


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, April 16, 2019
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for April 2, 2019.
3. **PUBLIC HEARING** – Consider a proposal to change the zoning designation for approximately 15.5 acres from C-G/PUD and MXD-PO to MXD-R, located at 1520, 1650 and 175- S Main St and 1512, 1551, 1560 and 1580 Renaissance Towne Center, Bruce Broadhead, applicant.
4. Planning Director’s report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
April 2, 2019
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell, Jim Clark, Von Hill, Tom Smith, and Sharon Spratley; City Council Representation – Richard Higginson; City Planner – Chad Wilkinson; City Engineer – Lloyd Cheney; City Attorney – Clint Drake; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for March 19, 2019.

Jesse Bell made a motion to approve the minutes for March 19 as written. Jim Clark seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

3. Work Session- Renaissance Towne Center located at 1551 Renaissance Towne Center, Bruce Broadhead, applicant.

Bruce Broadhead, Owner of Renaissance, Ray Bryson, and Steve McCutchan, Civil Science Planner were present. Chad Wilkinson presented staff report.

Mr. Wilkinson presented the history of Renaissance Towne Center. The Center PUD was approved in 2000 with maximum height and front setbacks being waived. This was in a direct response to build the existing tower. The Bountiful RDA helped to participate in the funding of the construction of the existing parking garage. The Mixed Use-Professional Office (MXD-PO) Zoning was approved in 2016 for the north portion of the property. The sports mall north of 1500 South and the Eye center, constructed as a tilt up construction, meets the code for this area and is included in the Renaissance Towne Center project. The bus rapid transit on Main Street was approved approximately five years ago and the route is adjacent to the Renaissance Center. Mr. Broadhead and his designers have been working with the City to have a commercial presence, however most of the remainder of the pads do not allow for residential construction. This area was always designed to be an urban setting having amenities within walking distance. The development of the property has always been facilitated through RDA funding.

There was discussion of the appropriateness of the heights of the new buildings. The current zone does not have a setback or height limit but would need to be changed to accommodate a change in use.

Bruce Broadhead presented the concept and process for the proposed Center. He discussed the unique site, designed for vertical development, ideally located for multi-family residential, flexibility in changing market economy and unique product. Does not want to copy the Bountiful downtown feel but would like to keep it more of a lifestyle. The project will include 75% residential and will be ideal for multi-family for street access, future transit, existing multi-family on adjoining properties, and affordable housing rates.

Bruce discussed the height of the apartments to the south of the existing medical building and the lower proposed rental costs for the new buildings. The buildings would be 45 feet in height and setback 30 feet from the street. The height for building 11 is 110 feet.

Parking issues have been discussed previously with staff. They would like to use a “shared” parking concept for commercial during the day and residential at night. Mr. Wilkinson stated that the “shared” parking has always been anticipated and is not a new concept.

Richard Higginson asked for clarification for the height for setback for MXD-PO and the distant allowed from the transit line. Mr. Wilkinson clarified that the maximum height is 60’ with an additional 1 feet of setback from the public right for each additional 1 feet in height. The Renaissance Towne Drive is a private street and would not be held to the setbacks for a public street.

The development plan has been submitted as a design guideline. Each building will need individual approval for site plan review. There was discussion of the different architectural buildings versus having a common design for all of them.

Mr. Broadhead discussed the pros and cons of having a common design. He stated that they have a unique challenge to move forward and have compatible designs to blend together. Mr. Monson asked what is unique about this project and the timeline of the project. Mr. Broadhead stated that he uses the term “unique”, as bringing the living space, working space, parks, fitness facility together in one area. The project moving forward would be to first complete the apartments structure, the Renaissance Towne drive and the development of the parking structure. The project is time sensitive due to the rising cost of the building material.

Mr. Monson asked for the percentages of commercial vs residential space. Mr. Wilkinson stated that the percentages will be driven in a large part by available parking.

Mr. Broadhead stated that the Utah Transit Authority wanted to include a bus stop in the design of the center and has not been decided upon the placement of a stop. He will continue to work with them during the project completion including extra parking.

Mr. Bell asked Mr. Broadhead to include google earth files for the studies for the next meeting.

- 4. Consider approval of the Findings of Fact for the approval of the variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr., William Low, applicant.**

Richard Higginson made a motion to approve the Findings of Fact to allow installation of carports for Orchard Gardens Apartments as written. Jesse Bell seconded the motion. Voting passed 5-1 with Commission members Bell, Clark, Monson, Smith and Spratley voting aye and Higginson voting nay.

5. Planning Director's report, review of pending applications and miscellaneous business.

1. Work session to talk about the Renaissance Towne Center's vacant land and zone change.
2. Next Planning Commission meeting will be April 16, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:05 p.m.

Chad Wilkinson, Bountiful City Planner

DRAFT

Commission Staff Report

Item #3

Subject: Public Hearing- Zone Map Amendment from C-G/PUD and MXD-PO to MXD-R

Property Addresses: Multiple Approximately 1520 South Main to

Author: Chad Wilkinson, Planning Director

Department: Planning

Date: April 16, 2019



Background

Bruce Broadhead has submitted a zone map amendment request for the Renaissance Towne Centre. By way of review, the proposal is to amend the zoning designation of several properties (totaling approximately 15.5 acres) from C-G/PUD (General Commercial/Planned Unit Development) and MXD-PO (Mixed Use-Professional Office) to MXD-R (Mixed Use-Residential). The property consists of multiple parcels extending from 1500 South to 1800 South and from Main Street to 300 West (Highway 68). The subject property is currently developed with commercial buildings and uses including a convenience store and three office buildings, along with a large parking structure. A mixed use building is currently under construction on the northern portion of the property. Surrounding uses include a bank, large fitness center, a recently approved medical office building to the north, an automobile dealership to the south, a mix of commercial and residential uses to the east and residential use to the west.

As discussed with the Commission at the April 2 meeting, the property was approved as a Planned Unit Development (PUD) in 2000. At that time, the height and setback standards of the C-G Zone were waived which allowed for the construction of the existing medical office tower on site. The applicant proposes a Mixed Use zone that will allow multifamily residential along with existing and proposed commercial uses. As proposed, up to 75 percent of the square footage of the property may be developed as residential use. The proposal will allow for heights of up to eight stories in the center of the development with heights of between one and six stories in other areas. The general design of the site will remain consistent with the original development plan with Renaissance Towne Drive running north to south through the property. The higher densities for the property will be focused to the center of the site and to areas proximate to the transit corridor along Main Street.

Analysis

Much has changed since the original development was approved in 2000. Notably changes in housing market conditions beginning in 2008 have created a higher demand for multifamily housing. Like other communities, Bountiful is faced with determining which locations make the most sense for accommodating additional density within the

community. The proposed zone change would create a new mixed use zone allowing for high density residential along with the commercial uses already constructed within the property and some additional commercial uses to be constructed. Analysis of the major components and significant issues with the development is included below.

Residential Use

While the original plan did not anticipate residential use of the property, several changes have occurred over the past 20 years that lend support for the idea of a residential component to the development. First and foremost, plans for the South Davis Transit Connector route between Salt Lake City and communities in South Davis County have progressed to a point that a locally preferred alternative and route for this transit line have been identified. The chosen transportation mode for the line is Bus Rapid Transit (BRT) which will travel along Main Street on the east side of the property. The choice to place a high frequency transit route along the property makes it a prime candidate for high density residential development. Additionally, the project area is located adjacent to existing multifamily zoning and development both inside and outside Bountiful City limits.

Building Height

The proposed standards allow for various heights throughout the development. Most of the buildings will be between one and four stories in height. A few of the buildings, including lots 1, 9 and 14 may potentially be up to 6 stories in height. One of the buildings identified as lot 11 may be up to 8 stories in height. The actual heights of the building will be determined by the use of the building with commercial floor heights being between 14 and 18 feet and residential floor heights between 11 and 14 feet.

As discussed, the previous PUD approval waived building heights for the property and the current proposal would set height standards for each of the various lot and building areas for the site. The tallest of the buildings is planned for the center of the site with heights decreasing in areas closer to existing neighborhoods. The proposed heights are consistent with the original plans for the property and with the existing developments that have been approved including the medical office building and the mixed use building under construction on Pad A. The proposed standards do not include the previous restrictions for buildings adjacent to the roundabout adopted as part of the MXD-PO zone. Previously the Commission had recommended a maximum height of 35 feet for the property adjacent to the roundabout with an additional some additional height allowed with additional setback. These standards should be included in the proposal in order to be consistent with the previous approvals for the site.

