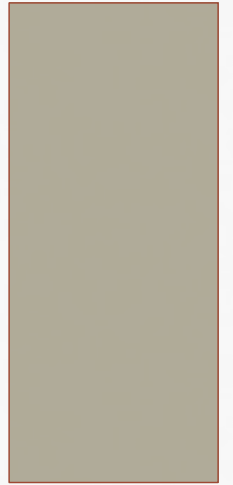


SPRINGER FARMS

COMMERCIAL PLANNED UNIT DEVELOPMENT



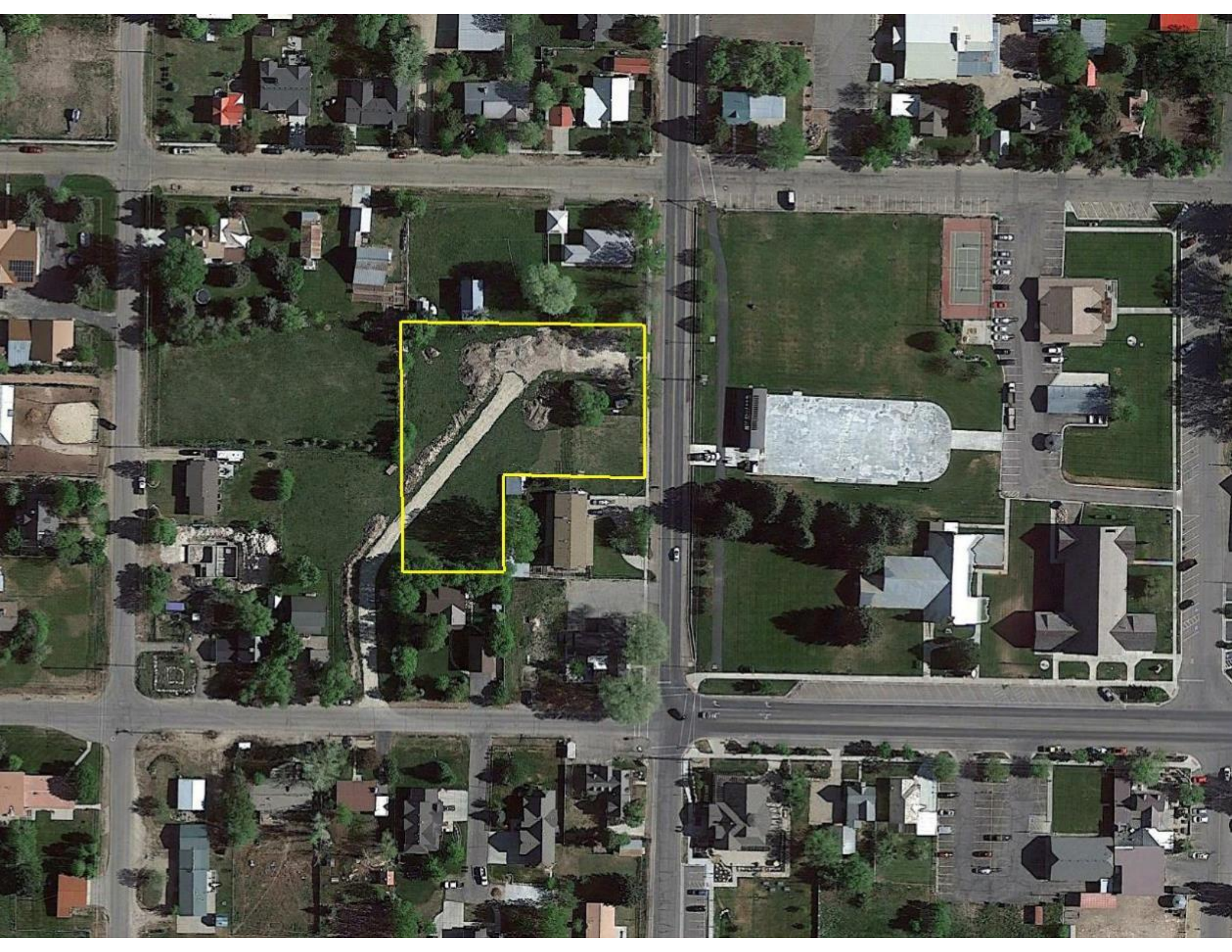
LAND USE SUMMARY

- 1.26 acres
- C-3 zoning
- Frontage 200 West (SR 222) and utility access to Main Street
- Fronts Town Square
- Will be recorded as one plat
- Private driveways, parking, and landscaping that will be common area and will be maintained by the POA

