

# Olympia Hills

## Planned Community (P-C) Zone Request



# INTRODUCTION

## Application Components

- General Plan Amendment
- Zone Change
- P-C Zone Plan/Master Development Agreement

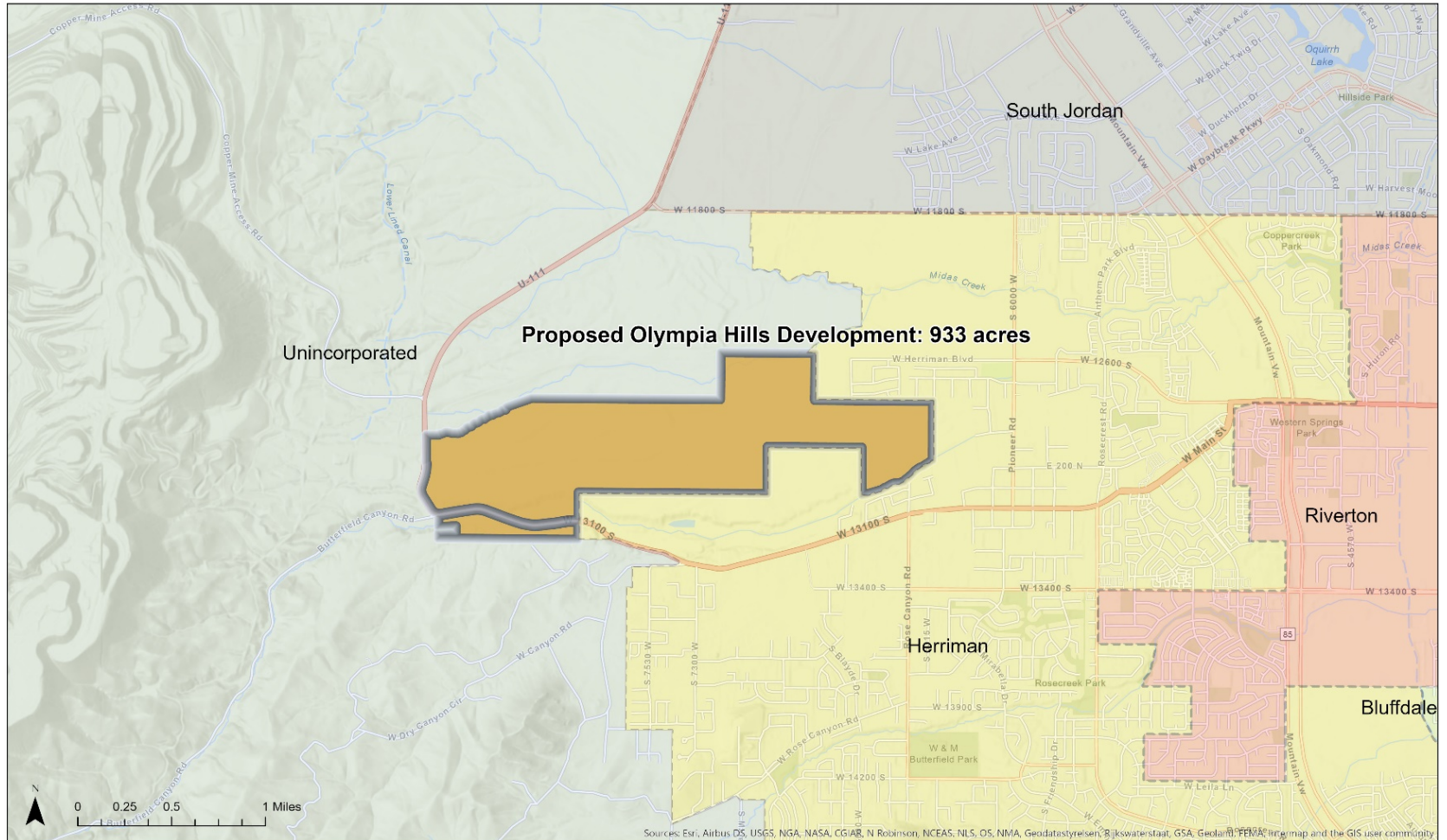
## Key Dates




- December 19, 2020 Documents Available/Website Launch
- January 7, 2020 Council Committee of the Whole
- January 14, 2020 - 6:00 PM Public Hearing
- Location: Salt Lake County Chambers (2001 State Street – N1-110)
- January 28, 2020 - 6:00 PM Public Hearing
- Location: Copper Mt Middle School 12106 S. Anthem Park Blvd. (5600 W.) Herriman

