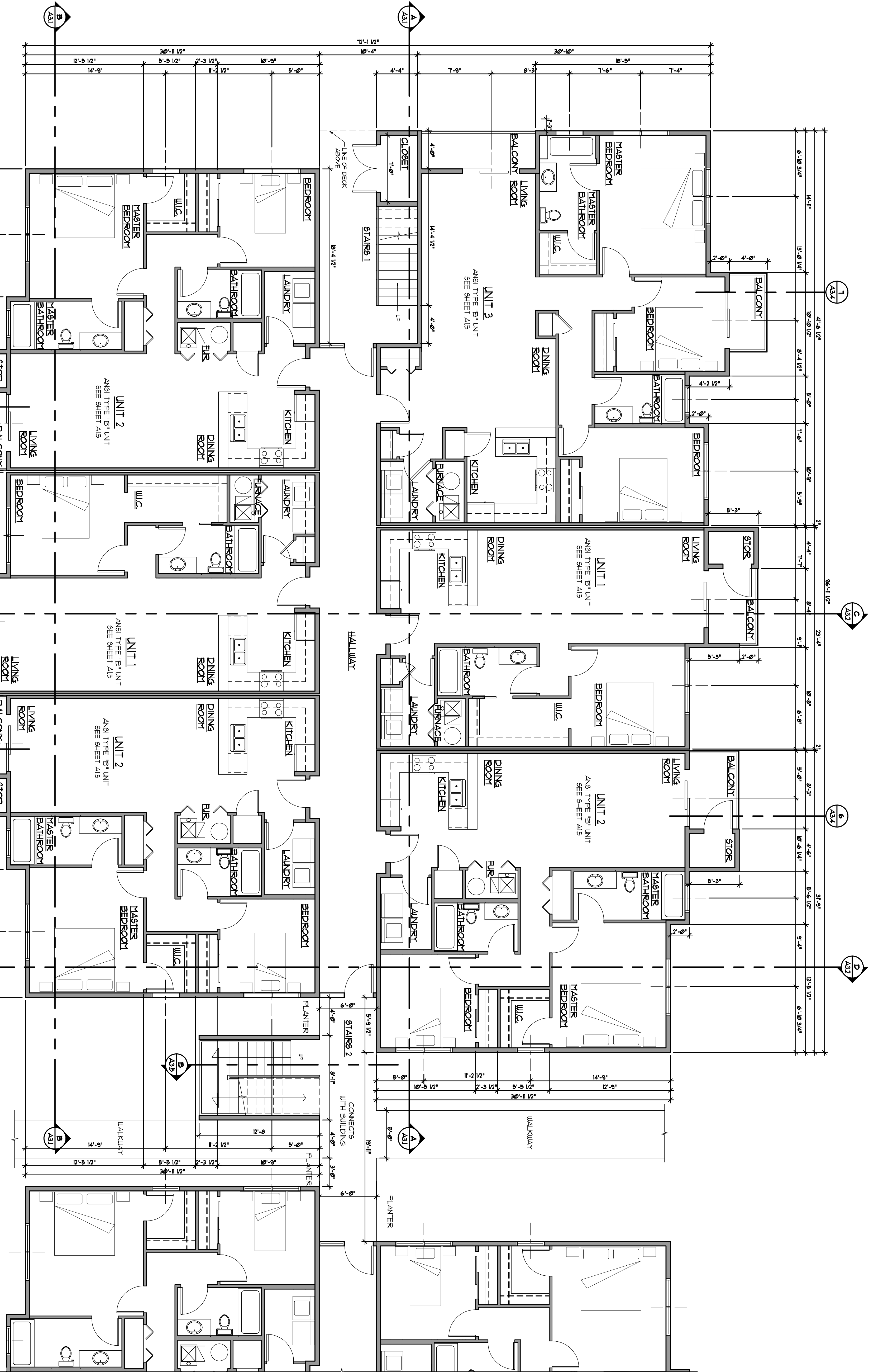
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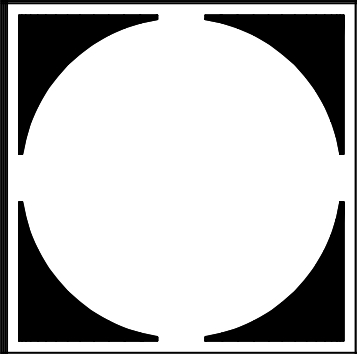
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MW BROWN ENGINEERING, INC.	OFFICE: (801) 377-1700 Fax: (801) 377-1789 578 East 770 North, Orem UT 84097
	No. _____ Date _____ By _____ REVISIONS
255 MILL APARTMENTS VINEYARD CITY, UTAH GRADING PLAN	PROJECT NO. 2014.023
SHEET NO. 3.05	DRAWING NAME: GRADING PLAN



A MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"



SCHOLZ ARCHITECTS
ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

1803 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com



255 MILL APARTMENTS 18-PLEX

VINEYARD, UTAH

MAIN LEVEL FLOOR PLAN

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DATE 3/18-1-07
JOB 14-012
ATL_VA_FFP
PM

REVISION:

DATE

A1.1

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION, UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



A1.2

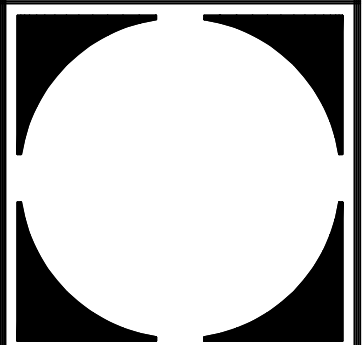
ISSUE/REV:	DATE:

