

**PUD-4-2013**  
**The Villages at Westridge North PUD – Final Plat**  
**Henry Walker Homes**  
**R-1-4 Zone**  
**62 Lots**  
**5.81 Acres**

**BACKGROUND**

The Villages at Westridge is a planned community consisting of 155 residential town home units and two commercial pad sites sitting on approximately 17 acres. The original concept for the residential portion of this project consisted of three different residential housing types; courtyard, mansion and traditional town homes.

The Planning Commission granted preliminary subdivision approval in July 2011 and final plat approval for the first phase in September 2012. The first building in this phase is near completion. In September 2013, Henry Walker Homes submitted phase 2 which is located north of phase 1. The Planning Commission may recall that this phase was for the mansion style product.

The final plat was approved by the Planning Commission that same month. During the final plat review by the City Council, concerns were expressed that the elevations did not reflect a true mansion home. Although the elevations did resemble those used for the development agreement, the item was continued to allow the developer and staff an opportunity to discuss possible solutions.

Over the last few months, Henry Walker Homes has designed a mansion home that more closely resembles a large single family dwelling. During this same time period, staff and Henry Walker have been working on a modified site plan to accommodate the new product. Staff believes that these changes will make a solid community. The site plan creates a better walking community than the previous phase and the absence of garages fronting the main rights-of-way will create a more pleasing street scene. The buildings are larger and will have covered front porches thus bringing residents outside to enjoy the community. An amended development agreement was recently submitted and approved by the City Council allowing this plat to move forward. The applicant is now prepared to request final plat approval for the new subdivision design and building elevations.

**STAFF/AGENCY COMMENTS:**

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.

Street improvements shall be installed in accordance with plan and profiles approved by the Engineering Division. The side of the private street opposite the rolled curb and gutter shall have a concrete edge to contain the asphalt.

Flood control issues to be coordinated with Public Works.

Utility Companies:

Standard Utility Easements required.

Kearns Improvement District:

Project is subject to all KID requirements and design standards.

Fire Department:

Proposed fire hydrant locations need to be shown on subdivision plat.

Project shall meet all provisions of Fire Code relating to this type of development. Private street widths shall be a minimum of 26 feet.

Building Division:

Follow recommendations outlined in the soils report.

**ISSUES:**

The Villages at Westridge North will consist of 62 residential units on 5.81 acres of land. Henry Walker Homes has made a strategic decision to bring this second product type on line rather than move forward with additional phases of the courtyard homes. They believe this will bring attention to this project thus improving their ability to market this development to a broad spectrum of potential residents.

As mentioned previously, a development agreement was reviewed and approved by the Planning Commission and City Council. This agreement addresses a number of issues related to the overall site. Although modifications have been made to the original agreement, all conditions outlined in both agreements will be made part of the approval process. In conjunction with the development agreement, staff would like to address the following items as it relates to this phase of the project:

**Access:**

Access to this development will be gained from Lake Ridge Drive and from Summer Ridge Drive, both dedicated streets. The right-of-way will consist of a 5-foot parkstrip and 5-foot sidewalk. All other streets within the development will be private. The cross section in the private drives will be 27.5 feet. This will provide 26 feet of pavement and a 1.5 foot rolled gutter. Public Works believes that in addition to the rolled gutter on the private street, the opposite side should have a concrete edge to secure the asphalt. This will help the lifespan of the road and will lessen the potential for failure.

**Housing:**

Housing for this phase of the development will be 3 and 4-plex town home units. These units have been designed to look like a large single family dwelling. The elevations will have one main entry on the front of the building with other entrances being located on the side of the building and/or a side entrance at the front of the building. Based on the footprint of the structure, there is an abundance of relief and building movement with covered porches and pop-outs.

Proposed square footage is encouraging. From the original approval, square footage has increase by approximately 20 percent. Square footage ranges from 2143 to 2211 square feet. All units will have 3 bedrooms which addresses concerns expressed by the Planning Commission with many projects only having two bedrooms. The third bedroom allows a growing family to stay longer in the home thus prolonging their stay in the community. Per the development agreement, buildings will consist of 100% masonry products.

**Parking:**

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, there will be 22 guest spaces which equates to an overall parking ratio of 2.35 spaces per unit. On street parking will be available along Lake Ridge Drive and Summer Ridge Drive as well.

**Storm Water:**

The developer will be coordinating storm water issues for the entire project with the City's Engineering Division. At this point in the review process, an area located at the northeast corner is projected to handle storm water generated from the overall site.

According to plans submitted by the developer's engineer, the depth of the basin will be larger than originally proposed. The basin will be approximately 4 feet in depth compared to 2.5 feet before. The basin itself is approximately 100 feet by 80 feet. The area in and around the basin will be landscaped and the overall percentage of open space for the overall project is 51%.

**Open Space**

As part of the overall development, 51% of the project site will be open space. Although not part of this phase, the developer will be deeding an area approximately 1.3 acres in size for use as a City park. According to the development agreement, a certificate of occupancy will not be issued for more than 40 units until construction of the private park spaces has commenced.

**Fencing**

As per the development agreement, fencing will be installed along the north and east sides of this project. The north side will consist of vinyl fencing while the east side adjacent to 5600 West will be pre-cast concrete. The masonry wall will need to match the wall installed by Ivory Homes as part of the Westridge Estates Subdivision.

**Overpressure Zone**

This project is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards be applied for all new dwellings. The developer is familiar with these standards and will coordinate building permit requirements with the building contractor.

**Site Management**

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and management company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

**STAFF ALTERNATIVES:**

- A. Grant final approval for the Villages at Westridge North PUD subject to the following conditions:
  - 1. That the developer resolve all staff and agency concerns.
  - 2. That housing comply with the multiple family design standards outlined in the City ordinance.
  - 3. That the applicant follow the recommendations outlined in the soils report dated August 19, 2008. Although basements are not planned, the City Building Official and City Engineer's office will evaluate for road and building construction.

4. That the developer provide a landscape plan to be reviewed prior to plat recordation. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.

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5. That all provisions of the West Valley City Fire Department be satisfied.
  6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
  7. That compliance be made with Kearns Improvement District, i.e., water line extensions, connections, water rights and fire protection.
  8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
  9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
  10. That all conditions related to the development agreement be made part of this approval.
  11. That an entry feature be installed at 5600 West as noted in the development agreement. Said entry feature shall be brought back for Planning Commission review in a future study session.
  12. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the April 23, 2014 meeting.
  13. That a note be placed on the plat regarding the overpressure zone.
  14. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. That a concrete ribbon be used along the edge of the private drive opposite the rolled curb and gutter.
- B. Continuation, in order for the developer to address issues raised during the Planning Commission meeting.

**Applicant:**

Leslie Mascaro  
500 N Marketplace

**Discussion:** Steve Lehman presented the application. Leslie Mascaro, the applicant, stated that she has worked closely with City staff to make these changes which she feels have added a lot architecturally. She added that pedestrian connectivity has also greatly improved, each unit will now have a 2 car garage, and there will be 22 guest parking spaces. Phil Conder asked if the upper balconies are for the middle units.

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Ms. Mascaro replied that there is a divider so the balcony will be shared between two units. Jack Matheson stated that he toured several Henry Walker Homes in St. George and they are great quality.

**Motion:** Commissioner Woodruff moved for approval subject to the 14 staff conditions.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-PUD-4-2013- Approved**