### What is Olympia Hills?

- Olympia Hills is a request for a Planned Community (P-C) Zone for a 933-acre site in southwest Salt Lake County
- Olympia Hills is envisioned to include housing, commercial, office, parks, and a planned 100-acre Utah State University Educational Campus
- 25 year projected build out

# Where is Olympia Hills?



-  Municipal Boundaries  
 Salt Lake County Boundary  
 Olympia Hills Boundary

# Proposed Olympia Hills Development



## APPLICATION FACTS

### Where is Olympia Hills?





# APPLICATION FACTS

## What is a Planned Community?

- Large scale
- Major uses: housing, commercial, jobs, parks & more
- Comprehensively planned: parks, transportation & centers



## APPLICATION FACTS

### What is the Proposed Residential Density?

- Per Master Development Agreement (MDA)
- Maximum residential unit count of 6,330
- $6,330 \text{ units} / 933 \text{ acres} = 6.8 \text{ units per acre}$
- Dwelling units dispersed throughout the project (not per-acre)



# Olympia Hills P-C DEVELOPMENT PROCESS

## Olympia Hills P-C Zone Development Process

### Step 1

### Step 2

### Step 3

### Step 4

#### PC Zone

#### Community Structure Plans (CSP)

#### Subdivision Plats

#### Site Development Review

#### Submittals

Land Use Plan, Traffic Impact Study

Transportation & infrastructure plans  
Building typologies

Subdivision Plats & Engineered Plans

Site Plans

Development Application

Open space, trails & park systems plans

Phases of development

Building Plans

General Plan Amendment

Updated Traffic Impact Study (TIS)

Technical Studies as required

Technical Studies as required

#### Review Process

Staff/Outside Review

Review for compliance with the  
Development Agreement

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Development Agreement

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Development Agreement

Public Involvement & Recommendation by  
Planning Commission

Staff (Technical) Review

Staff (Technical) Review

Staff (Technical) Review

Hearings (Public Involvement) & Decision by  
County Council

Public Review & Input to Planning  
Commission

Planning Commission Review

#### Milestones if Approved

General Plan Amendment

Planning Commission & Staff Approval

Recorded subdivision plats

Approved site plans

PC Zone Applied to the Property

Approved transportation, infrastructure &  
mitigation plans

Final layout of specific streets &  
infrastructure

Approved building plans

Master Development Agreement (including  
Design Standards)

Location of Town Centers, Village Centers,  
Institutional Areas, Neighborhoods &  
Building Typologies

Recorded Covenants & Restrictions

Approved landscape plans

Approved uses, maximum number of  
residential units & land use

Approved open space, trails & park systems  
plans

Building Permits Issued



# APPLICATION HISTORY AND PROCESS

## **Salt Lake County's Role**

- Olympia Hills is within unincorporated Salt Lake County
- Salt Lake County has land use authority for unincorporated areas
- The County is required to respond to applications

## **Landowners Property Rights**

- Right to apply for rezone and develop property according to Salt Lake County ordinances
- Application for Olympia Hills made according to Planned Community (P-C) Ordinance

## THE REVISED OLYMPIA HILLS APPLICATION

### **Proposed development is aligned with the County Council Resolution**

- **Complete streets**
- **Street connectivity**
- **Minimum parks and open space = 20%**
- **A mix of housing types and options**
- **Includes affordable housing – rent/purchase/workforce**
- **Opportunities for southwest area jobs**

# THE REVISED OLYMPIA HILLS APPLICATION

## Proposed Land Use Plan





# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 1: Place Types & Land Use

Establishes purpose and describes five Olympia Hills place types

- Town Center
- Village Center
- Commercial Center
- Neighborhood
- Campus/Institutional

Uses established for each Place Type



# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 2: Street Network

- Street connectivity within project and surrounding development
- Establishes maximum block sizes
- Standard promotes walkability & decreases traffic