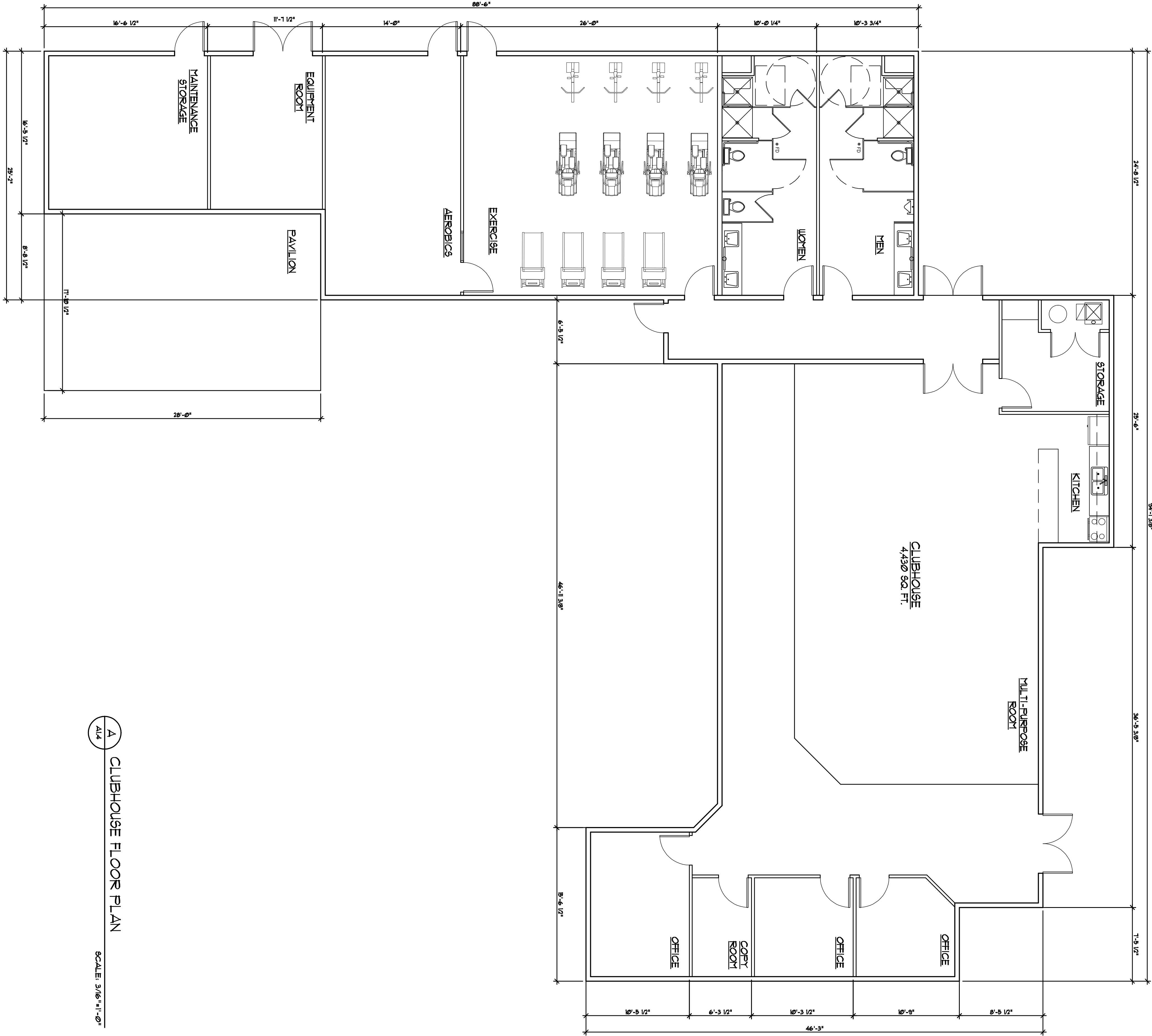
PLOT
 SCALE 3/16"-1'-0"
 DATE 7/16/14
 JOB 14-012
 A12_VA_FP
 PM

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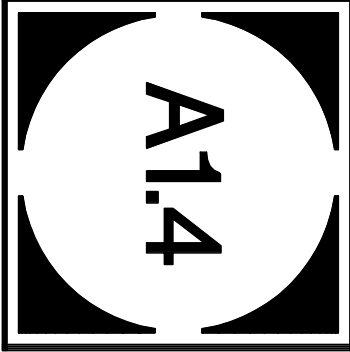


1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com





A CLUBHOUSE FLOOR PLAN
SCALE: 3/16"=1'-0"



REVISION:	DATE:

PLOT SCALE	3/16"=1'-0"
DATE	7/16/14
JOB	14-012
	A1.4_VA_FP
	PM

255 MILL APARTMENTS - CLUBHOUSE

VINEYARD, UTAH

MAIN LEVEL FLOOR PLAN

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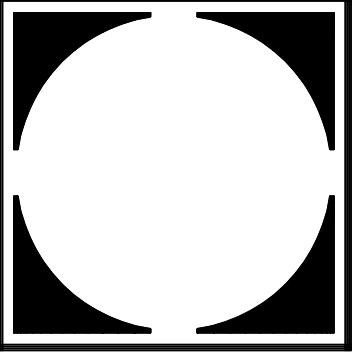


