

**Provo City Planning Commission Staff Report**  
**General Plan Amendment**  
**Hearing Date: March 25, 2009**

**Agenda Item:** 3\*

**Applicant:** Ray Morley

**Staff Coordinator:** Jim Bryan

**Current General Plan Designation:**

Commercial, Residential and Industrial

**Proposed General Plan Designation:**

Mixed Use

**Acreage:** Multiple

**Number of Properties:** Multiple

**\*Council Action Required:**    **Yes**

**REQUEST**

Ray Morley requests an amendment to the General Plan Policies creating policies for the South State Street Corridor, addressing mix use developments and design standards from approximately 900 South to SR 75 (Springville City limits). *Spring Creek and Provost South Neighborhoods* 08-0006GPA

**CURRENT LEGAL USE**

There are numerous properties along the South State Street corridor with land uses that include residential, commercial and light industrial.

**RELEVANT HISTORY**

South State Design Corridor has been established but is in need of update. General Plan policies address individual neighborhoods, not the Corridor. Policies should be established for the entire corridor.

**NEIGHBORHOOD ISSUES**

Neighborhood meeting held February 25, 2009, including three neighborhoods. The Provost, Provost South and Spring Creek neighborhoods are generally supportive of the proposed changes in the General Plan Policy. Comments submitted are outlined in the report.

**STAFF REPORT SUMMARY OF KEY ISSUES**

Policies for the South State Street Corridor will join two neighborhoods together in a united purpose with regard to the development of South State Street and encourage development.

**ALTERNATIVE ACTIONS**

1. **Recommend Approval** of the proposed General Plan Map and text amendments, as presented in the Staff Report or with changes. *This action would be consistent with the recommendation of the Staff Report. Any changes should be stated with the motion.*
2. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is April 8, 2009, 5:00 p.m.*
3. **Recommend Denial** of the proposed General Plan Map and text amendments. *This would be a change from the Staff recommendation; the Planning Commission should state new findings.*

## **OVERVIEW**

The applicant owns properties located adjacent to South State Street and would like to develop his properties as a PRO and would like to see other properties along this corridor be developed in a similar manner. The applicant, for the past two years, has been working with South State Street property owners to gain a consensus as to how the area should be developed and has put together a comprehensive land use plan (concept plans) that outline issues that need to be addressed through the adoption of new General Plan Policies and future ordinance amendments.

The proposed plan addresses issues regarding a need to establish a special assessment area and/or a special improvement district and public way street designs including signs, lighting, landscaping, street improvements, etc. The applicant emphasizes the need to adopt design and improvement standards for the entire length of the corridor, both for the public way and private development. Because he does not control all of the properties in question, he cannot dictate how the properties will develop in the future, but feels that the General Plan Policies should be modified to address issues that relate to all properties located within this corridor. Staff has attached his development plan as an addendum to this report for the Planning Commission's information. It is not the intent to have the Planning Commission adopt the concept plan, or address special assessment areas or districts at this time. The proposed General Plan Amendment is the only issue currently before the Planning Commission.

The intent of the proposed policy is to create a mixed use corridor with uniform design and development standards that are conducive to both adjacent neighborhoods and the creation of public way design policies that will enhance the development of South State Street. The proposed policy includes all properties located between the existing railroad tracks west of State Street and all properties adjacent to State Street on the east side from 900 South to SR 75 (Springville City limits).

## **FINDINGS OF FACT**

1. South State Street is located between the Spring Creek and Provost South Neighborhoods. The Spring Creek and Provost South neighborhoods have adopted policies that address development policies within their respective neighborhoods independent of each other yet both neighborhoods' share frontage on South State Street and have mutual development issues.
2. Chapter 14.34.290 Design Corridors (4) South State Street Design Corridor provides general development requirements for the South State Street corridor. These ordinances should be revised to be more comprehensive in nature.
3. Recently the General Plan Policies for the Spring Creek Neighborhood were modified to permit mixed use developments from 900 South to 1860 South on the west side of State Street. The policies for the Provost South neighborhood were not modified. These policies also do not address design and development standards.
4. The applicant has been working with numerous property owners in the general area to gain a consensus as to how the overall area should be developed and wants to see it developed in an orderly and uniform manner. He found that there were at least three areas that needed to be addressed regarding development. They are as follows:
  - a. A development standard needs to be established for the entire length of South State Street, not by individual neighborhoods.
  - b. An amendment to the South State Street Design Corridor needs to occur by adopting detailed development standards for private property.
  - c. Street design standards need to be adopted for the public way.
5. Instead of requesting modification of the Spring Creek and Provost South neighborhood policies, the applicant is proposing that the Municipal Council adopt policies for the South State Street corridor that would set the stage to amend Chapter 14.34.290 Design Standards, (4) South State Street Corridor Design Standards in the near future.
6. Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of map amendments:

*Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:*

  - (a) *Public purpose for the amendment in question.*
  - (b) *Confirmation that the public purpose is best served by the amendment in question.*
  - (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*
  - (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.*
  - (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.*

- (f) *Adverse impacts on adjacent land owners.*
- (g) *Verification of correctness in the original zoning or General Plan for the area in question.*
- (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.*

