

**NOTICE OF A WORK SESSION WITH STAFF,
AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
February 11, 2015 at 6:00 pm
JOINT SESSION WITH PLANNING COMMISSION**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm (Council is not required to attend), with a Public Hearing and a Regular Meeting starting at 7:00 pm, on Wednesday, February 11, 2015, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

6:00 PM WORK SESSION WITH STAFF

7:00 PM REGULAR SESSION

1. CALL TO ORDER/PRAYER

2. CONSENT ITEMS:

- a) Approval of minutes for June 25, 2 014
- b) Approval of the purchase of a new meeting recoding system from the lowest cost quoted

3. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway

4. STAFF REPORT

- Planner – Nathan Crane
- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff Department – Collin Gordon
- Treasurer – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

5. COUNCILMEMBER’S REPORTS

Sean Fernandez – Mayor Pro-tem January - March

Nate Riley – Mayor Pro-tem April – June

Dale Goodman – Mayor Pro-tem July – September

Julie Fullmer – Mayor Pro-tem October - December

6. MAYOR’S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

- Economic Development Corporation Utah
- Meetings with Orem

7. **OPEN SESSION:** *Citizen's Comments (Please see note below)* (15 minutes)

8. **BUSINESS ITEMS:**

8.1 **DISCUSSION AND ACTION – Open and Public Meetings Training**

Vineyard Attorney, David Church, will present annual training on Open and Public Meeting procedures and requirements. The Town Council as well as members of the Planning Commission will attend this training. This training is provided annually pursuant to Section 52-4-104 of the Utah State Code.

8.2 **DISCUSSION AND ACTION - Audit Presentation**

(10 minutes)

Gilbert and Stewart, contract auditors for the Town of Vineyard will present the annual financial audit report for fiscal year 2013-2014 for consideration and possible approval by the Council.

8.3 **DISCUSSION AND ACTION – Design Standards Consultant and Selection of TAC members**

Civil Solutions will present their revised scope of work, which is to include visioning requested by the Mayor and Town Council. The Mayor and Town Council will possibly act to select a firm for the Transit Center and Lake Oriented Mixed Use Design Standard and TAC members.

8.4 **DISCUSSION AND ACTION - Internet Service to Town Hall/Offices**

(10 minutes)

Public Works Director Don Overson will report on his findings for options and possibly make a recommendation for internet services to the Town Hall/Offices. The Mayor and Town Council will take appropriate action.

8.5 **DISCUSSION AND ACTION – Lakeside Apartments**

(10 minutes)

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 Mayor and Town Council will take appropriate action.

8.6 **DISCUSSION – Cottonwood Partners – The Forge**

(30 minutes)

Cottonwood Partners will present a proposed conceptual development plan for the southwest corner of 800 North (Vineyard Connector) and Geneva Road. The item is being presented for discussion only.

8.7 **DISCUSSION AND ACTION – Transportation Resolution 2015-02**

(10 minutes)

The Utah League of Cities and Towns is asking the Town Council to join the Transportation Coalition and sign a resolution encouraging the state of Utah to address comprehensive transportation funding. The Mayor and Town Council will take the appropriate action.

9. **ITEMS REQUESTED FOR NEXT AGENDA**

10. **ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is February 25, 2015

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action will **not** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

The Town Council may vote to go into Executive Session pursuant to Utah Code 52-4-205.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: February 10, 2015 at 1:00 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER



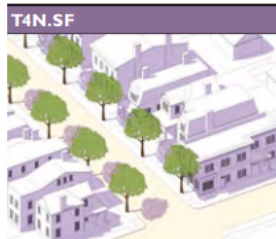
Civil Solutions Group - Vineyard TC Planning Scope

February 6, 2015

Visioning and Design Process

1. **CSG Background study.** The CSG Team will review all essential items pertaining to the site include: **existing documentation on environment (DEQ, water table), zoning, General Plan, transportation (rail, UTA, Vineyard, MAG/Utah County, 800 North, etc), regional trails, UVU plans for adjacent, etc.**
2. **Kick-off meeting with Technical Advisory Committee (TAC) –**
 - a. **Suggested Technical Advisory Committee:** Town Planner, Public Works, Planner, 2 Town Council Members, 1 property owner representative, UTA, UVA rep., and 2 Town Planning Commission members (final TAC will be decided by Town Council).
 - b. The kick-off meeting will begin with a Visioning Exercise in which TAC members detail their specific questions, ideas, and major **goals for the planning process.**
 - c. The CSG Team will conduct a site field trip with the TAC. We will drive to the site and walk it to discuss the opportunities and constraints.
3. **National Review of Exemplary Projects and potential Design Code approaches -**
 - a. The CSG team will do a national review of applicable exemplary projects that relate to the Vineyards opportunity (transit center, town center, lake front and others). The CSG Team will provide Vineyard with 1-2 page reports on 7 related projects.
 - b. The CSG team will also do a national review of the best applicable design ordinance approaches. The CSG team will provide Vineyard with a 1 page report on each of those techniques.
4. **Fieldtrip –** The CSG team proposes 1 or 2 fieldtrips.
 - a. **Option A local trip:** The purpose of the local trip is to visit together sites along the Wasatch Front that have buildings, developments, transit, mixed-use and lake fronts that are most applicable to Vineyard. CSG would request UTA to provide a bus, which would allow for discussion on bus in-between sites. It is expected that this event would last 4-6 hours. Potential sites include Daybreak, Sugarhouse, Provo Frontrunner station area, and West Valley City.

Table: 1703-2.30.A The Cincinnati



Zone(s)
T4 Neighborhood Small Footprint
Sub-Zone: T4N.SF-Open
Desired form
Detached or Attached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Building at or Close to ROW



b. Option B national trip:

This trip would include going on a 2 or 3 day educational trip to one area that has good examples of TODs, water front development, building mixtures, streetscapes, mixed-use, and quality housing. Options may include: Dallas area (DART TOD), Metro line in DC, Portland streetcar/light rail, or options in California. We would confer with UTA on the best lines to visit and invite their participation. Our experience has shown that these types of trips provide exceptional educational value for decision makers to learn from other communities. We want to discuss the potential components of the project and see the best examples.



5. **Visioning workshop for the TC zone** – land use areas, building types, view corridors, street patterns, open space, and trails will be explored in an open exchange of ideas. Several design alternatives will be generated. During this creative session with the TAC



6. **Land use design selection for the TC zone** – After the visioning workshop with the TAC, the CSG team will develop a cohesive land use pattern for the area, which will evolve as needed throughout the process. This is essentially a specific land-use plan.

7. **Design features identification workshop for both zones** - this meeting will include a discussion to consider model projects to evaluate potential design features. The model projects may be local or national, but have characteristics that best represent the goals of Vineyard and the potential design ordinance. These existing projects would help to visualize the future development and could be superimposed on the two zones to see how they fit in and what the future development would look like. The group will review a visual preference survey to define the vision of the overall project and look at projects as selected from the previous discussion.



8. **Concept site plans for both zones** – CSG will create concept site plans to represent the potential full development of the zones. This meeting also includes the selection of the preferred ordinance approach, and includes defining the most important requirements, standard details, and developer incentives.
9. **Potential mapping of sub-districts for the TC zone and General Plan Text amendment draft.** While doing the planning the CSG Team will consider the need for sub-districts in the design ordinance area and review this with TAC.
10. **Market study** – The market study will include trends in Utah County, interviews with developers, and provide development analysis for Vineyard. The study will help assess the demand for the future land uses and will be conducted as a separate study – \$5,000 to \$20,000 depending on scope with consultant selection as per the Town Council.
11. **Design Ordinance/Document Outline and Format** – The CSG Team will develop the outline and format for the three document – general plan amendments, TC zone and Lake Front Zone revisions. This basic outline will include all the topics and items to be discussed in the workshops. **According to the RFP the design standards will cover:**
buildings, Frontrunner Station area (not station), storefronts, streetscapes, landscapes, site plans, site development, parks, mixture of uses and signage. This new scope suggests the addition of a specific plan as a General Plan amendment.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located: taller heights are permitted in the State Street subdistrict.