Design Standards

The proposed conceptual plan includes some standards guiding the development of the property including the standards for building height previously discussed and architectural standards found under structure design and materials section of the document. The

architecture and design concepts are similar to standards adopted for the Downtown Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the zoning ordinance. The proposal includes a number of development examples intended as a palette for design concepts for future development with flexibility in the implementation of the final design. Each of the buildings will require individual site plan review and approval at which time the details of specific design can be discussed. The Commission may wish to include additional guidance to staff on design standards for the site.

Pedestrian Circulation Plan

The submitted pedestrian circulation plan includes north south pedestrian routes along Main Street and Renaissance Towne Drive, with east/west connection occurring along 1500 South, 1800 South, mid development, between lots 16 and 19 and within the parking structure. East/west connections don't currently extend to the west side of the development along Highway 68. In addition buildings located west of Renaissance Towne Drive don't have clearly defined pedestrian connections. Modifications should be made to include pedestrian connectivity to these buildings.

Another issue is pedestrian access along Highway 68. Previous development on the north west portion of the site did not include sidewalks on Highway 68. However, with the new residential component and the desire to build a pedestrian oriented development a sidewalk along the west side is extremely desirable. This sidewalk connection will also provide access from 1800 South to the mid-block pedestrian connection to the potential BRT stop on Main Street. While it may not be desirable to remove existing mature vegetation along the developed portion of the site, the development of the south portion of the property offers an opportunity to provide a needed connection between 1800 South and the midblock east west pedestrian connection. The plan should be modified to provide a sidewalk connection along the south portion of Highway 68. The design of the sidewalk should be coordinated with the Utah Department of Transportation.

Traffic and Parking

The applicant has submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates are consistent with principles included in the MXD zoning standards. Peak parking demand for the office uses on the property and the residential uses will occur at different time allowing for shared use of the parking structures. Development of the individual pad sites will need to be consistent with the parking study and will be analyzed individually during site plan review. The specific language in the parking plan should reflect that on-street parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirement for the site.

A traffic study is required as part of the submittal and as of the date of this report the study has not been received. This traffic study is vital since the proposed use of the property is changing. Therefore, a final recommendation by the planning commission should be delayed until this information is received and reviewed by the City Engineer.

Additional Recommended Modifications to Proposal

In addition to the recommended changes mentioned above, a number of additional changes are included below:

- Signage should reflect the standards of the DN and CH zone as described in Chapter 10 of the zoning ordinance. Changes to the width of the base of the freestanding signs and changes related to number of signs for large parcels as described in Chapter 10 are appropriate and should be incorporated into the plan.
- The Ordinance accompanying the development plan should specifically layout the approval process for individual buildings.
- The ordinance accompanying the development plan should also include the procedure for PUD or subdivision plat approval.
- Any additional grammatical or typographical corrections should be made prior to forwarding the item to City Council for review.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Department Review

This item has been reviewed by the City Planner, City Engineer and City Attorney.

Significant Impacts

The proposed zone change will have impacts on the land use pattern for this portion of the City by allowing residential use in an area currently zoned for commercial. Impacts to traffic, parking and vehicle circulation are anticipated and should be considered as part of the decision. Other impacts will include the construction of new infrastructure including

sewer, water, and storm drain and roadways, including sidewalks to serve the development site.

Recommendation:

The proposal is generally consistent with the overall goals and policies of the General Plan for the area. It is therefore recommended that the Planning Commission hold the required public hearing on the item and obtain public input on the proposal. Staff recommends that the Commission review the proposed Zoning Map amendment and accompanying standards included in the conceptual plan, along with suggested changes from staff and provide any additional modifications they deem to be appropriate. The item should then be continued to the next Commission meeting to allow for incorporation and review of any additional modifications, a review of traffic impacts from the development, needed corrections to typographical errors and other grammatical changes prior to forwarding the item to Council for review and decision.

Attachments

1. Aerial photo
2. Application Materials
3. Proposed MXD-R standards

Aerial Photo



Renaissance Towne Centre

Site Development Plan - Planned Unit Development - MXDR

Bountiful City, Davis County, Utah

Legal Description

Beginning on the easterly line of a highway (Highway #106) 46.0 feet perpendicular 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 65°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 1356.94 feet along the easterly line of said highway to the point of beginning.

Project Vicinity Map



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11. Traffic and Pedestrian Thoroughfares
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13. Site Lighting & Signage Plan
14. Site Utilities
15. Elevation Contours
16. Parking Impact
17. Parking Study
20. Design Guidelines

Commercial/Office Space	294,930 Sq Ft
Residential Space	382,787 Sq Ft
Total Building Area	677,717 Sq Ft
Open Space	19.5%

Owner

Developer

<p style="text-align: center;">Renaissance Town Centre Development</p> <p style="text-align: center;">Preliminary Master Site Plan • Planned Mixed-Use Development</p> <p style="text-align: center;">Bountiful City, Davis County, Utah</p>	<p>Town Center, LLC</p> <p>1560 S. Renaissance Town Dr. Bountiful, UT 84010</p>	 <p>CivilScience Engineers Surveyors Planners</p> <p>3142 W. Muldrow Drive, Suite A, Lehi, UT 84043 801.768.7200</p>	<p>Broadhead & Company</p> <p>1560 S. Renaissance Towne Dr. Bountiful, UT 84010</p>
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3-12-19 *JK*

Project Description

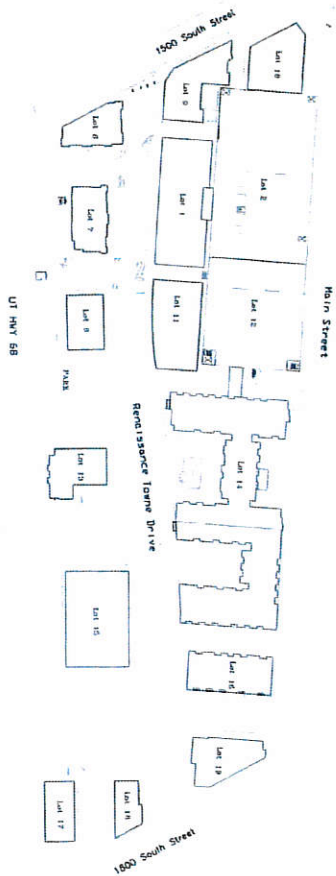
Renaissance Towne Centre

Development within the Renaissance Town Center MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums and single family attached residential dwellings. Other uses permitted in the Renaissance Town Center MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.
2. With City Council approval Underlined uses in Section 14-10-105a of the Bountiful City Code are may be permitted to be located on individual pad sites or parcels.
3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.
4. Residential units may be developed as either apartments or condominiums rental or for sale dwellings. Commercial units and professional offices within the residential may be rented or sold as condominium units in such size and configuration as is deemed appropriate. 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.
5. Any freestanding lot shall have a minimum frontage of ninety (90) feet on a public street.
6. 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.

Proposed Mixed Use Plan

Lot #	Footprint	# of floors	Professional Office	Residential	Commercial	Total S.F.
Lot #1	24,038	5	112,188			112,188
Lot #2	8,813	2	15,572			15,572
Lot #3	6,863	2	13,722			13,722
Lot #4	11,343	5	4,947	40 UNITS	48,000	52,947
Lot #5	11,000	4	44,000	50 UNITS	58,650	62,650
Lot #6	13,525	8	34,000	217 UNITS	244,000	278,000
Lot #7	8,100	4	21,700	20 UNITS	32,127	33,827
Lot #8	6,100	1			26,000	26,000
Lot #9	20,000	1			4,100	4,100
Lot #10	11,007	3			4,250	4,250
Lot #11	6,100	1			4,250	4,250
Lot #12	4,750	1			4,250	4,250
Lot #13	8,000	2			4,250	4,250
Total S.F.			216,000	317	382,202	677,217



Renaissance Town Centre Development
Preliminary Master Site Plan • Planned Mixed-Use Development
Bountiful City, Davis County, Utah

Town Center, LLC
1560 S. Renaissance Town Dr.
Bountiful, UT 84010

CivilScience
Engineers Surveyors Planners
1160 W. Utahhouse Drive, Suite A 14th, UT 84013
801-768-7200

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

Conceptual Phasing Plan

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

Land Area By Phase

Phase 1	170,420 Square Feet
Phase 2	38,200 Square Feet
Phase 3	254,130 Square Feet
Phase 4	141,900 Square Feet
Phase 5	82,300 Square Feet
Total	686,950 Square Feet

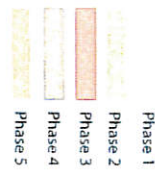
Commercial/Office Use By Phase

Phase 1	141,671 Square Feet
Phase 2	48,687 Square Feet
Phase 3	17,800 Square Feet
Phase 4	38,450 Square Feet
Phase 5	48,322 Square Feet
Total	294,930 Square Feet