## **STAFF ANALYSIS**

1. Due to the length and character of South State Street, staff has divided the corridor into two large areas for discussion of land use policy. These areas are described as Area A (North of 1860 South) and Area B (South of 1860 South). The proposed Public Way Design Standards are for the entire length of South State Street.
2. The General Plan Policies should address uniform public way improvements for the entire South State Street corridor including the following:
  - a. All new and existing utilities should be placed underground when development occurs where feasible.
  - b. The street design (acceptable to UDOT and Provo City by mutual agreement) should provide for efficient movement of traffic and pedestrians.
3. Chapter 14.02.020(2) above has been reviewed for compliance as follows:
  - (a) *Public purpose for the amendment in question.* Note: The public purpose is to treat all property owners equal when development occurs along State Street and provide uniform development standards.
  - (b) *Confirmation that the public purpose is best served by the amendment in question.*
  - (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.* The proposed amendment is in harmony with the Spring Creek and Provost South Neighborhood policies, goals and objectives.
  - (d) *Consistency of the proposed amendment with the General Plan's "timing and sequencing" provisions on changes of use, insofar as they are articulated.* There are no timing and sequencing provisions in the General Plan policies that would preclude the proposed amendment to move forward.
  - (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan's articulated policies.* The amendment will enhance the existing policies for the area and neighborhoods.
  - (f) *Adverse impacts on adjacent land owners.* No adverse impacts will be imposed on adjacent property owners. The proposed amendment treats all property owners equal.
  - (g) *Verification of correctness in the original zoning or General Plan for the area in question.* The original zoning and General Plan are correct.
  - (h) *In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.* There are no conflicts between the General Plan Map and Policies. This amendment acts as a bridge connecting two neighborhood policies together.
4. The Southeast Area Neighborhood Council Policies are as follows:  
*The Southeast Area Neighborhood Council consists of eight neighborhoods, which includes the Foothills, Oak Hills, Pleasant View, Provost, Provost South, Spring Creek, University, and the Wasatch neighborhoods. Key policies for the Southeast Area Neighborhood Council are listed below by neighborhood. Key policies for the Southeast Area Council are listed below, with policies to address issues shared, to some degree, within all Southeast Area neighborhoods, followed by policies of specific importance, by neighborhood.*

### **Southeast Area Guiding Principles, Policies and Goals**

*The following policies and goals are considered to be shared, to some degree, by all of the Southeast Area neighborhoods and apply in addition to the policies listed individually for each neighborhood.*

1. *Viable, significant areas of one-family structures within the Residential (R) should be protected for continued one-family use.*
2. *Maintain the Residential (R) General Plan designation with one-family residential development, except where specified otherwise.*

*Key land use policies for individual neighborhoods within the **Southeast Area Neighborhood Council** are listed, below, by neighborhood:*

#### ***Provost South Neighborhood***

1. *See policies under the guiding principles for the SE Area.*
2. *The property east of the existing and proposed developments located east of Slate Canyon Drive, to be included within the Provo City General Plan Map designation of Developmentally Sensitive (DS), will be*

- subject to studies of potential geologic hazards, geotechnical constraints, slopes or other conditions, as required by the City Engineer or State Geologist to ensure that sensitive lands are appropriately developed or, where necessary to protect people, property or significant natural features, withheld from development.*
3. *Except for the Bicentennial Park and the power substation, change all City-owned property along Slate Canyon Drive and Nevada Avenue from Public Facilities (PF) to the Residential (R) designation.*
  4. *New, quality, one-family homes should be developed to provide adequate living space for growing families that wish to relocate to or remain within the Provost South neighborhood, including detached homes. Focus for new development for mixed housing types suitable for owner-occupancy should develop using the Project Redevelopment Option and provide adequate open space, family-oriented amenities, buffering from non-residential uses, and such architectural styles and orientation as to not give the appearance of multiple-family housing.*
  5. *Strategies to encourage and maintain owner-occupancy of homes should be implemented, with particular focus in the Bay Harbor and Jodel areas, the area bounded by South Nevada, South California, State Street and Dakota Avenue, and within the residential development locating on or near the former Pioneer Drive-in Theater property. Strategies may include changes to zoning and occupancy and continued enforcement of zoning and occupancy, as well as other appropriate strategies.*
  6. *Continue to evaluate the designation of roads within the South Provost neighborhood in relation to impacts to existing residents, taking into consideration neighborhood concerns voiced over collector designations. Continue to evaluate the impacts of new development and on-street parking in constrained areas such as the east bench and implement traffic calming measures and parking restrictions as determined appropriate.*
  7. *Provide and upgrade infrastructure to improve services for existing residents and new development, including appropriately designed and located, family-oriented public recreational space.*
  8. ***Continue to implement the South State Street Design Corridor from the south City limits to 300 South for new development and redevelopment. Educate owners of existing buildings about the goals and standards of the Design Corridor and encourage them to comply with the design corridor standards to the extent possible, given the limitations of building location and configuration. Require compliance with Design Corridor standards for expansion and exterior remodeling of existing businesses to the extent possible, given the limitations of building location.***
  9. ***Properties along the South State Street corridor should develop for quality businesses that are compatible with adjoining and nearby residential development, with focus on retail commercial and shopping center uses within a planned, well-designed configuration with quality architectural and landscaping details to enhance this redevelopment corridor and gateway to the city. New heavy commercial uses should be discouraged along the State Street frontage, and existing heavy commercial uses should be evaluated for appropriate zoning and upgrades consistent with the desired character of this gateway corridor.***
  10. *The Slate Canyon Specific Area Plan has been adopted as Key Land Use Policy for the area of the Provost South Neighborhood encompassed by the Plan. The Slate Canyon Specific Area Plan is included in Appendix C of the General Plan.*