2. Regulations.
Regulations for the Urban Style Type are defined in the adjacent table.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.
Norden

Requirement	State Street Subdistrict	State Street Subdistrict	State Street Subdistrict
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	23' ³ / ₄	23' ³ / ₄	23' ³ / ₄
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height	14' ⁴ / ₈	14' ⁴ / ₈	14' ⁴ / ₈
Maximum Height	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential		
Upper Stories	Residential, Office, Neighborhood Service		
Parking within Building	Tuck Under Parking Allowed		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 6' above grade	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront ¹ / ₂ , stoop, porch		

12. **Station area coordination with UTA** – This item includes site and land-use coordination with UTA to assure integration of the station area with potential land uses on both sides of the tracks. We will also look at street network and overall area plan. This is an on-going item not a specific task. It is expected that such coordination will continue throughout the length of the project.
13. **TAC workshop** – This will be a 2-3 hour meeting. In this workshop we will discuss and make decisions about the more significant issues.
14. **Development of First Draft** – The CSG Team will develop the first draft of the design ordinance and land-use/area plan based on the TAC workshop. Beginning with the

first draft and continuing throughout the project the CSG team will provide Vineyard with design concepts and concept area plans.

15. **TAC Work Session** – This meeting with the TAC is to review the draft design ordinance and land-use/ area plan, review findings, and discuss the direction of document.



16. **Development of Second Draft** – The CSG Team will develop the second draft of the design ordinance and area plan based on the TAC workshop. It is anticipated that the second draft will be more detail oriented: whereas the first draft will cover the bigger picture items.

17. **TAC Work Session** – In this meeting with the TAC we will review the second draft of the design ordinance and area plan. This meeting will also focus on the text and specific requirements of the design guidelines/standards manual. Also in this



meeting the TAC and CSG Team will finalize the approach and process for the developer input. We will invite developers to a subsequent meeting. Towards the second and third draft the CSG team will be begin to provide 3D graphics to accompany the planning to show specific concepts for the TC and building types.

18. **Developer Workshop** - Lunch with developers (Vineyards provides lunch) including: presentation of design ordinance and area plan, question and answer period. **This is an important step of the process to obtain specific feedback from developers and understand their willingness to build to the standards and collaborate with Vineyard. We will explore incentives for them to build here, also.**

19. **TAC Final Workshop** – In this the final workshop the TAC and CSG Team will review the feedback from developers and make changes on the final design guidelines/standards manual/ordinance and General Plan amendment if warranted. **If necessary the CSG Team can do another round of draft revisions and workshops before moving forward with the final document.**



20. **Development of Final Document** – The CSG Team will make changes and updates from the prior TAC Final Workshop. The CSG Team will prepare the final documents and ready it for public hearings.
21. **Public hearing before the Planning Commission** – This includes presentation of the General Plan amendment and the design ordinances by the CSG Team.
22. **Public hearing before the Town Council** – The CSG Team will update as needed, the General Plan amendment, design ordinances and area plan as requested by the Planning Commission. The CSG Team will also present at the public hearing for the Town Council.
23. **Final General Plan and Ordinance Generation** – The CSG will incorporate final revisions from the TAC, Planning Commission and Town Council and present to the Town Council.

Deliverables:

1. **Site & Inventory and Analysis**
2. **Population growth and demographics**
3. **Transportation** recommendations on street network, coordination with UTA, UDOT, and MAG, transportation input on code sections, multi-modal suggestions
4. **Visioning and Concept Plans**
 - a. This includes many concept plan revisions
5. **Market Study**
6. **Land-use Plan**
 - a. Including recommendations on zoning change
7. **Specific Area plan (overall)**
 - a. The Area Plan will show the entire scope of the project and include elements such as: land-use/zoning, transit, transportation, trails, parks, water front and other important items
 - b. The area plan also includes text and descriptions outlining the overall plan
8. **3D Graphics and or Artist Rendering**
 - a. The 3D graphics will be of the core TC area with typical examples of 2-3 other areas as deemed important by TAC
9. **Open Space and Trails Plan**
10. **Mapping**
11. **Design Ordinance** (Design Guidelines or Form-based Code recommended)
 - a. This includes the text and graphics to show all the requirements for the zones
 - b. Transit Center Zone



- c. Lake Front Zone
- 12. Fieldtrip(s)
 - a. Local (optional)
 - b. National (optional)
- 13. Assistance with Ordinance Adoption and General Plan Amendment

Fee Breakdown

Preliminary scope	Design Guidelines	\$27,815
Additional scope items	Area design, transportation, visioning, 3D/plan view graphics, GIS mapping, general plan amendment	\$36,000
	UTA station coordination, area and site planning with UTA	\$5,000
Total		\$68,815 sub-total
Addition per Vineyard	Market study (depending on scope)	\$5,000-20,000
Optional National Trip	Travel option B For CSG Team expenses (additional work, trip prep and travel costs)	\$2,000-3,000

Draft reviews by David Church – an on-going review as sections are developed by the Town’s legal counsel. Not part of CSG Contract, but requested by CSG

Travel expenses for TAC to be paid by Vineyard estimate **\$5,000-7,000**

Developer to pay for own travel if accompanying TAC

UTA/UVU to pay for own travel



DATE: February 11, 2015

TO: Mayor and City Council

FROM: Nathan Crane, Town Planner

SUBJECT: Consultant and TAC Member Selection – Town Center and Lake Oriented Mixed Use Design Standards

With the construction of the Vineyard Connector, the Town Council has been discussing development within the Transit Center and Lake Oriented Mixed Use Zoning Districts. When each zoning district was adopted the following section was included:

“The Town Council shall adopt design guidelines. Property located within the TC/LMU shall be developed in conformance with the provisions set forth herein and with the guidelines. In the event that a project is proposed prior to adoption of design guidelines, an applicant may propose and the Town Council may approve, design guidelines that address, including but not limited to: architectural style and character, landscaping, lighting, etc.”

Staff believes that in order to for this area to develop as envisioned by the Planning Commission and Town Council, it is critical for the Town to prepare design standards and guidelines. It is the intent of these standards and guidelines to be specific in requirements as it relates to buildings, TRAX Station, storefronts, streetscapes, landscapes, site plans, site development, subdivisions, uses, and signage.

Under the direction of the Town Council, staff prepared and issued a request for proposal (RFP) for the preparation of Design Standards for the Town Center and Lake Oriented Mixed Use areas. Seven firms responded to the RFP. Of the seven firms, two of the firms did not submit all of the required information and were eliminated from consideration.

Each proposal was evaluated by a total of six individuals from the Planning Commission, Town Council, and Town staff. The proposals were evaluated based on the firm’s ability to complete the project, related staff and firm experience, the proposed scope of work, and individual staff qualifications. The fee was evaluated by Town staff with an emphasis placed on the qualifications of those performing the majority of the work on the project.

The Council interviewed the top three firms on January 14, 2015. At the January 28, 2015 Council meeting the Council interviewed Civil Solutions. Civil Solutions was directed to provide a revised scope of work to include visioning. The revised scope of work is attached.

Upon approval of the scope of work and fee, staff will prepare a contract to be signed by the Mayor. Staff recommends that the motion include the authorization for the Mayor to sign a contract.

ATTACHMENTS:

Scope of Work and Fee

- UPON BUILDING DESIGN, SUBMIT THE FOLLOWING ITEMS SHALL BE INCLUDED ON ARCHITECTURAL AND/OR PROTECTION PLANS.
- | | |
|------|---|
| 1. | LOCATION OF BUILDING ADDRESS |
| 2. | PROTECTING LOCATION |
| 3. | PIV LOCATION |
| 4. | MAILED PRE-EXIT LOCATIONS |
| 5. | THE ALARM |
| 6. | MONITORED OR LOGICAL ALARM AND ALARM PANEL LOCATION |
| 7. | THE FIRE ALARM |
| 8. | FIRE ALARM |
| 9. | FIRE DOORS AND OTHER CONFINEMENT CORRIDORS |
| 10. | EMERGENCY LIGHTING LOCATIONS |
| 11. | STORAGE MARKINGS ON THE FLOOR IN UTILITY AREAS |
| 12. | STORAGE MARKINGS ON THE FLOOR IN UTILITY AREAS |
| 13. | KNOX BOX |
| 14. | ASBESTOS LOCATION |
| 15. | ASBESTOS LOCATION |
| 16. | ASBESTOS LOCATION |
| 17. | ASBESTOS LOCATION |
| 18. | ASBESTOS LOCATION |
| 19. | ASBESTOS LOCATION |
| 20. | ASBESTOS LOCATION |
| 21. | ASBESTOS LOCATION |
| 22. | ASBESTOS LOCATION |
| 23. | ASBESTOS LOCATION |
| 24. | ASBESTOS LOCATION |
| 25. | ASBESTOS LOCATION |
| 26. | ASBESTOS LOCATION |
| 27. | ASBESTOS LOCATION |
| 28. | ASBESTOS LOCATION |
| 29. | ASBESTOS LOCATION |
| 30. | ASBESTOS LOCATION |
| 31. | ASBESTOS LOCATION |
| 32. | ASBESTOS LOCATION |
| 33. | ASBESTOS LOCATION |
| 34. | ASBESTOS LOCATION |
| 35. | ASBESTOS LOCATION |
| 36. | ASBESTOS LOCATION |
| 37. | ASBESTOS LOCATION |
| 38. | ASBESTOS LOCATION |
| 39. | ASBESTOS LOCATION |
| 40. | ASBESTOS LOCATION |
| 41. | ASBESTOS LOCATION |
| 42. | ASBESTOS LOCATION |
| 43. | ASBESTOS LOCATION |
| 44. | ASBESTOS LOCATION |
| 45. | ASBESTOS LOCATION |
| 46. | ASBESTOS LOCATION |
| 47. | ASBESTOS LOCATION |
| 48. | ASBESTOS LOCATION |
| 49. | ASBESTOS LOCATION |
| 50. | ASBESTOS LOCATION |
| 51. | ASBESTOS LOCATION |
| 52. | ASBESTOS LOCATION |
| 53. | ASBESTOS LOCATION |
| 54. | ASBESTOS LOCATION |
| 55. | ASBESTOS LOCATION |
| 56. | ASBESTOS LOCATION |
| 57. | ASBESTOS LOCATION |
| 58. | ASBESTOS LOCATION |
| 59. | ASBESTOS LOCATION |
| 60. | ASBESTOS LOCATION |
| 61. | ASBESTOS LOCATION |
| 62. | ASBESTOS LOCATION |
| 63. | ASBESTOS LOCATION |
| 64. | ASBESTOS LOCATION |
| 65. | ASBESTOS LOCATION |
| 66. | ASBESTOS LOCATION |
| 67. | ASBESTOS LOCATION |
| 68. | ASBESTOS LOCATION |
| 69. | ASBESTOS LOCATION |
| 70. | ASBESTOS LOCATION |
| 71. | ASBESTOS LOCATION |
| 72. | ASBESTOS LOCATION |
| 73. | ASBESTOS LOCATION |
| 74. | ASBESTOS LOCATION |
| 75. | ASBESTOS LOCATION |
| 76. | ASBESTOS LOCATION |
| 77. | ASBESTOS LOCATION |
| 78. | ASBESTOS LOCATION |
| 79. | ASBESTOS LOCATION |
| 80. | ASBESTOS LOCATION |
| 81. | ASBESTOS LOCATION |
| 82. | ASBESTOS LOCATION |
| 83. | ASBESTOS LOCATION |
| 84. | ASBESTOS LOCATION |
| 85. | ASBESTOS LOCATION |
| 86. | ASBESTOS LOCATION |
| 87. | ASBESTOS LOCATION |
| 88. | ASBESTOS LOCATION |
| 89. | ASBESTOS LOCATION |
| 90. | ASBESTOS LOCATION |
| 91. | ASBESTOS LOCATION |
| 92. | ASBESTOS LOCATION |
| 93. | ASBESTOS LOCATION |
| 94. | ASBESTOS LOCATION |
| 95. | ASBESTOS LOCATION |
| 96. | ASBESTOS LOCATION |
| 97. | ASBESTOS LOCATION |
| 98. | ASBESTOS LOCATION |
| 99. | ASBESTOS LOCATION |
| 100. | ASBESTOS LOCATION |



NO.	DATE	DESCRIPTION
1	10/14/14	REVISIONS PER TOWN REVISIONS
2	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
3	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
4	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
5	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
6	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
7	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
8	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
9	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS
10	10/15/14	SCALE REVISIONS FROM FULL SET SHEETS

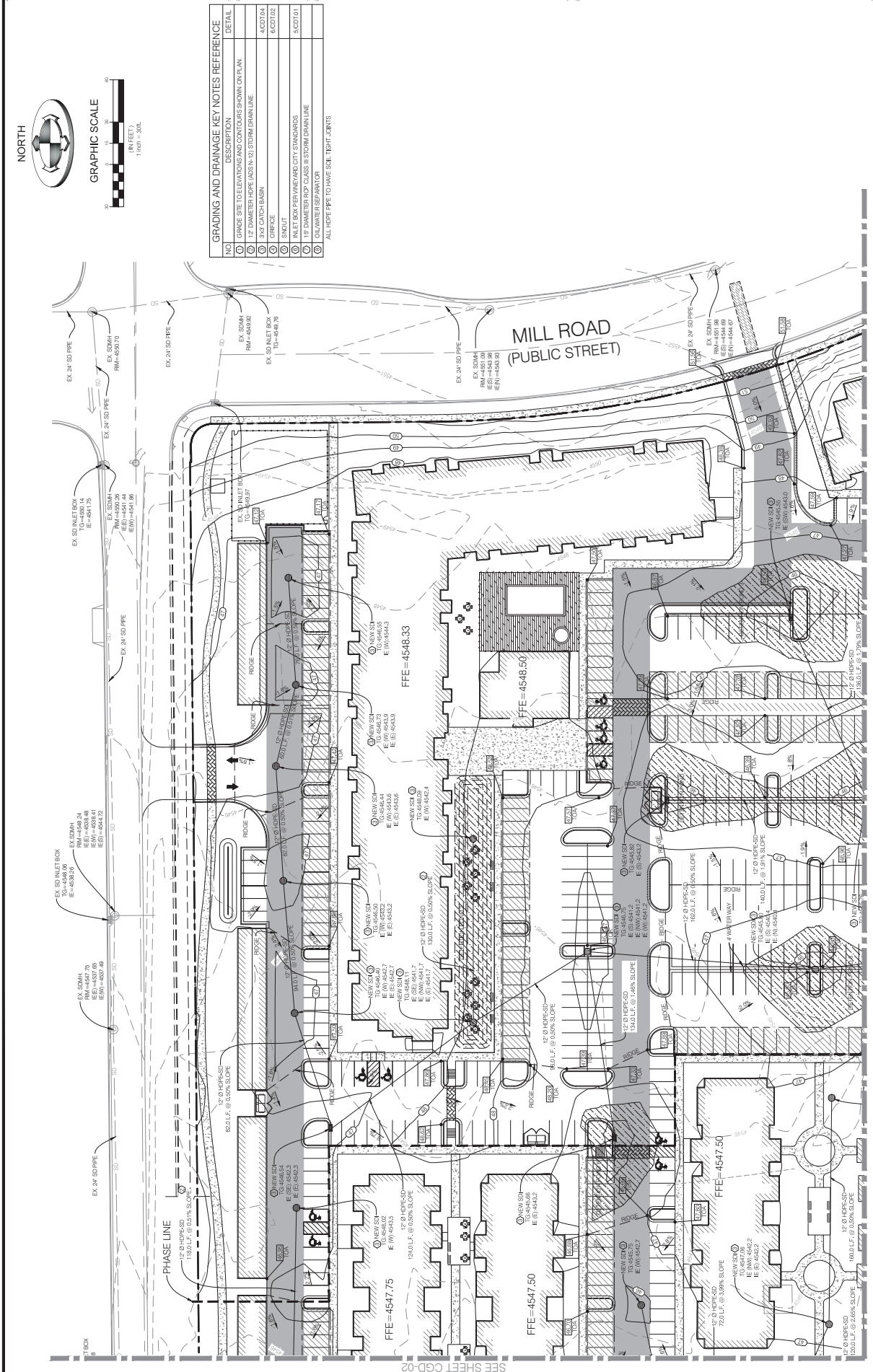


BENCHMARK
LAND SURVEYING & ENGINEERING
www.benchmarkinc.com
SANDY, UTAH 84070 (801) 942-7192
www.benchmarkinc.com

355 NORTH MILL ROAD
VINEYARD, UTAH
LAKESIDE APARTMENT HOMES AT GENEVA

CGD.02
6 OF 11

CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW
UTAH STATE UTILITY NOTIFICATION CENTER
1-800-485-4111
www.burialinfo.org

