

# Bountiful

## Bountiful City Ordinance No. 2021-04

**MAYOR**  
Randy C. Lewis

**CITY COUNCIL**  
Millie Segura Bahr  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
Chris R. Simonsen

**CITY MANAGER**  
Gary R. Hill

### **An Ordinance Amending Section 2 of Bountiful City Ordinance No. 2019-05 Which Contained the Development Standards of the Renaissance Towne Centre Development Plan approved by the City Council on May 28, 2019.**

#### **It is the finding of the Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and amend Ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The proposed Ordinance/Development Plan amendment request has been made by the owners of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Code this Ordinance/Development plan amendment is found to be in harmony with the objectives and purposes of the Land Use Code.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed Ordinance amendment on March 16, 2021.
5. The Bountiful City Council held a public hearing on this proposal on April 13, 2021.

#### **Be it ordained by the City Council of Bountiful, Utah:**

That the development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Code as the updated and amended Development Plan is found is an Attachment to this Ordinance.

**Section 1.** This Ordinance pertains to the Renaissance Towne Centre Development consisting of the parcels and/or lots extending from 1500 South to 1800 South and from Main Street to Highway 68 (300 West / 400 West) currently zoned as Mixed-Use Residential (MXD-R) consisting of approximately 15.5 acres.

**Section 2.** Development of the property described herein shall be subject to the standards outlined in Exhibit A – 2021 Development Plan.

**Adopted by the City Council of Bountiful, Utah, this 13<sup>th</sup> day of April 2021.**

Randy Lewis  
Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus  
Shawna Andrus, City Recorder



# Renaissance Towne Centre

## Site Development Plan - Planned Unit Development - MXD-R

Bountiful City, Davis County, Utah

**Approved by City Council April 27, 2021**  
**Ordinance No. 2021-04**

### Legal Description

Beginning on the Easterly line of a highway(Highway #106) 46.0 feet perpendicularly distant easterly from the centerline thereof at a point which is given as West 1826.73 feet along the section line and south 31°15'30" West 26.08 feet along a street and West 488.46 feet and North 27°01' East 95.83 feet along the easterly line of said highway from the North Quarter Corner of Section 31, Township 2 North, Range 1 East, Salt Lake Base and Meridian, in the City of Bountiful, and running thence Southeasterly along the arc of a 15.00 foot radius curve to the left (radius bears South 63°03'23" East) to the point of tangency with a 460.0 foot radius curve to the left; thence Easterly along the arc of said curve for a distance of 168.26 feet (radius bears North 19°37'02" East); thence North 88°39'34" East 281.94 feet along said street to a point on a 30.00 foot radius curve to the left; thence North-erly along the arc of said curve 30.09 feet (radius bears North 01°20'26" West) along said street to the Westerly line of Main Street; thence North 31°11'30" East 634.19 feet along the westerly line of a 5 rod road; thence North 88°18'40" East 9.93 feet along an angle corner in said road to the westerly line of a 4 rod street; thence North 31°11'30" East 792.89 feet along the westerly line of said street to the south line of 1500 South Street; thence South 89°46' West 624.15 feet along the south line of said street to the easterly line of said highway; thence South 26°55' West 1336.94 feet along the easterly line of said highway to the point of beginning.

### Project Vicinity Map



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**Owner**

**Developer**

### Renaissance Town Centre

Mixed-Use Planned Unit Development  
 Bountiful City, Davis County, Utah



### Town Center, LLC

1560 S. Renaissance Town Dr.  
 Bountiful, Ut 84010

Broadhead & Company  
 1560 S. Renaissance Towne Dr.  
 Bountiful, Ut 84010

# Project Description - Potential Mixed Uses

\*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

## Renaissance Towne Centre

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Code; except as specifically modified within this Development Plan.

### BCC 14-10-104 Sub-Zone Standard:

Up to 75% of the building floor area for the entire project are allowed to be residential uses including but not limited to; apartments, townhomes, and condominiums.

### Permitted Uses

For the purposes of this Development Plan, Permitted uses will be categorized into two (2) major Uses: Residential and Other Mixed Use. Residential uses will include Residential Uses allowed under BCC 14-10-105a and Other Mixed Use will include the Office, Commercial, Institutional/Public, and Hotel/Entertainment uses per BCC 14-10-105a as outlined below.

### BCC 14-10-105a Permitted Uses:

The following uses are allowed in this Development:

#### Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval

#### Office

Professional offices Banks and credit unions Medical clinics Artist studios

#### Commercial

Convenience stores – with or without fuel sales Grocery stores – maximum 50,000 square feet per tenant Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors

#### Institutional/Public

Medical clinics Colleges/Universities/Educational Services Museums Open space/Park Convention center/Assembly/Auditorium Government offices Places of worship Municipal Facilities

#### Hotel/Entertainment

Hotels – Rooms off interior corridors (no motor lodges) Recreation – Indoor/Outdoor Restaurants and private clubs – without drive-up window Fast-food restaurant Movie Theaters - Indoor Convention center/Assembly/Auditorium Health clubs

### BCC 14-10-108

Uses may be mixed within a building or within an overall development or both.

Freestanding building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 3,000 square feet if platted as a pad site within a planned unit development.

Any freestanding lot shall have a minimum frontage of 90 feet on a public street.

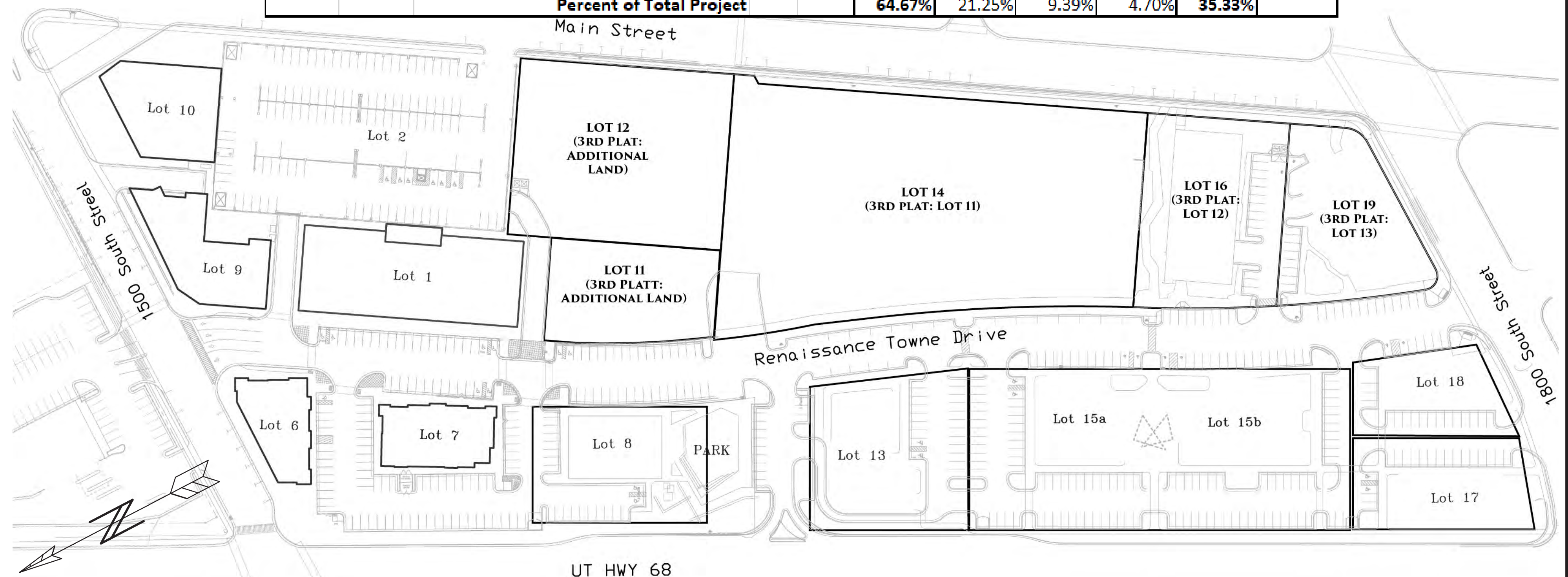
A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

Project will include a minimum of two (2) Restaurant Pads with a minimum total aggregate floor area of 14,200 sq.ft.