### ***Spring Creek Neighborhood***

1. *See policies under the guiding principles for the SE Area.*
2. *Restrict development of wetlands, flood plains, and accretion lands controlled by the State of Utah and/or the Army Corps of Engineers which have a Provo City General Plan Map designation of Developmentally Sensitive (DS). Any new development within the Provo City General Plan Map designation of Developmentally Sensitive (DS) will be subject to studies of potential wetlands, flood plains or other conditions, as required by the City Engineer or by any State or Federal regulatory agency with jurisdiction to ensure that sensitive lands are appropriately developed or, where necessary to protect people, property or significant natural features, withheld from development.*
3. ***Ironton should be developed as an upscale business park, with industrial and commercial uses within a park-like atmosphere. The City should look for an anchor project, which may include a significant civic or recreational facility, to establish an identity for the planned commercial/industrial park. Ironton Boulevard should be connected to Larsen Parkway, and a traffic control signal should be placed at Ironton Boulevard/Mountain View Parkway and South State Street, for the benefit of both the Spring Creek and Provost South businesses and residents.***

4. *Mixed-use development should be considered for the property along the west side of South State Street (US 89), between 900 South and 1860 South, with commercial uses on the ground floor and residential uses above, or with commercial uses along street frontages and residential uses to the rear. Multi-family housing may be developed within this area with or without the commercial elements if developed as part of a project redevelopment option (PRO), performance development (PD), or specific development plan (SDP) zone.*
  - a) *Flexibility in interpretation of these use boundaries and careful planning in establishing uses within the corridor, based on need and the desire to “soften” the frontage with limited areas of residential, is encouraged.*
  - b) *This policy will guide the location and development of appropriate residential uses within the Commercial land use designation of the General Plan Map for these properties.*
  - c) *Exceptions to this policy should be made for existing businesses, developed within the M-1 zone, that have made significant investment in the area and have upgraded their properties to more closely comply with the expectations of the adopted design corridor through enhanced landscaping, architectural improvements, and other standards.*
5. *Continue to implement the South State Street Design Corridor from the south City limits to 300 South for new development and redevelopment. Educate owners of existing buildings about the goals and standards of the Design Corridor and encourage them to comply with the design corridor standards to the extent possible, given the limitations of building location and configuration. Require compliance with Design Corridor standards for expansion and exterior remodeling of existing businesses to the extent possible, given the limitations of building location.*
6. *Properties along the South State Street corridor should develop for quality businesses that are compatible with adjoining and nearby residential development, with focus on retail commercial and shopping center uses within a planned, well-designed configuration with quality architectural and landscaping details to enhance this redevelopment corridor and gateway to the city. New heavy commercial uses should be discouraged along the State Street frontage, and existing heavy commercial uses should be evaluated for appropriate zoning and upgrades consistent with the desired character of this gateway corridor.*
7. *Provide family-oriented public recreational space, possibly at the neighborhood park level as defined by the Parks and Recreation element of the General Plan, to service the residents of this neighborhood.*

#### NEIGHBORHOOD MEETING:

A neighborhood meeting was held on February 25, 2009. The neighborhood generally is in support of the proposed policy. Nick Mason, Provost South Neighborhood, submitted the following comments:

*This past Thursday night the three neighborhoods in Southeast Provo held a joint meeting to discuss a proposed plan to redevelop the South State Street corridor. Most of the meeting was run by Ray Morley, the principal landowner and developer behind the proposal, who set up exhibits and gave a Power Point presentation on his vision for how State Street can be beautified and become more commercially viable. Most of what he presented can be found at <http://www.sssrp.com/>.*

*Most of the hundred or so people in attendance seemed excited about Mr. Morley’s plan. Among the more interesting parts of his proposal are designs for:*

1. *Uniform curbs, gutters, and sidewalks from 900 South to the Provo/Springville border.*
2. *A hiking/biking trail adjacent to the railroad tracks, stretching from 1860 S. to 300 S.*
3. *Several green spaces and neighborhood parks.*
4. *A uniform design element for lamp posts, street signs, and “Welcome to Provo” signs.*
5. *A lower speed limit and crosswalks for pedestrian safety.*

*All of this, of course, would cost quite a bit of money, and Mr. Morley did not have time to fully address the various funding options. Prior to the meeting, however, the three neighborhood chairs met with two members of the City Council and a team of city engineers and planners to discuss funding options. Among the options they laid out are the following:*