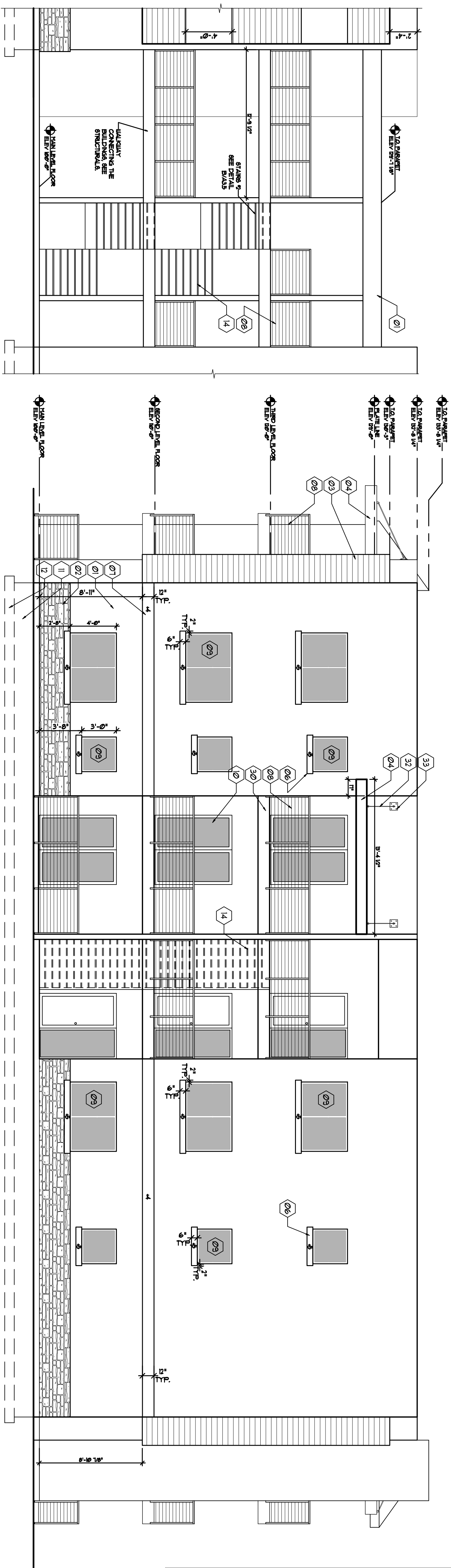
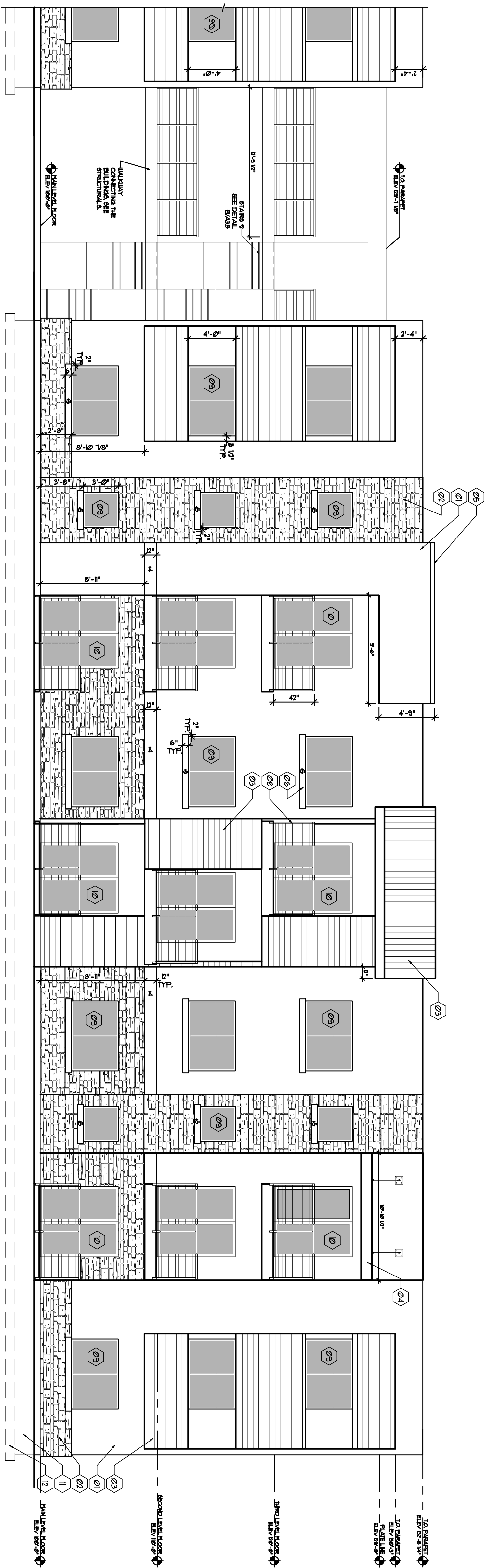
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- | | |
|----|--|
| 07 | DRY-IT VENTILATION BARRED SYNTHETIC STUCCO FINISH OVER IT MIN RIGID ROOF INSULATION. PROVIDE CONTINUOUS LATH-ON AT ALL STUCCO TERMINATIONS, AND FILL IN CORNER BEAD AT ALL CORNERS. STUCCO SHALL BE IN STRICT COMPLIANCE WITH IBC, SECT. 2607. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S AND PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE INSTALLATION. PROVIDE 1' COATS OF STUCCO ELASTOMERIC FINISH OVER THE ENTIRE SURFACE OF EXTERIOR WALLS. PROVIDE ANCHORS PER ARCHITECT AND OWNER. STUCCO SYSTEM TO ALWAYS BE PLACED OVER 1/8" CBS SHEATHING. PROVIDE EXPANSION OR CONTROL JOINTS THROUGHOUT AS PER MANUFACTURER RECOMMENDATIONS IF NOT ALREADY DESIGNED BY ARCHITECT. STYLE AND COLOR AS PER OWNER/ARCHITECT. |
| 08 | CALIBRATED STONE OVER TYPICAL OR EQUAL, VAPOR BARRIER, INSTALL AS PER MANUFACTURER SPECIFICATIONS. STYLE AND COLOR AS PER OWNER/ARCHITECT |
| 09 | BOLD SUB II CORRUGATED METAL PANEL & MANUFACTURED BY CORRUGATED METAL INC. OR APPROVED EQUAL. PAINTED AS PER OWNER/ARCHITECT |
| 10 | OVERLAPPED METAL CANOPY - SEE SECTION 6.03.4 FOR MORE DETAILS. |
| 11 | COLOR AS PER OWNER/ARCHITECT. |
| 12 | COLOR-CLAD CAP AND FLASHING, COLOR AS PER OWNER/ARCHITECT. |
| 13 | SYNTHETIC STUCCO UNCOLORED SILL. |
| 14 | DRYVIT FOAM BOARD COVERED W/ORTHNETIC STUCCO FINISH. |
| 15 | CABLE GUARDRAIL SYSTEM WITH 4" GUARDRAIL AND 12" BALUSTERS. |
| 16 | DOUBLE GLAZED, ALUMINUM-CLAD, ALUMINUM UNICOLORED BY JONES PANT # 693. OR EQUAL. STYLE & COLOR BY OWNER/ARCHITECT. |
| 17 | FABRIKAT PAINTED ALUM. STOREFRONT DOOR FRAMING SYSTEM TO BE TRI FAB DOORS TO BE MASONRY STYLE W/ UNPAINTED GLASS. PROVIDE SMOOTH HARD BRIDGE PIN W/ ON TOPPER STEEL # DOWNS. |
| 18 | #6 CONCRETE FOUNDATION WALL W/ 3'-0"X4'S APRMATT EMBEDDING ON EXTERIOR SURFACE OF CONCRETE FOUNDATION BELOW FINISHED GRADE TRAILT PLATE ALL CONCRETE SURFACES. SEE FOOTING AND FOUNDATION PLAN SII |
| 19 | CONCRETE FOOTING - SEE FOOTING AND FOUNDATION PLAN SII |
| 20 | 4" CONCRETE SLAB OVER 4" GRANUL BASE. |
| 21 | STEEL STRAINS AND LANDING FRAMING, PAINTED AND SEALED. SEE SECTIONS ABA,B35 |
| 22 | 2x6 STUDS • 8' OC. |
| 23 | 2x4 STUDS • 8' OC. |
| 24 | 2x4 OR 2x6 REDUCED OR PRESSURE TREATED SOLE PLATE. PROVIDE ANCHORS BOLTS AS PER FRAMING PLANS. |
| 25 | DOUBLE 2x4 OR 2x6 TOP PLATE. |
| 26 | 1/8" CBS FLUTWOOD SHEATHING W/ 8D NAILS • 4" OC. ON EDGES. |
| 27 | 1/2" BCI 6500 JOISTS SEE FRAMING PLANS 912, 913, 914. |
| 28 | 3/4" 1x6 FLUTWOOD FLOOR SHEATHING. |
| 29 | 5/8" TYPE "X" GYP. BD. |
| 30 | R-13 BATT INSULATION IN PARTY WALL. |
| 31 | R-13 BATT INSULATION IN 2x6 FRAMESTUD WALL WITH 5/8" TYPE "X" GYP. BD. OVER 6MM POLYETHYLENE VAPOR BARRIER. |
| 32 | R-30 BATT INSULATION + BOTTOM CORNER OF ROOF TRUSSES FULLY STAPLED WITH NONCOMBUSTIBLE VAPOR BARRIER. |
| 33 | WOOD BEAM, SEE FRAMING PLAN + BEAM SCHEDULE. |
| 34 | ALUMINUM 80FFH. COLOR AS PER OWNER/ARCHITECT. |
| 35 | ALUMINUM FACIA WITH ALUMINUM FINISH. COLOR AS PER OWNER/ARCHITECT. |
| 36 | RIGID INSULATION 1" MIN 1/4"FT. SLOPE TO DRAIN. |
| 37 | ROOFING SYSTEM TO BE VERBOD VERRUULED 60 MIL THQ OVER RIGID INSULATION OR APPROVED EQUAL. INSTALL 65 YR+WEATHER-RESISTANCES RECOMMENDATIONS AND DETAILS. |
| 38 | SLOPED DECKING STRUCTURE WITH PARADECK DECK VENTRAKE, VERIFY WITH OWNER. |
| 39 | RAISED RISER METAL ROOFING TO BE BERBERIDE TYP PANEL. PROVIDE ALL MANUFACTURERS RECOMMENDATIONS CONCERNING INSTALLATION. |
| 40 | 3/8"x1/2"x1/2" DIA STEEL CABLE. |
| 41 | 3/8"x1/2"x1/2" DIA STEEL PLATE. |
| 42 | 2x6" JOISTS SEE FRAMING PLANS 912, 913, 914. |
| 43 | PROVIDE 3 1/2" SOUND BATT INSULATION AT PARTY WALLS. |



A	FRONT ELEVATION
A23	
CHARACTER SKETCH	
NTS	



FRONT ELEVATION

B

A23 CHARACTER SKETCH N.T.S.