Floor Area is defined as: The sum of the areas of one or several floor of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior face of walls. It does NOT include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the principal building intended and designed for the parking of motor vehicles in order to meet the parking requirements of the Land Use Code, or any such floor space intended and designed for accessory heating and ventilating equipment. It also excludes common hallways and other common circulation, common mechanical, common storage, and common amenity spaces.

The diagrams and drawings in this Development Plan are conceptual and represent potential design. Each Lot ready to construct a structure shall submit plans for Site Plan Approval per BCC 14-10. During site plan approval building footprint, height, and parking will be reviewed against this Development Plan for compliance.

Renaissance Towne Center													
Potential Mixed Use Plan													
					Potential Property Type								
					Mixed Use								
Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use	Total Sq.Ft.			
Lot #1	Lot #1	Existing	24,038	5		88,150	24,038		112,188	112,188			
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831		13,662	13,662			
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839		15,678	15,678			
Lot #8		Future Development	6,861	2		6,861	6,861		13,722	13,722			
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972	4,687		4,687	51,659			
Lot #10	Lot #10	Future Development	11,000	4		33,000	11,000		44,000	44,000			
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625	46,875	140,625			
Lot #13		Future Development	8,100	1				8,100	8,100	8,100			
Lot #14		Future Development	71,429	5	298 Units	333,264				333,264			
Lot #15a		Future Development	9,150	2				9,150	9,150	9,150			
Lot #15b		Future Development	10,850	2				10,850	10,850	10,850			
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				32,420			
Lot #17		Future Development	6,100	1				6,100	6,100	6,100			
Lot #18		Future Development	4,250	1				4,250	4,250	4,250			
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000				23,000			
Open Space = 17.97%					Totals		490	529,406	173,931	76,881	38,450	289,262	818,668
					Percent of Total Project			64.67%	21.25%	9.39%	4.70%	35.33%	



This Development Plan is based upon the Bountiful City Land Use Code in place January 2021. If the land use code is changed to requirements less than outlined in this Plan, the lesser requirement may prevail.

Lot numbers indicated on site plans will change as lots are platted for construction.

Goal is 2 - 4 restaurants when Development is completely built out. Drive-thru service will be allowed at any restaurant in Development. Restaurants might be sit down, quick serve, or fast food.

## Renaissance Town Centre

Mixed-Use Planned Unit Development  
Bountiful City, Davis County, Utah



## Town Center, LLC

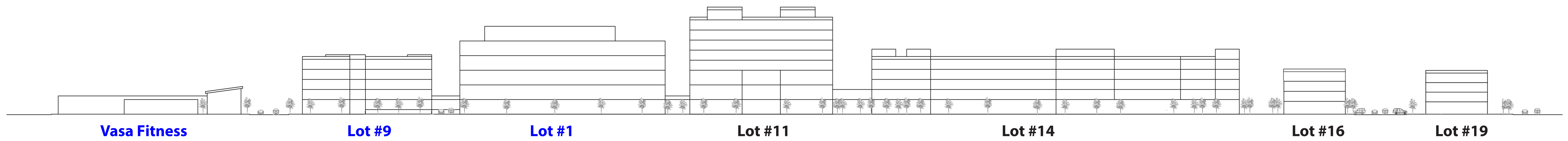
1560 S. Renaissance Town Dr.  
Bountiful, Ut 84010

## Broadhead & Company

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# Potential Building Height Diagram

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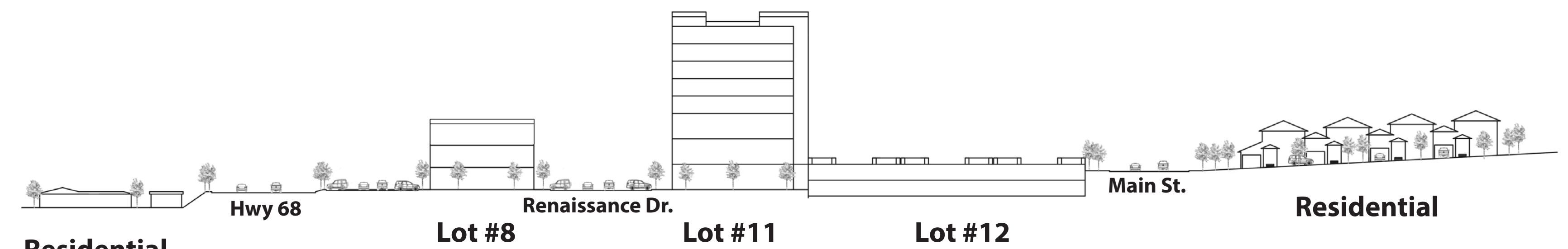
**Renaissance Towne Dr. East Section**



**Renaissance Towne Dr. West Section**



Photos and Images are conceptual and illustrate a representation of building designs.



**East/West Section 1**



**East/West Section 2**

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# Potential Building Height Plan

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## Conceptual Height Guidelines

- 1-2 Stories
- 1-4 Stories
- 3-4 Stories
- 5-6 Stories
- 7-9 Stories

Enumerated floors do not include rooms, barriers or floors designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.

Commercial floor heights may vary between 14 and 18 feet with additional height required for some restaurants, recreational spaces, and other similar spaces. Residential floor heights may vary between 11 and 14 feet with additional height required for lofts and mezzanines.

Shaded areas for future lots represent the Buildable Envelope for each lot including where the building can be placed subject to setbacks and potential building height.

Height of Building is defined as: The vertical distance from the grade plane to the highest point of the roof.

Highest Point of the Roof is defined as: The coping or parapet on a flat roof, the deck of a mansard roof, or the mean level between the eaves and the ridge of a gable, hip, or gambrel roof.

Renaissance Towne Center Maximum Building Height			
Platted Lot #	Building Use (Potential Use)	Maximum Height (in Feet)	
Lot #1	Lot #1	Office	90
Lot #6	Lot #6	Office	34
Lot #7	Lot #7	Office	42
Lot #8		Office	42
Lot #9	Lot #9	Residential	65
Lot #10	Lot #10	Office	60
Lot #11		Mixed Use	110
Lot #13		Mixed Use	30
Lot #14		Residential	65
Lot #15a		Mixed Use	32
Lot #15b		Mixed Use	32
Lot #16	Lot #12	Residential	45
Lot #17		Mixed Use	30
Lot #18		Mixed Use	30
Lot #19	Lot #13	Residential	46



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# Potential Architectural Design Precedents

