

North Village Overlay Zone

November 17, 2020

Recommendation

- Recommendation for adoption of NVOZ with the following changes:
 - Add Student Housing on ERU Table on page 9
 - Page 59, Delete Purple Robe Locust.
 - Mapping:
 - Modified Highlands Development Land Uses.
 - New Minor Collector.
 - Resort Hwy 40 Land Use.
 - Resort West Area Land Use.
 - North Village Views Land Use.
 - Heiner Property Land Use

Recent Changes (1 of 3)

Page	Change
2	Power line easement/Buffer
5	Net zero buildings, MS4
5	Sign Reference
6	Stack Compromise Map
6	Alternatives to buffer trail location near wall area: collector has trail requirement
7	Increase office footprint to 30,000 sf
7	Add “climate controlled” to Storage Rentals
8	Prohibit apartments, townhomes and condos in RR
8	Prohibit stacked flats and apartments in NOS

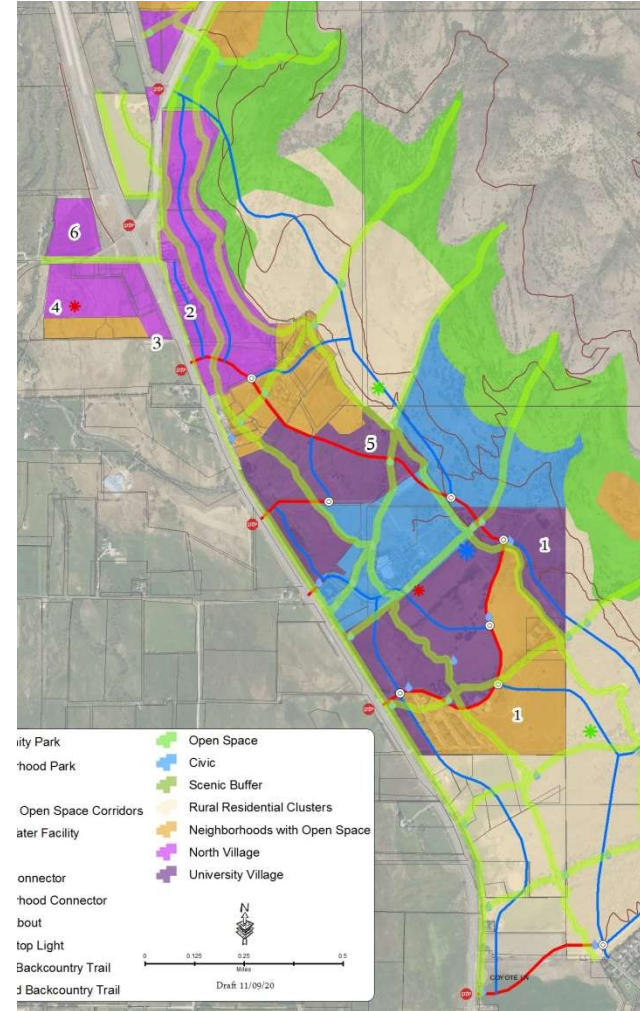
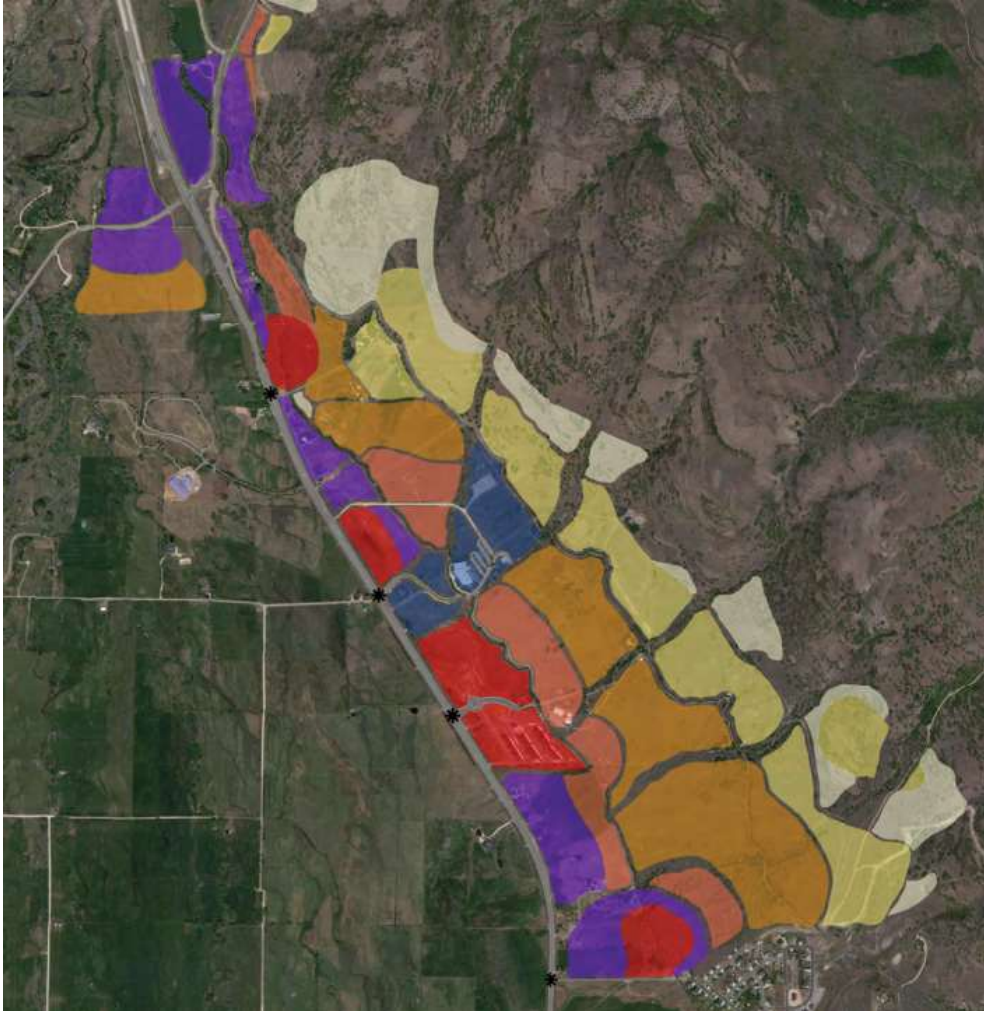
Recent Changes (2 of 3)