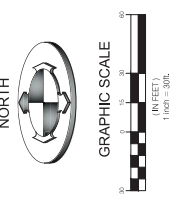


SEE SHEET CGD-04

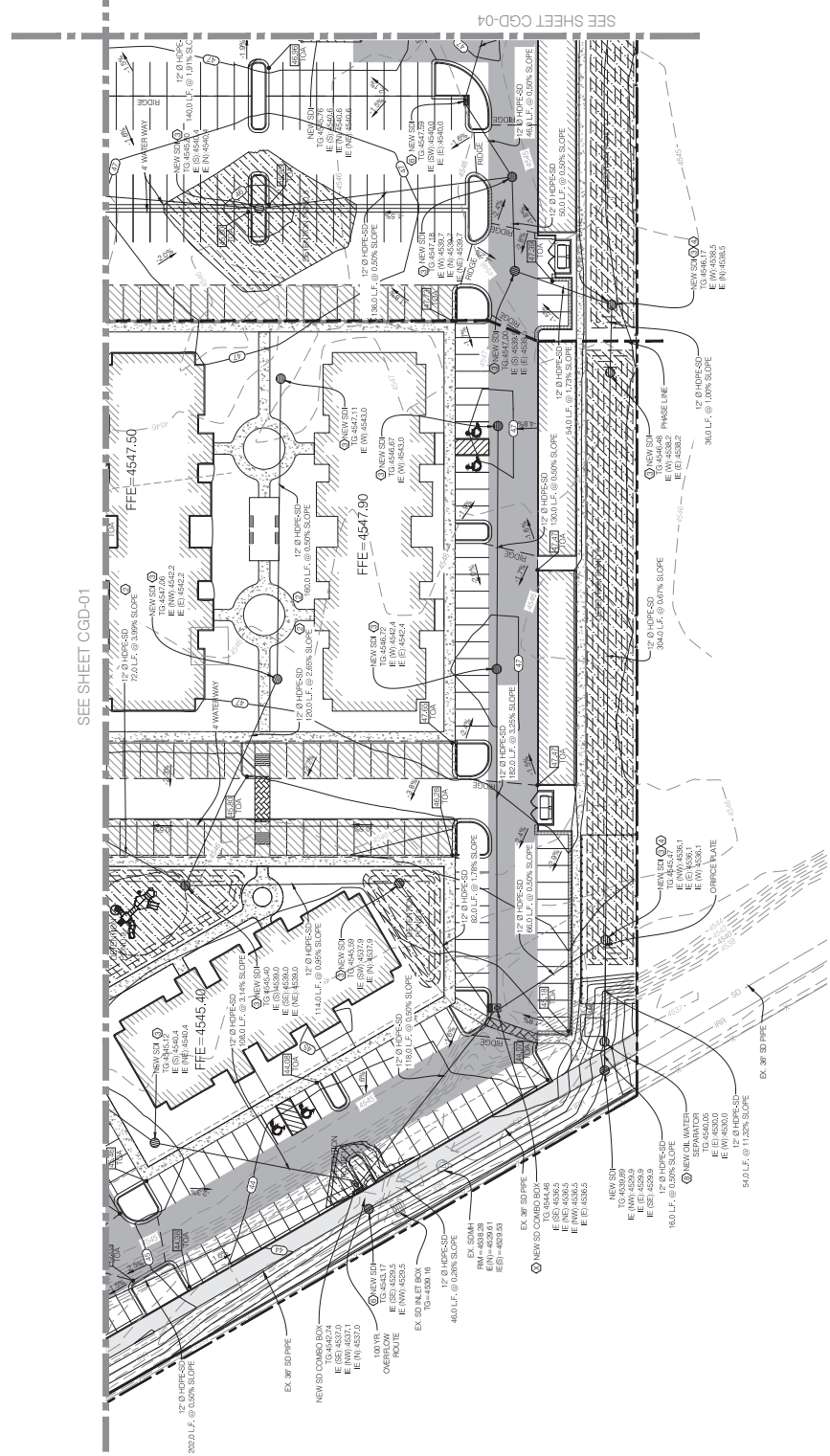
GRAPHIC SCALE
1 INCH = 30 FT
NORTH

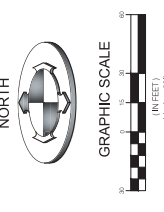
NO.	DESCRIPTION	DETAIL
1	GRADE SHEET TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
2	12" DIAMETER HERE (AS IN 12" STORM DRAIN LINE)	
3	3/4" CATCH BASIN	
4	ORFICE	
5	SPROUT	
6	INLET BOX PER NEWARK CITY STANDARDS	
7	INLET BOX PER NEWARK CITY STANDARDS	
8	INLET BOX PER NEWARK CITY STANDARDS	
9	INLET BOX PER NEWARK CITY STANDARDS	
10	INLET BOX PER NEWARK CITY STANDARDS	
11	INLET BOX PER NEWARK CITY STANDARDS	
12	INLET BOX PER NEWARK CITY STANDARDS	
13	INLET BOX PER NEWARK CITY STANDARDS	
14	INLET BOX PER NEWARK CITY STANDARDS	
15	INLET BOX PER NEWARK CITY STANDARDS	
16	INLET BOX PER NEWARK CITY STANDARDS	
17	INLET BOX PER NEWARK CITY STANDARDS	
18	INLET BOX PER NEWARK CITY STANDARDS	
19	INLET BOX PER NEWARK CITY STANDARDS	
20	INLET BOX PER NEWARK CITY STANDARDS	
21	INLET BOX PER NEWARK CITY STANDARDS	
22	INLET BOX PER NEWARK CITY STANDARDS	
23	INLET BOX PER NEWARK CITY STANDARDS	
24	INLET BOX PER NEWARK CITY STANDARDS	
25	INLET BOX PER NEWARK CITY STANDARDS	
26	INLET BOX PER NEWARK CITY STANDARDS	
27	INLET BOX PER NEWARK CITY STANDARDS	
28	INLET BOX PER NEWARK CITY STANDARDS	
29	INLET BOX PER NEWARK CITY STANDARDS	
30	INLET BOX PER NEWARK CITY STANDARDS	
31	INLET BOX PER NEWARK CITY STANDARDS	
32	INLET BOX PER NEWARK CITY STANDARDS	
33	INLET BOX PER NEWARK CITY STANDARDS	
34	INLET BOX PER NEWARK CITY STANDARDS	
35	INLET BOX PER NEWARK CITY STANDARDS	
36	INLET BOX PER NEWARK CITY STANDARDS	
37	INLET BOX PER NEWARK CITY STANDARDS	
38	INLET BOX PER NEWARK CITY STANDARDS	
39	INLET BOX PER NEWARK CITY STANDARDS	
40	INLET BOX PER NEWARK CITY STANDARDS	
41	INLET BOX PER NEWARK CITY STANDARDS	
42	INLET BOX PER NEWARK CITY STANDARDS	
43	INLET BOX PER NEWARK CITY STANDARDS	
44	INLET BOX PER NEWARK CITY STANDARDS	
45	INLET BOX PER NEWARK CITY STANDARDS	
46	INLET BOX PER NEWARK CITY STANDARDS	
47	INLET BOX PER NEWARK CITY STANDARDS	
48	INLET BOX PER NEWARK CITY STANDARDS	
49	INLET BOX PER NEWARK CITY STANDARDS	
50	INLET BOX PER NEWARK CITY STANDARDS	
51	INLET BOX PER NEWARK CITY STANDARDS	
52	INLET BOX PER NEWARK CITY STANDARDS	
53	INLET BOX PER NEWARK CITY STANDARDS	
54	INLET BOX PER NEWARK CITY STANDARDS	
55	INLET BOX PER NEWARK CITY STANDARDS	
56	INLET BOX PER NEWARK CITY STANDARDS	
57	INLET BOX PER NEWARK CITY STANDARDS	
58	INLET BOX PER NEWARK CITY STANDARDS	
59	INLET BOX PER NEWARK CITY STANDARDS	
60	INLET BOX PER NEWARK CITY STANDARDS	
61	INLET BOX PER NEWARK CITY STANDARDS	
62	INLET BOX PER NEWARK CITY STANDARDS	
63	INLET BOX PER NEWARK CITY STANDARDS	
64	INLET BOX PER NEWARK CITY STANDARDS	
65	INLET BOX PER NEWARK CITY STANDARDS	
66	INLET BOX PER NEWARK CITY STANDARDS	
67	INLET BOX PER NEWARK CITY STANDARDS	
68	INLET BOX PER NEWARK CITY STANDARDS	
69	INLET BOX PER NEWARK CITY STANDARDS	
70	INLET BOX PER NEWARK CITY STANDARDS	
71	INLET BOX PER NEWARK CITY STANDARDS	
72	INLET BOX PER NEWARK CITY STANDARDS	
73	INLET BOX PER NEWARK CITY STANDARDS	
74	INLET BOX PER NEWARK CITY STANDARDS	
75	INLET BOX PER NEWARK CITY STANDARDS	
76	INLET BOX PER NEWARK CITY STANDARDS	
77	INLET BOX PER NEWARK CITY STANDARDS	
78	INLET BOX PER NEWARK CITY STANDARDS	
79	INLET BOX PER NEWARK CITY STANDARDS	
80	INLET BOX PER NEWARK CITY STANDARDS	
81	INLET BOX PER NEWARK CITY STANDARDS	
82	INLET BOX PER NEWARK CITY STANDARDS	
83	INLET BOX PER NEWARK CITY STANDARDS	
84	INLET BOX PER NEWARK CITY STANDARDS	
85	INLET BOX PER NEWARK CITY STANDARDS	
86	INLET BOX PER NEWARK CITY STANDARDS	
87	INLET BOX PER NEWARK CITY STANDARDS	
88	INLET BOX PER NEWARK CITY STANDARDS	
89	INLET BOX PER NEWARK CITY STANDARDS	
90	INLET BOX PER NEWARK CITY STANDARDS	
91	INLET BOX PER NEWARK CITY STANDARDS	
92	INLET BOX PER NEWARK CITY STANDARDS	
93	INLET BOX PER NEWARK CITY STANDARDS	
94	INLET BOX PER NEWARK CITY STANDARDS	
95	INLET BOX PER NEWARK CITY STANDARDS	
96	INLET BOX PER NEWARK CITY STANDARDS	
97	INLET BOX PER NEWARK CITY STANDARDS	
98	INLET BOX PER NEWARK CITY STANDARDS	
99	INLET BOX PER NEWARK CITY STANDARDS	
100	INLET BOX PER NEWARK CITY STANDARDS	