Residential Use By Phase

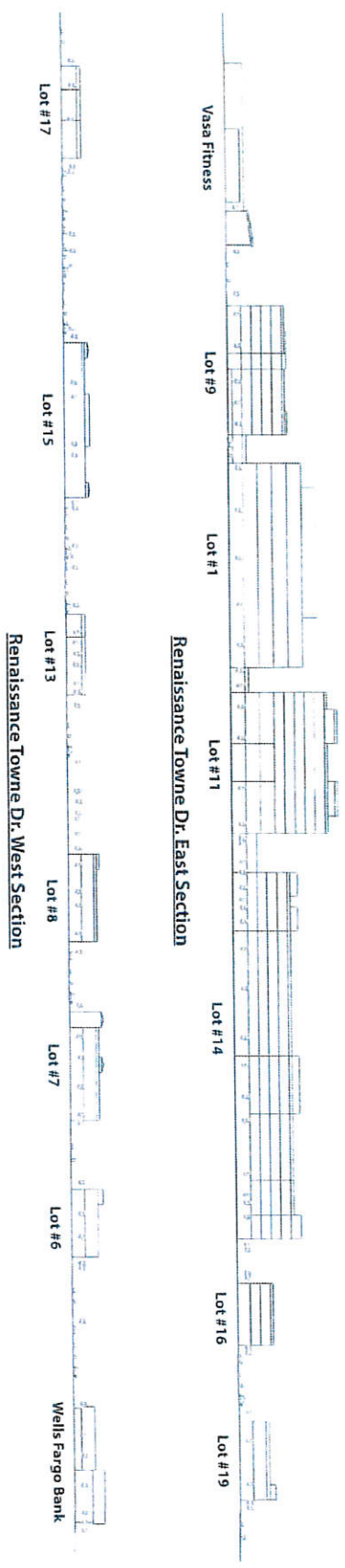
Phase 1	0 Square Feet
Phase 2	48,000 Square Feet
Phase 3	276,127 Square Feet
Phase 4	0 Square Feet
Phase 5	58,660 Square Feet
Total	382,787 Square Feet

Conceptual Phasing Plan

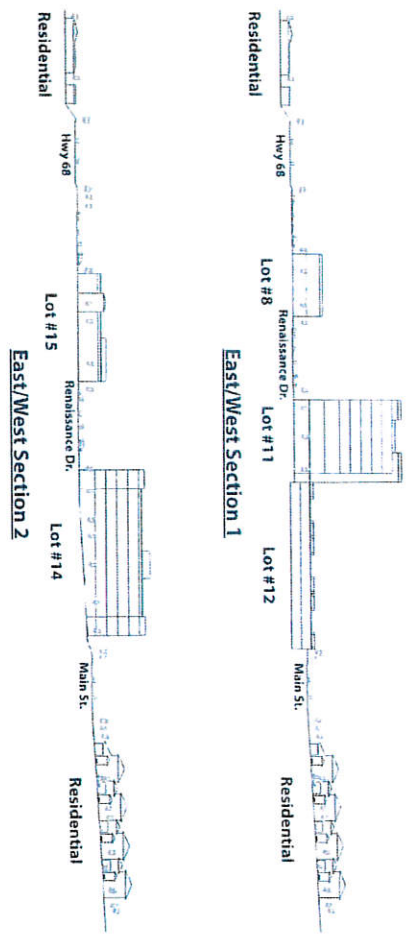


<p>Renaissance Town Centre Development Preliminary Master Site Plan • Planned Mixed-Use Development Bountiful City, Davis County, Utah</p>	<p>Town Center, LLC 1560 S. Renaissance Town Dr. Bountiful, UT 84010</p>	<p>CivilScience Engineers Surveyors Planners 1363 W. Alderbrook Drive, Suite A 14th, UT 84043 801.788.7200</p>	<p>Broadhead & Company 1560 S. Renaissance Town Dr. Bountiful, UT 84010</p>
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Building Height Diagram



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



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Plans, conceptual only and subject to change. This plan is not to be used for the development jurisdiction of the project.

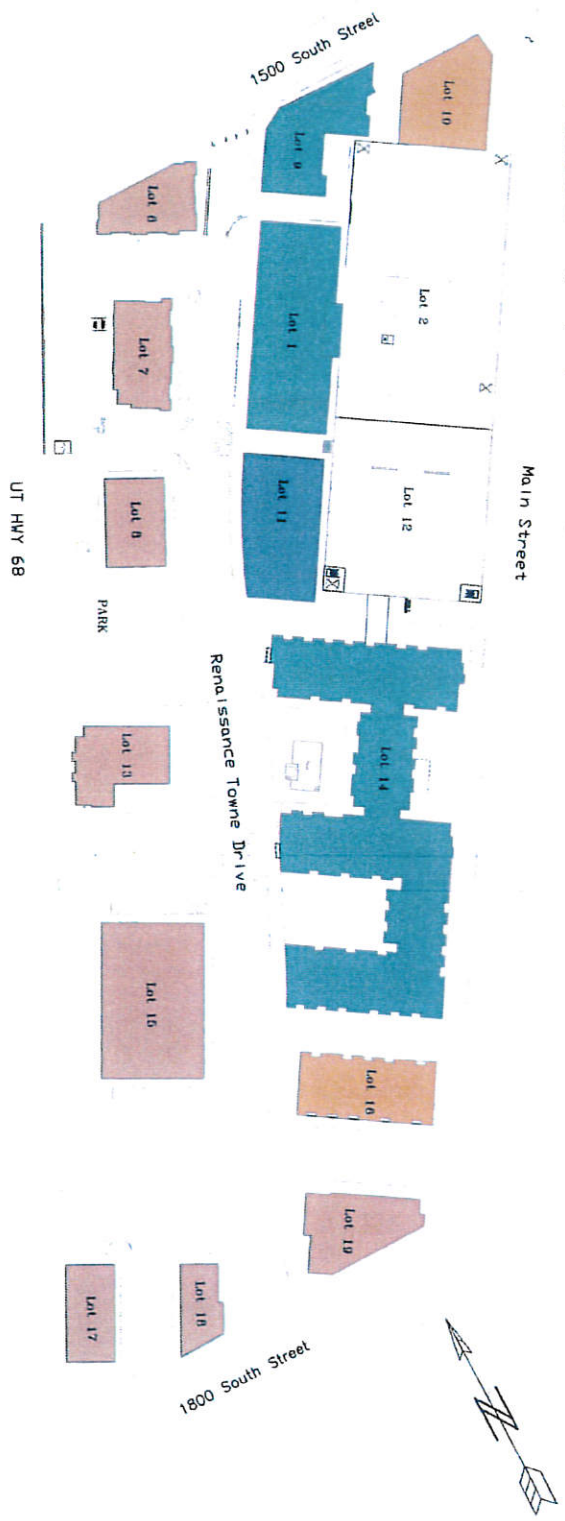
Building Height Plan

Conceptual Height Guidelines



- Enumerated floors do not include rooms, barriers or floors designated for mechanical equipment, elevator towers, stair tower 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 or recreational spaces. Residential floor heights may vary between 11 and 14 feet with additional height required for lofts and mezzanines. Building heights within Renaissance Center vary depending upon location and use. The following criteria shall be used to determine the maximum building height permitted:
- Buildings along Main Street will be limited to a height of 65'. For every foot set back from the right of way the height may increase by 1'. This height standard will be limited to buildings East of the centerline of Renaissance Town Drive.
 - Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35'. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings West of the centerline of Renaissance Town Drive.
 - Public right-of-way: Five (5) feet
 - Spacing between buildings as required by the International Building Code.

Lot #	Building Use	# of floors	Conceptual Height
Lot #1	Professional Office	5	90'
Lot #6	Professional Office	2	34'
Lot #7	Professional Office	2	47'
Lot #8	Professional Office	2	47'
Lot #9	Office/Residential	5	65'
Lot #10	Professional Office	4	67'
Lot #11	Office/Residential	8	110'
Lot #12	Commercial	1	30'
Lot #13	Residential	5	65'
Lot #14	Commercial	1	32'
Lot #15	Residential	3	45'
Lot #16	Commercial	1	30'
Lot #17	Commercial	1	30'
Lot #18	Professional Office	2	47'



Renaissance Town Centre Development
 Preliminary Master Site Plan • Planned Mixed-Use Development
 Bountiful City, Davis County, Utah

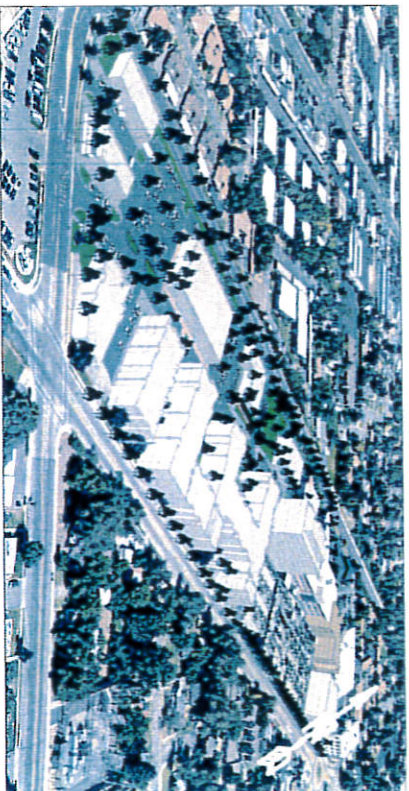
Town Center, LLC
 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

CivilScience
 Engineers Surveyors Planners
 3160 W. Uddhouse Drive, Suite A 4th, UT 84043
 801-768-7700

Broadhead & Company
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 Bountiful, UT 84010

Conceptual Massing

These conceptual images and support the design. This plan is used to show the development potential of the project.