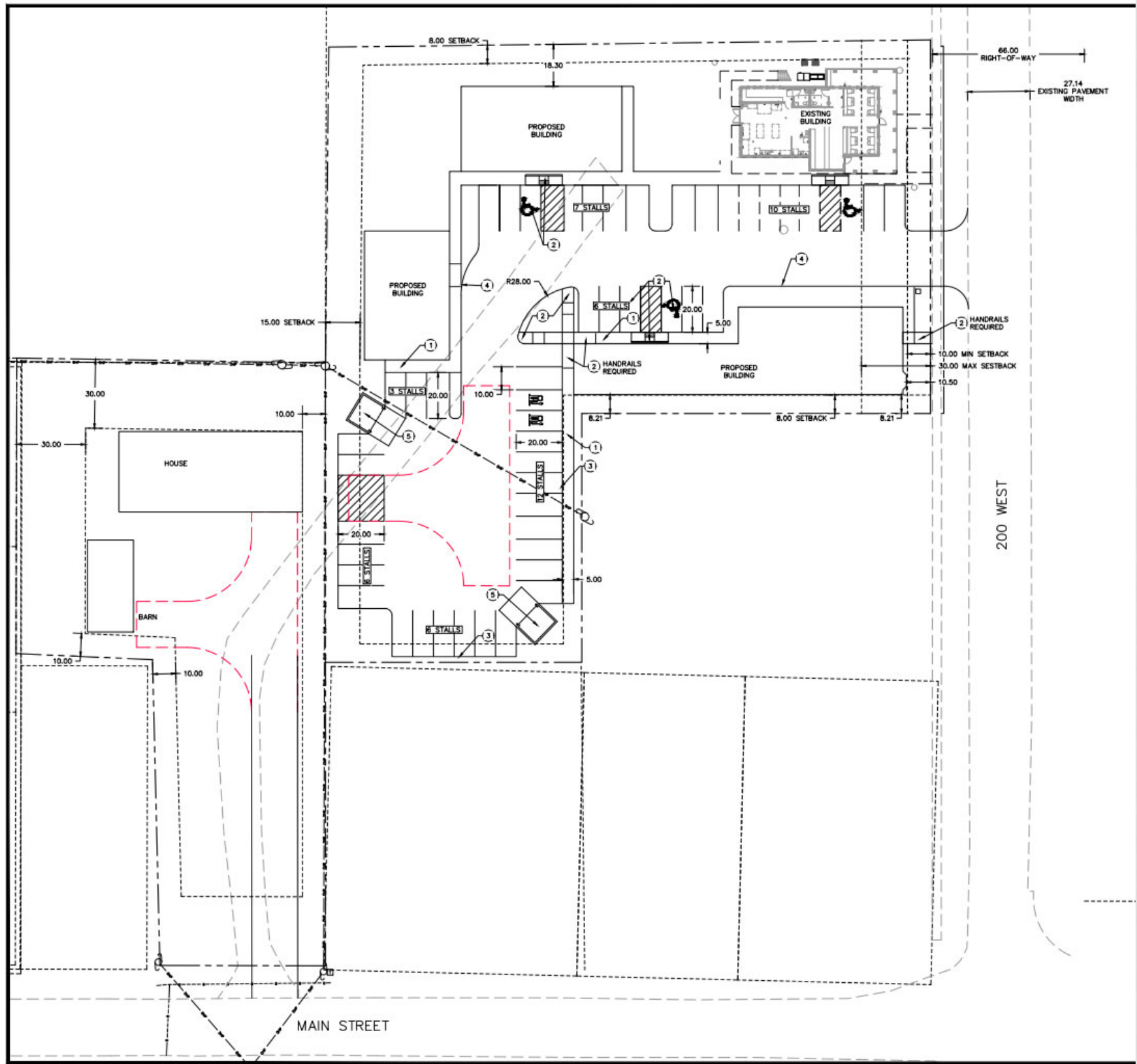
LAND USE SUMMARY

- 4 buildings
- 20 units
 - 8 lower floor commercial units (including two possible restaurants)
 - 10 upper floor short-term rentals (will not include kitchens, wet bars, or individual laundry facilities)
 - One administrative office
 - One full dwelling unit above restaurant











