



State Street

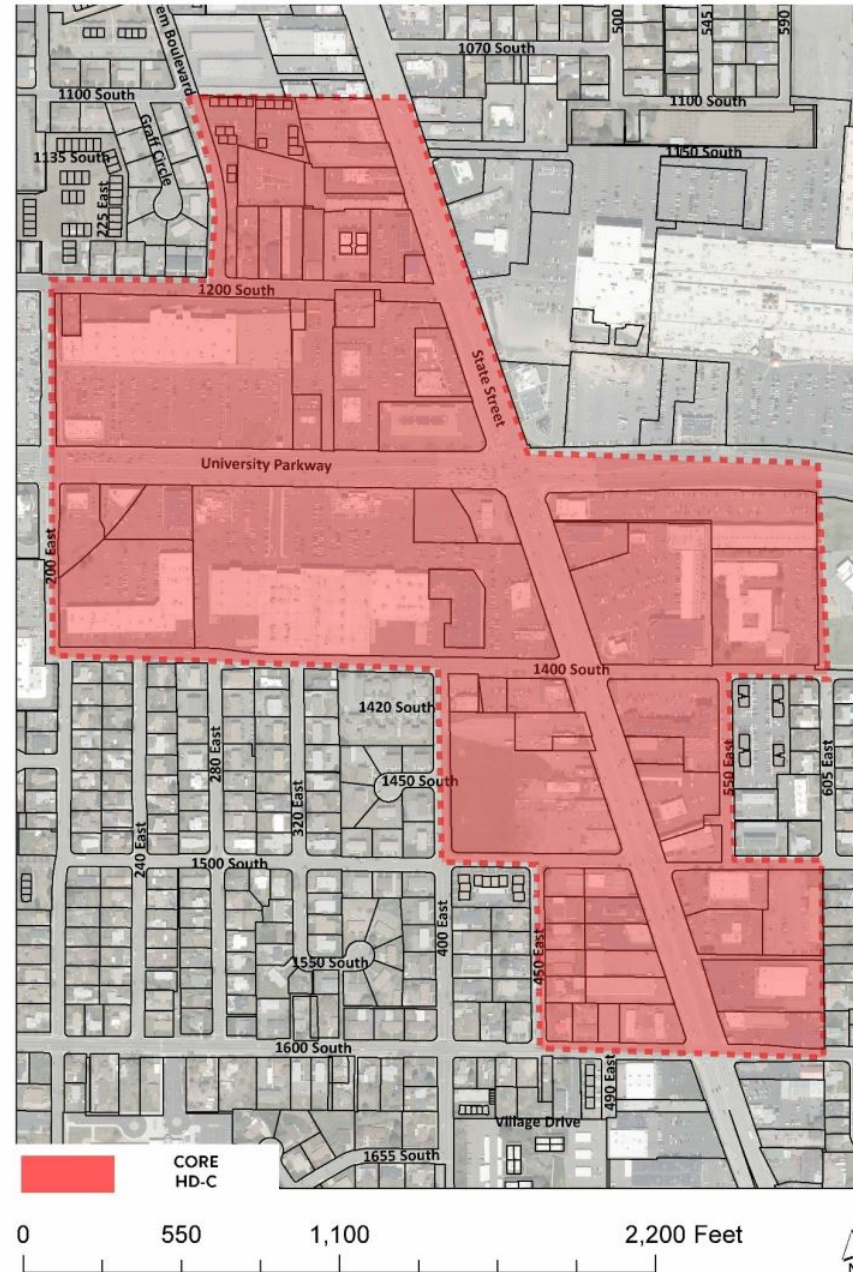
University Parkway

HUB District Presentation

Neighborhood Meeting
October 22, 2020

THE HUB DISTRICT

- ▶ HUB District enacted in October 2018
- ▶ Three story minimum for new construction.
- ▶ Existing structures are legal non-conforming
- ▶ All uses permitted in the C2 zone as well Condominiums and Apartments are permitted in the HD zone (subject to ordinance requirements)