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**Lot #8 & #13**



**Lot #10, #16 & #19**



**Lot #15, #17 & #18**



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Lot #11



Lot #14



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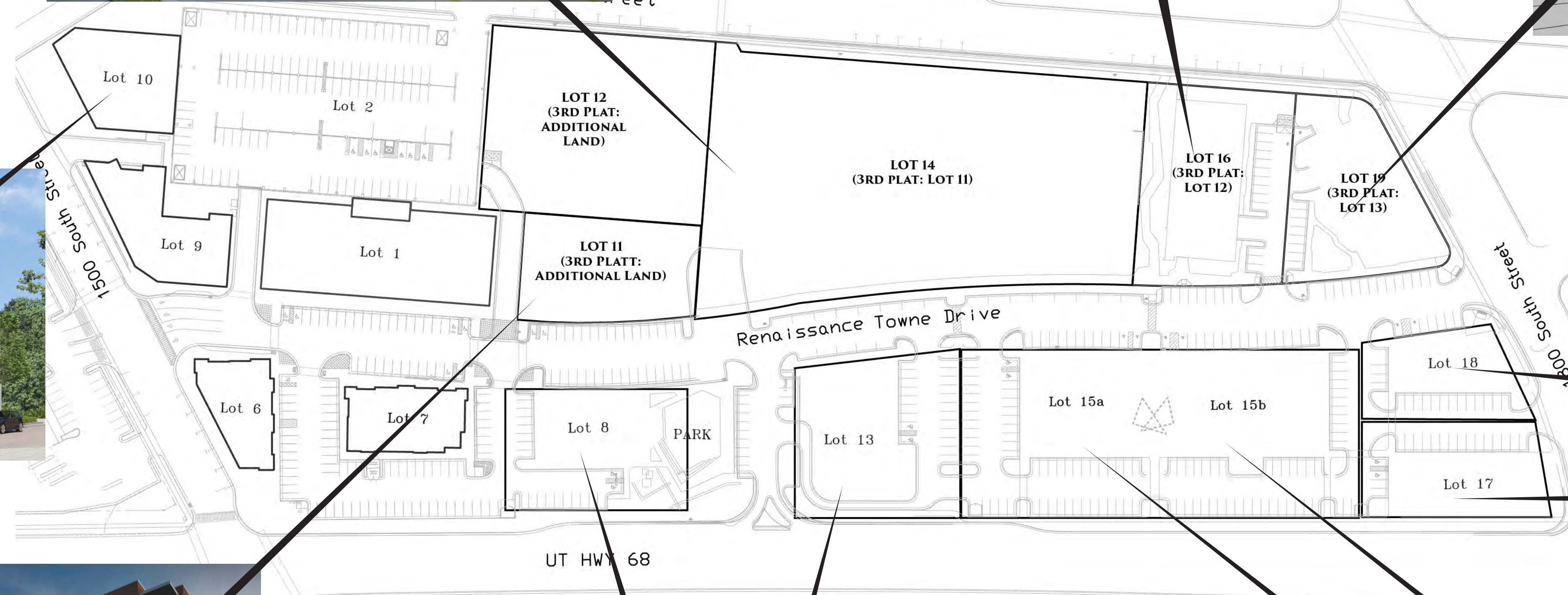
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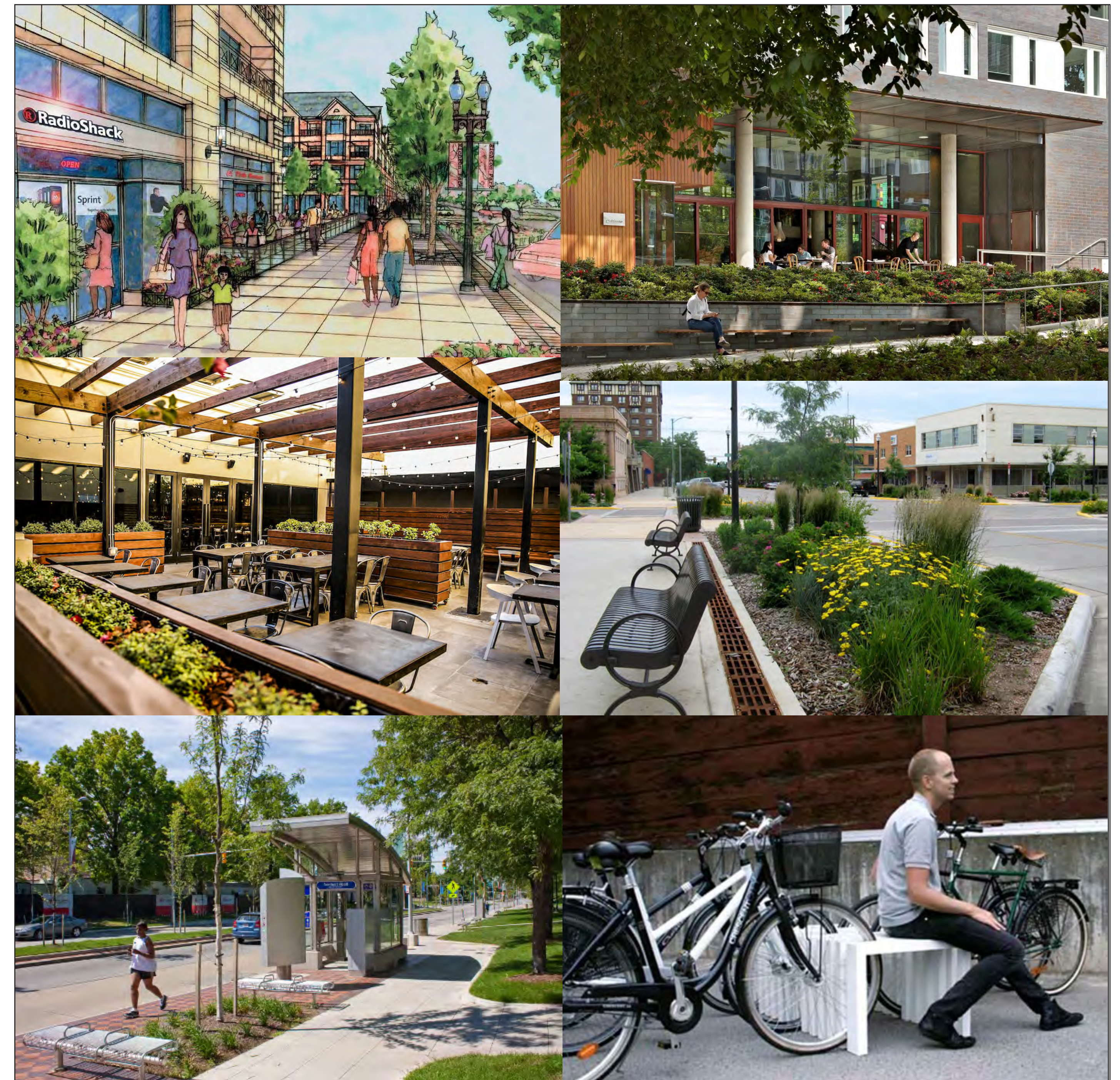
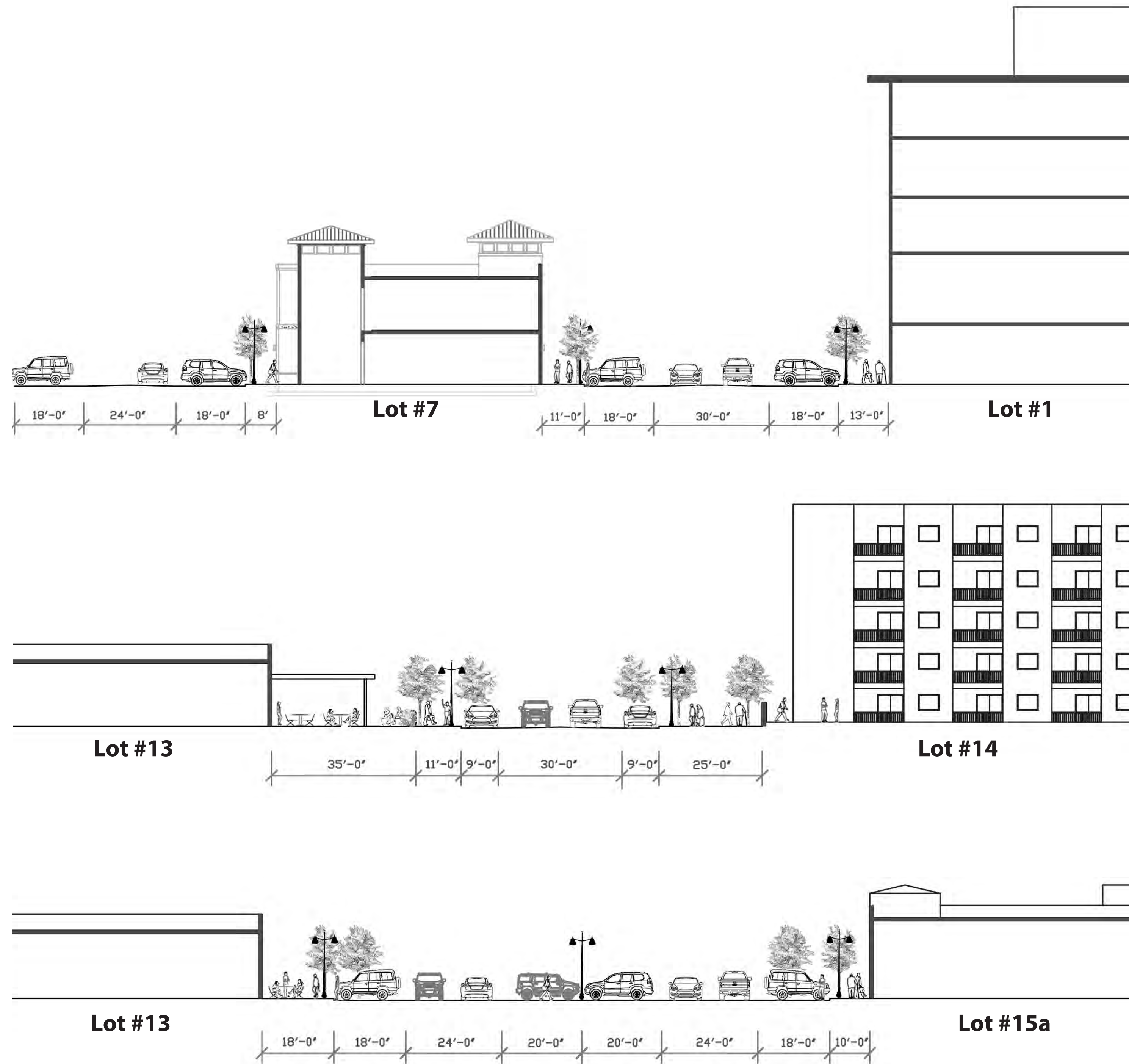
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# Potential Streetscape Design Precedents