*1) Federal and UDOT funding. This is highly unlikely, as UDOT money is tight and the federal stimulus money comes with a range of regulations that would make it a poor fit for this project.*

2) *Forming a Special Assessment Area. This is the most likely option. Were a large majority of the 88 landowners along State Street to vote to move forward with a proposal like Mr. Morley's, they could collectively take out a 10-year bond to pay for the improvements. Their individual share of the cost would be added to their property tax bills and would be determined by the number of lineal feet they own along State Street. Ideally, commercial land owners would be willing to cover part of the costs for those owning homes on State Street.*

3) *Securing a tax increment. One potential way of off-setting the construction costs is negotiating with the school board and the county and city governments to use some of the additional tax revenue that will come from the improvements. Ostensibly the improvements will considerably increase property values along the South State Street corridor, which will lead to property tax increases. Land owners along the corridor could negotiate with the taxing authorities to have some of the potential tax increase subsidize construction.*

*What's important to stress is that the Assessment Area bond and tax increases will only immediately affect those owning property on State Street. For the vast majority of citizens in our neighborhood, there will be no cost for these potential improvements, except, of course, if general property values - and, consequently, property taxes - rise in Southeast Provo as a result of the redevelopment.*

*Our collective say in the matter, then, is more one of advocacy than having a direct vote, since the vote will belong to the State Street landowners who will be taking on most of the financial risk. That said, we all have a stake in following this very closely, since it could dramatically impact our part of the city (for better or worse). After reviewing the [sssrp.com](http://sssrp.com) website, I hope you'll let me know what you think so I can best represent our neighborhood's opinions on this plan.*

#### **PROPOSED POLICY**

The proposed policy below does not provide detailed design criteria but describes elements of design and other issues that need to be addressed and establishes the basis for an updated South State Street Design Standards. Illustrations provided by the applicant are for illustration purposes and are not intended to be adopted.

#### **CONCLUSIONS**

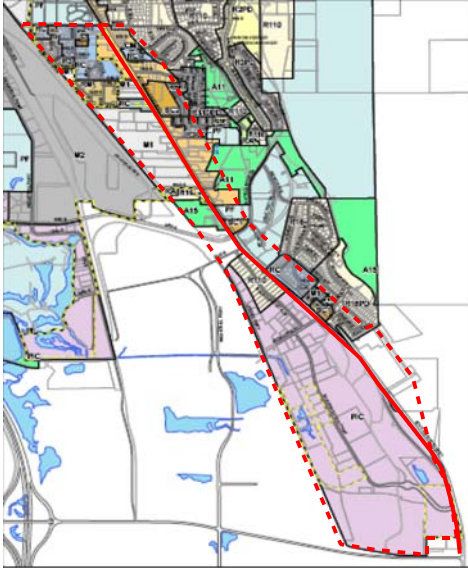
The proposed General Plan Policy amendment will provide a bridge between the Spring Creek Neighborhood located on the west side of South State Street and the Provost Neighborhood located on the east side of South State Street, and will establish policies that will establish the basis for updating South State Street along its entire length.

This policy will ultimately lead to development standards for the entire area to be developed under a PRO or a Specific Development Option, in order to obtain uniform development of the public way and private properties along the arterial.

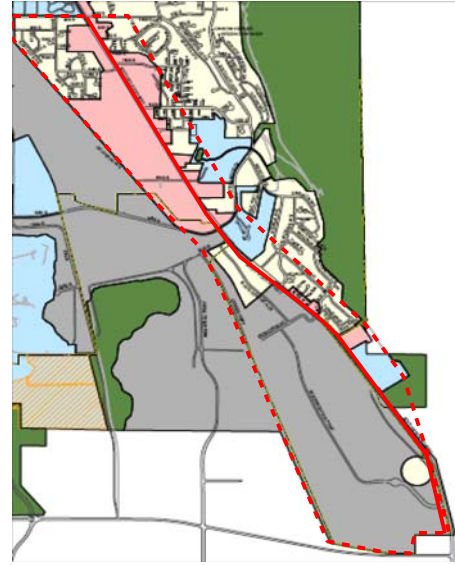
#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommends approval of the policies as proposed by the applicant.

Current Zoning Map



Current General Plan Map



Area A Aerial Photograph



Area B Aerial Photograph



**Proposed Policies:**

1 **South State Street Corridor Development Policies**

2 South State Street is the main entrance into southeast Provo City and traverses from the intersection of State Road  
3 (SR) 75 (Springville City Limits) to 300 South. From approximately 900 South to the city limits, State Street  
4 divides the Provost South and Spring Creek Neighborhoods from each other.

5  
6 The intent of this policy is to create a mixed use corridor with uniform public and private property design and  
7 development standards that are conducive to both of the adjacent neighborhoods and that will enhance the  
8 character of South State Street. The policy encompasses all properties located between the existing railroad tracks  
9 west of State Street and all properties adjacent to State Street on the east side.