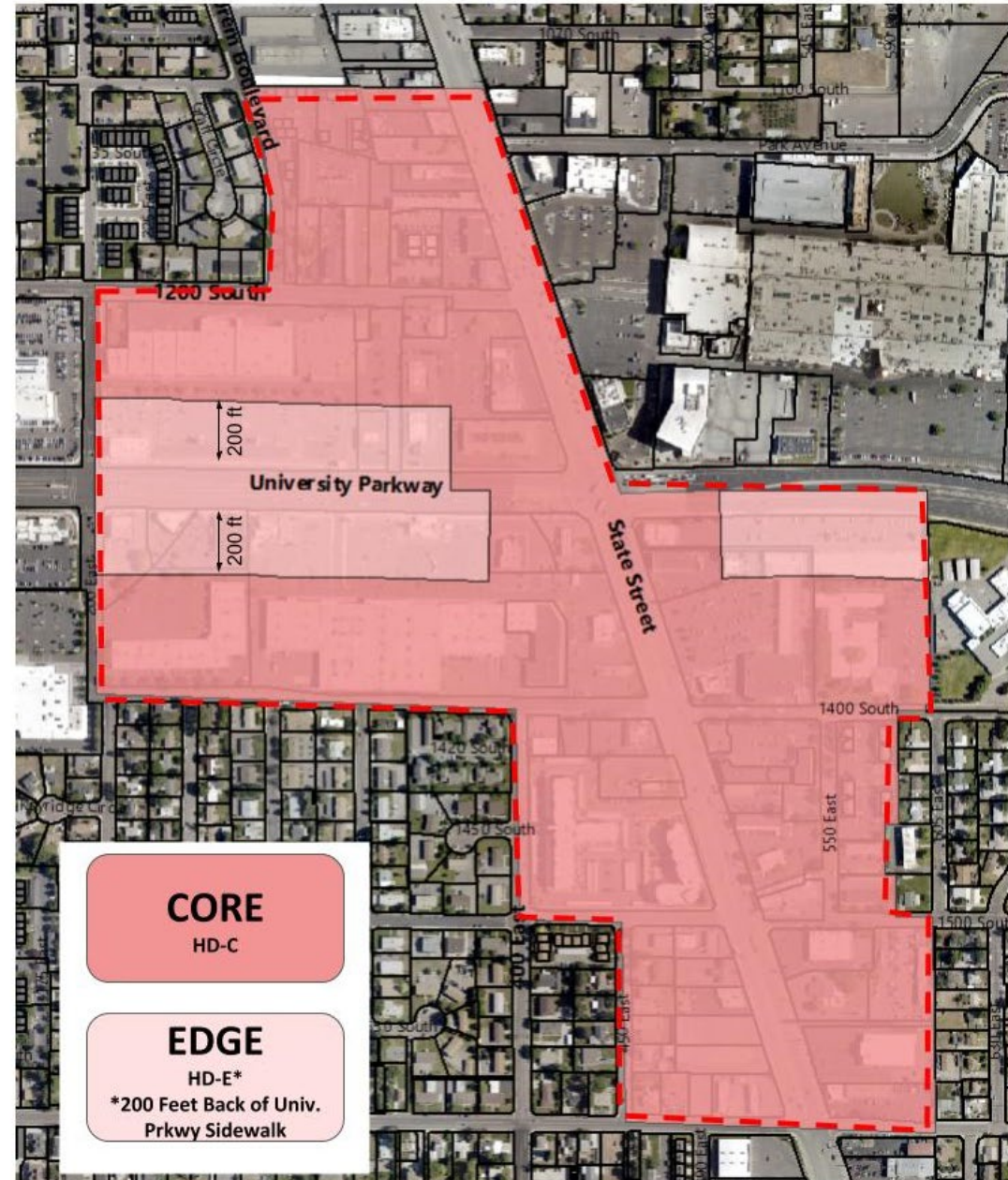


Purpose.

The Hub District (HD) zone is intended to be the center of commercial activity in Orem, filled with vibrant shopping, restaurants, and entertainment destinations.