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# Potential Streetscape Design Precedents

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Retail Amenity



Pedestrian circulation

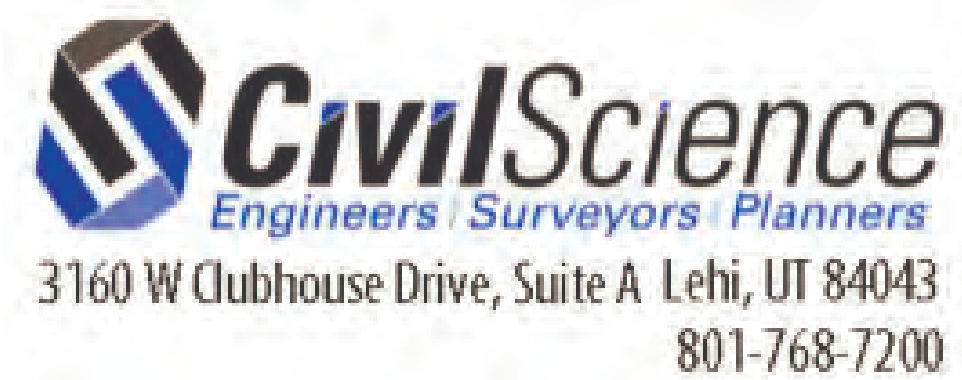
Activate corners



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# Potential Traffic & Pedestrian Thoroughfares

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## Pedestrian Access Plan

Public transportation and walkability in the Renaissance development are notable features for tenants and patrons alike. The site is designed to enable customers and residents to walk throughout the project and take full advantage of the mixed service types. Uses of Residential, Office, Commercial, Institutional and Entertainment will ensure Renaissance Towne Centre is a valuable asset to the community.

1. Several paths for pedestrian access from Main Street provide travel to all locations on the site from the Parking structure, Bus stop, and residential neighborhood.
2. Buildings up to 3 floors in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk around all other accessible sides of the building.
3. Buildings taller than 3 floors in height will have a minimum 12 foot sidewalk along Renaissance Towne Drive and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and deciduous trees are planted along Renaissance Towne Drive to create a human scale for commercial store fronts no matter the height of the building. The landscaping will also reduce the temperature along the sidewalks and asphalt areas during hot summer months. Trees and planters within the sidewalk shall not reduce the sidewalk width to less than 5 feet for buildings up to 3 floors tall or to less than 7 feet for buildings taller than 3 floors.



## Traffic Plan

Renaissance Towne Drive has been designed to handle large amounts of traffic without compromising the value of walkability. These same features also improve visibility to signage and store fronts for Commercial and Office users.

1. The travel lane along Renaissance Towne Drive is 30 feet wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several wandering curves to reduce speed and improve the foot traffic for commercial tenants.
2. Typical parking in all Lots and Parking Structures are 90 Degrees with one exception. At the approximate center point of Renaissance Towne Drive, there are 12 stalls that will be perpendicular. This is yet another measure to reduce the speed of traffic and increase the open Landscape area and pedestrian accessibility.
3. Intersections along the road have curb radius of 17.5 feet. At the point where intersection radii, cross walks and unloading zones turn into parking stalls, the curb has a radius of 4 feet.
4. All parking structures and Surface parking lots are connected to maximize use and distribute cars evenly throughout the site and around each building.



**\*\*\*Building footprints, pedestrian paths, and traffic patterns are a conceptual representation of possible designs. They are shown to show how potential pedestrian and traffic patterns might exist when completed. Actual plans will be reviewed for each lot during the site plan review process.**

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# Potential Landscape Plan

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## Common Area and Open Space

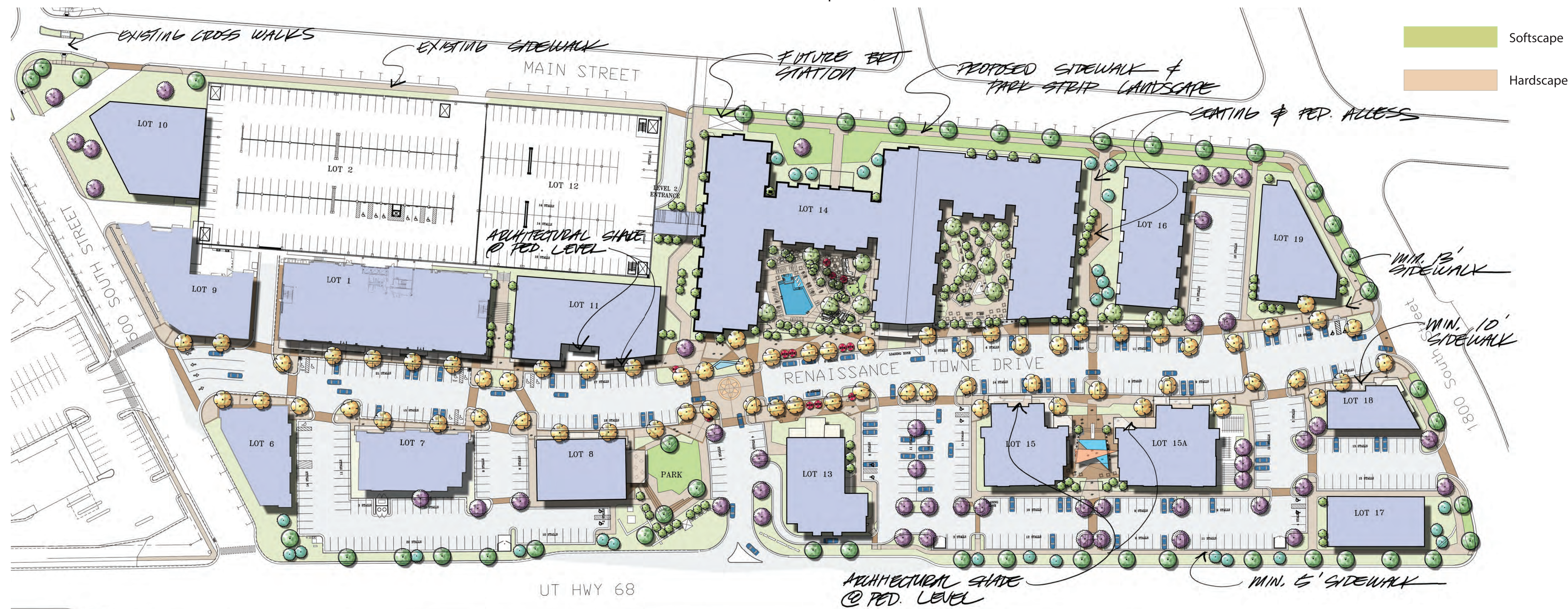
1. The development shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as common open space. Open space may include any or all the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, and community recreation space.
2. Other types of landscaping may be permitted as approved by the Planning Commission and City Council.
3. A maximum of 50 percent of all open space may be hard surfaced.