10  
11 Due to the length and character of South State Street, the corridor is divided into two large areas for discussion of  
12 land use policy. These areas are described as Area A (North of 1860 South) and Area B (South of 1860 South).  
13 The Public Way Design Standards are for the entire length of South State Street.

14  
15 **Public Way Policies**

16 Policies should address uniform public way improvements for the entire corridor including the following:

- 17 1. All new and existing utilities should be placed underground when development occurs where feasible.
- 18 2. The street design (acceptable to UDOT and Provo City by mutual agreement) should include, but not be  
19 limited to: uniform curb, gutter, sidewalks, street width, street lighting, landscaping, street signage, etc.  
20 and provide for efficient movement of traffic and pedestrians.

21  
22 **Private Property Policies**

23 Prior to considering the adoption of a PRO Zone or similar zoning regulation for South State Street, the South  
24 State Street Design Corridor (SSSDC)(Chapter 14.34.290) should be amended to reflect appropriate guidelines for  
25 the development of private properties. The amended SSSDC should address the following:

- 26 1. Development design elements to assure that all future development in the SSSDC will adhere to a  
27 consistent design theme. The design theme should address both site and building design and should focus  
28 on a Village type concept rather than the conventional “strip mall” layout.
- 29 2. Inter connectivity between the various phases of development, rather than isolated development pods.
- 30 3. Appropriate land use types and mixed use requirements;
- 31 4. Appropriate lot area, yard area and building height standards;
- 32 5. Appropriate buffering requirements adjacent to the railroad right-of-way;
- 33 6. A circulation system within new projects that will link the various villages into a continuous, harmonious  
34 neighborhood, without being dependent on State Street for access.
- 35 7. Building materials that will help assure a high standard of quality.
- 36 8. Signage
- 37 9. Area A should consist of a mix of uses, including residential, retail and offices, with a focus on  
38 residential. Area B should be developed with a mix of light industrial and limited residential uses with a  
39 master development plan. This area includes the Mountain Vista Business Park development.

***Provost South Neighborhood***

- 1. See policies under the guiding principles for the SE Area. **For all properties located adjacent to South State Street, see the guiding principles for the South State Street Corridor Development Policies.**
- 2. The property east of the existing and proposed developments located east of Slate Canyon Drive, to be included within the Provo City General Plan Map designation of Developmentally Sensitive (DS), will be subject to studies of potential geologic hazards, geotechnical constraints, slopes or other conditions, as required by the City Engineer or State Geologist to ensure that sensitive lands are appropriately developed or, where necessary to protect people, property or significant natural features, withheld from development.
- 3. Except for the Bicentennial Park and the power substation, change all City-owned property along Slate Canyon Drive and Nevada Avenue from Public Facilities (PF) to the Residential (R) designation.
- 4. New, quality, one-family homes should be developed to provide adequate living space for growing families that wish to relocate to or remain within the Provost South neighborhood, including detached

homes. Focus for new development for mixed housing types suitable for owner-occupancy should develop using the Project Redevelopment Option and provide adequate open space, family-oriented amenities, buffering from non-residential uses, and such architectural styles and orientation as to not give the appearance of multiple-family housing.

5. Strategies to encourage and maintain owner-occupancy of homes should be implemented, with particular focus in the Bay Harbor and Jodel areas, the area bounded by South Nevada, South California, State Street and Dakota Avenue, and within the residential development locating on or near the former Pioneer Drive-in Theater property. Strategies may include changes to zoning and occupancy and continued enforcement of zoning and occupancy, as well as other appropriate strategies.
6. Continue to evaluate the designation of roads within the South Provost neighborhood in relation to impacts to existing residents, taking into consideration neighborhood concerns voiced over collector designations. Continue to evaluate the impacts of new development and on-street parking in constrained areas such as the east bench and implement traffic calming measures and parking restrictions as determined appropriate.
7. Provide and upgrade infrastructure to improve services for existing residents and new development, including appropriately designed and located, family-oriented public recreational space.
8. Continue to implement the South State Street Design Corridor from the south City limits to 300 South for new development and redevelopment. Educate owners of existing buildings about the goals and standards of the Design Corridor and encourage them to comply with the design corridor standards to the extent possible, given the limitations of building location and configuration. Require compliance with Design Corridor standards for expansion and exterior remodeling of existing businesses to the extent possible, given the limitations of building location.
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10. The Slate Canyon Specific Area Plan has been adopted as Key Land Use Policy for the area of the Provost South Neighborhood encompassed by the Plan. The Slate Canyon Specific Area Plan is included in Appendix C of the General Plan.

### ***Spring Creek Neighborhood***

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3. Ironton should be developed as an upscale business park, with industrial and commercial uses within a park-like atmosphere. The City should look for an anchor project, which may include a significant civic or recreational facility, to establish an identity for the planned commercial/industrial park. Ironton Boulevard should be connected to Larsen Parkway, and a traffic control signal should be placed at Ironton Boulevard/Mountain View Parkway and South State Street, for the benefit of both the Spring Creek and Provost South businesses and residents.
4. Mixed-use development should be considered for the property along the west side of South State Street

(US 89), between 1140 South and 1860 South, with commercial uses on the ground floor and residential uses above, or with commercial uses along street frontages and residential uses to the rear.