200
West

SPRINGER FARMS





200 West

SPRINGER FARMS



SPRINGER FARMS



SPRINGER FARMS



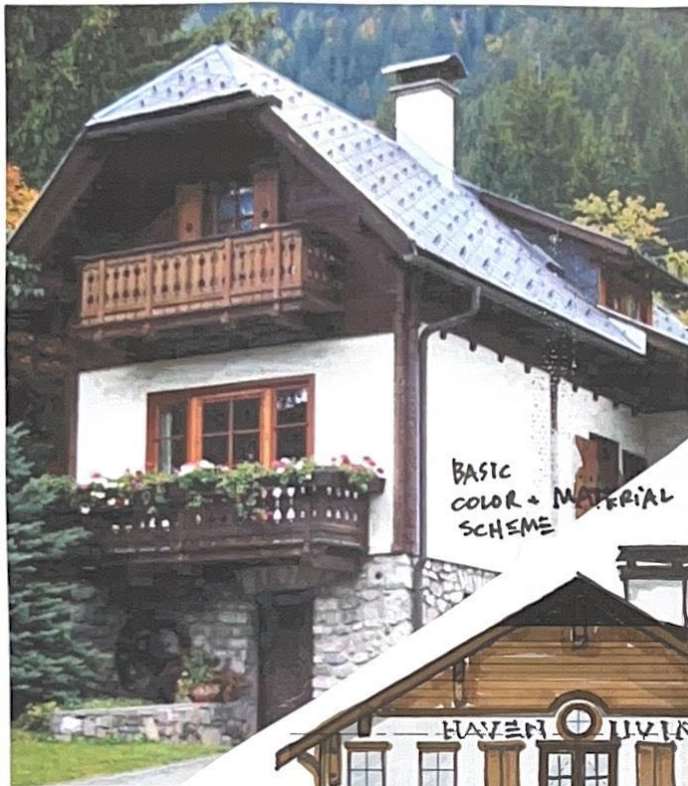
SPRINGER FARMS











BASIC
COLOR + MATERIAL
SCHEME

o Gray - Bronze windows
o Bronze gutters



PLANTER
IDEA



METAL
TRAY
PLANTER

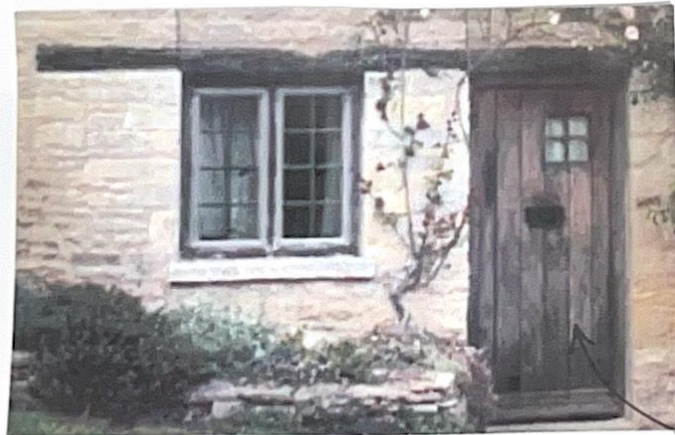
IRON PLANTER BOX
WITH GRASS/PLANTER



FLOWER
BOXES

ROUND-ARCH
TOP DOOR

DARK BRONZE
BLACK
WINDOWS



IRON
SIGNAGE



UNIQUE DOOR + WINDOW CUTS



A1 SOUTH ELEVATION
A201 319' - 1 1/8"

- Black windows / Bronze
- Bronze lanterns.