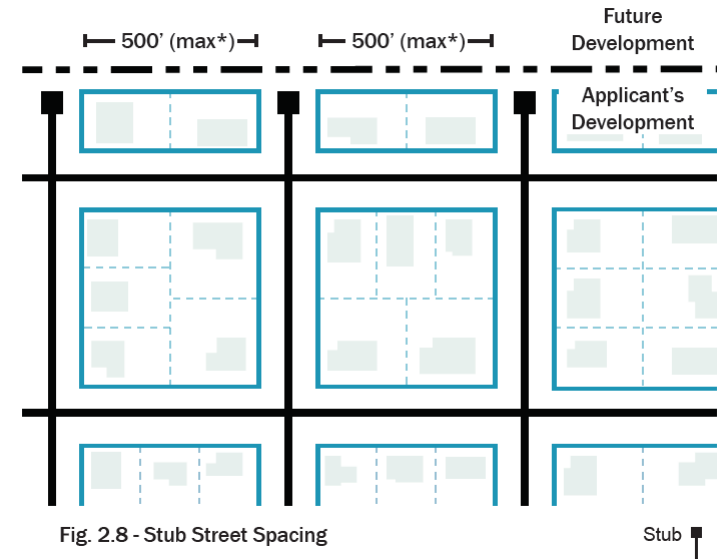


Fig. 2.8 - Stub Street Spacing



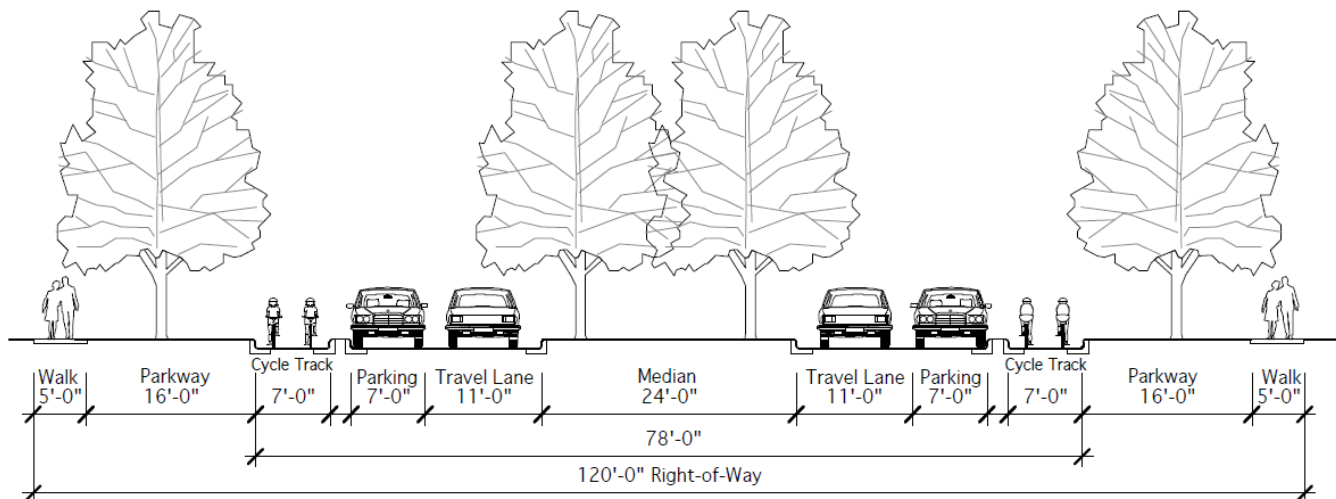


# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 3: Street Types & Design

- Includes street cross-sections for:
  - neighborhood streets
  - connecting streets
  - avenues
  - Boulevard
- Complete to accommodate all modes: walking, biking, vehicles, transit





# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 4: Parks, Trails & Open Space

- Minimum of 20% open space
- 5-acres of parks per 1,000
- Regional Park that is a minimum 50 acres in size



# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 4: Parks, Trails & Open Space

- Four 10 Acre Community Parks
- All dwelling units to be within  $\frac{1}{4}$  mile of a park and park completion within two years completion of each home



# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Section 5: Site Design

- Key Requirements
  - Parking behind or side of buildings
  - Placement of garages
  - Connecting parking lots
  - Dark sky lighting required
  - Sidewalks connecting buildings and streets

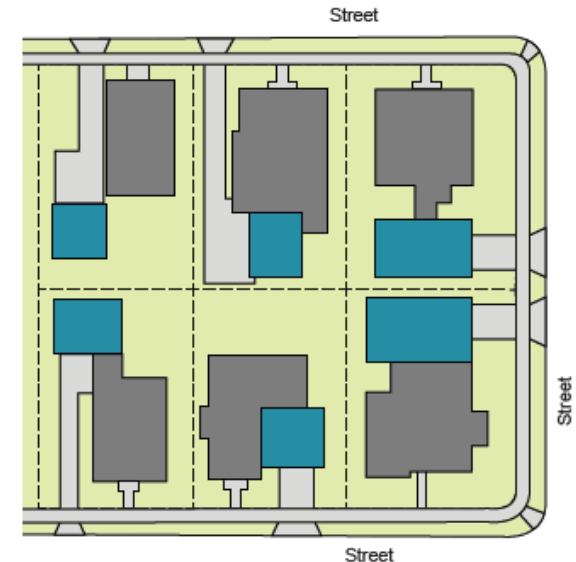
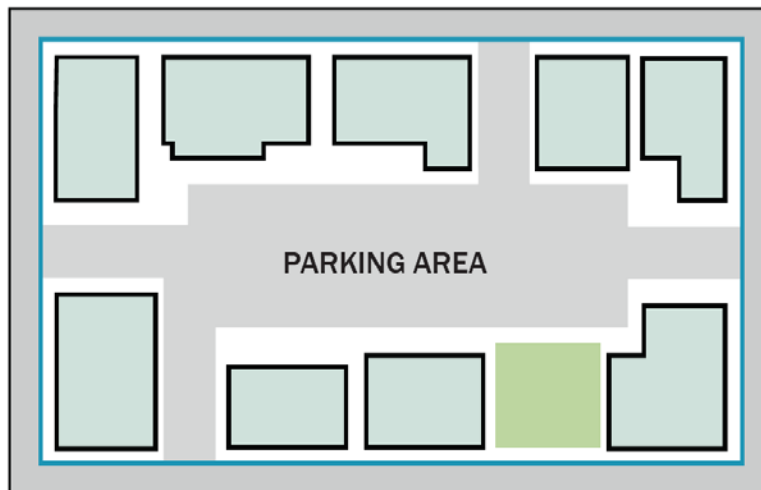
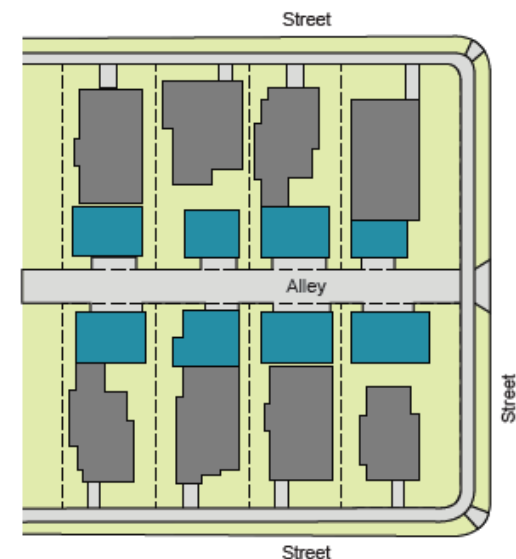


Figure 5.6 Single Family Residential Parking Access via Street





# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Chapter 6: Buildings & Architecture

- Key Requirements:
  - Unique architecture (no duplicating/cookie cutter)
  - Controls building heights and building form
  - Requires sustainable building construction practices



# THE REVISED OLYMPIA HILLS APPLICATION

## Design Standards

### Section 7: Landscape

- Key Requirements
  - Mandates water-wise landscaping
  - Input from Jordan Valley Water Conservancy District
  - Tree and park strip requirements on streets
  - Landscape buffers as transitions





## Design Standards

### Section 8: Sustainability

- Incorporated throughout the design standards
- Aligned with environmental initiatives
- Key Requirements
  - Pollution reduction
  - Energy efficient buildings
  - Water conservation
  - Multi-modal transportation planning