## Conceptual Landscape Materials

Tree placement around buildings is site specific and determined by the architecture and articulation of that building. Site Plan submittals for individual buildings will include placement of trees and landscaping to be reviewed and approved by the Planning Commission and City Council.

Trees: Flowering Pear, Sycamore, Royal Red Maple, Ginko Biloba, Redmond Linden, Locust, Emerald Maple, Paperbark Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud

Shrubs & Ground Cover: Bronze Ajuga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Mooredense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew



\*\*\*Building footprints are a conceptual representation of possible designs. The shapes are shown to show how potential landscaping might look when completed. Actual plans will be reviewed for each lot during the site plan review process.

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# Potential Landscaping

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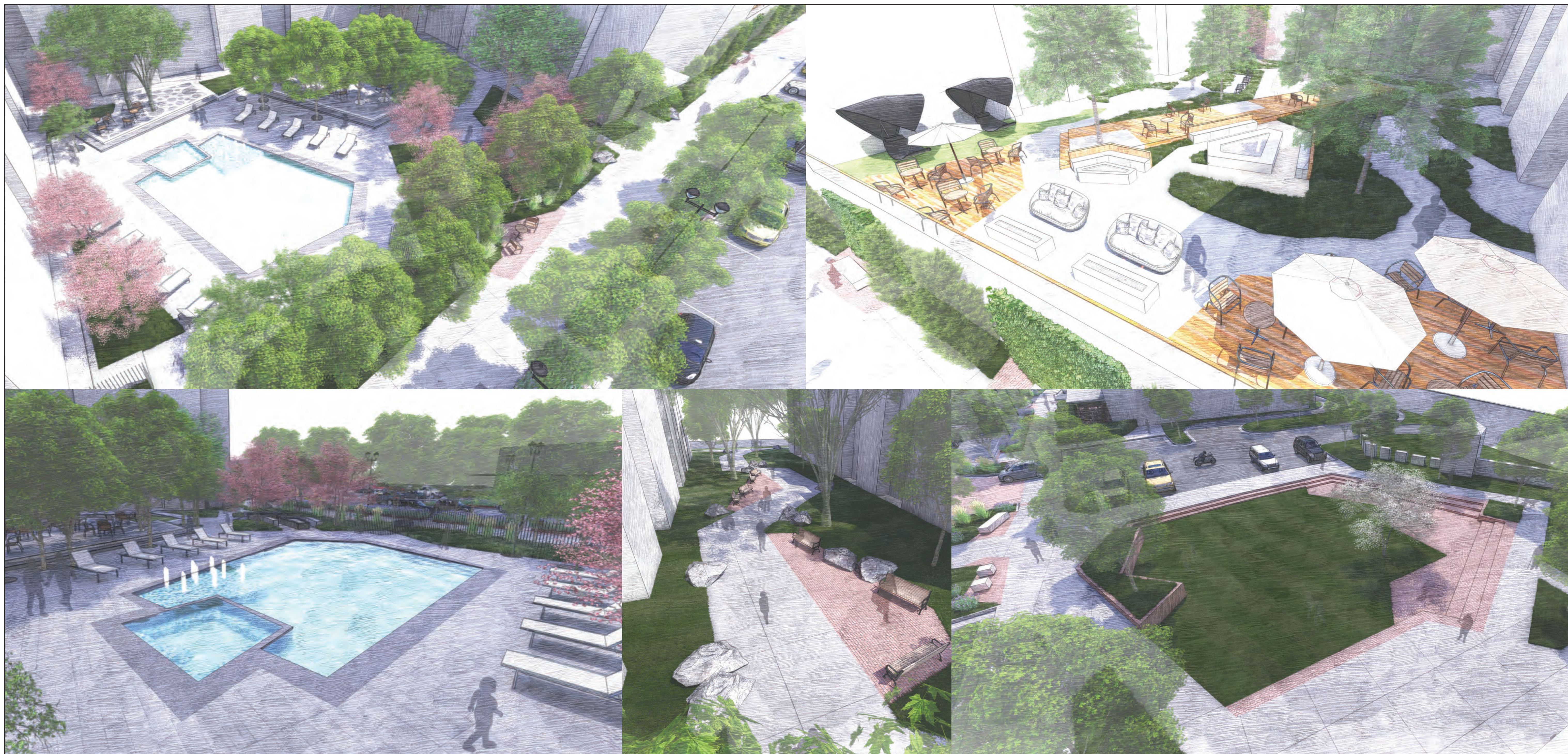
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# Potential Site Lighting and Signage Plan

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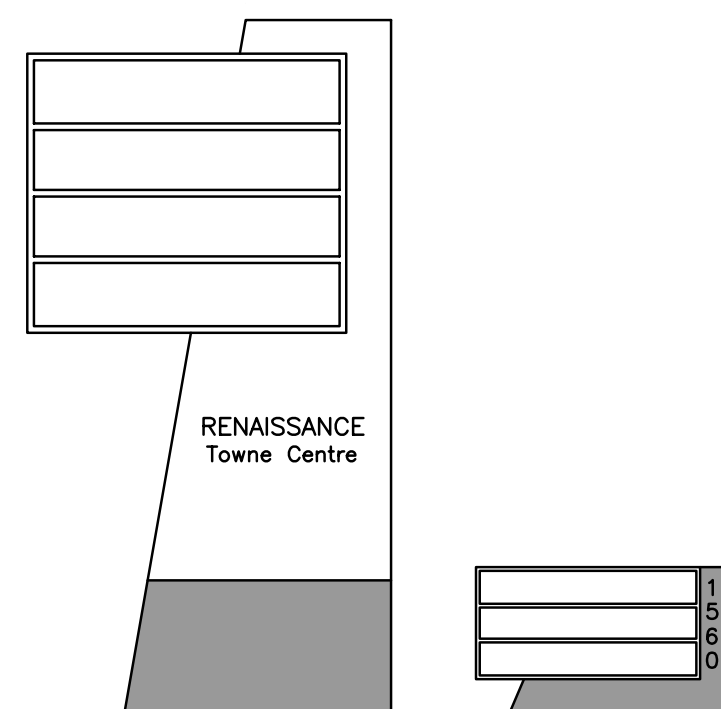
## Sign Standards

Signs approved for construction shall meet the standards of the DN – Downtown Zone and the CH – Heavy Commercial Zone, whichever allows the greater sign. Pole signs shall have a base width no greater than 3 feet, a combined base depth no greater than 12 feet and an overall sign depth no greater than 22 feet. Pole signs shall be limited to 30 feet in height with 120 square feet of sign area per side. Monument signs shall have a width no greater than 3 feet and an overall width no greater than 12 feet with a height of 6 feet and a limit of 64 square feet of sign area per side.