SEE SHEET CGD-02

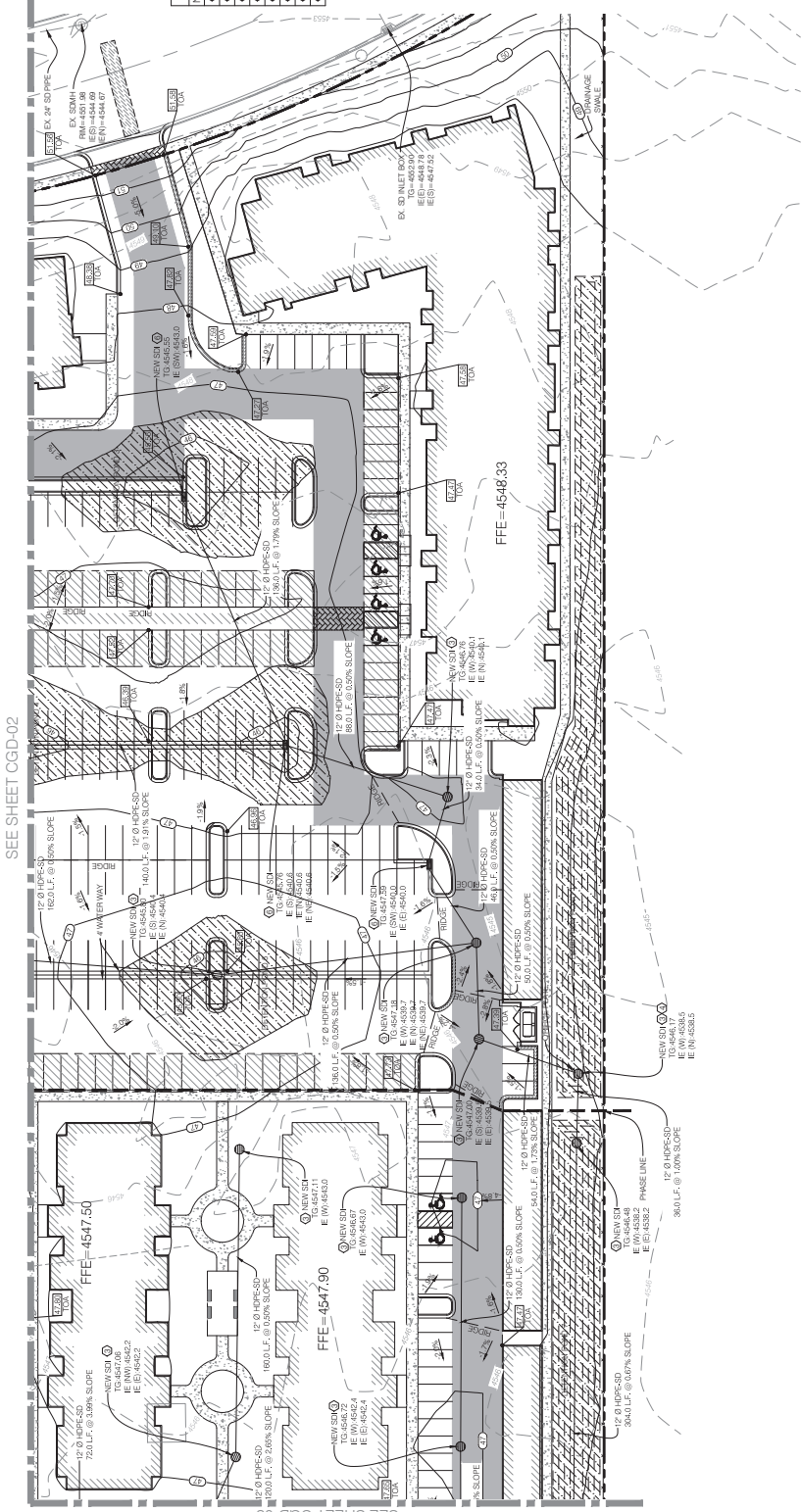


GRADING AND DRAINAGE KEY/NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
(1)	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
(2)	1" DIAMETER HOPE (ADS 1/4" D) STORM DRAIN LINE	
(3)	24" DATCH BASIN	4/03T 04
(4)	GRINCE	4/03T 02
(5)	SMOOT	
(6)	INLET BOX PER VENEWARD CITY STANDARDS	
(7)	15" DIAMETER RCP CLASS 8" STORM DRAIN LINE	5/03T 01
(8)	OL WATER SEPARATOR	





GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
2	12" DRAINER HOPE (ADS 18-12) STAIN DRINK LINE	A/C/D1 04
3	3/4" CATCH BASIN	B/C/D1 02
4	OFFICE	
5	SKOUT	
6	INLET BOX PER VENT VENDOR CITY STANDARDS	
7	18" DRAINER PCP CLAYS 18-12 STAIN DRINK LINE	A/C/D1 01
8	OLWATER SEPARATOR	
9	ALL HOPE PIPE TO HAVE SOIL TIGHT JOINTS	



12/20/2014

LAKESIDE APARTMENTS
AT VINEYARD
VINEYARD, UT

AE2014.094
PERSPECTIVE
VIEWS

REVISIONS

DATE: 10/20/2014
SHEET NO.

A3.0

OWNER: [REDACTED]
DESIGNER: [REDACTED]