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

Renaissance Town Centre Development

Preliminary Master Site Plan • Planned Mixed-Use Development
Bountiful City, Davis County, Utah

Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, UT 84010



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Bountiful, UT 84010

Architectural Design Precedents

Plans are conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Lot #8 & #13



Lot #10, #16 & #19



Lot #15, #17 & #18



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 Preliminary Master Site Plan • Planned Mixed-Use Development
 Bountiful City, Davis County, Utah

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 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

 **CivilScience**
 Engineers Surveyors Planners
 1160 Westlake Drive, Suite A 100, UT 84031
 801.768.7200

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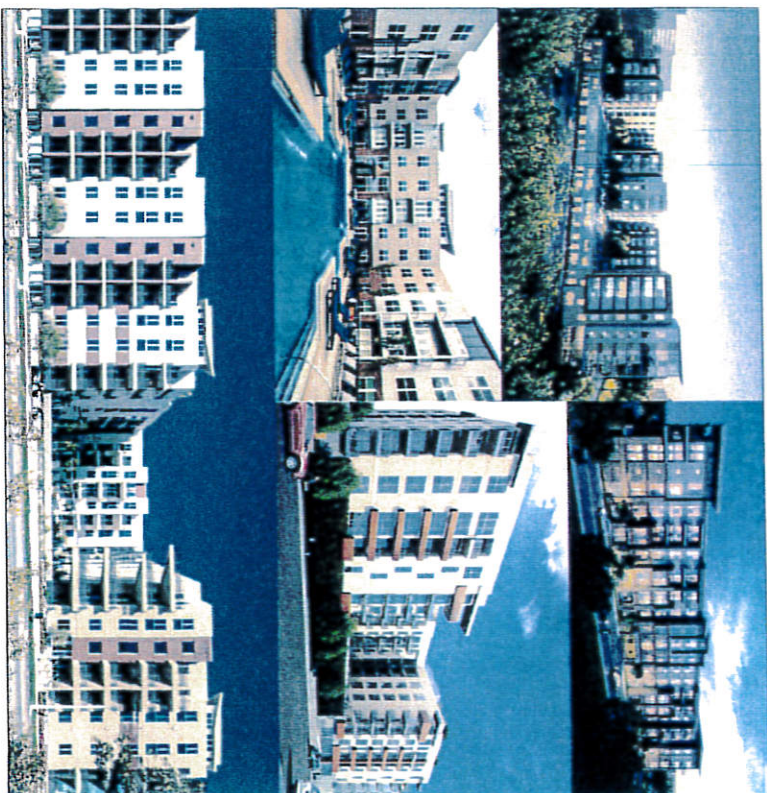
Architectural Design Precedents

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Lot #11



Lot #14



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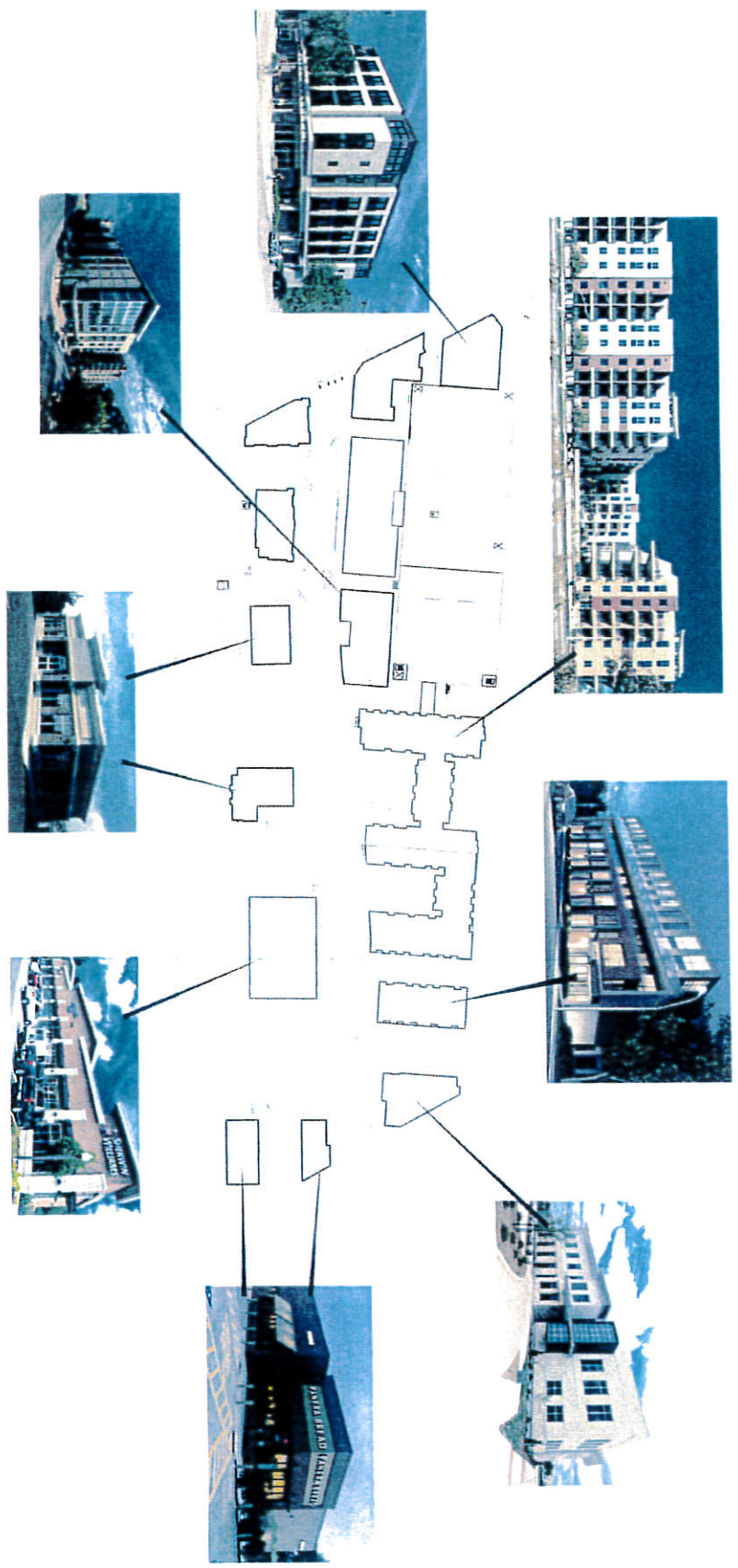
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 Bountiful, UT 84010

 **CivilScience**
 Engineers Surveyors Planners
 3160 W. Ladd Avenue, Suite A, Tech. UT 84003
 801.768.7700

Broadhead & Company
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 Bountiful, UT 84010

Architectural Design Precedents
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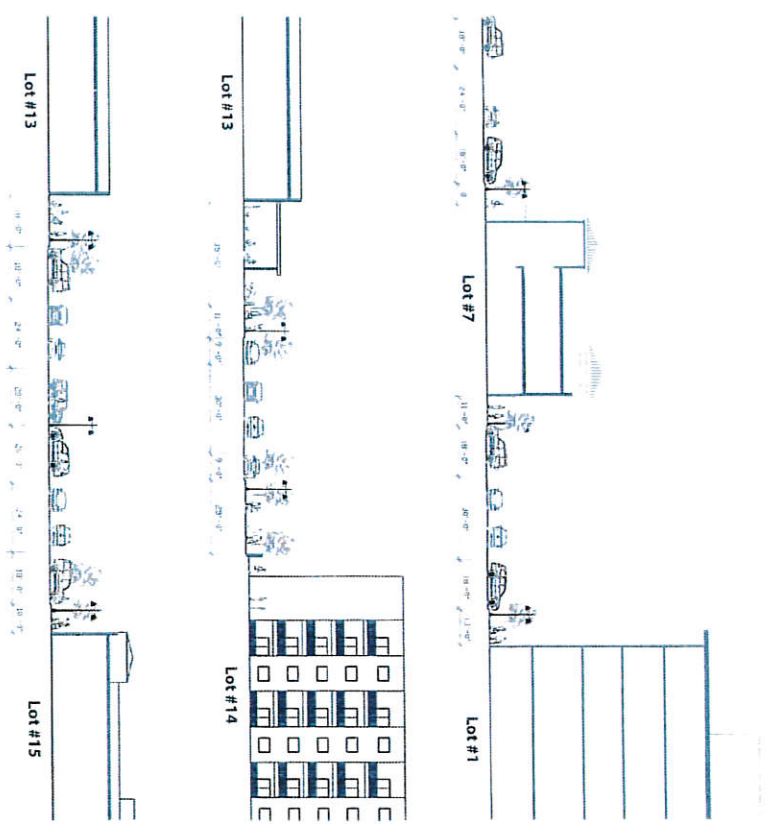
Town Center, LLC
 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

CivilScience
 Engineers Surveyors Planners
 3100 W. Middlehouse Drive, Suite A, Park, UT 84053
 801 768 7100

Broadhead & Company
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Streetscape Design Precedents

Photos consulted only and subject to change. This plan must be used the development jurisdiction of the project.