- a) Flexibility in interpretation of these use boundaries and careful planning in establishing uses within the corridor, based on need and the desire to “soften” the frontage with limited areas of residential, is encouraged.
  - b) This policy will guide the location and development of appropriate residential uses within the Commercial land use designation of the General Plan Map for these properties.
  - c) Exceptions to this policy should be made for existing businesses, developed within the M-1 zone, that have made significant investment in the area and have upgraded their properties to more closely comply with the expectations of the adopted design corridor through enhanced landscaping, architectural improvements, and other standards.
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  7. Provide family-oriented public recreational space, possibly at the neighborhood park level as defined by the Parks and Recreation element of the General Plan, to service the residents of this neighborhood.


ILLUSTRATIONS AND PHOTOGRAPHS:



Example of Mixed Use Village layout and elevations


**Exhibit 6: Additional Design Features**

*Cultured Stone and Aged Brick*




*6:12 or Greater Pitch  
Min 8" Fascia  
Min 16" Overhang  
Mix of Gable End & Hip Roofs Encouraged*


*Dark, Neutral Roofing  
Architectural Grade  
Asphalt Shingles or Tile*





*Porches Encouraged*




*30% Brick or Stone 1st Level*



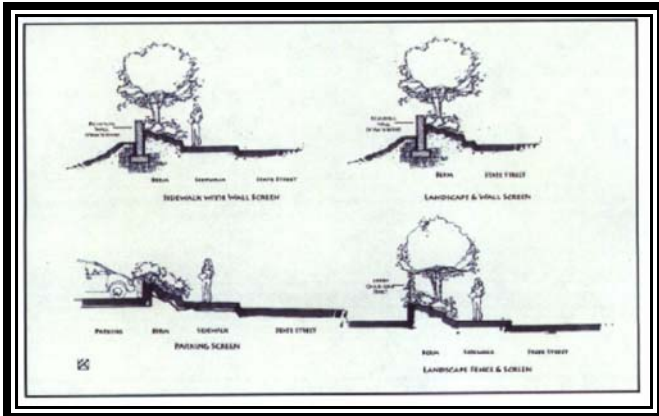
*All houses will use  
woodsiding shingles, Hardie  
Board, or equivalent, to  
maintain quality exterior of  
homes in the area.*