2 VIEW 2
ASD SCALE (1/167): N.T.S.



1 VIEW 1
ASD SCALE (1/167): N.T.S.



4 VIEW 4
ASD SCALE (1/167): N.T.S.

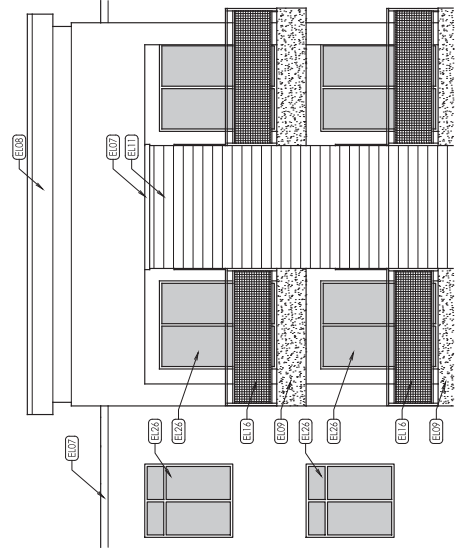


3 VIEW 3
ASD SCALE (1/167): N.T.S.

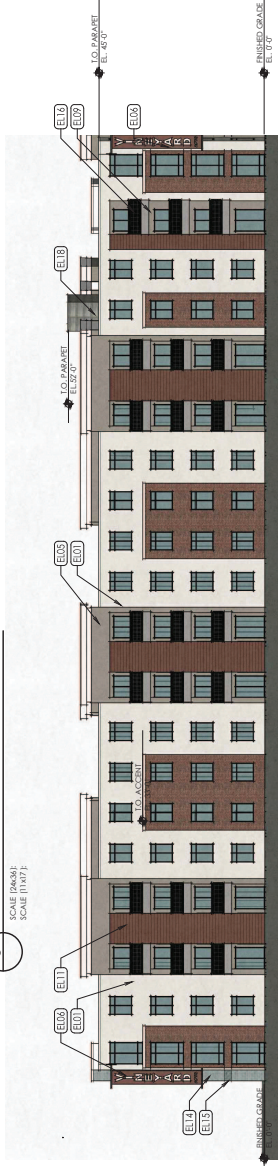
KEYNOTES

- E101 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 0055
E102 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7018
E103 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7048
E104 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7048
E105 EFS CLADDING SYSTEM, MATCH SW 6038 TRILLY
TAUPE
E106 ILLUMINATED SIGNAGE BY OWNER. SIGNS ARE TO
BE INSTALLED BY OWNER. SIGN CONTRACTOR
UNDER A SEPARATE PERMIT.
E107 METAL CAP FLASHING, WHITE COLOR
E108 FIBER CEMENT ARCHITECTURAL PANEL, WHITE
CONCRETE PATIO
E109 ALUMINUM STOREFRONT SYSTEM, CLEAR FINISH
E110 FIBER CEMENT LAP SIDING, IN REDWOOD COLOR
E111 ALUMINUM PASCIA & SOTTI, WHITE COLOR
E112 ALUMINUM PASCIA & SOTTI, WHITE COLOR
E113 7993 RUSTIC RED
E114 PRE-CAST CONCRETE OR SMOOTH FACE CMU BLOCK
E115 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
E116 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
E117 SHADING DEVICE, PAINTED SW 7048 URBANE
BRONZE
E118 CONCRETE PANEL, TYP.: PAINTED SW 7993
RUSTIC RED
E120 STANDING SEAM METAL ROOF AND FASCIA
E121 GARAGE DOOR (TYP.) - PAINTED SW 7993 RUSTIC
RED & SW 7018 DOVEYAL
E122 6" HIGH DECORATIVE METAL FENCING
E123 BRICK VENEER COLUMN INTERFERENCE BRICK,
SCHEDULED DOOR/WINDOW SET IN CONCRETE
PANEL
E124
E125
E126

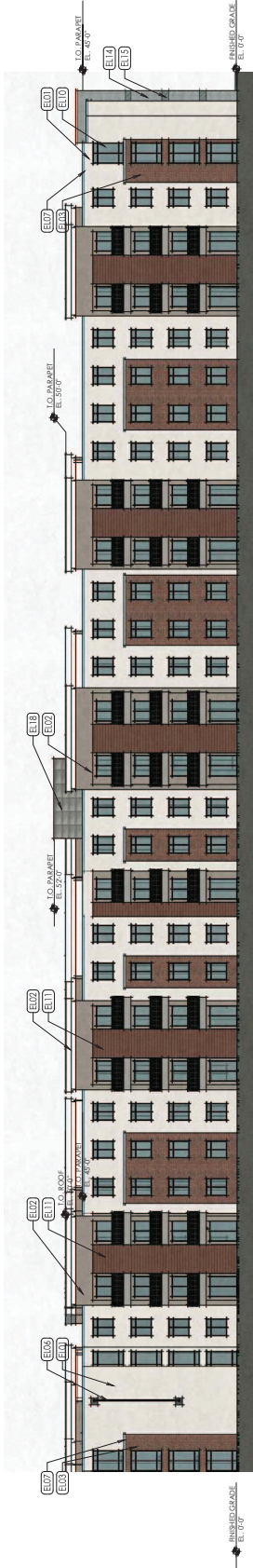
NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.



3 ENLARGED ELEVATION
SCALE (1/4"=1'-0")
SCALE (1/16"=1'-0")



1 BUILDING 1 ELEVATION (EAST)
SCALE (1/4"=1'-0")
SCALE (1/16"=1'-0")

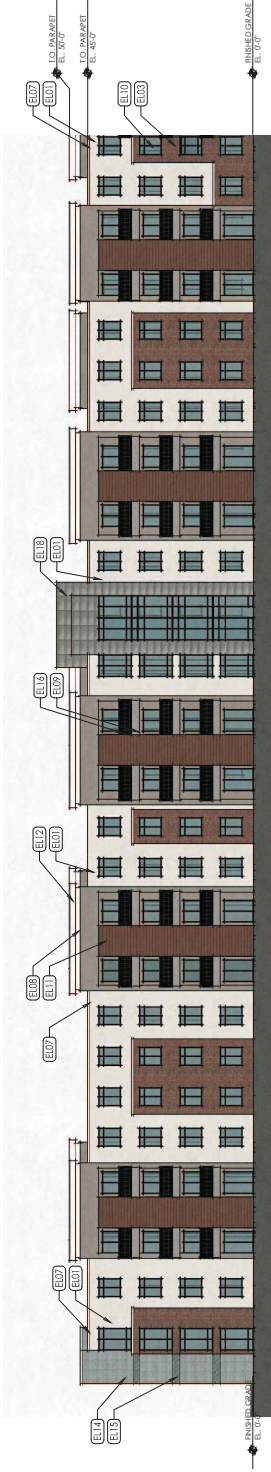
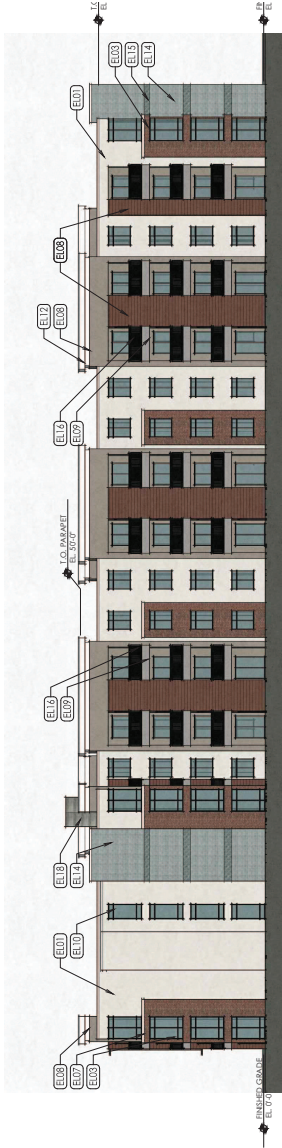


2 BUILDING 1 ELEVATION (NORTH)
SCALE (1/4"=1'-0")
SCALE (1/16"=1'-0")

KEYNOTES

- E001 CONC. TIE-UP PANEL, TYP.: PAINTED SW 0055
- E002 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7018
- E003 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7018
- E004 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E005 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E006 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E007 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E008 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E009 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E010 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E011 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E012 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E013 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E014 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E015 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E016 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E017 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E018 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E019 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E020 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E021 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E022 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E023 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E024 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E025 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E026 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048

NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.



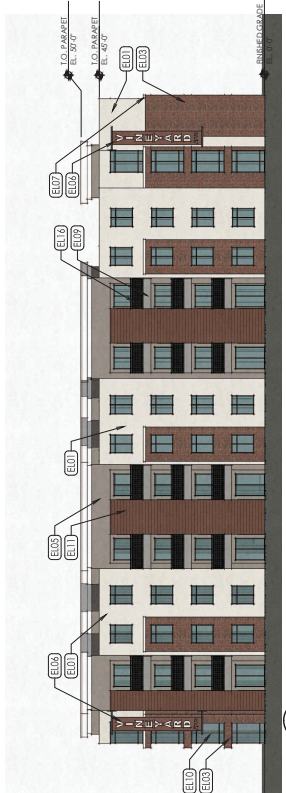
KEYNOTES

- E101 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 0055
- E102 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7018
- E103 DOVEYAL
- E104 BRICK VENEER: INTERPACE BRICK, REDWOOD
- E105 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7048
- E106 URBAN BRICK
- E107 EPS CLADDING SYSTEM MATCH SW 6038 TRILLY
- E108 TAUPE
- E109 ILLUMINATED SIGNAGE BY OWNER. SIGNS ARE TO BE INSTALLED BY OWNER. SIGN CONTRACTOR UNDER A SEPARATE PERMIT.
- E110 METAL CAP FLASHING, WHITE COLOR
- E111 FIBER CEMENT ARCHITECTURAL PANEL, WHITE
- E112 CONCRETE PATIO
- E113 ALUMINUM STOREFRONT SYSTEM, CLEAR FINISH
- E114 FIBER CEMENT LAP SIDING, IN REDWOOD COLOR
- E115 ALUMINUM FASCIA & SOFFIT, WHITE COLOR
- E116 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7048
- E117 7593 RUSTIC RED
- E118 PRE-CAST CONCRETE OR SMOOTH FACE CHU BLOCK
- E119 METAL PANEL SYSTEM, GUN-METAL GRAY COLOR
- E120 SHADING DEVICE, PAINTED SW 7048 URBANE
- E121 BRONZE
- E122 CONCRETE PANEL, TYP.: PAINTED SW 7593 RUSTIC RED
- E123 STANDING SEAM METAL ROOF AND FASCIA
- E124 EPS SYSTEM - PAINTED SW 0055 LIGHT FRENCH RED & SW 7018 DOVEYAL
- E125 GARAGE DOOR (TYP.) - PAINTED SW 7593 RUSTIC RED & SW 7018 DOVEYAL
- E126 6" HIGH DECORATIVE METAL FENCING
- E127 BRICK VENEER COLUMN INTERPACE BRICK
- E128 SCHEDULLED DOOR/WINDOW SET IN CONCRETE PANEL