C	RIGHT ELEVATION	
A23	CHARACTER SKETCH	NT5



D	
A23	LEFT ELEVATION
CHARACTER SKETCH	N.T.S.

PLAT SCALE	NT.S.
DATE	7/16/14
JOB	14-012
	A23, VA, ELEV
	PM
ISSUANCE:	DATE

255 MILL APARTMENTS CLUBHOUSE

VINEYARD, UTAH

ELEVATIONS

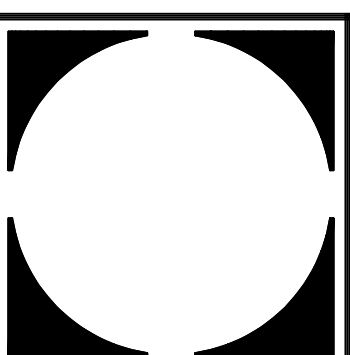
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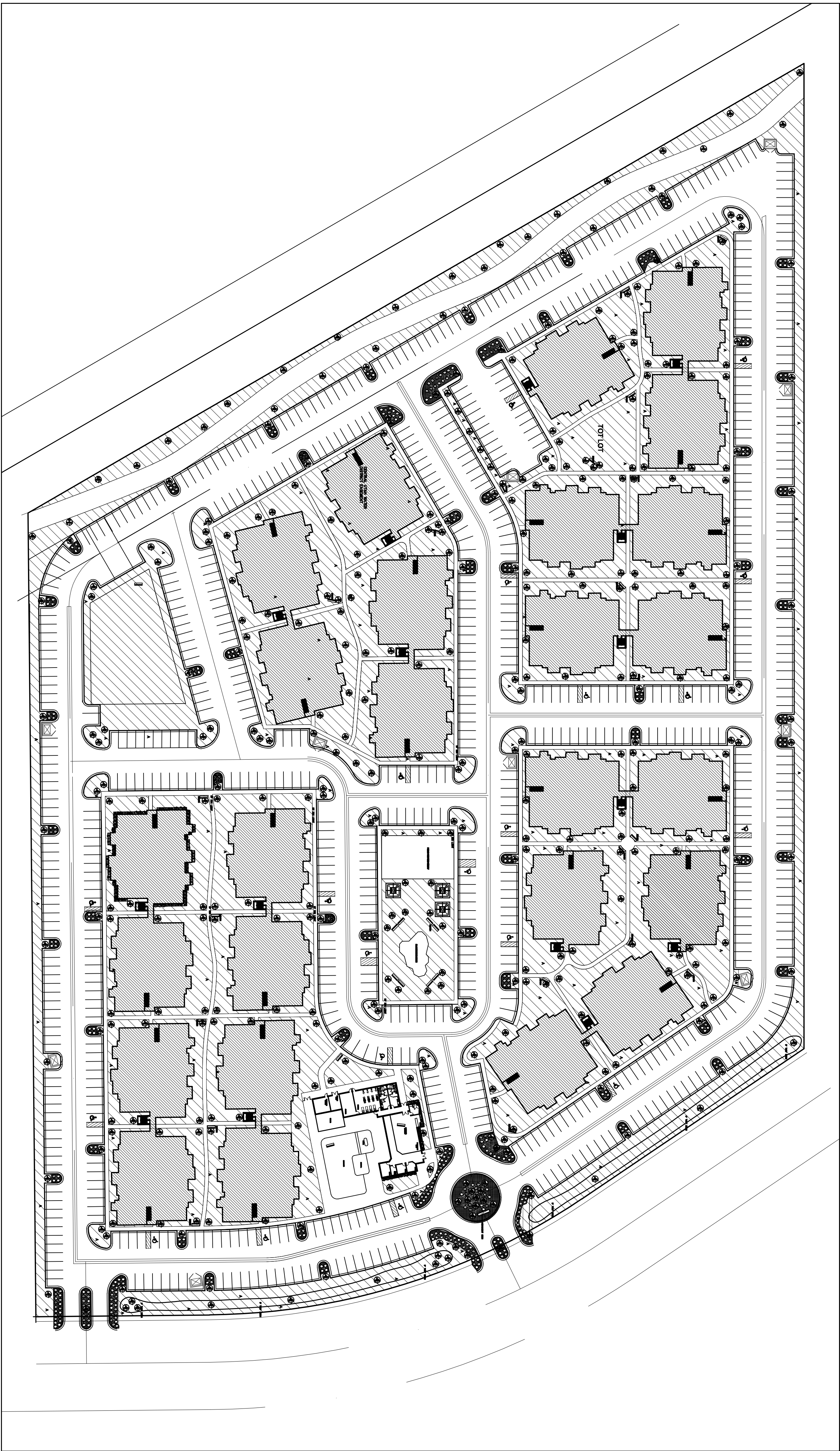


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LANDSCAPE NOTES:

1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 2x DIAMETER OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
7. RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20LB/100S.F., PRIOR TO SOD INSTALLATION.
9. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
10. ALL AREAS THAT DO NOT HAVE SEEDED TURF LABELED (A) ARE TO BE COVERED WITH 1.5"-2" DIAMETER ROCK, AT A DEPTH OF 3" OF ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED PRIOR TO INSTALLATION OF ROCK MULCH.

TABULATION TABLE:

DESCRIPTION	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL ACREAGE	790,297	18.14	100%
BUILDING FOOTPRINT	174,991	4.01	22.1%
TOTAL IRRIGATED LANDSCAPE AREA	264,026	6.06	33.4%

A LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

Proposed Planting List

Type	Letter	Botanical	Common	Color	Size	Qty
Ground Cover	A	18% 'Bluestar,' 19%				
	B	'Marquis,' 17%				
		'Newport,' 17%				
Diciduous	C	'Touchdown,' Kentucky				
	D	Bluegrass, 16% 'APM,'				
	E	& 13% 'Accent'				
Trees	A	Perennial Ryegrass at				
	B	a rate of 220lbs per				
		acre				
Evergreen	A	Seeded Turf				
	B	Green				
		match exteriors				
Shrubs	A	N/A				
	B	2" @ 3" deep				
Ornamental	C	Acer ginnala 'Flame'				
	D	Amur Maple				
	E	Green, Red				
Grass	A	Fraxinus americana				
	B	Autumn				
		appliance ash				
	C	Orange				
	D	Winter Gem				
	E	Boxwood				
	A	Green				
	B	5				
		gallon				
	A	1334				
	B					
	A	Hamel				
	B	alopocuroides				
		fountain grass				
	A	tips				
	B	5				
		gallon				
	A	924				
	B					

LANDSCAPE MAINTENANCE SCHEDULE

Task	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS												
Monitoring												
Pruning (if needed)												
Deadhead plants												
Fertilization												
Sut back perennials & grasses												
Waters - as needed												
PLANTING BEDS												
Edging												
Weeding - as needed												
Mulching												
Soil testing												
Leaf Removal (if needed)												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilize/Lime												
Seeding												
WINTER CLEAN UP												
NOW REMOVAL PLAN												

**Disclaimer: The schedule shown above is for guidance only. Scheduling of maintenance activities should be coordinated with seasonal weather conditions.