DARK TRIM



ROUND DOORWAY



GERMAN STONE SCHMEAR

ARCH. DETAIL IF POSS

BOOKSTORE



WATTLE + DAUB EFFECT



METAL ROOF

ROUND DOOR

WINDOW AWNING



ROUND DOOR - ROUND WINDOW.



BLACK OR DARK WOOD TRIM.



DARK ACCENTS





LARGE DISPLAY WINDOWS



CREAMY

OVERALL COLOR SCHEME



POSSIBLE COLOR SCHEME

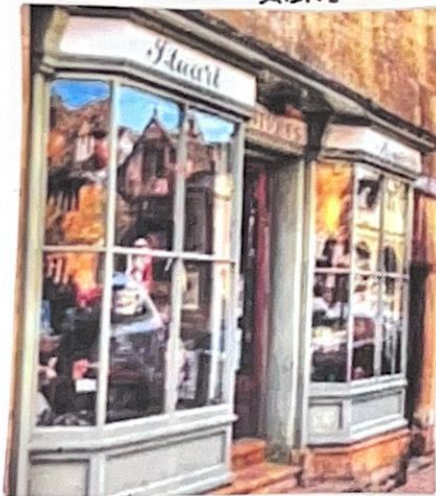


Pass thru.

Expose



PLASTER STRECO



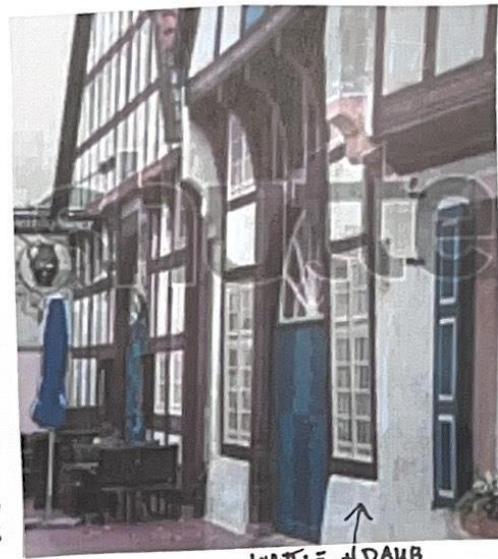
EXAMPLE OF WINDOW STRUCTURE



HOW ROUGH + RETAIL CAN BE NEXT TO EACH OTHER



I like this pattern.