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



Renaissance Town Centre Development
 Preliminary Master Site Plan • Planned Mixed-Use Development
 Bountiful City, Davis County, Utah

Town Center, LLC
 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

 **CivilScience**
 Engineers • Surveyors • Planners
 1160 W. Guldbrooke Drive, Suite A, Lehi, UT 84043
 801.763.7790

Broadhead & Company
 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

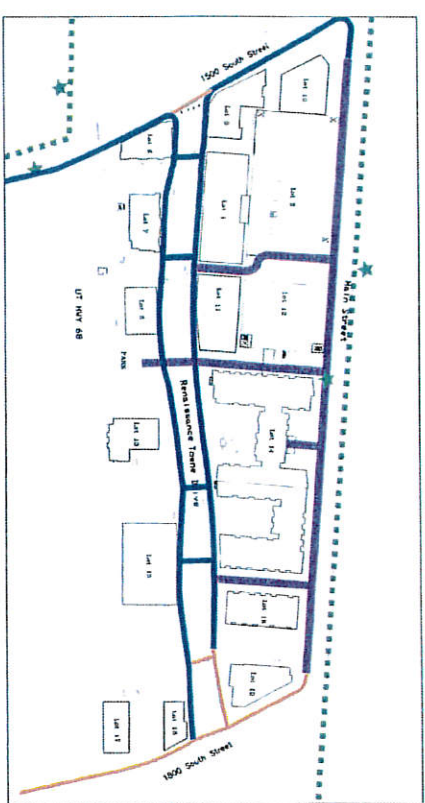
Traffic & Pedestrian Thoroughfares

Plans are conceptual only and subject to change. The plans intend to show the conceptual parameters of the project.

Pedestrian Plan

Public transportation and walkability in the Renaissance development are notable features for tenants and patrons alike. Streets are designed to enable customers and residents to travel throughout the project on foot. All streets are designed to be safe, convenient, and aesthetically pleasing. The project will ensure Renaissance Towne Centre is a valuable asset to the community.

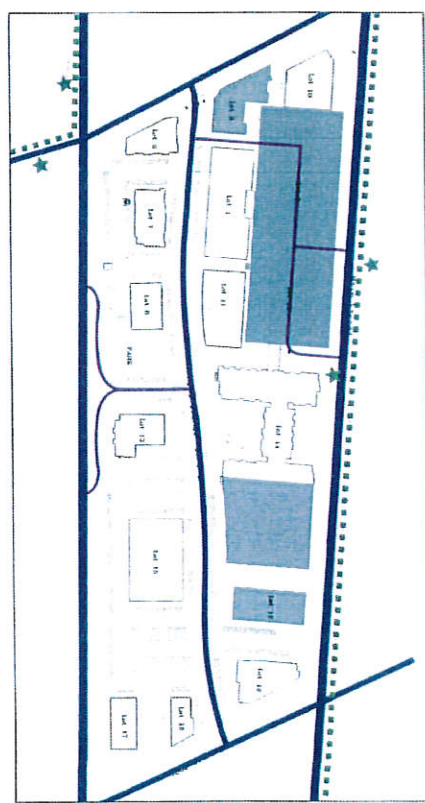
1. Several paths for pedestrian access from Main Street provide travel to all locations on the site from the parking structure, bus stops, and residential neighborhood.
2. Buildings up to 3 stories in height will have a minimum 10 foot sidewalk along Renaissance Town Dr. and a minimum 8 foot sidewalk around all other accessible sides of the building.
3. Buildings taller than 3 stories in height will have a minimum 12 foot sidewalk along Renaissance Town Dr. and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and Deciduous trees are planned along Renaissance Town Dr. 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.



Traffic Plan

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

1. The travel lane is 30 ft wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several wandering curbs which have been proven in larger developments 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 Dr., there are 15 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 holds, 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.



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Town Center, LLC
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CivilScience
 Engineers Surveyors Planners
 1142 W. Ludlow Ave., Suite A, 144-11 84043
 801.748.7799

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



*This is conceptual only and subject to change. This plan is meant to show the developer's intentions of the project.

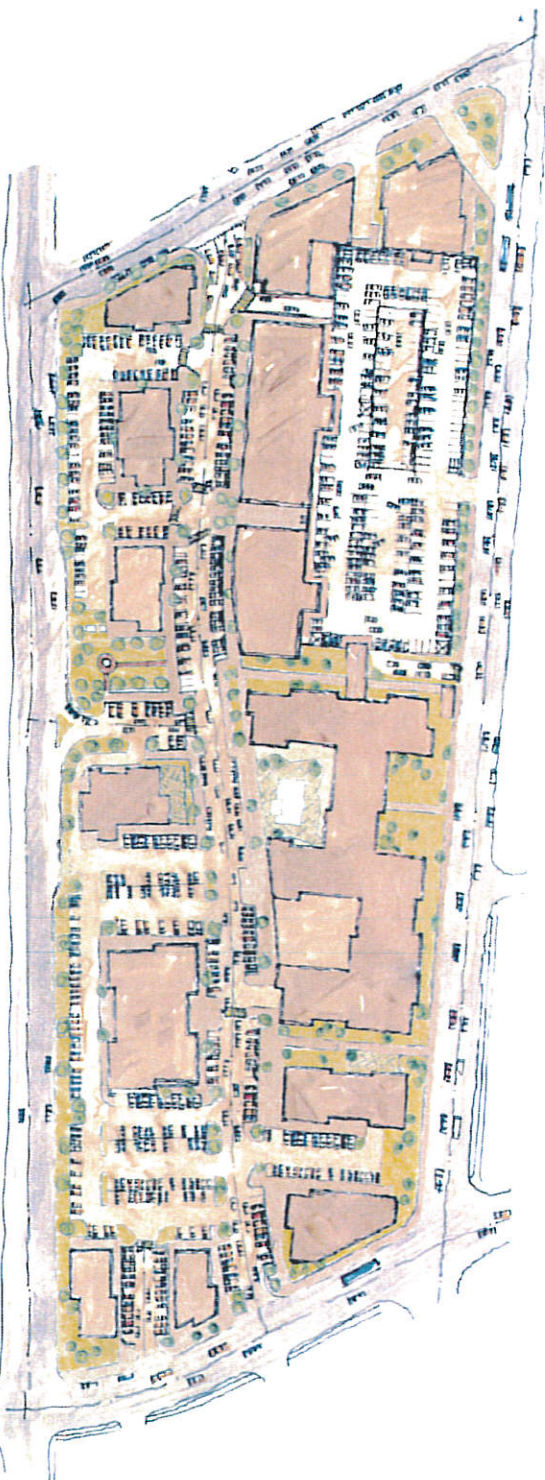
Conceptual Landscape Plan

Common Area and Open Space

1. The development shall provide at least fifteen (15) percent of the gross floor area or fifteen (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 fifty (50) percent of all open space may be hard surfaced.

Conceptual Landscape Materials

- | | | | |
|---|-----------|---|-----------|
|  | Softscape |  | Hardscape |
|---|-----------|---|-----------|
- Trees: Flowering Pear, Sycamore, Red Oak, Redmond Linden, Locust, Emerald Maple, Paperbark, Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud
- Shrubs & Ground Cover: Bronze Aluga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Moorpendse Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew



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Site Lighting and Signage Plan

*Mark circled in red and subject to change. This plan is used to show the development installation of the project.