SCHOLZ ARCHITECTS

ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN



2055 Mill Apartments

UTAH

VINEYARD, UTAH

VARIES

DATE 12-8-14

JOB 14-012
LS_VINEYARDAPT
AS

DESIGNER: [Name]

DATE

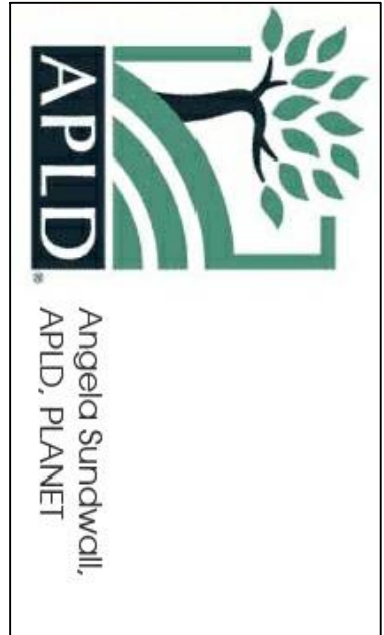
LS.1



B CLUBHOUSE AMENITIES LANDSCAPE PLAN
SCALE: 1/8"=1'



C DETAILED MAIN ENTRANCE
SCALE: 1/8"=1'



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2055 Mill Apartments

VINEYARD, UTAH

LANDSCAPE PLAN

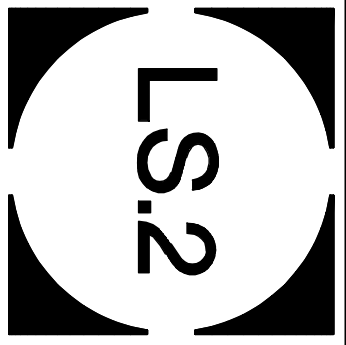
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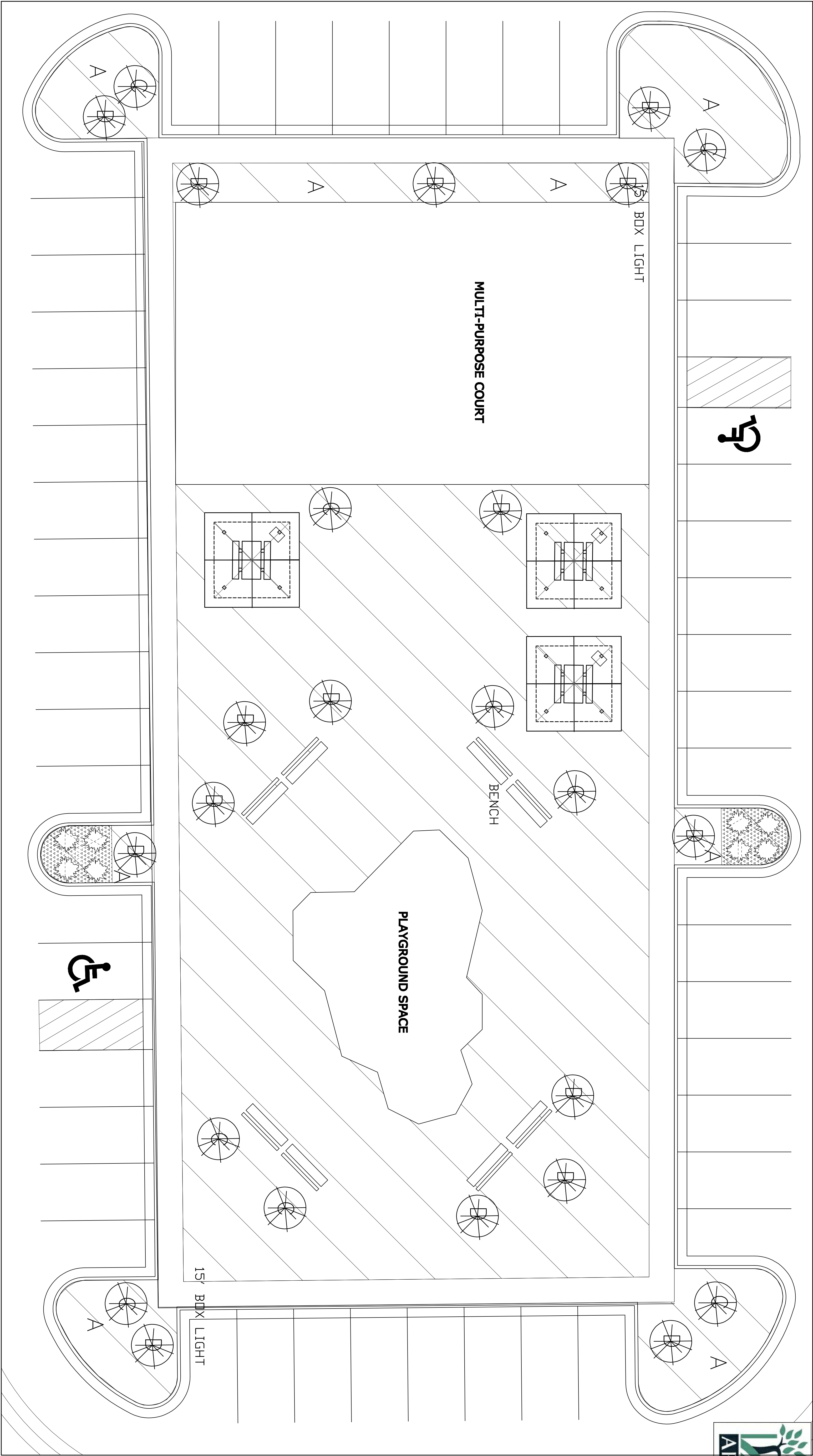
NOT SCALE VARIES