# Olympia Hills

## Traffic Impact Study

Helen Peters – Salt Lake County  
Ivan Hooper – Avenue Consultants

### Purpose

- **What are they building?**

Determine how many additional vehicle trips the proposed development will add to the roadway system

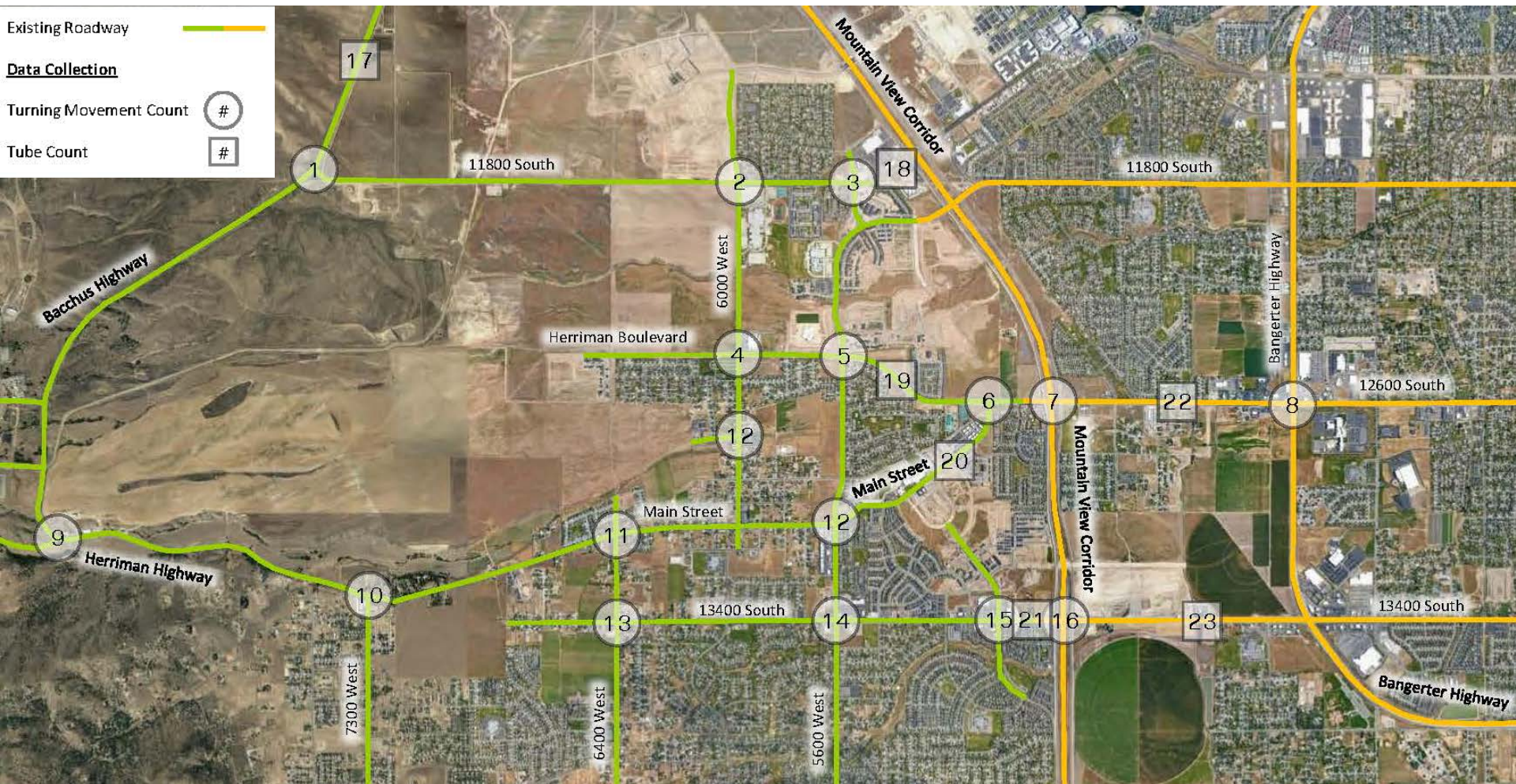
- **What will the traffic impacts be?**

Determine the traffic impacts due to those additional vehicle trips

- **How will they fix it?**

Determine roadway improvements that will be needed to accommodate the increased traffic demand