Free standing Development signs will meet the height and size criteria established in the GH and DN Zones. Due to varying sizes of pad lots and parcel sizes within the Planned Unit Development, sign sizes and quantities will be approved according to the building floor area and scale. Buildings may have 1 Development sign for up to 40,000 square feet of building floor area, 2 signs for up to 80,000 square feet of floor area and 3 signs above 80,000 square feet of floor area. Development signs may be attached to temporary fencing and exterior building walls with a maximum of 10% wall coverage.

Leasing signs will be limited to 6 two-sided free standing signs on the site with maximum square footage of 64 square feet per side.

Building signs are site specific. Site Plan submittals for individual buildings will include building specific sign placement to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards and as modified in this ordinance.



## Lighting Standards

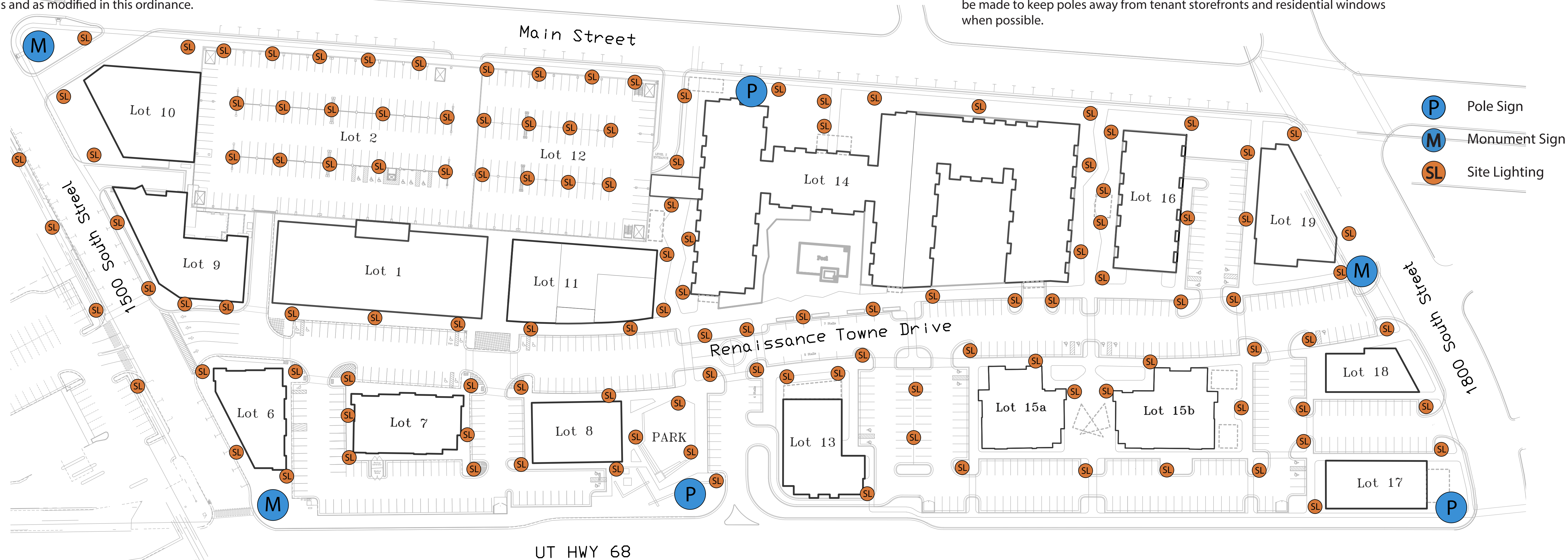
### Site Lighting Standards:

Lighting along roads, sidewalks and Parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community; and meet dark sky requirements and ordinances if any. Site lighting may be pole mounted or bollard style fixtures. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.

### Building Lighting Standards:

In addition to all site lighting, each building entrance and exterior pedestrian walkways will be illuminated with building sconces which will be maintained in proper working condition.

Site Plan submittals for individual buildings will include site lighting placement and building specific lighting details to be reviewed and approved by the Planning Commission and City Council. General lighting levels should be minimum of 2.0 F.C. maintained in traffic areas and 1.0 F.C. in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.



\*\*\*Building footprints are a conceptual representation of possible designs. The shapes are shown to show how potential site lighting might look when completed. Actual plans will be reviewed for each lot during the site plan review process.

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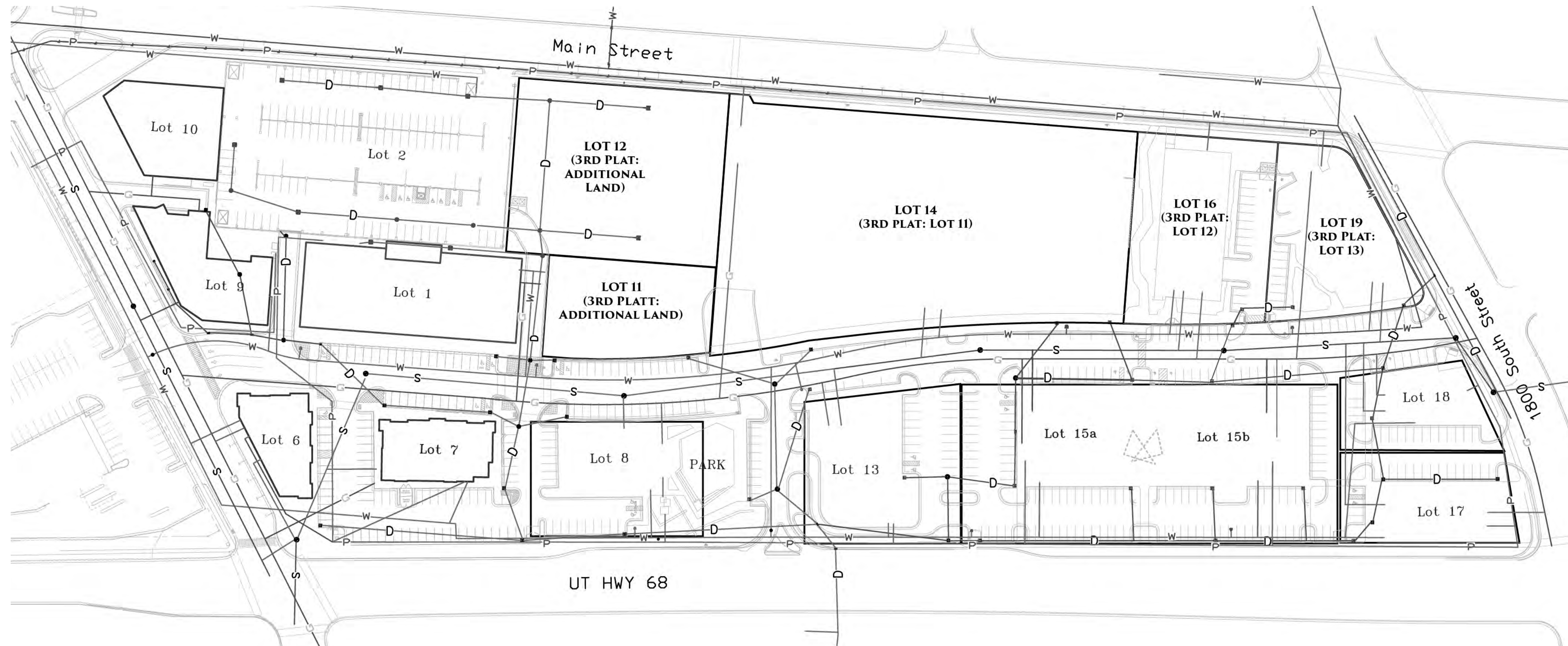
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# Site Utilities

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## Utilities

All utility services in the Renaissance Towne Centre are designed and engineered to meet local and national building standards and specifications. With the input and direction of Bountiful City Light and Power, the project has been designed to create redundant service loops and a framework for the greater power infrastructure. The power runs along the property line on 1500 South, the old Highway 68, along 1800 South and partially along Main Street to the East. Branches will extend into the property for service connections. A new sewer line will be installed along Renaissance Towne Drive in order to upgrade and eliminate the old clay pipe that runs along the west property line. New water and gas lines will also be run along Renaissance Towne Drive to service all project buildings. Telecommunication services run along the exterior of the development with intermediate laterals to service all project buildings. Access to fiber optics communication has become an essential amenity for Commercial, Office and Residential customers. The project has access to fiber optics from two major providers. Conduits will be installed in order to provide for this service.