DATE 12-8-14

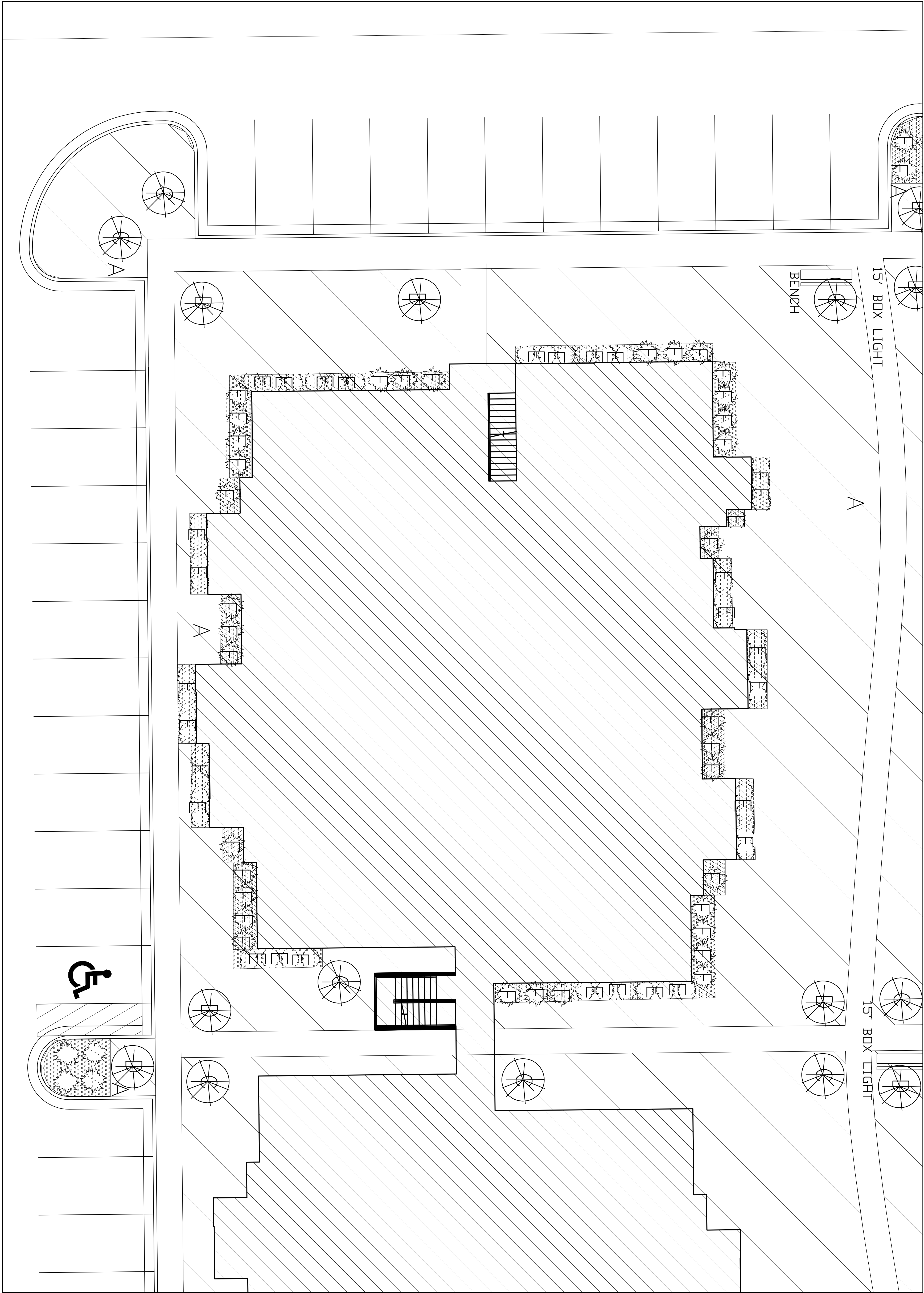
JOB 14-002
LS_VINEYARDAPTS
AS

DESIGNED BY DATE





D COMMON SPACE LANDSCAPE DETAIL
SCALE: 1/8"=1'



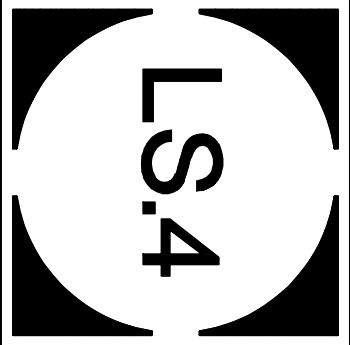
E TYPICAL APARTMENT LANDSCAPE DETAIL
SCALE: 1/8"=1'



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2055 Mill Apartments
VINEYARD, UTAH
LANDSCAPE PLAN
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NOT SCALE	VARIES
DATE	12-8-14
JOB	14-09
LS_VINYL ADAPTS	AS
REVISION	DATE





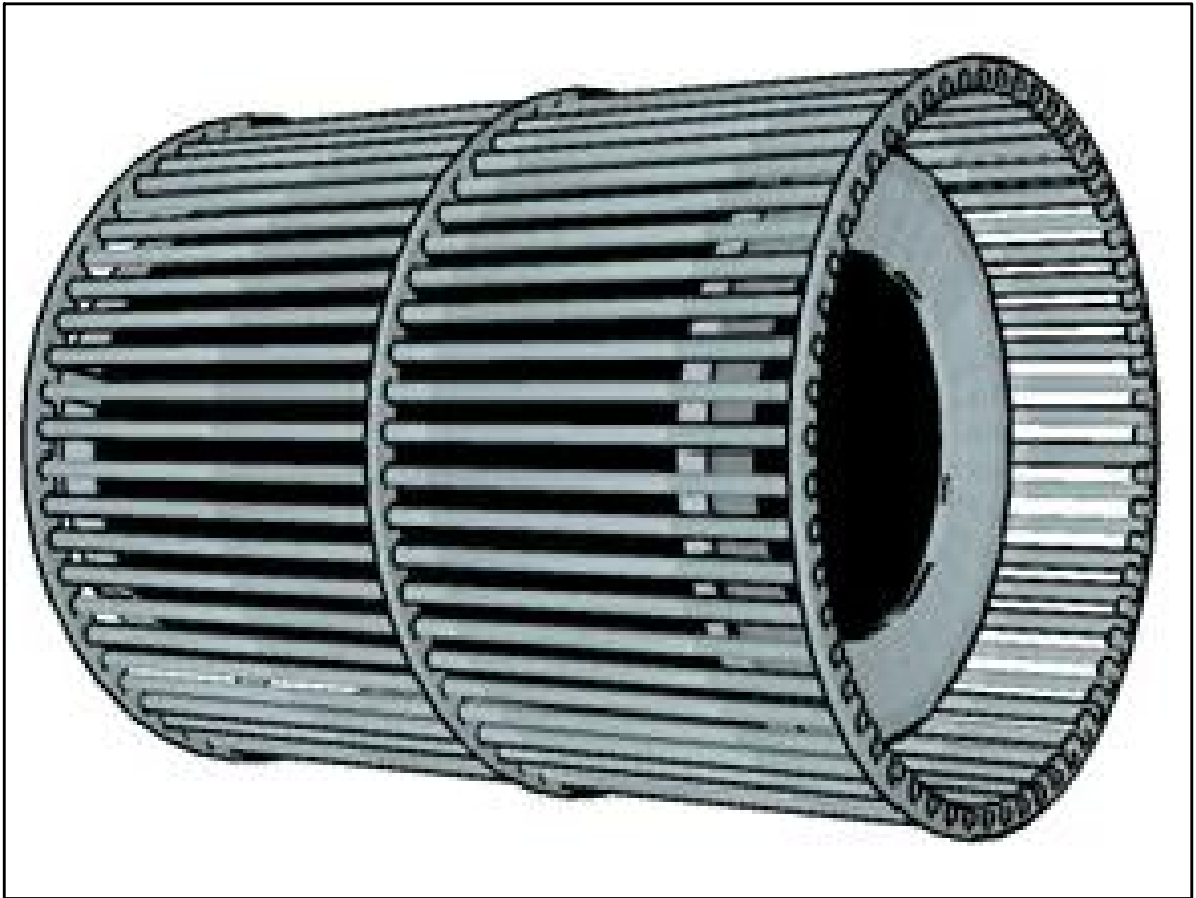
F
LS
TYPICAL PICNIC TABLE
HICKORY PICNIC TABLE. COLOR: BLACK. LEED CERTIFIED. 73 x 73 x 32 IN
SPECIFICATION FROM WWW.PREMIERFURNITURE.COM