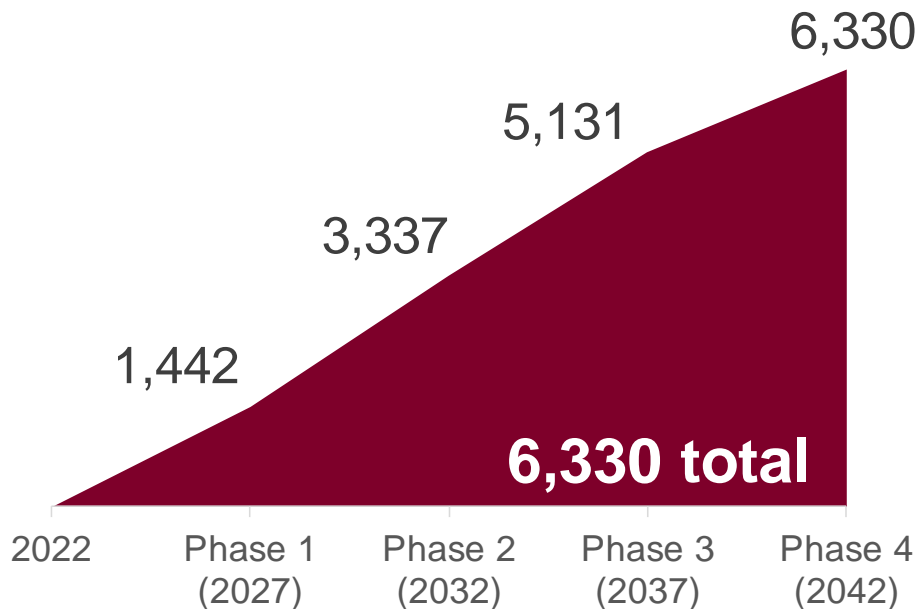
# Study Area and Data Collection



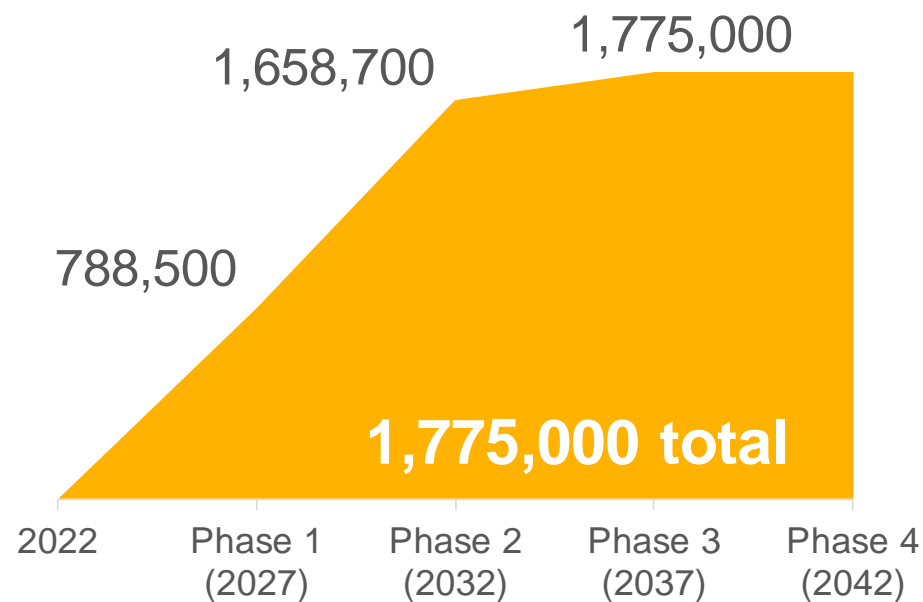
Source: Hales Engineering

### Olympia Hills Proposed Absorption Rates

Total Households (Units)