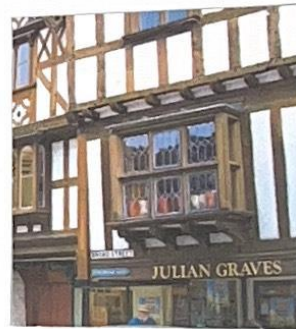
WATTLE + DAUB



GRAYS + WASHED BROWNS



ORANGE-RED - front door?
TAN-GRAY SIDING/BEAMS



← SIGNS LIKE THIS

this color beams



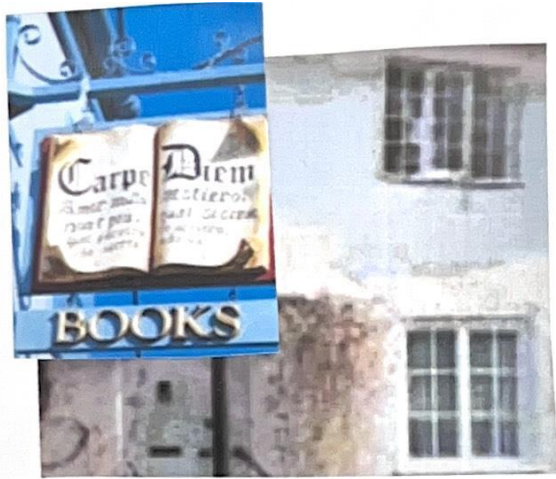
← WARM TONES



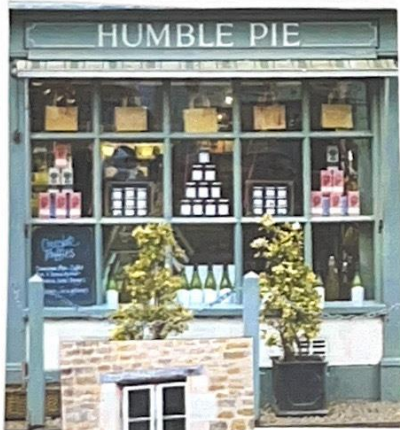
GRAYS / WARM TONES



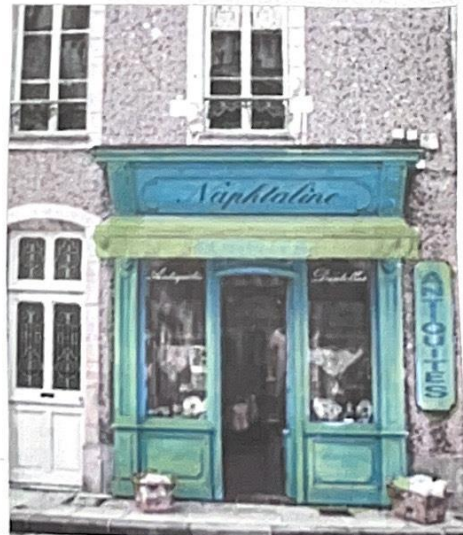
← LARGE DISPLAY WINDOWS

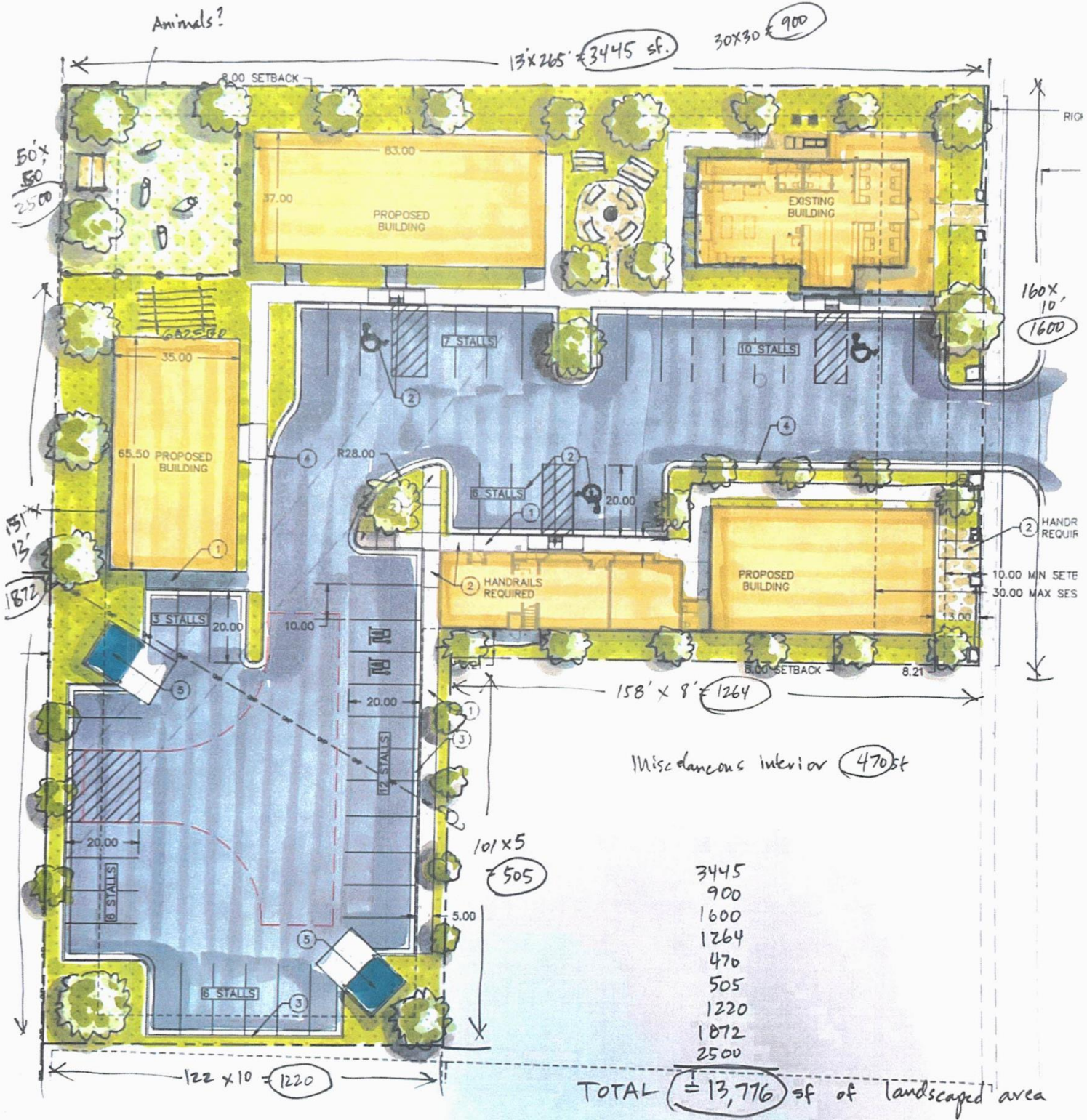


- White windows/gray windows
- Metal downspouts - Galvanized



Deck planter



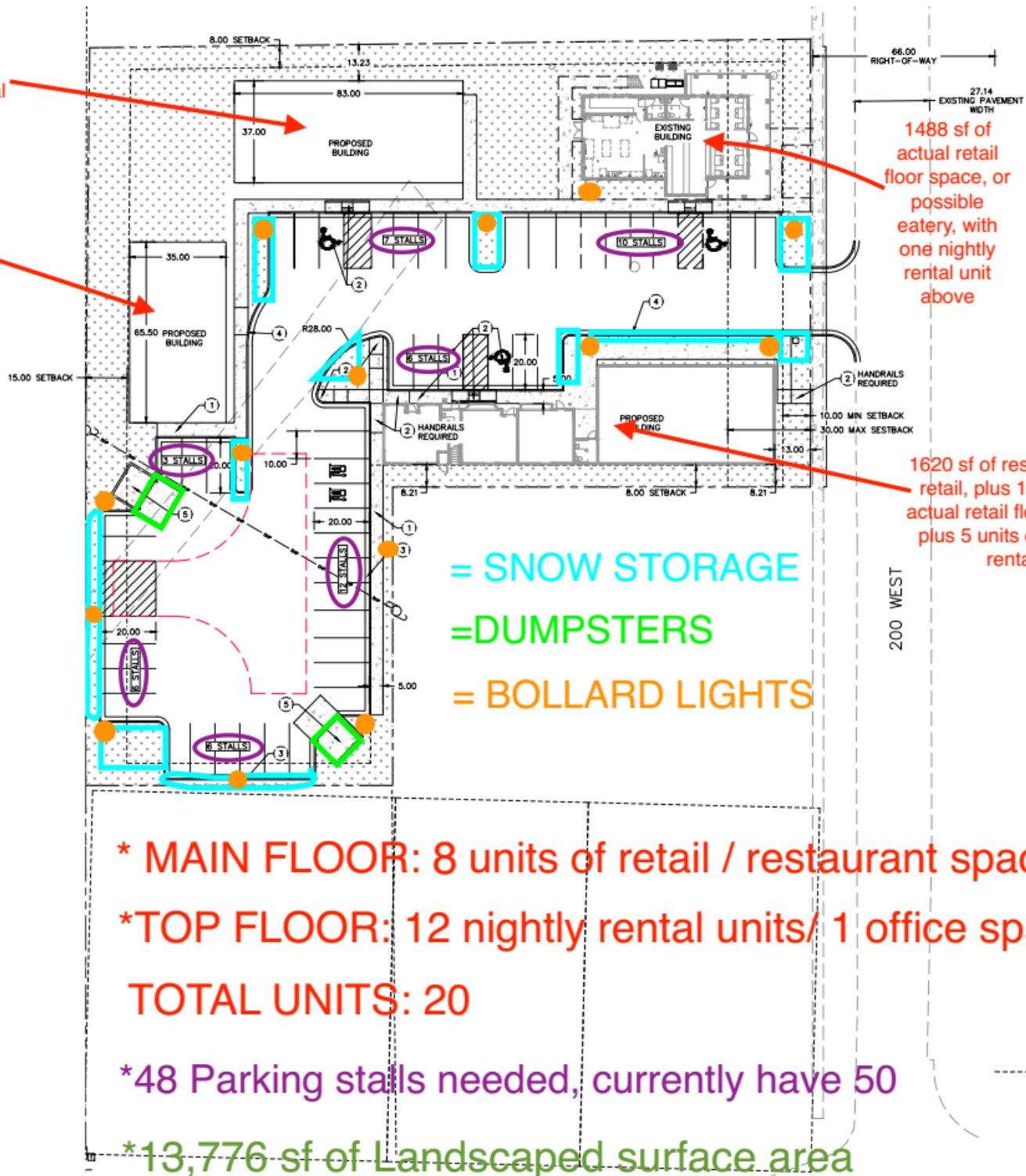


2250 sf of actual retail floor space, plus 4 nightly rental units

2080 sf of actual retail floor space, plus 2 nightly rental units, and 1 office

1488 sf of actual retail floor space, or possible eatery, with one nightly rental unit above

1620 sf of restaurant or retail, plus 1280 sf of actual retail floor space, plus 5 units of nightly rental



= SNOW STORAGE
 = DUMPSTERS
 = BOLLARD LIGHTS

- * MAIN FLOOR: 8 units of retail / restaurant space
- * TOP FLOOR: 12 nightly rental units/ 1 office space
- TOTAL UNITS: 20**