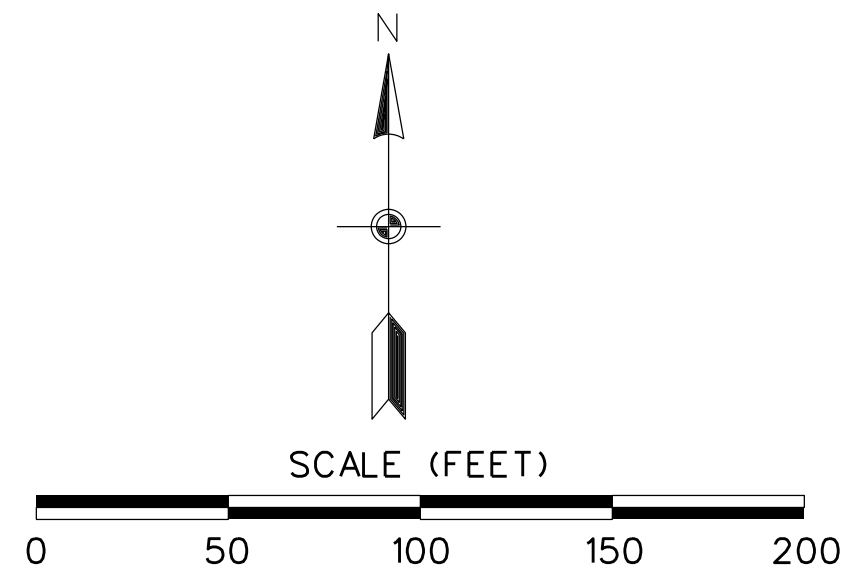
G
LS
TYPICAL BIKE RACK
3 STAPLE BIKE RACK. COLOR: BLACK. PEEL. ITEM BK-2229-SM. 115.25 X 36 IN
SPECIFICATION FROM WWW.RCLSITEFURNISHINGS.COM



H
LS
TYPICAL BENCH
STATSMAN BENCH. COLOR: BLACK. PEEL. ITEM B4-147A. 96 X 37 X 20 IN
SPECIFICATION FROM WWW.RCLSITEFURNISHINGS.COM



I
LS
TYPICAL TRASH RECEPTACLE
URBAN RENEWAL RECEPTACLE COLLECTION. COLOR: BLACK. ITEM UR403-FT. 32 GALLON.
SPECIFICATION FROM WWW.BRPBYBISON.COM



MW
BROWN
ENGINEERING, INC.

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

REVISIONS		No.	Date	By	Notes

Designed _____
Drawn D.B.
Checked _____
Date JULY, 2014

Title: 255 MILL APARTMENTS
Location: VINEYARD CITY, UTAH
Drawing Name: RECREATIONAL AMENITIES

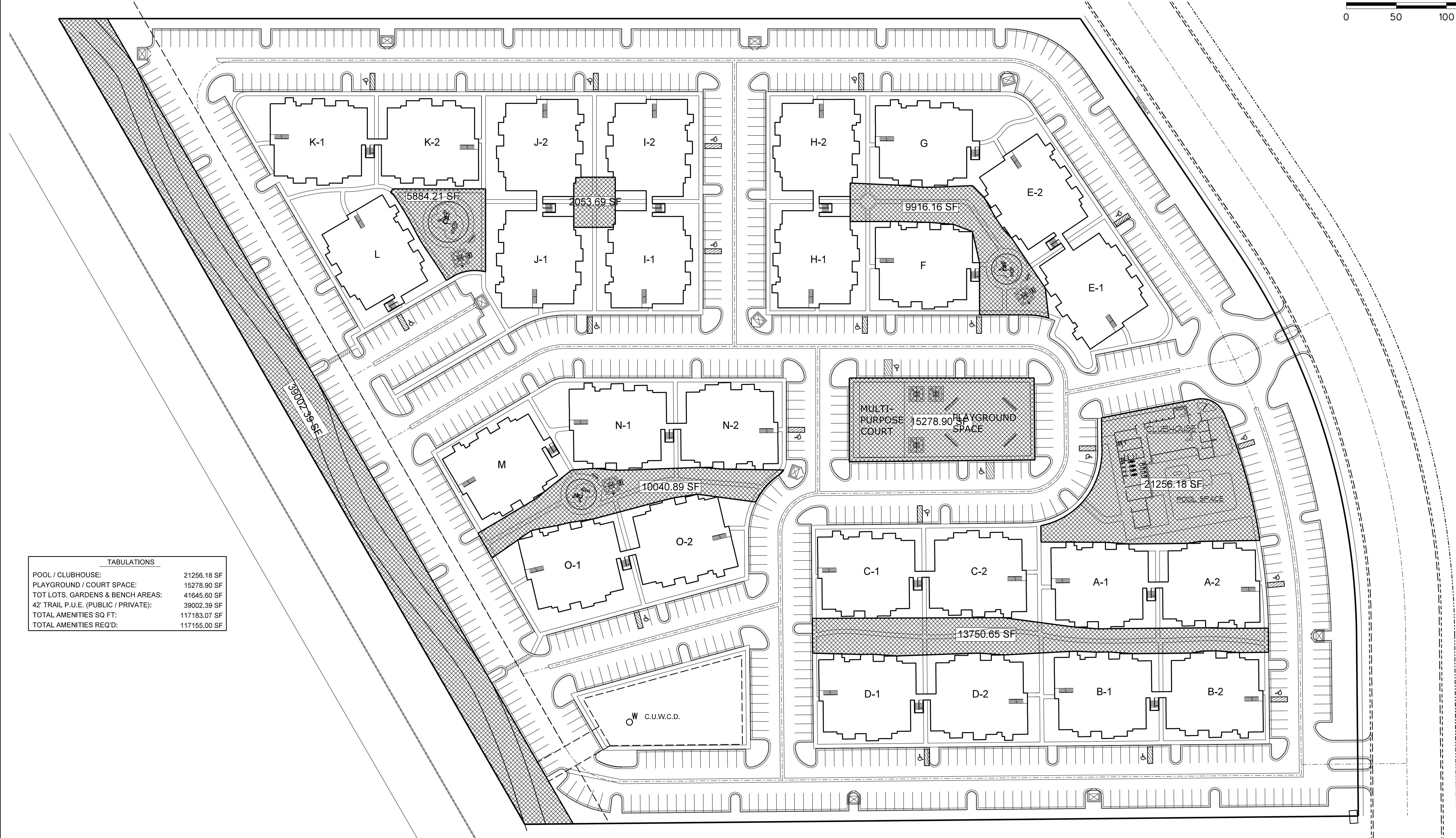
PROJECT NO.
2014.023

SHEET NO.
EXHIBIT 1

OWNER/ DEVELOPER:
R2R VENTURES
GREG BIRD
5255 W 11000 N STE 125
HIGHLAND, UTAH 84003
801-770-6850

ENGINEER/ SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

TABULATIONS	
POOL / CLUBHOUSE:	21256.18 SF
PLAYGROUND / COURT SPACE:	15278.90 SF
TOT LOTS, GARDENS & BENCH AREAS:	41645.60 SF
42' TRAIL P.U.E. (PUBLIC / PRIVATE):	39002.39 SF
TOTAL AMENITIES SQ FT:	117183.07 SF
TOTAL AMENITIES REQ'D:	117155.00 SF





COMMUNITY DEVELOPMENT

SUBJECT: Development Plan and Site Plan Approval
for Lakeside Apartments

MEETING DATE: January 21, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a development plan and site plan for 255 Mill Road Apartments

PARCEL SIZE: 15.9 Acres

LOCATION: Southwest Corner of Mill Road and 400 North

APPLICANT: Jeff Hawkes

OWNER: CCP Vineyard LLC

BACKGROUND:

The property is designated as Regional Mixed Use General on the General Plan land use map. The property is zoned RMU (Regional Mixed Use). The Mill Road Subdivision was approved on February 27, 2013.