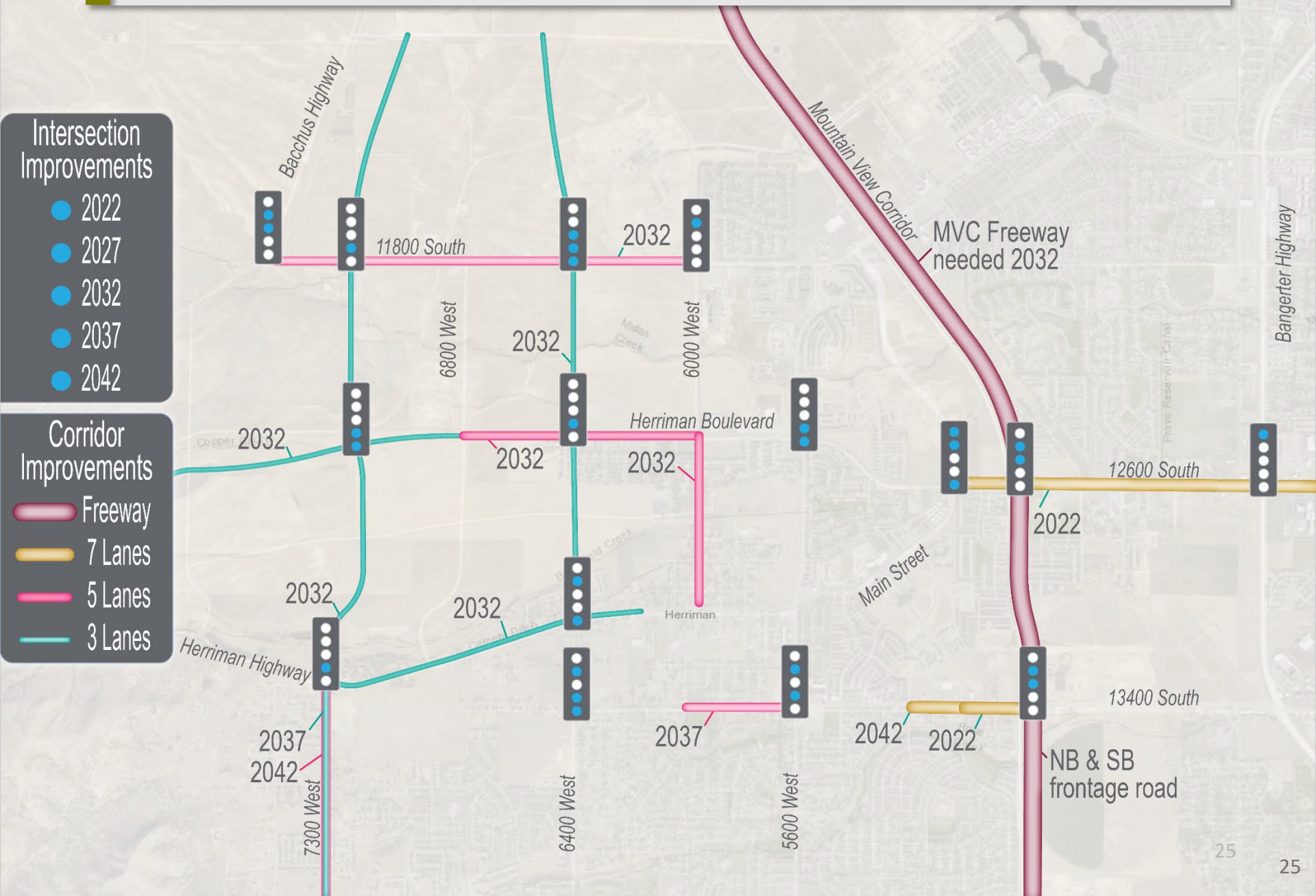


Total Commercial (sq. ft.)