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### Broadhead & Company

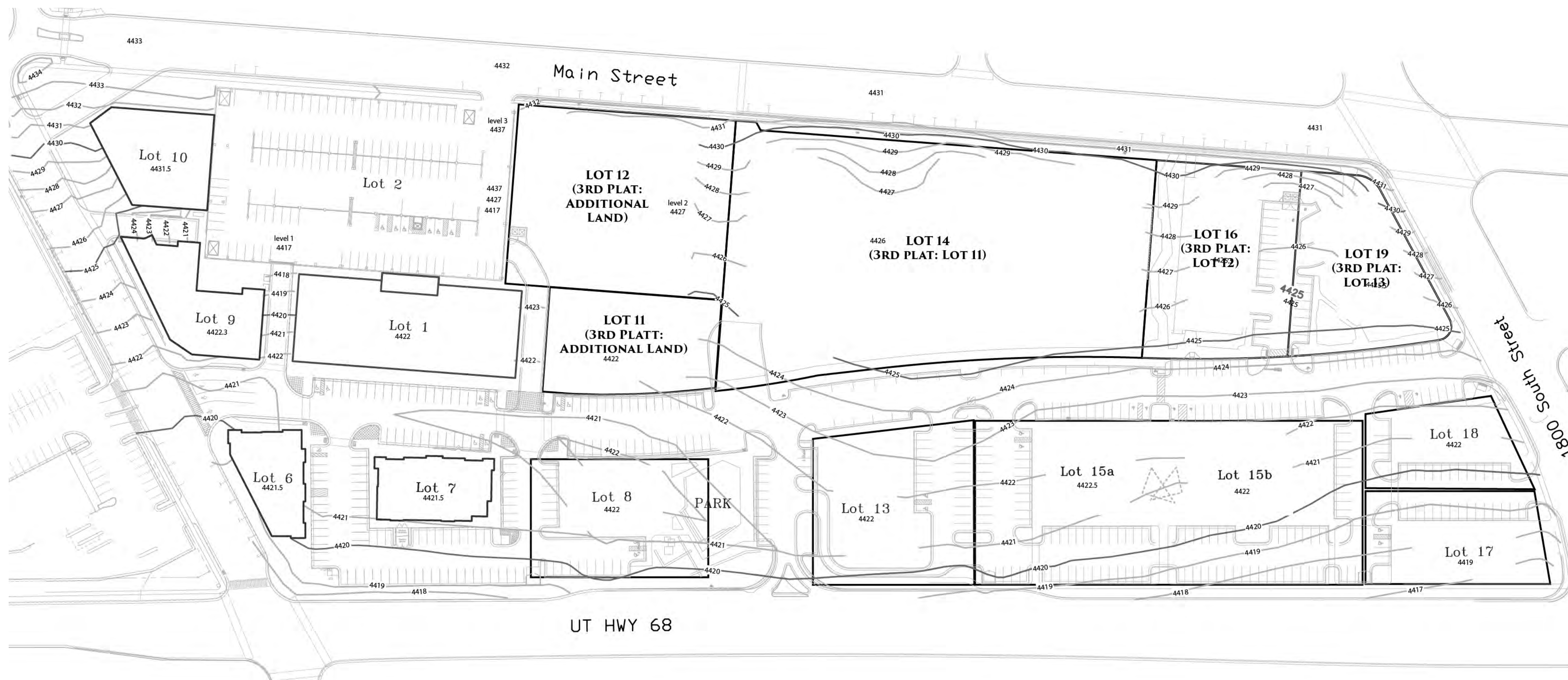
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# Elevation Contours

\*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

## Contour Plan

The site for the Renaissance Towne Centre project has an average slope of 3% from east to west with a grade change of 14 feet. 11 feet of fall occurs along Main Street within the first 200 feet from the East property line. The slope along that region is 5.5% making the rest of the property to the West relatively flat. The proposed parking structures and buildings will be built into the slope on the east side. Building foundations and footings will be engineered to local and national building standards to retain the soil along Main street. The intent of this design effort is to maximize access from both Main Street and Renaissance Towne Drive. This method will provide building designs that meet the intent of the Renaissance Towne Centre project and create connectivity for the surrounding neighborhood.



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Mixed-Use Planned Unit Development  
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# Parking Plan

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## Parking and Access

1. Parking stalls may be shared among all Lots throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use. Reciprocal/shared parking is encouraged. The Land Use Authority may allow additional parking reductions during the site plan approval process.
2. Carports are not allowed without Land Use Authority approval.
3. Setbacks: All surface parking areas shall be setback at least 10 (ten) feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall per unit located within the footprint of or adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
5. Development of the individual pad sites needs to be consistent with the number of parking stalls required by the Bountiful City Land Use Code or may be modified by an approved parking study prepared by an accepted professional using the latest industry trends, to be analyzed individually during each Site Plan Review.
6. Parking along Main Street, 1500 South and 1800 South streets will not count towards the minimum parking requirements for this Development.
7. Each Lot submitted for site plan approval shall submit an updated Parking Study prepared by an accepted professional and shall update the Parking Plan table showing the number of planned stalls is equal to or greater than the number of required stalls as determined in the most recent Parking Study.

Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type					Total Sq.Ft.	Required Parking Stalls					Actual Stalls (Constructed and Planned)					
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use		ITE Ratio Other Mixed Use	Subject to the latest Parking Study				TOTAL REQUIRED STALLS	Surface Stalls	Parking Structure	Podium Parking Garage	TOTAL STALLS	
												ITE Ratio Residential	Surface Stalls	Parking Structure	Podium Parking Garage						
Lot #1	Lot #1	Existing	24,038	5		88,150	24,038			112,188	112,188	3.23		21	342		363	21	342		363
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831			13,662	13,662	2.39		33			33	40			40
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839			15,678	15,678	2.39		38			38	44			44
Lot #8		Future Development	6,861	2		6,861	6,861			13,722	13,722	2.39		33			33	33			33
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659	1.95	1.31		22	40	62		22	40	62
Lot #10	Lot #10	Future Development	11,000	4			33,000	11,000		44,000	44,000	2.39		6	100		106	14	100		114
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625	2.39	1.31	142	96		238	142	96		238
Lot #13		Future Development	8,100	1					8,100	8,100	8,100	9.44		77			77	86			86
Lot #14		Future Development	71,429	5	299 Units	334,382				334,382	334,382		1.31	93	299	392	93	299			392
Lot #15a		Future Development	9,150	2					9,150	9,150	9,150	1.95		18			18	18			18
Lot #15b		Future Development	10,850	2					10,850	10,850	10,850	1.95		22			22	22			22
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				32,420	32,420	1.95	1.31	10		30	40	13		30	43
Lot #17		Future Development	6,100	1					6,100	6,100	6,100	1.95		12			12	19			19
Lot #18		Future Development	4,250	1					4,250	4,250	4,250	1.95		9			9	23			23
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000				23,000	23,000		1.31	9		26	35	9		26	35
<b>Totals</b>					<b>491</b>	<b>530,524</b>	<b>173,931</b>	<b>76,881</b>	<b>38,450</b>	<b>289,262</b>	<b>819,786</b>		<b>Totals</b>	<b>523</b>	<b>859</b>	<b>96</b>	<b>1,478</b>	<b>577</b>	<b>859</b>	<b>96</b>	<b>1,532</b>
<b>Percent of Total Project</b>						<b>64.71%</b>	<b>21.22%</b>	<b>9.38%</b>	<b>4.69%</b>	<b>35.29%</b>											