An amendment to the RMU District was also approved by the Town Council on February 27, 2013. The amendment increased the density for a specific project to 26 units per acre, capped the number of residential units in the RMU District to 2,000 and increased the building height to four stories and 52 feet. On October 10, 2014, the Council approved an amendment to increase the number of units to 2,009.

The RMU District allows a development plan and site plan application to be processed concurrently.

SUMMARY OF REQUEST:

1. The applicant is requesting site plan approval for a 414 unit (26.03 units per acre) apartment complex. One, two, and three bedroom units will be offered within two four-story and eight three-story buildings. The number of units per building will varies.
2. Living areas are 743 to 1,060 square feet. It is unclear whether or not this applies to both building types as only two floor plans were provided. The Planning Commission should request

clarification before making a recommendation to the Town Council. All units will have patios/balconies totaling range from 56 square feet to 64 square feet which exceeds the required minimum of 5%.

3. A 2,945 square foot clubhouse will be located onsite.
4. The primary ingress/egress to the apartment complex will be via a drive onto Mill Road. A landscaped traffic circle, monument signs, and enhanced landscaping will be used to enhance the primary entry. A secondary access points will also be provided on 400 North.
5. The minimum 25 foot landscape setback is provided along Mill Road and 400 North.
6. A 30 foot landscape buffer is provided along the western boundary and adjacent to the rail road tracks. A ten foot asphalt trail is provided in this area. The trail is part of the Town's trail master plan and will also serve as a maintenance access to the irrigation and drainage pipes located underground.
7. Two drainage pipes and a Central Utah Water Conservancy District water line will be located within an easement adjacent to the rail road tracks.
8. Approximately 4.9 acres (30.8%) of the site is landscaped.
9. The site plan shows 804 parking spaces are provided. There will be 688 standards stalls, 99 garage stalls, and 22 ADA accessible stalls. 800 parking spaces are required. Parking canopies are also proposed.
10. The applicant has chosen a modern architectural theme. The buildings will feature four-sided architecture. The elevations depict brick veneer, metal panels, and stucco. Colors include reds, browns, and tans. The clubhouse will utilize the same architectural theme. Stairwells have been screened. The Town Council has discretion over the architectural theme. The Town Council and the Planning Commission will need to review the proposed architecture and determine whether or not it is appropriate for the Town.

CITIZEN PARTICIPATION:

Citizen notification is not required.

ANALYSIS:

- The maximum density allowed in the RMU District is 26 units per acre. According to the plans provided by the applicant the site is 15.92 acres which would allow 413.92 units. However, according to the Utah County Recorder's office legal description, the site is only 15.90 acres which allows 413.4 units. Under either scenario, the proposed number of units exceeds what is allowed by the RMU Zoning District. The applicant will need to revise the project to meet

the requirements of the RMU District. The applicant should inform the Commission regarding how this is to be addressed before the Commission makes a recommendation to the Council.

- The RMU District requires interconnectivity between adjoining parcels. The proposed trail and internal walkways provide the required interconnectivity.
- The two proposed access drives for the facility will provide adequate access to the site for both residents and emergency vehicles.
- The site plan has been reviewed for compliance with fire lane widths and fire turning radius and are shown on the site plan.
- A public access easement will also be required for the trail along the rail road tracks.
- Preliminary approval from CUWCD has been provided for the trail design. Staff is including stipulation that final approval from CUWCD is provided prior to issuance of a building permit.
- As only two floor plans were provided, the Planning Commission should ask the applicant for clarification and may want to review all floor plans, if applicable, before making a recommendation to the Town Council. This will allow the Commission to ensure that all units meet the required private open space.
- Section 734.10.3 requires a minimum of 15% of the site to be used as recreational amenities. These areas are to be a minimum of 5,000 square feet with one being at least 10,000 square feet in area. These areas are to be used for tot lots, play fields, pavilions, and similar uses. Required street setbacks are not included in this area. The purpose of this requirement is to provide areas where residents can recreate. The 2010 US Census found the following: 1) The average persons per household for rental units in Utah County is 3.22; 2) 62.7% of all occupants of renter occupied housing units are between the ages of 15 to 34; 3) 35.3% percent of the occupants are between 25 to 34 years old.
- The applicant is proposing 2.67 acres (16%) of the site as recreational amenities. Recreation amenities include pool, playgrounds, two dog parks, and open turf areas. However, a large portion of this area is proposed to be a 20 to 30 foot landscape/detention area along the south boundary of the site. This area is enclosed by a wall, garages, and a building. This area does include a sidewalk to serve as a walking path, however the primary use of this area is a four foot deep detention basin with no useable recreation area. In addition, the site lacks a multi use hard court and one of the play structures is also located in the bottom of a three foot detention pond. As the site will be home to over 1,000, staff believes that the proposed recreational amenities do not meet the requirements or the purpose and intent of Section 734.10.3 as the site will be home to over an estimated 1,000. Staff recommends that the applicant submit a revised recreational amenities plan before the Planning Commission makes a recommendation to the Town Council.

FINDINGS:

As proposed, development and site plans do not meet the following findings:

- It is in conformance with the General Plan.
- It meets the requirements of the Town of Vineyard Zoning Ordinance.

RECOMMENDATION:

The Planning Commission should review the proposed site plan and discuss the maximum number of units, proposed architecture, recreation amenities, and floor plan issues.

Staff recommends that the Planning Commission require the applicant to submit a revised recreational amenities plan showing compliance with Section 734, a revised site plan showing compliance with the maximum number of units, and clarify the floor plans before the Planning Commission makes a recommendation to the Town Council.

If the Commission chooses to make a recommendation to the Town Council the following stipulations should be included:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated January 16, 2015, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
5. The final landscape plans shall be reviewed and approved prior to issuance of a building permit. The final landscape plans shall include a detail showing the required parking screening along 400 North.
6. All parking canopies shall include a full fascia located at the edge of the canopy.
7. Final approval of the construction plans from CUWCD is required prior to issuance of a building permit.
8. A public access easement to the trail is required to be recorded prior to issuance of a building permit.
9. A plat amendment shall be recorded prior to issuance of a building permit.

10. (A stipulation addressing the recreational amenities needs to be drafted and included.)
11. (A stipulation addressing the floor plans needs to be drafted and included.)
12. (A stipulation addressing the maximum number of units needs to be drafted and included.)
13. (A stipulation addressing the architecture needs to be drafted and included if applicable.)

ATTACHMENTS:

Exhibit A – Site Plan, Landscape Plan, Building Elevations, Floor Plan dated January 16, 2015