Sign Standards

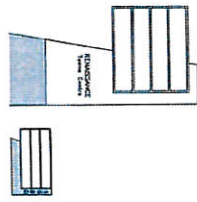
Sign Standards are intended to establish a quality atmosphere and create an environment with greater pedestrian and vehicle access. Signs should also promote the greatest safety for all tenants in Renaissance Towne Centre as well as safe and effective traffic flows.

Enter Building Sign

1. Signs shall be individual pan channel letters with neon or LED illuminated plastic faces.
2. All signs must be internally illuminated and connected to Tenant's electric service. Reverse channel letters are not permitted.
3. Letters shall be no deeper than six (6) inches and height will be dependent upon the building facade of the Premises.
4. Wordings shall be limited to the name of the store, as approved by proper controlling entity.
5. The maximum length of the letters shall be no greater than 75% percent of the horizontal storefront dimensions.
6. Window and awning signs may be proposed.
7. Hanging signs are not permitted although they may be used on the project as directional and safety signs.

Monument Signs

1. Large monument signs shall be limited to thirty six (36) feet in height with one hundred seventy five (175) square feet of sign area per site.
2. Small monument signs shall be limited to six (6) feet in height with fifty (50) square feet of sign area per site.



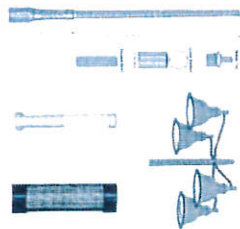
Lighting Standards

Site Lighting Standards:

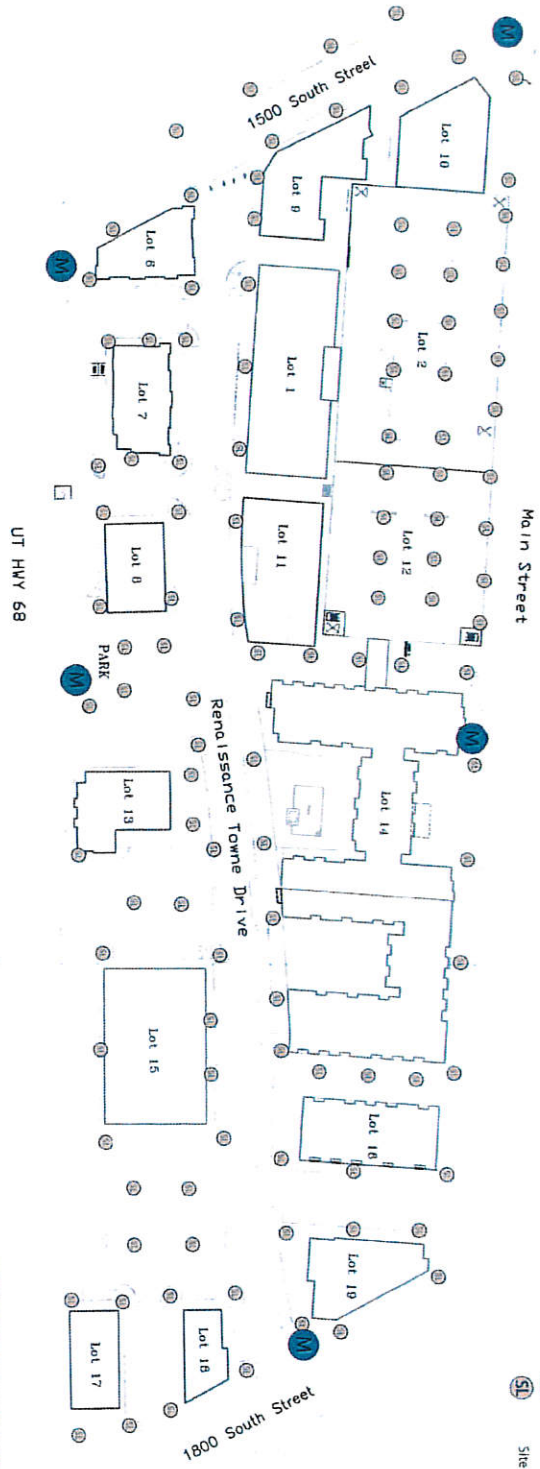
Lighting along roads, sidewalks and parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community. Fixture finish is Matte Black with 277V power supply, CCT 4000K LED Lamp with 36,000 Lumen Acetal Halide Lamp equipment. 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 scenes which will be maintained in proper working condition.



- Monument Sign
- Site Lighting



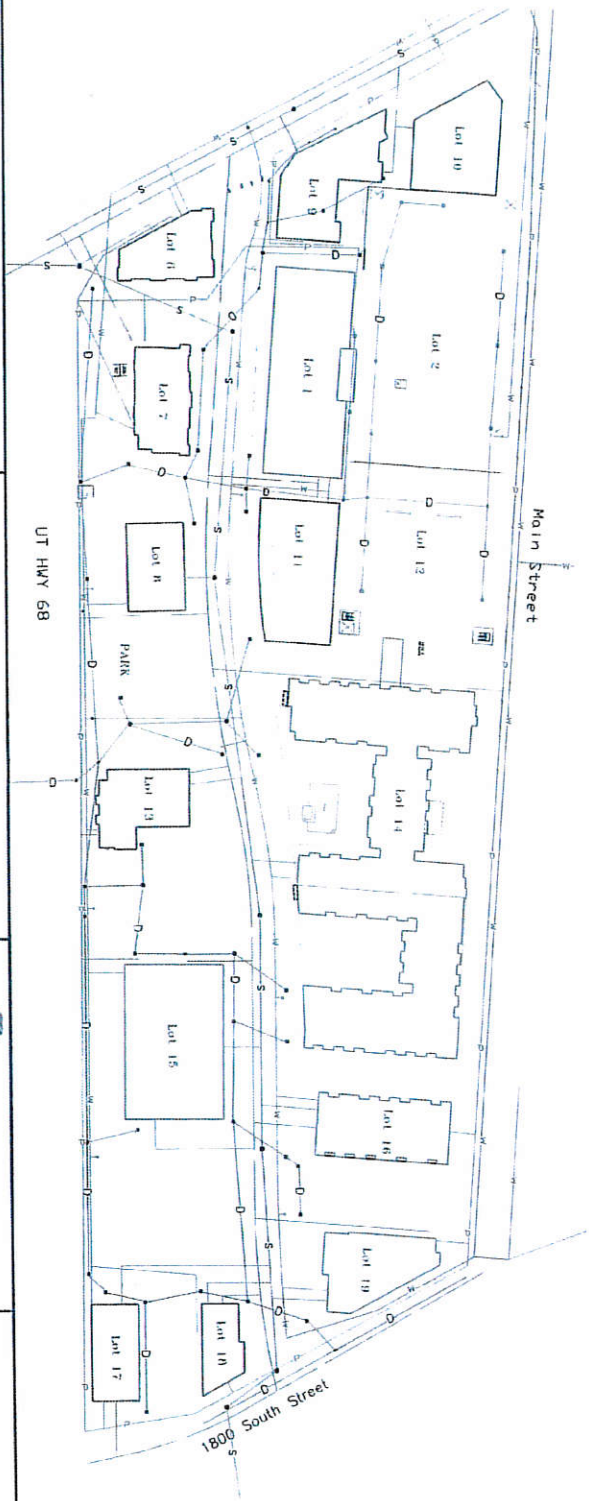
<p>Renaissance Town Centre Development Preliminary Master Site Plan • Planned Mixed-Use Development Bountiful City, Davis County, Utah</p>	<p>Town Center, LLC 1560 S. Renaissance Town Dr. Bountiful, UT 84010</p>	<p>CivilScience Engineers Surveyors Planners 3140 W. Indulgence Drive, Suite A, Lehi, UT 84043 801.746.7200</p>	<p>Broadhead & Company 1560 S. Renaissance Towne Dr. Bountiful, UT 84010</p>
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Notes: (1) See attached utility and sewer for change. (2) This plan is meant to show the development possibilities of the project.

Site Utilities

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 Town 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 fiberoptics communication has become an essential amenity for Commercial, Office and Residential customers. The project has access to fiberoptics from two major providers. Conduits will be installed in order to provide for this service.