- *48 Parking stalls needed, currently have 50
- *13,776 sf of Landscaped surface area

GE
 1.
 2.
 3.
 4.
 5.
 6.
 7.

MAIN STREET

CONDITIONAL USE

- Proposal is a conditional use
 - (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
 - (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

ITEMS OF CONSIDERATION

- Architectural theme
 - VAC reviewed and recommended approval on 1-10-23
- Parking
 - 50 required stalls
 - 50 stalls are provided in the application area

ITEMS OF CONSIDERATION

- Setbacks
 - Commercial buildings bordering a residential use in a commercial zone is 8'
 - Commercial buildings bordering a residential zone is 15'
- Maximum height of 35'
 - Architectural elements may reach a height of 52.5'
- TROD
- Property Owners' Association

ITEMS OF CONSIDERATION

- Utility easement across property to Main Street
- Landscaping and fencing plan
- Lighting
 - All lighting have full-cut-off except as allowed otherwise by code
- Dumpster and snow storage
- UDOT approval and improvements to 200 West

RECOMMENDED WATER REQUIREMENT

- # seats x 35 GPD x 365 days per year / 325,851 Gallons per acre feet x 1.77 return flow = acre feet water requirement
- Restaurant seats
 - 64 seats x 35 GPD = 0.36 acre feet x 1.77 (return flow) = 4.44 acre feet
- Full Dwelling = 0.8 acre feet
- 8 nightly rental units (no kitchen/wet bar/laundry) = 8 x 0.3 = 2.4 acre-feet
- 3 laundries = 1.07 acre-feet (services a total of 8 rooms at 180 GPD per laundry)
- Commercial space bathrooms (3 toilets) = 2.97 acre-feet
- Previous plan outside irrigation 24,232 square feet (0.56 acres) = 1.68 acre feet
- Current plan outside irrigation 13,776 square feet (0.24 acres) = 0.72 acre feet
- Total = 12.4 acre feet
- Difference 12.4 – 4.5 = 7.9 acre feet

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments are a conditional in the C-3 zone.
- Mixed-use developments are a conditional use in the C-3 zone.
- The proposed parking plan does comply with code requirements.

RECOMMENDED CONDITION

1. A landscaping and fencing plan must be reviewed, and a recommendation made by the VAC before the item is reviewed by the City Council.