Page	Change
9	Change ERU count to 2 for, 3.5 for NOS and 6 for Villages
9	2.1.2 Density Increase, clean up language
9	Incentive for more open space near Highway NOS
9	0.75 ERU, allow 2.5 bath
10	Mixed Use Buildings Charging Stations
11	Open space buffers between MFD and existing SFD
11	Permit 4 story average/5 story max for mixed-use buildings within 800' of UVU
13, 15, 17	NOS, limit buildings to 3 story

Recent Changes (3 of 3)

Page	Change
13, 15, 17, 19, 31, 32	Vegetative roof permitted
19	Townhomes to be alley loaded
47	Nature preserve 2(11) & (12) and Table 5.1 (red/orange)
48	Paved trail to meet ADA standards
48	Play structures design for population; different amenities, picnic area
49	Trail buffer as phase 1 and fee in lieu option
54	2 (3) Canal Trails to be asphalt
54	Natural Open Space Equestrian amenities
55	Sensitive Lands wetland buffer requirement
59	Delete Purple Robe Locust (not shown in blue)

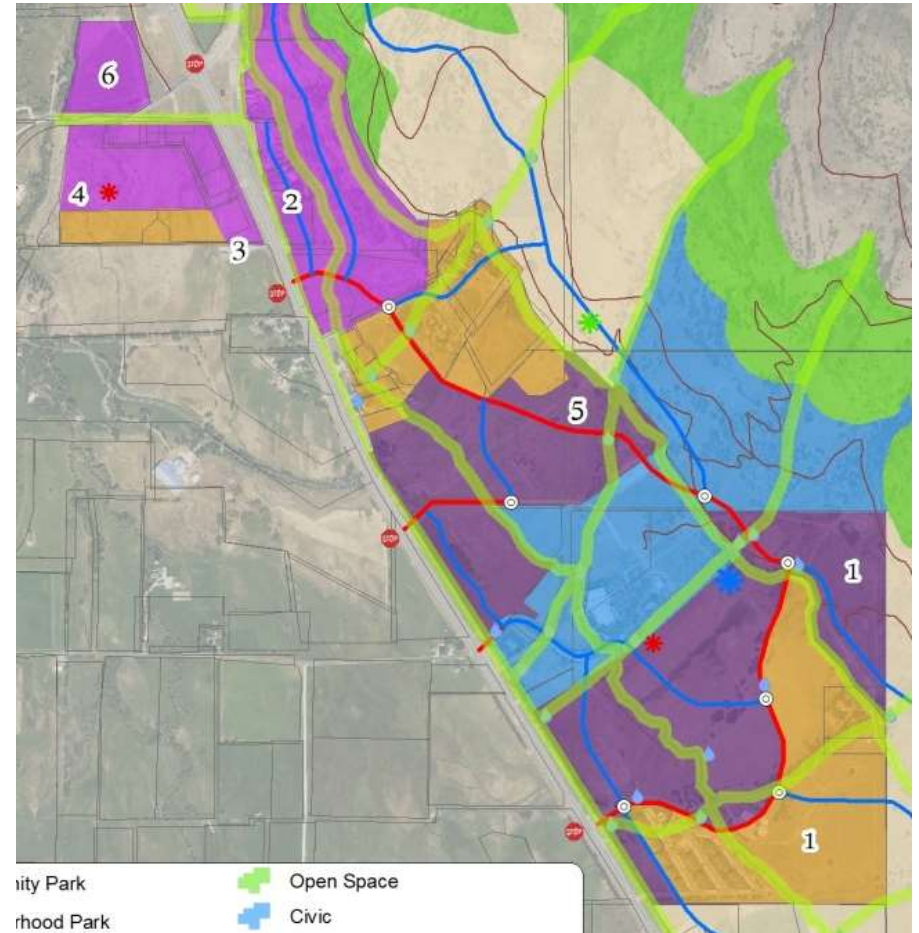
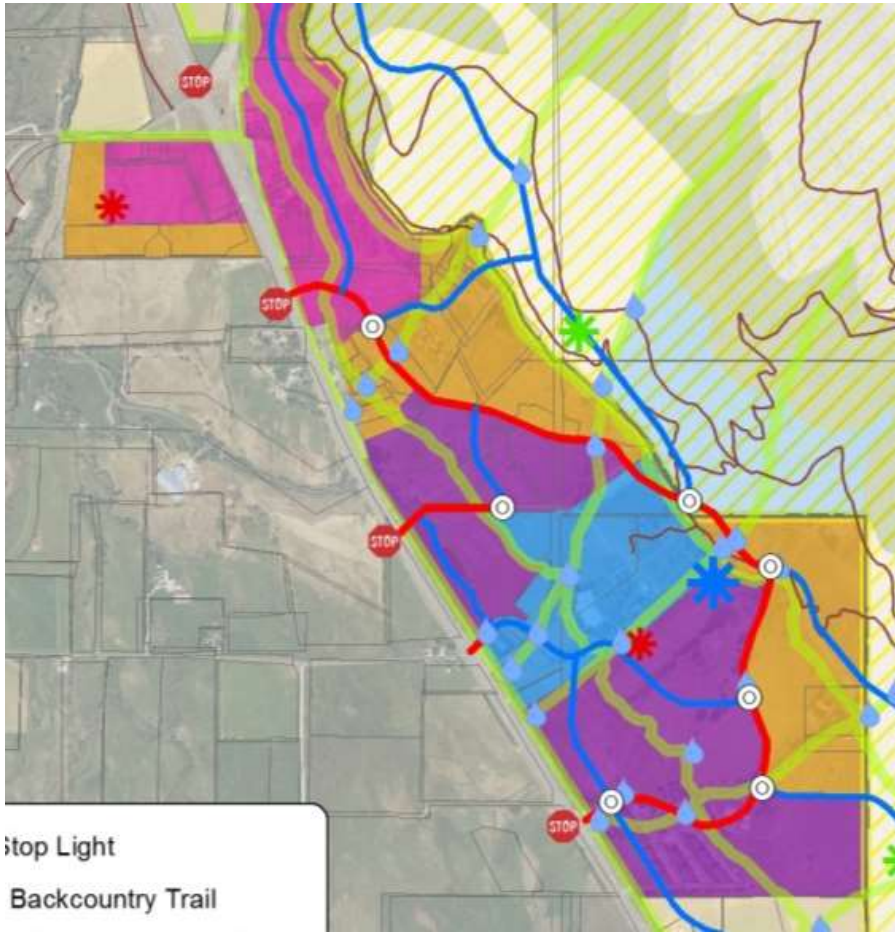
County and City Maps