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**CivilScience**
Engineers Surveyors Planners
3141 W. Dahlhouse Drive, Suite A, Lehi, UT 84053
801-768-7100

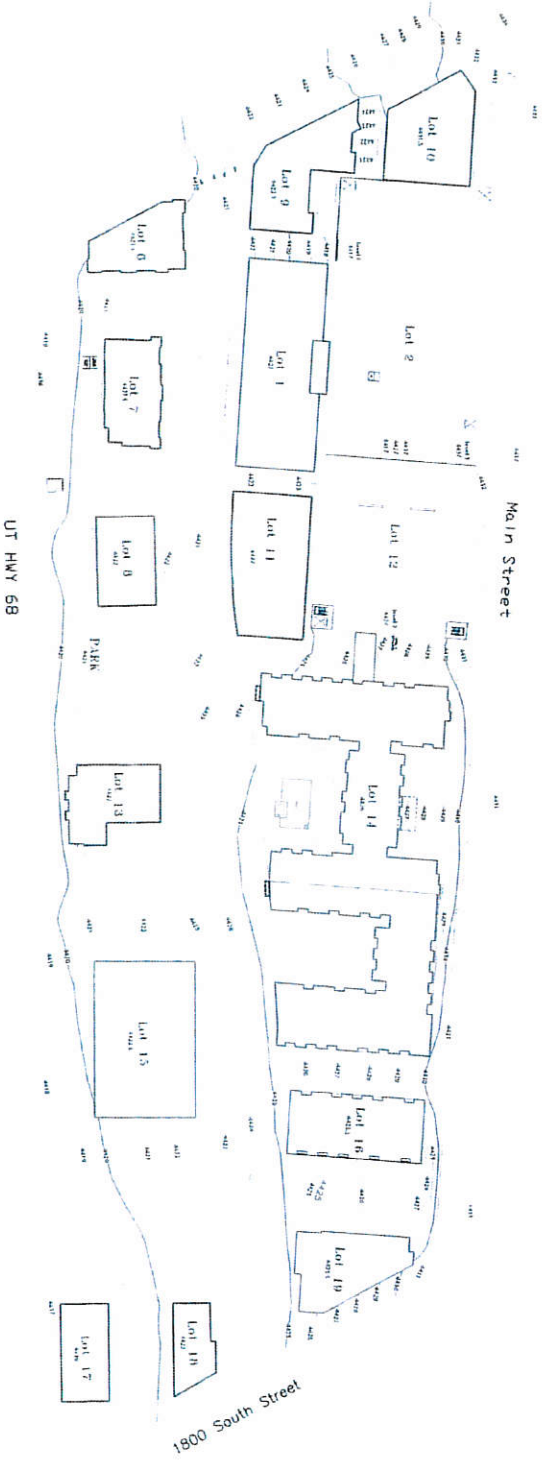
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Elevation Contours

This 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 St. 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.



<p style="text-align: center;">Renaissance Town Centre Development</p> <p style="text-align: center;">Preliminary Master Site Plan • Planned Mixed-Use Development</p> <p style="text-align: center;">Bountiful City, Davis County, Utah</p>	<p style="text-align: center;">Town Center, LLC</p> <p style="text-align: center;">1560 S. Renaissance Towne Dr. Bountiful, UT 84010</p>	<p style="text-align: center;"> CivilScience Engineers Surveyors Planners</p> <p style="text-align: center;">3160 W. Ambassador Drive, Suite A, Fern, UT 84541 801.768.7700</p>	<p style="text-align: center;">Broadhead & Company</p> <p style="text-align: center;">1560 S. Renaissance Towne Dr. Bountiful, UT 84010</p>
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*Map is conceptual only and subject to change. This plan is meant to show the development implications of the project.

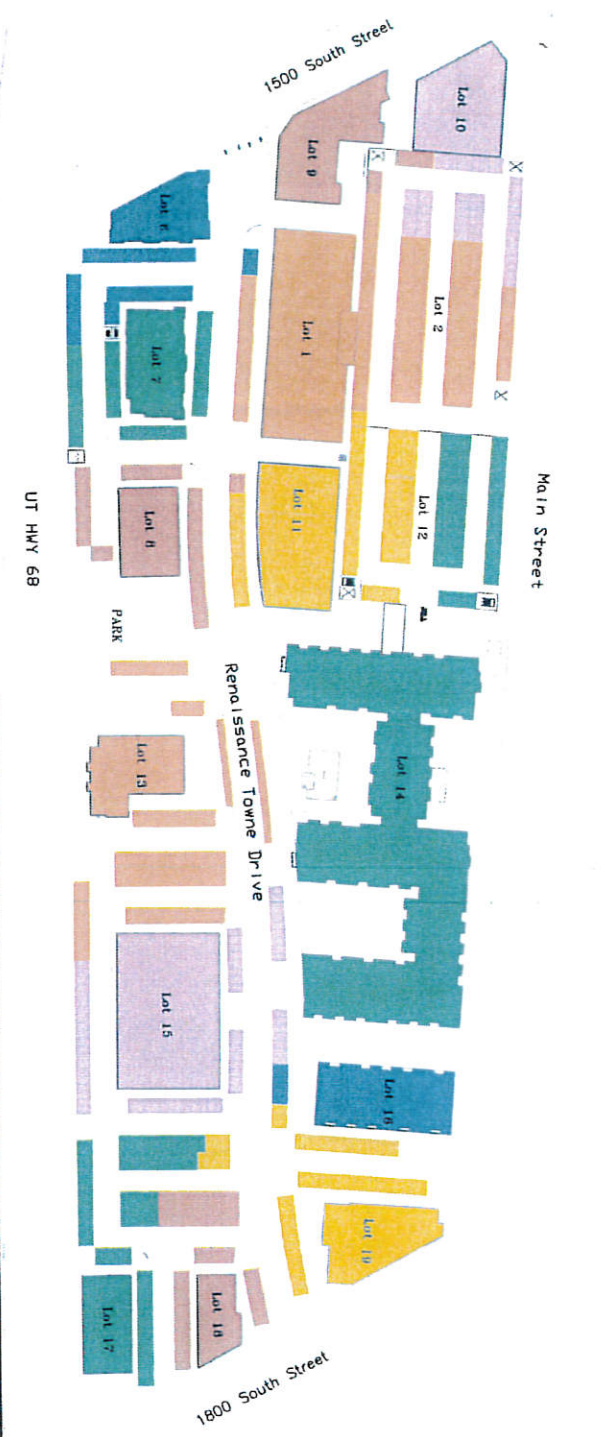
Parking Impact

Parking and Access

1. Parking stalls may be shared among all parked throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use. Requested shared parking is encouraged and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least ten (10) feet from a public street and/or any exterior project boundary.
3. Residential Units: One (1) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the mixed-use structure, with additional required stalls allowed along street- or public and private streets and driveways.
4. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as or as may be modified by an approved parking study prepared by a licensed traffic engineer.

Lot #	Building Use	# of Floors	Required Parking	Surface	Structure	Garage
Lot #1	Professional Office	5	332	148	334	
Lot #6	Professional Office	2	40	40		
Lot #7	Professional Office	2	40	40		
Lot #8	Professional Office	2	40	40		
Lot #9	Office/Residential	4	64	64		24
Lot #10	Professional Office	4	125			125
Lot #11	Other/Residential	8	151	151	15	145
Lot #12	Commercial	1	86	86		147
Lot #13	Commercial	5	246			
Lot #14	Commercial	1	64	64		
Lot #15	Commercial	1	75	75	5	
Lot #16	Residential	3	85	65	5	
Lot #17	Commercial	1	46	46		20
Lot #18	Professional Office	1	51	51		
Lot #19	Professional Office	2				
			1,410	475	776	159

Available Parking Stalls	Count
North East Surface	38
North West Surface	128
South East Surface	68
South West Surface	223
Lot #9 Garage	40
Lot #10 Garage	99
Lot #16 Garage	20
Phase 1 Surface - Lot #11	489
Phase 2 Surface - Lot #12	246
Phase 2 Parking - Lot #12	1,449



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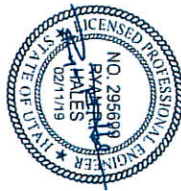
Town Center, LLC
 1560 S. Renaissance Town Dr.
 Bountiful, UT 84010

CivilScience
 Engineers, Surveyors, Planners
 1740 W. Middlehouse Drive, Suite A, Lehi, UT 84041
 801.748.7700

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

MEMORANDUM

Date: February 11, 2019
 To: Broadhead & Company
 Ray Bryson
 From: Hales Engineering
 Subject: Bountiful Renaissance Center Parking Study Update



UT19-1390

This memorandum discusses the parking study completed for the proposed Renaissance Center project located in Bountiful, Utah. The study identifies the Bountiful City parking rates, the parking demand rates identified by the Institute of Transportation Engineers (ITE), and parking demand observed by Hales Engineering in Bountiful. Shared use and time-of-day parking distributions are also discussed. This study serves as an update to a previous parking study that was completed by Hales Engineering for the Renaissance Center project in March 2015.

Project Description

The proposed Renaissance Center project is bordered by 300 West (SR-69), 1500 South, Main Street, and 1800 South in Bountiful, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The previous parking study also included a previous project area north of 1500 South. However, this parking study update focuses on the project area south of 1500 South. 1,521 total parking stalls are being planned for the project.