*Neutral Stucco Colors*



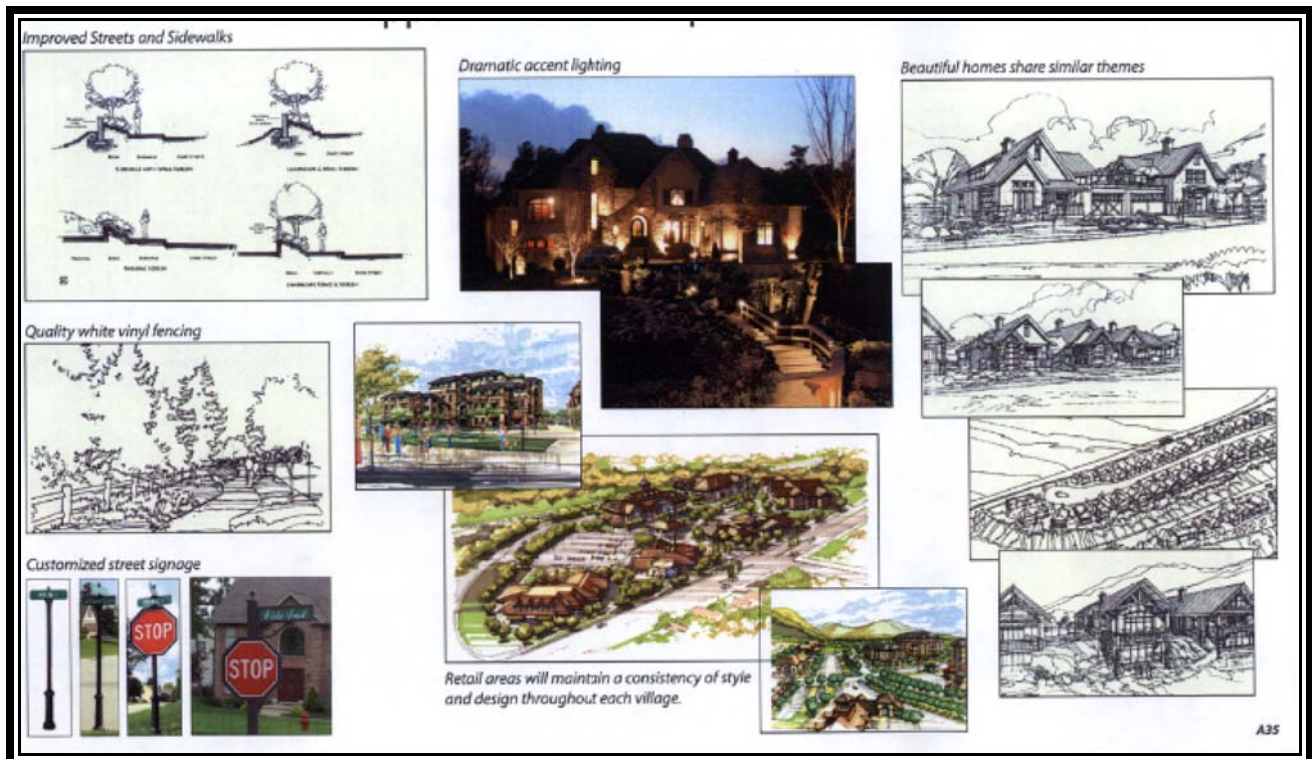
Design Features

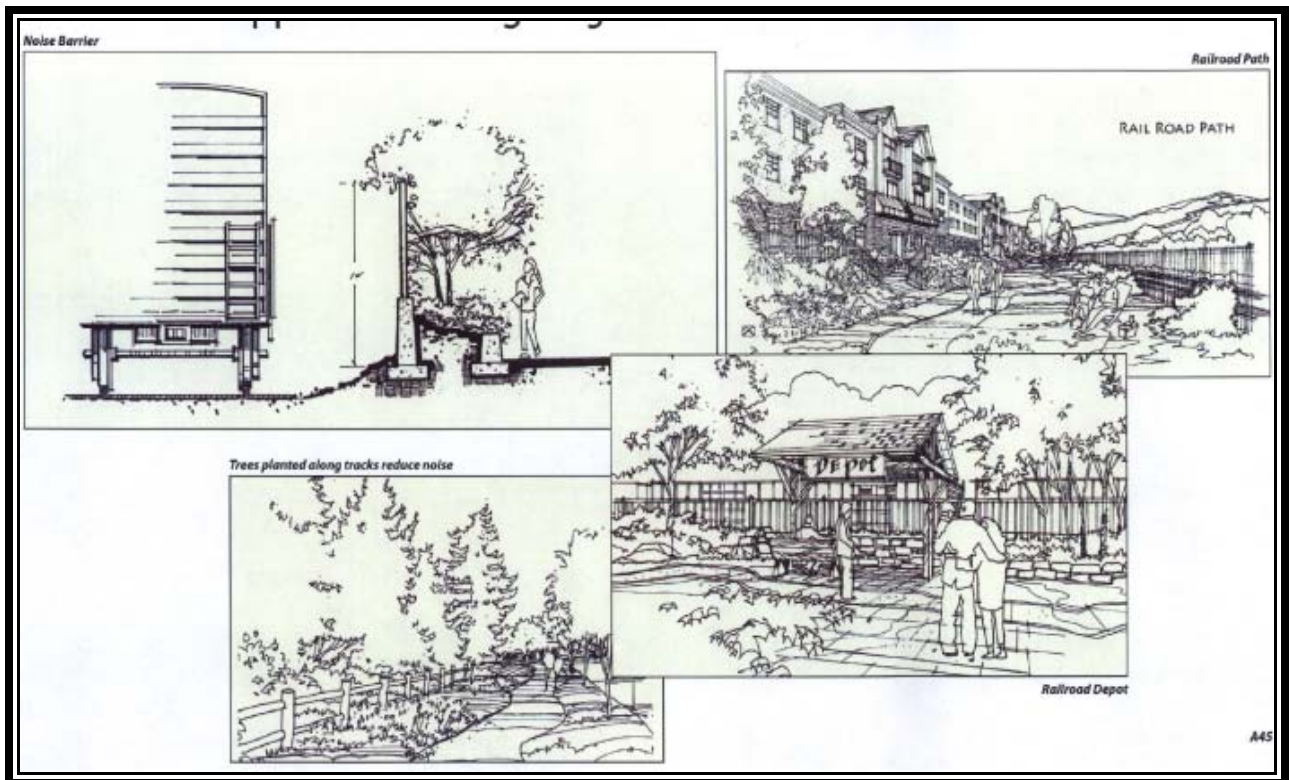
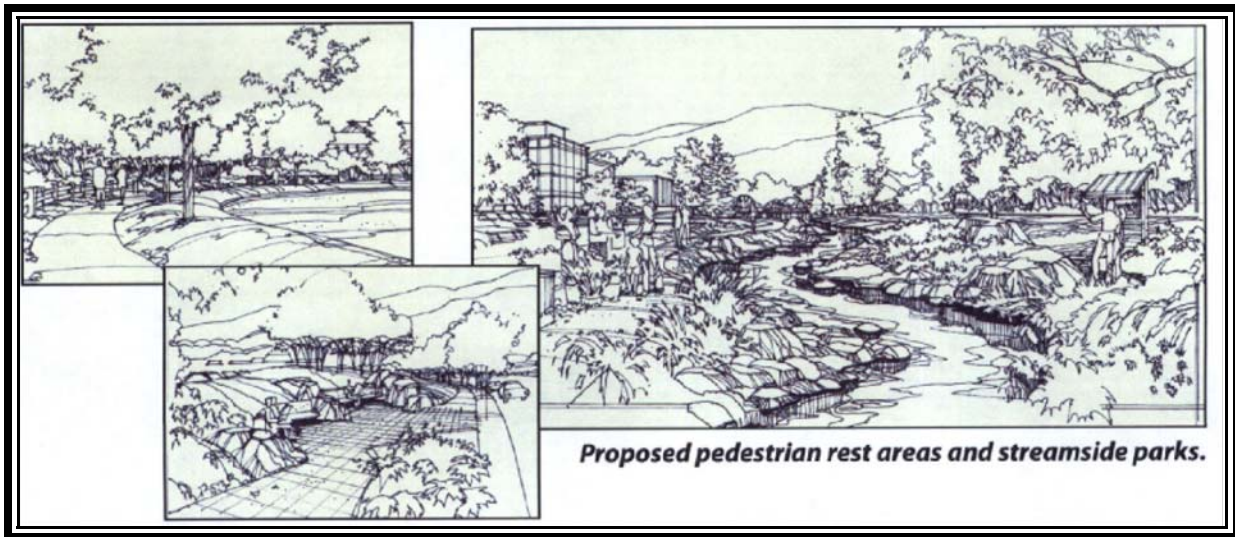