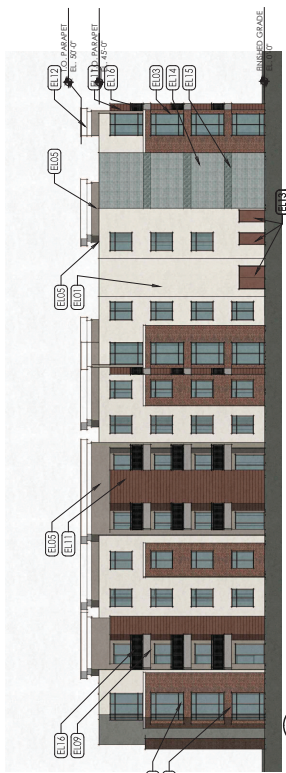
7 BUILDING 2 ELEVATION (SOUTH)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")



8 BUILDING 2 ELEVATION (EAST)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")



6 BUILDING 2 ELEVATION (WEST)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")



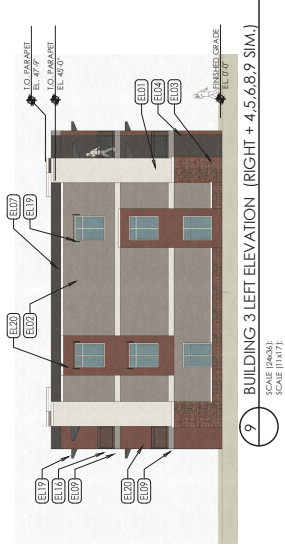
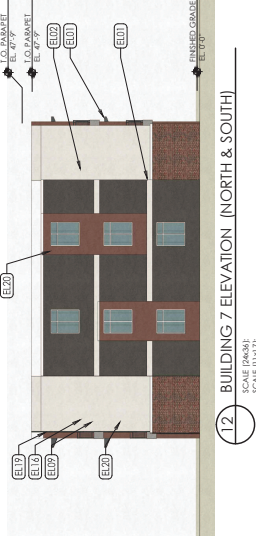
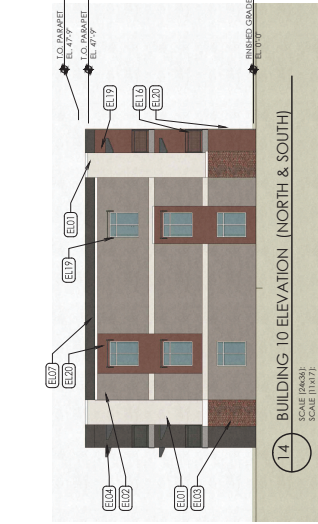
5 BUILDING 2 ELEVATION (NORTH)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")

KEYNOTES

- | | |
|-----|--|
| E01 | "LIGHT CONC. TIL-UP PANEL, TYP.; PAINTED SW 7045 |
| E02 | "CONCRETE FINISH GRAY" |
| E03 | "CONC. TIL-UP PANEL, TYP.; PAINTED SW 7018 |
| E04 | "CONC. TIL-UP PANEL, TYP.; PAINTED SW 7018 |
| E05 | "CONC. TIL-UP PANEL, TYP.; PAINTED SW 7048 |
| E06 | "URBAN BRONZE" |
| E07 | "SILV CLADDING SYSTEM; MATCH SW 4038 TRULY |
| E08 | "ILLUMINATED SIGNAGE BY OWNER. SIGNS ARE |
| E09 | "BE INSTALLED BY A LICENSED SIGN CONTRACTOR |
| E10 | "UNDER A SEPARATE PERMIT." |
| E11 | "METAL CAP FLASHING, WHITE COLOR |
| E12 | "METAL ELEMENT ARCHITECTURAL PANEL, WHITE |
| E13 | "COLOR" |
| E14 | "CONC. CONCRETE PATE" |
| E15 | "ALUMINUM STOREROENT SYSTEM, CLEAR FINISH |
| E16 | "FIRE CEMENT JAP SINDING, IN REDWOOD COLOR |
| E17 | "HOLLOW METAL DOOR & FRAME, PAINTED SW |
| E18 | "7953 RUSTIC RED" |
| E19 | "PRECAST CONC. OR SMOOTH FACE CHU BLOCK |
| E20 | "PRECAST CONC. OR SPILT FACE CMU BLOCK |
| E21 | "REPEAL, MATCHING" |
| E22 | "METAL PANEL SYSTEM, GUNMETAL GRAY COLOR |
| E23 | "SHADING DEVICE, PAINTED SW 7048 URBANE |
| E24 | "BRONZE" |
| E25 | "CONCRETE PANEL, TYP.; PAINTED SW 7593 |
| E26 | "RUSTIC RED" |
| E27 | "STANDING SEAM METAL ROOF AND FASCIA |
| E28 | "EYE SYSTEM - PAINTED SW 0055 'LIGHT FRENCH |
| E29 | "GRAY" |
| E30 | "CONC. DOOR (TYP.); PAINTED SW 7593 RUSTIC |
| E31 | "RED SW 7018 TOPVAL" |
| E32 | "6 HIGH DECORATIVE METAL FENCING |
| E33 | "6 HIGH DECORATIVE METAL FENCING BRICK |
| E34 | "PRECAST CONCRETE CAP |
| E35 | "REDWOOD W/ PRECAST CONCRETE CAP |
| E36 | "REDWOOD W/ PRECAST CONCRETE CAP |

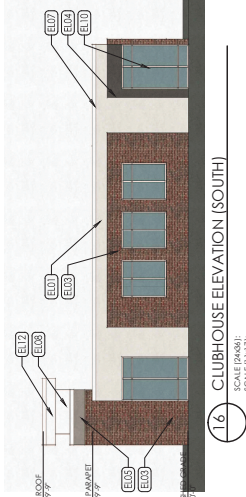
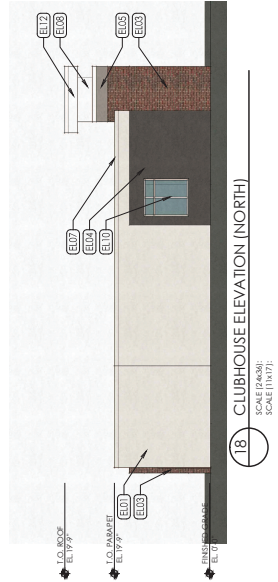
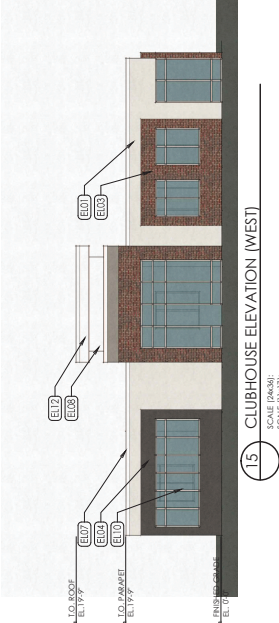
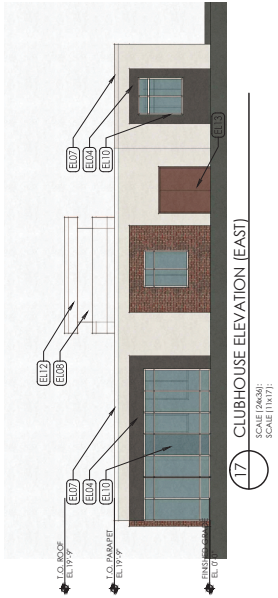
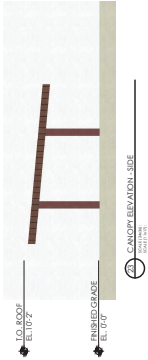
NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.