The proposed development is a mixed-use development that consists of medical office, general office, restaurant, and apartment land uses. Some project buildings and parking structures are already built. The following are the proposed intensities of these land use:

- Medical Office: 112,200 square feet
- General Office: 78,600 square feet
- Restaurant: 18,500 square feet
- Apartments: 404 dwelling units
 - 50% are 1-bedroom units, and 50% are 2-bedroom units



Figure 1: Site vicinity map of the project in Bountiful, Utah

Bountiful City Parking Code

The Bountiful City code specifies parking rates for various land use types. According to section 14-18-107 of the code, the City requires the following parking rates for the various land uses:

- Medical Office: 4.00 stalls per 1,000 square feet
- Professional Office: 3.33 stalls per 1,000 square feet
- Restaurant: 10.00 stalls per 1,000 square feet
- Apartments: 1.75 stalls per 1-bedroom unit
 2.25 stalls per 2-bedroom unit

With half of the apartments being 1-bedroom units and the other half being 2-bedroom units, a flat rate of 2.00 stalls per apartment was assumed to simplify the calculations. Hales Engineering calculated the required parking for each lot based on these rates, as shown in Table 1. The lot numbers shown correspond with those on the site plan shown in Appendix A. As shown, the City would require 1,807 parking stalls for the proposed Renaissance Center development.

Table 1: Required Parking – Bountiful City Rates

Lot #	Building #	Land Use	Intensity	Rate	Stalls
1	1551	Medical Office	89.8 1,000 sq ft	4.00	360
1	1551	Professional Office	22.4 1,000 sq ft	3.33	75
6	1512	Professional Office	14 1,000 sq ft	3.33	47
7	1560	Professional Office	15.6 1,000 sq ft	3.33	52
8	1580	Professional Office	13.8 1,000 sq ft	3.33	46
9	1509	Professional Office	4.7 1,000 sq ft	3.33	16
9	1509	Apartments	40 dwelling units	2.00	80
10	1500	Professional Office	44 1,000 sq ft	3.33	147
11	1581	Professional Office	34.6 1,000 sq ft	3.33	116
11	1581	Apartments	50 dwelling units	2.00	100
13	TBD	Restaurants	8.1 1,000 sq ft	10.00	81
14	TBD	Apartments	200 dwelling units	2.00	400
15	TBD	Apartments	44 dwelling units	2.00	88
15	TBD	Professional Office	4.3 1,000 sq ft	3.33	15
17	TBD	Restaurant	6.1 1,000 sq ft	10.00	61
18	TBD	Restaurant	4.3 1,000 sq ft	10.00	43
19	TBD	Professional Office	24 1,000 sq ft	3.33	80
TOTAL					1,807

Time-of-Day Distribution

Mixed-use projects tend to have shared parking use depending on the type and intensity of its land uses. The Renaissance Center project, in particular, is an appropriate site for shared parking use because of the high amount of both office and residential uses. Office space requires parking during the day while residential space primarily requires parking overnight.

Hales Engineering applied time-of-day distributions to the require City parking rates to determine the maximum anticipated demand when considering shared parking use. Varying parking demands for each land use were obtained from the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010.

A chart showing the overall time-of-day distribution of the parking on-site is shown in Figure 2. As shown, when considering time-of-day parking distribution, it is anticipated that a maximum demand of 1,387 stalls will be required based on City rates. With a planned supply of 1,521 stalls, it is anticipated that there will be sufficient and excess stalls.

Bountiful Renaissance Town Center Parking - City Rates

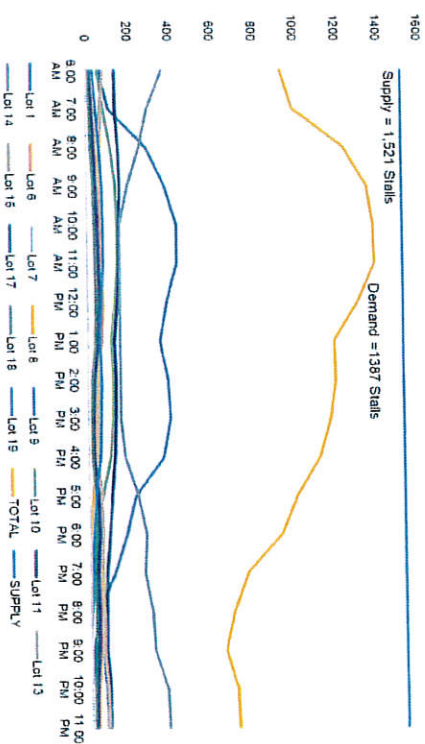


Figure 2: Time-of-day distribution by lot

ITE Parking Demand Rates

According to the ITE, *Parking Generation*, 4th Edition, 2010, the following are the average parking rates for the study land uses:

- Medical Office: 3.20 stalls per 1,000 square feet
- Professional Office: 2.84 stalls per 1,000 square feet
- Restaurant: 10.60 stalls per 1,000 square feet
- Apartments: 1.23 stalls per unit

Based on ITE average rates, the site would require a total of 1,407 stalls. A detailed trip generation table based on these ITE rates is provided in Appendix B. With a supply of 1,521 stalls, there would be sufficient and excess stalls.

Local Parking Demand Rates

In order to evaluate the specific local parking demand, Hales Engineering completed parking demand counts on January 27, 2015 as part of the original study. Counts were collected at a peak time of 10:00 a.m. on this day to estimate maximum demand. Data were collected at existing buildings on the Renaissance Center site. The following were the observed parking demand rates:

- Medical Office: 3.10 stalls per 1,000 square feet
- Professional Office: 1.00 stalls per 1,000 square feet

Using these local parking demand rates, Hales Engineering recalculated the required parking stalls based on City rates and replacing the City office rates with the observed. As shown in Table 2, based on this methodology, 1,312 parking stalls would be required for the site. The rates highlighted in yellow represent those observed on site. The supply of 1,521 stalls is sufficient for this required amount.

Table 2: Required Parking – Bountiful City and Observed Rates

Lot #	Building #	Land Use	Intensity	Rate	Stalls
1	1551	Medical Office	89.8 1,000 sq ft	3.10	279
1	1551	Professional Office	22.4 1,000 sq ft	1.00	23
6	1512	Professional Office	14 1,000 sq ft	1.00	14
7	1550	Professional Office	15.6 1,000 sq ft	1.00	16
8	1590	Professional Office	13.8 1,000 sq ft	1.00	14
9	1509	Professional Office	4.7 1,000 sq ft	1.00	5
9	1509	Apartments	40 dwelling units	2.00	80
10	1500	Professional Office	44 1,000 sq ft	1.00	44
11	1581	Professional Office	34.6 1,000 sq ft	1.00	35
11	1581	Apartments	50 dwelling units	2.00	100
13	TBD	Restaurant	8.1 1,000 sq ft	10.00	81
14	TBD	Apartments	200 dwelling units	2.00	400
15	TBD	Apartments	44 dwelling units	2.00	88
15	TBD	Professional Office	4.3 1,000 sq ft	1.00	5
17	TBD	Restaurant	6.1 1,000 sq ft	10.00	61
18	TBD	Restaurant	4.3 1,000 sq ft	10.00	43
19	TBD	Professional Office	24 1,000 sq ft	1.00	24
TOTAL					1,312

Conclusions and Recommendations

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Renaissance Center in Bountiful, Utah:

- The proposed mixed-use development will consist of medical office, professional office, apartments, and restaurants. 1,521 total parking stalls will be constructed (supplied) on the site.
- Without reductions, Bountiful City code requires 1,807 parking stalls for the proposed development.
 - When considering shared parking and time-of-day distributions, it is anticipated that at least 1,387 stalls will be required (demand).
- Based on average ITE parking rates, it is anticipated that 1,407 stalls are needed.
- Based on local office parking data collection, it is anticipated that 1,312 stalls would be required to meet the demand.
- Based on potential shared parking, national ITE average rates, and local data collection, it is anticipated that 1,521 stalls will be sufficient for the anticipated demand of the land uses in the Renaissance Center project.

Design Guidelines

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 masonry type 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.
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 space windows shall provide views into retail, office, restaurant or lobby space.
 - 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 or mirrored windows are not allowed on the ground floor, but 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. 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 front facade, including doors, 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 Town 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 width and 20 foot depth. Locations that allow 2 foot overhangs on sidewalks and landscaping will be reduced to 18 foot depth.
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.

Sign & Lighting Standards Continued

Site Plan submittals for individual buildings will include building specific lighting details and sign locations to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards.

1. 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.
2. Leasing and development signs will be limited to 6 two-sided signs on the site with maximum square footage of 64 sq ft per side.
3. Construction Banners are limited to a maximum of 1 banner per building wall or temporary fence with a maximum of 10% coverage.
4. Directional signs will be limited to entrances, roads and tenant name.
5. Permanent or temporary advertising materials will not be permitted on the site. Building signs may include window signs with images and other advertising materials.

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