Curb, gutter and sidewalk



Street Sign examples





Paths and barriers

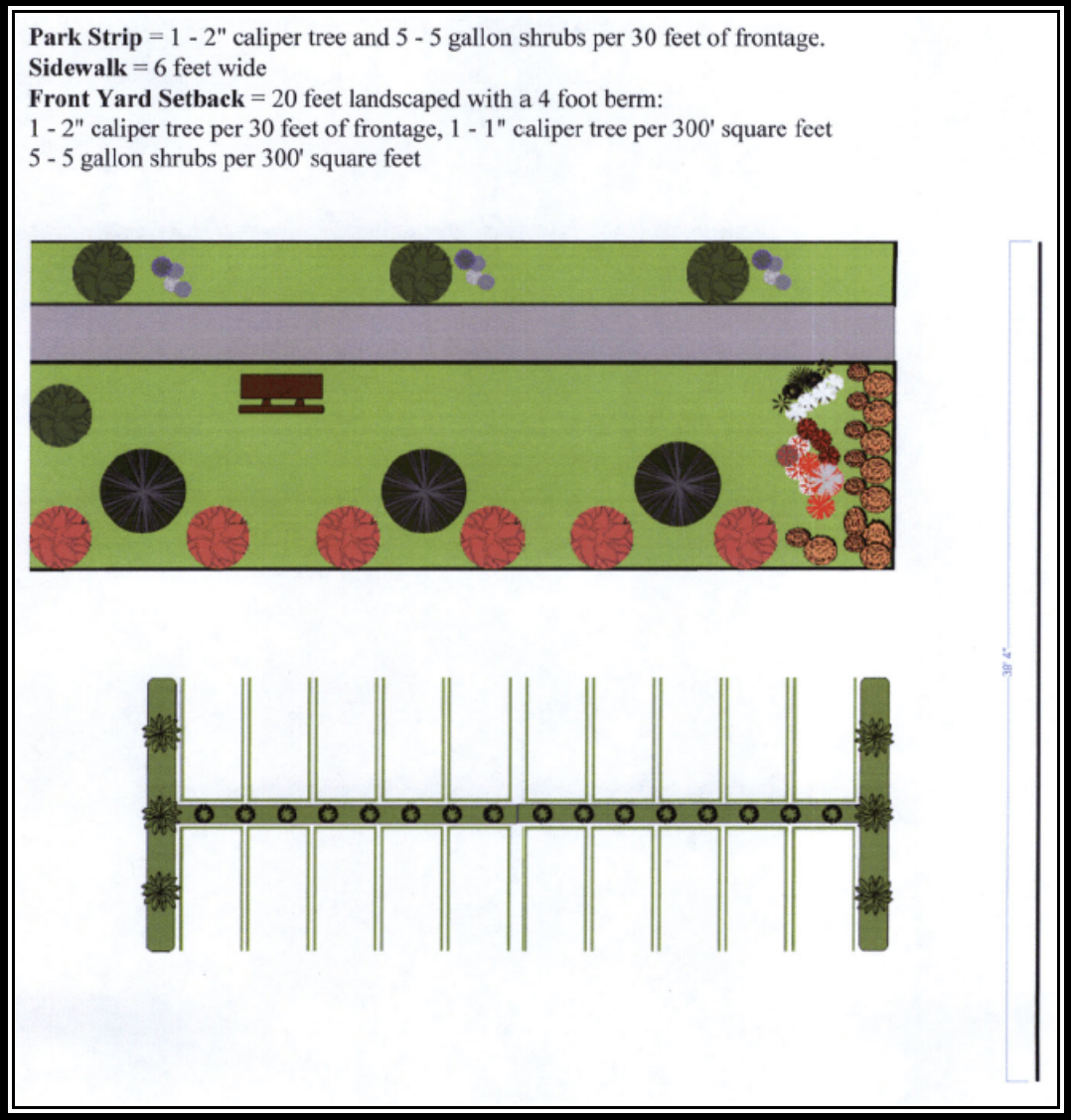


Illustration: South State Street Design Corridor Standards