## Institute of Transportation Engineers (ITE) Parking Generation Ratios

(Parking Ratios from Hales Engineering Study dated March 18, 2019)

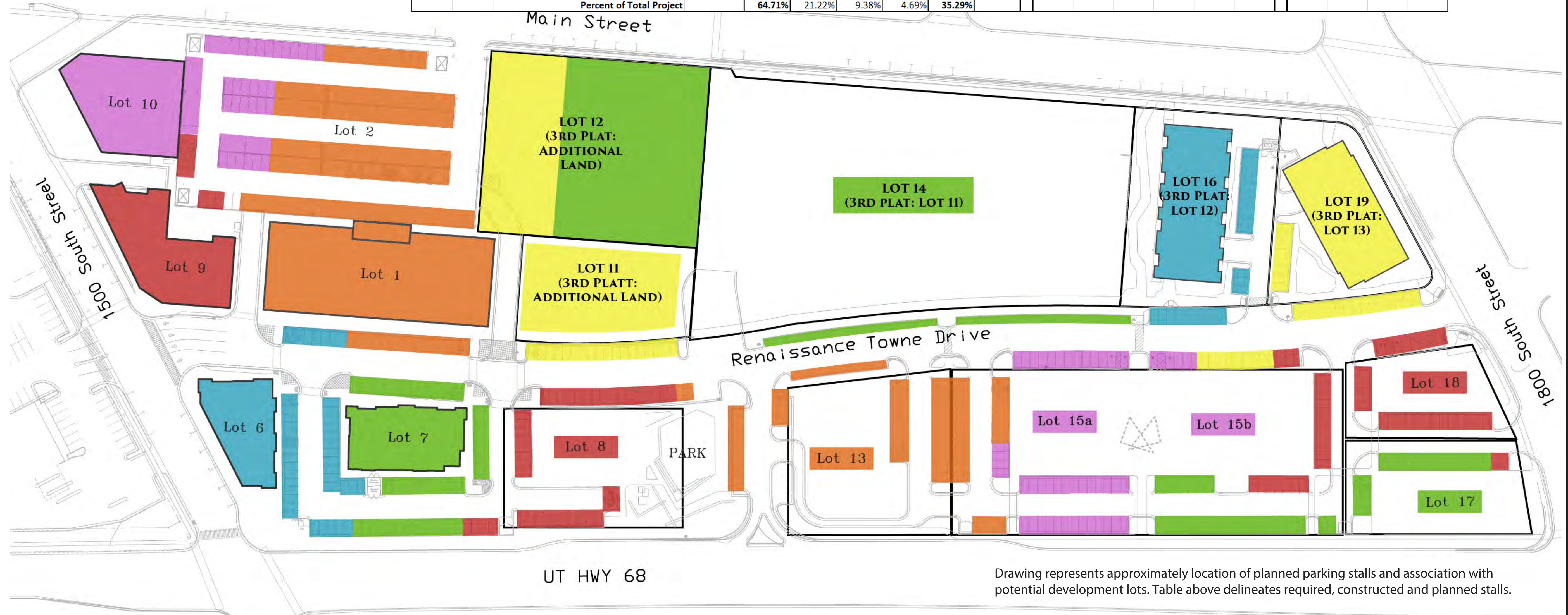
**Residential**  
(Apartments)  
1.31 Stalls per Unit

**Medical Office**  
3.23 Stalls per 1,000 sq.ft.

**Professional Office**  
2.39 Stalls per 1,000 sq.ft.

**Restaurant**  
9.44 Stalls per 1,000 sq.ft.

**Other Mixed Use**  
1.95 Stalls per 1,000 sq.ft.



Drawing represents approximately location of planned parking stalls and association with potential development lots. Table above delineates required, constructed and planned stalls.

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# Design Guidelines

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## Structure Design and Materials

Structures shall meet the minimum design criteria as set forth herein.

1. Exterior materials (excluding glass areas) shall be maintenance free wall material such as high-quality brick, natural stone, concrete, weather resistance stucco, fiber cement board siding, or other high quality material.
2. All buildings must meet the ground with some form of base element or detailing, constructed of either concrete, masonry, or stone tile, or fiber cement board siding .
3. Each residential unit shall have some private outdoor space in the form of a balcony or patio. Exceptions are allowed and will be evaluated by the Land Use Authority during the Site Plan Approval Process. Balconies and patios may be partially inset into the facade to create articulation.
4. Blank walls shall be prohibited on street-facing facades. New or reconstructed first story building walls facing a street shall be devoted to either pedestrian entrances, windows, building offsets and/or exterior materials changes.
  - a. Transparent commercial storefront windows shall provide views into retail, office, restaurant, or lobby areas.
  - b. Ground floor office and residential spaces shall have windows and window areas that (1) meet the building code energy efficiency requirements and (2) divide solid walls.
  - c. Darkly tinted windows are not allowed on the ground floor and mirrored windows are not permitted.
5. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza.
6. Horizontal banding will be used in at least one location around the entire building to break up the vertical height. The banding may be created with reveals or offsets and may create variety in color and material. Exception: Buildings with appropriate vertical articulation do not require horizontal banding.
7. All windows shall include headers created by reveals or offsets and may vary in color and material.
8. Commercial and Professional office uses will use store front style window frames and doors at grade.
9. Building entrances will be articulated with tower like elements which break the building roof line and add additional setbacks or offsets in the façade. Lobby and common area entrances for Commercial, Professional Office and Residential uses will use store front windows to further articulate building facades and create transparency and ground level.
10. Commercial and Office entrances will include awnings and overhangs or other canopy structures.
11. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing facades that are consistent with the remainder of the building design. Features shall include elements typical of a street façade, including windows or false windows, planters, and/or architectural details providing articulation. False windows shall be integrated into the framing of the building and not a surface mounted element.

## Street Design Standards

Renaissance Towne Drive is a unique streetscape that (1) links the north and south development entrances, (2) connects buildings, open spaces and parking areas and (3) encourages pedestrian access throughout the center.

1. Vehicle access as defined and controlled by the Traffic Plan will keep automobile speeds slower and allows parking on both sides of the street.
2. Surface parking stalls will be 9 feet wide and 18 feet deep.
3. Single purpose parking structures will have stalls with 9 foot width and 18 foot depth.
4. Parallel parking stalls will be 20 feet long and 9 feet wide.

## Minimum Building Setbacks

1. Public right-of-way: Five (5) feet
2. Spacing Between buildings as required by the International Building Code.
3. With the exception of parking structures, buildings along Main St. will be set back a minimum of 20 feet from the property line.
4. Lot 10 shall be set back 35 feet from the roundabout right of way measured from the point closest to the radius of the roundabout.

## Site Plan and Subdivision Approval

Site plan and subdivision approval for individual buildings and lots, respectively, shall implement the Development Plan, the standards and guidelines included herein and be prepared, submitted, reviewed and approved based upon the requirements of Chapter 2 Part 3 – Architectural and Site Plan Approval and Chapter 20 Part 2 – Subdivision Approval Procedure, as applicable. In addition, the following considerations shall be followed as individual lot and building requests are submitted.

1. Building plans, site plans and subdivision applications submitted should be in substantial conformance with the building and site plan included in the approved Development Plan. Major revisions – revisions that add more 20% to the total Development Plan square footage –, shall require a revision to the Development Plan.

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