KEYNOTES

- E001 CONC. TILT-UP PANEL, TYP.; PAINTED SW 0055
- E002 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
- E003 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
- E004 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E005 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E006 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E007 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E008 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E009 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E010 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E011 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E012 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E013 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E014 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E015 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E016 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E017 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E018 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E019 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E020 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E021 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E022 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E023 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E024 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E025 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E026 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048

NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.





COMMUNITY DEVELOPMENT

SUBJECT: Development Plan and Site Plan Approval
for Lakeside Apartments

MEETING DATE: February 11, 2015

TO: Town Council

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a development plan and site plan for Lakeside 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 413 unit (26 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. 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 of the site is landscaped.
9. The site plan shows 804 parking spaces are provided. 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 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.

FINDINGS:

With the proposed stipulations the development plan and site plan meets the following findings:

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

PLANNING COMMISSION ACTION:

The Planning Commission considered this request at their January 21, 2015 and February 4, 2015 meetings. At the January 15, 2015 meeting the Commission expressed concerns with the design of the recreational areas. The requested was continued by the Commission to allow the applicant to address the concerns. A revised site plan was provided. The changes are summarized as follows:

- Detention has been placed on the underground.
- The garages at the south end of the site were eliminated.
- The clubhouse size was increased to 4,976 square feet.
- Increased the space between buildings.
- The jogging path and dog parks remain as proposed.
- Added a play structure along the south boundary.

The applicant has identified 136,982 or 19.76% square feet for recreational amenities. Of this 33,318 square feet (24%) square feet is located along the south boundary. If this area is not counted as a recreation amenity then the site will not meet the 15% requirement by 226 square feet. The Council will need to determine if the revised site plan meets the purpose and intent of the recreational amenity requirement.

The applicant prepared a revised plan that was reviewed at the February 4, 2015 meeting where the Commission voted 5-0 to recommend approval of the project 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. The landscape plan shall be modified to be consistent with the site plan dated January 30, 2015.
3. All signage shall require a separate permit.
4. 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.

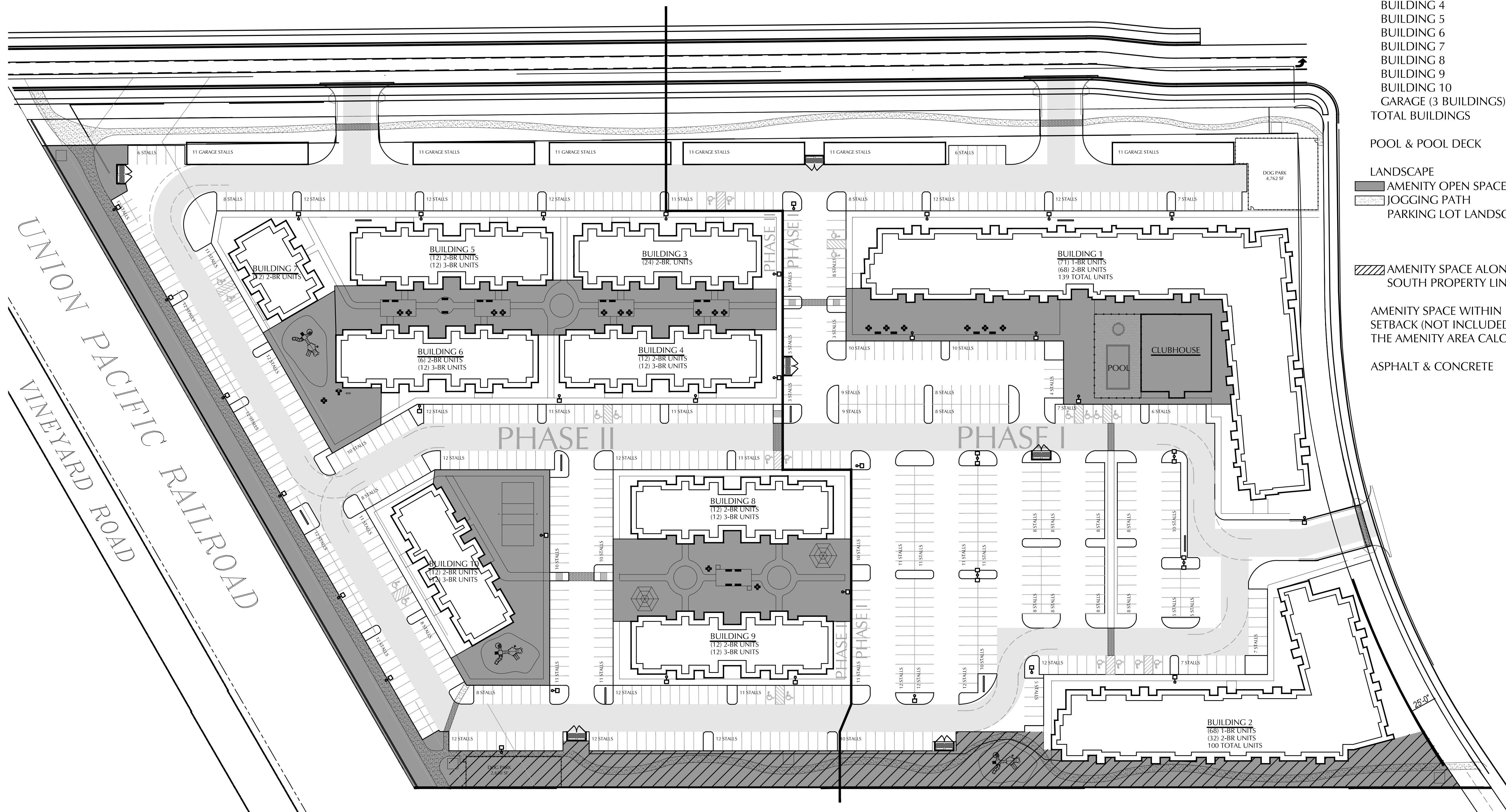
5. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
6. The final landscape plans shall be reviewed and approved prior to issuance of a building permit. The final landscape plans shall include a detail showing the required parking screening along 400 North.
7. All parking canopies shall include a full fascia located at the edge of the canopy.
8. Final approval of the construction plans from CUWCD is required prior to issuance of a building permit.
9. A public access easement to the trail is required to be recorded prior to issuance of a building permit.
10. A plat amendment shall be recorded prior to issuance of a building permit.

RECOMMENDATION:

The Town Council should review the proposed site plan and discuss the proposed architecture and recreation amenities. If the Council chooses to approve the proposal, the approval should be subject to the ten stipulations recommended by the Planning Commission.

ATTACHMENTS:

Revised Site Plan
Original Site Plan
Landscape Plan
Preliminary Civil Drawings
Elevations



BUILDING FOOTPRINTS

PHASE I

BUILDING 1	38,143 SF
BUILDING 2	26,391 SF
CLUBHOUSE	4,976 SF
GARAGE (3 BUILDINGS)	7,187 SF

PHASE II

BUILDING 3	9,818 SF
BUILDING 4	10,450 SF
BUILDING 5	10,450 SF
BUILDING 6	10,450 SF
BUILDING 7	4,946 SF
BUILDING 8	10,450 SF
BUILDING 9	10,450 SF
BUILDING 10	8,286 SF
GARAGE (3 BUILDINGS)	7,187 SF
TOTAL BUILDINGS	159,185 SF or 22.96%

POOL & POOL DECK

3,509 SF or 0.51%

LANDSCAPE

AMENITY OPEN SPACE	223,268 SF (32.20%)
JOGGING PATH	136,982 SF (19.76%)
PARKING LOT LANDSCAPE	3,488 FT LONG (0.66 MILES)
	18,853 SF (13.70% OF PARKING LOT AREA, EXCLUSIVE OF SERVICE DRIVE AISLES)

AMENITY SPACE ALONG SOUTH PROPERTY LINE

33,318 SF

AMENITY SPACE WITHIN SETBACK (NOT INCLUDED IN THE AMENITY AREA CALCS)

42,410 SF (6.12%)

ASPHALT & CONCRETE

307,401 SF or 44.33%