Map Comparison

Stack Compromise Map

Recommended Map



GUIDING VISION PRINCIPLES

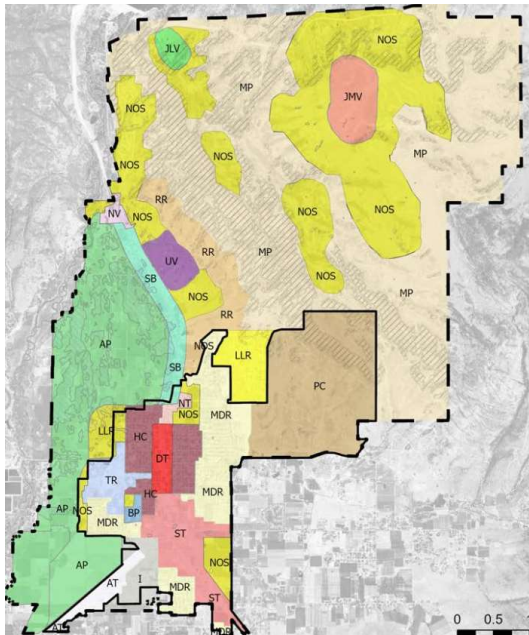
- *NVOZ implements General Plan Vision:*



- Quality Neighborhoods
- Centers/Gathering Places
- Open Space/Rural Character
- Outdoor Recreation/Parks & Trails
- Mobility & Streetscapes
- Economic Development

FUTURE LAND USE

- *NVOZ implements the General Plan's Land Use Districts:*



- NV Center
- UV Center
- NOS
- RR

QUALITY NEIGHBORHOODS

- ***NVOZ creates quality neighborhoods:***



- Walkable
- Clustered housing
- Variety of housing & amenities
- Architectural standards
- Open space amenities
- Trail system
- Increased densities in centers
- Street connectivity
- Increased intensity near highway

CENTERS AND GATHERING PLACES

- ***NVOZ promotes Village Centers:***



- Town core increased density
- Varied housing & lot sizes
- No strip commercial
- Workforce housing
- Architectural design standards
- Trails connect parks & plazas
- Concentration of uses
- Dark sky lighting

OPEN SPACE AND RURAL CHARACTER

- *NVOZ promotes Open Space and Rural Character:*



- Farmland protection
- Cluster development
- Purchase of Development Rights

OUTDOOR RECREATION, PARKS & TRAILS

- ***NVOZ promotes outdoor recreation, parks and trails:***



- Trails connect neighborhoods
- Trails access lakes, river and mountains
- Parks within walking distance
- Trails parallel canals

MOBILITY AND STREETSCAPES

- *NVOZ promotes mobility and streetscapes:*

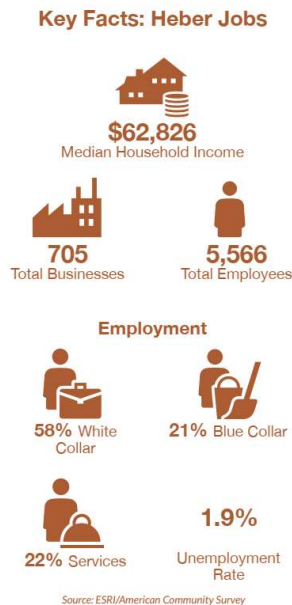


- *Inviting streets*
- *Connectivity*
- *All modes of transportation*
- *Reduce air pollution*
- *Encourage walking & biking*

JOBS AND ECONOMIC DEVELOPMENT

- **NVOZ promotes jobs and economic development:**

- Foster local business
- Supports tourism & rec.
- Promote professional office
- Attract clean business
- Foster connections with UVU



GENERAL PLAN PRIORITIES

- NVOZ promotes:



- Mixed use housing in centers
- Open space amenities as a central feature in neighborhoods
- Compact neighborhoods with significant natural open space and mountain themed town centers
- Develops a purchase of development rights process through MDAs during annexation

NVOZ Process

9+ Public Meetings:

- 2 developer meetings
- 2 Open Space & Trails Committee Meetings
- PC & CC Workshop
- PC Public Hearing
- PC Discussion
- PC Recommendation
- 10/6/20 Discussion
- 10/20/20 Discussion
- 11/3/20 Discussion
- 11/17/20 Discussion/Adoption

Policy Questions

- What changes does Council want for the NVOZ?
- Should the City approve Ordinance 2020-42, adopting the NVOZ?

Recommendation

- Recommendation for adoption of NVOZ with the following changes:
 - Add Student Housing on ERU Table on page 9
 - Page 59, Delete Purple Robe Locust.
 - Mapping:
 - Modified Highlands Development Land Uses.
 - New Minor Collector.
 - Resort Hwy 40 Land Use.
 - Resort West Area Land Use.
 - North Village Views Land Use.
 - Heiner Property Land Use