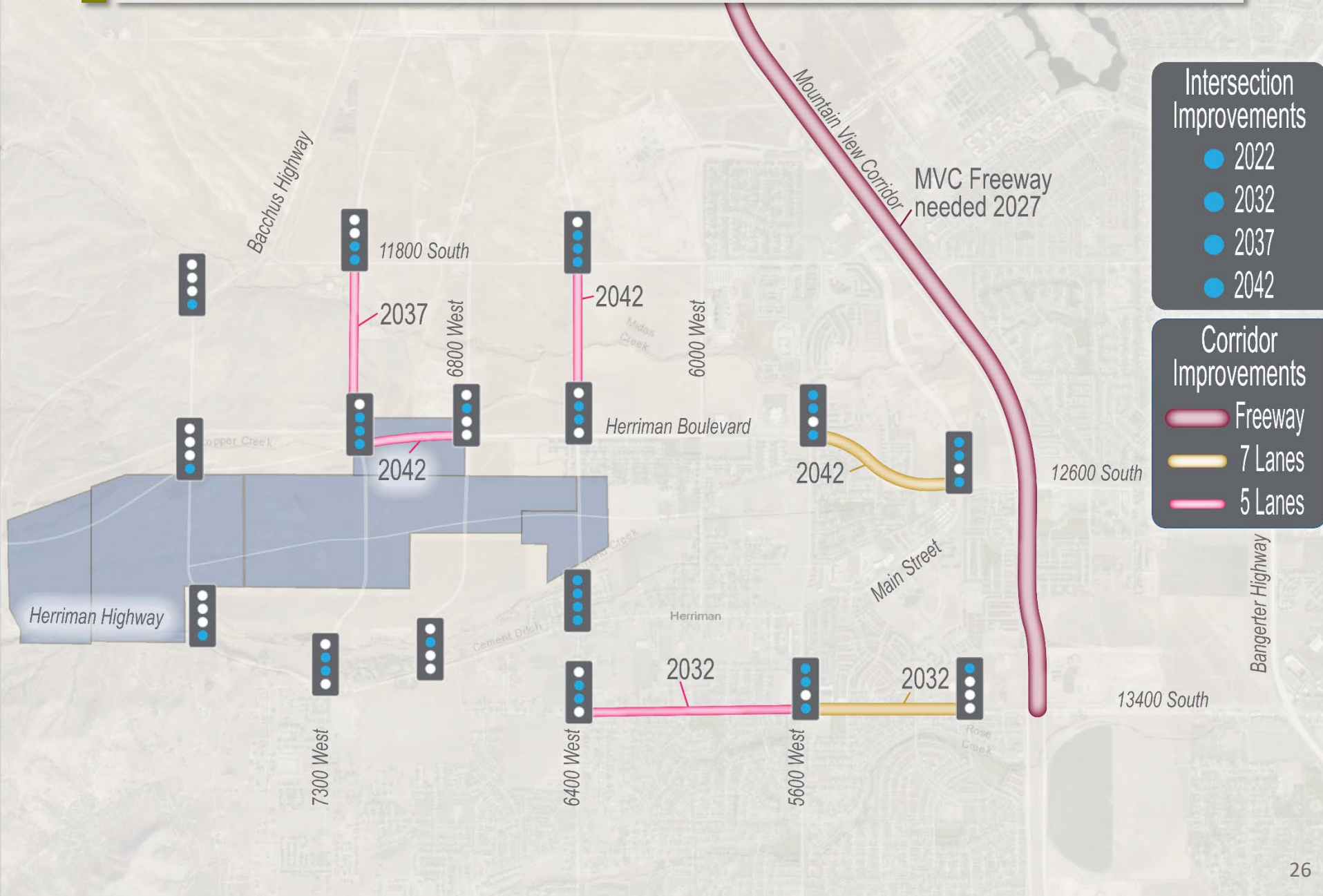




# Background (without development) Mitigation Measures



# Plus Project Mitigation Measures





### **With the submission of future Community Structure Plans required for development, the developer shall:**

- Conduct a micro level analysis that will establish the Transportation Master Plan (TMP) for Olympia Hills
- The TMP for Olympia Hills should include further analysis of on-site circulation and necessary off-site improvements
- Determine specific responsibility for the construction and/or funding to the necessary offsite improvements will be made



## SUMMARY/CONCLUSIONS

**Request is for approval of all three application components:**

- **General Plan Amendment**
- **Zone Change to the P-C Zone**
- **Approval of the P-C Zone Plan and Master Development Agreement (including all exhibits)**

## SUMMARY/CONCLUSIONS

### Public Hearing Dates

- **January 14, 2020 - 6:00 PM**      **Public Hearing**
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Full documentation for this application is available at

<https://olympiahillsrezone.com/>

# Olympia Hills

## Planned Community (P-C) Zone Request