THE HUB DISTRICT

- ▶ Creating the HD-Edge zone - a depth of 200 feet from University Parkway
- ▶ Allows single story structures
- ▶ Limited to retail uses as stipulated in the ordinance.
- ▶ May also develop to the Core HD-C standards. (Subject to ordinance requirements)



<u>Permitted Uses - HD-E zone</u>	
<u>Standard Land Use</u>	<u>Category</u>
<u>5310</u>	<u>Department Stores</u>
<u>5391</u>	<u>Dry Goods & General Merchandise</u>
<u>5393</u>	<u>Arts, Crafts & Hobbies</u>
<u>5394</u>	<u>Musical Instruments</u>
<u>5410</u>	<u>Groceries &/or Food</u>
<u>5440</u>	<u>Candy & other confectionery products</u>
<u>5600</u>	<u>Clothing, Apparel, & Accessories</u>
<u>5710</u>	<u>Furniture & home furnishings</u>
<u>5730</u>	<u>Music Supplies</u>
<u>5810</u>	<u>Restaurants</u>
<u>5811</u>	<u>Fast Food</u>
<u>5931</u>	<u>Antiques</u>
<u>5932</u>	<u>Gold & Silver</u>
<u>5941</u>	<u>Books</u>
<u>5942</u>	<u>Stationary</u>
<u>5943</u>	<u>Office Supplies</u>
<u>5946</u>	<u>Cameras & Photographic Supplies</u>
<u>5947</u>	<u>Gifts, Novelties, & Souvenirs</u>
<u>5948</u>	<u>Florists</u>
<u>5952</u>	<u>Bicycles</u>
<u>5953</u>	<u>Toys</u>
<u>5970</u>	<u>Computer Goods & Services</u>
<u>5996</u>	<u>Optical Goods</u>

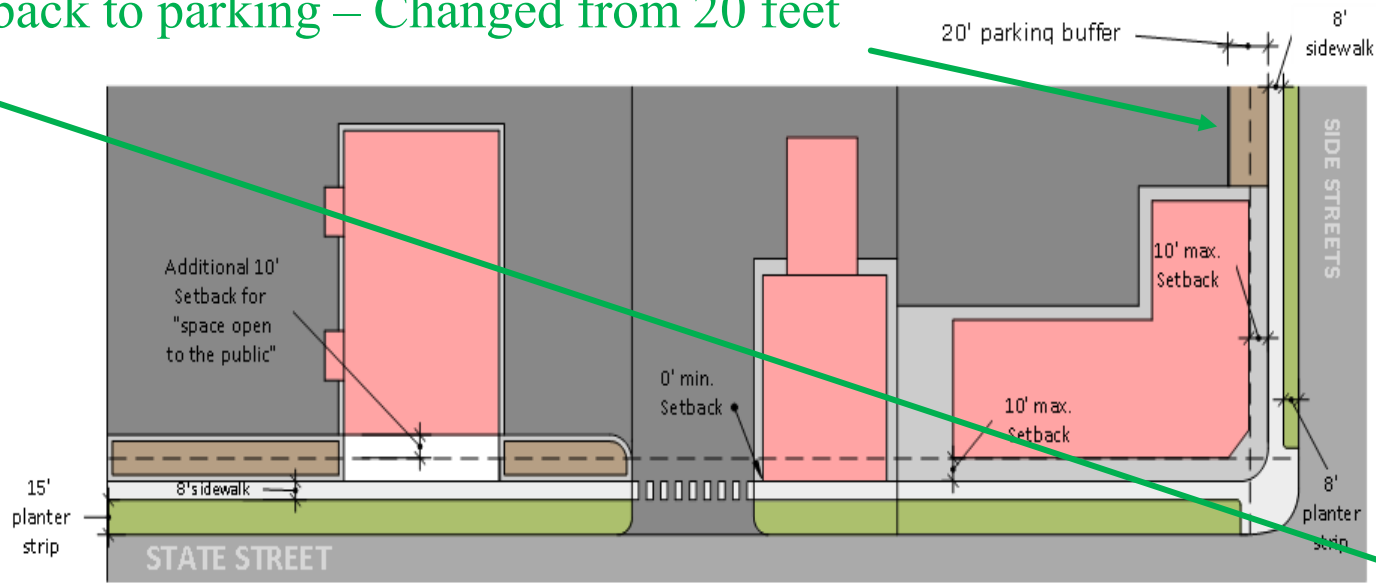
Proposed Retail Uses

- **No minimum height in the Edge zone**

F. Design Standards.

1. Building Height. All buildings in the HD-C zone shall have a minimum of three (3) stories. There is no minimum height requirement for buildings in the HD-E zone. Any building that is situated in both the HD-C and HD-E zones shall comply with the standards of the HD-C zone with respect to the entire building.

- Six (6) foot setback to parking – Changed from 20 feet



Side Street:

- 8' Planter strip
- 6' Sidewalk
- 6' Landscaping

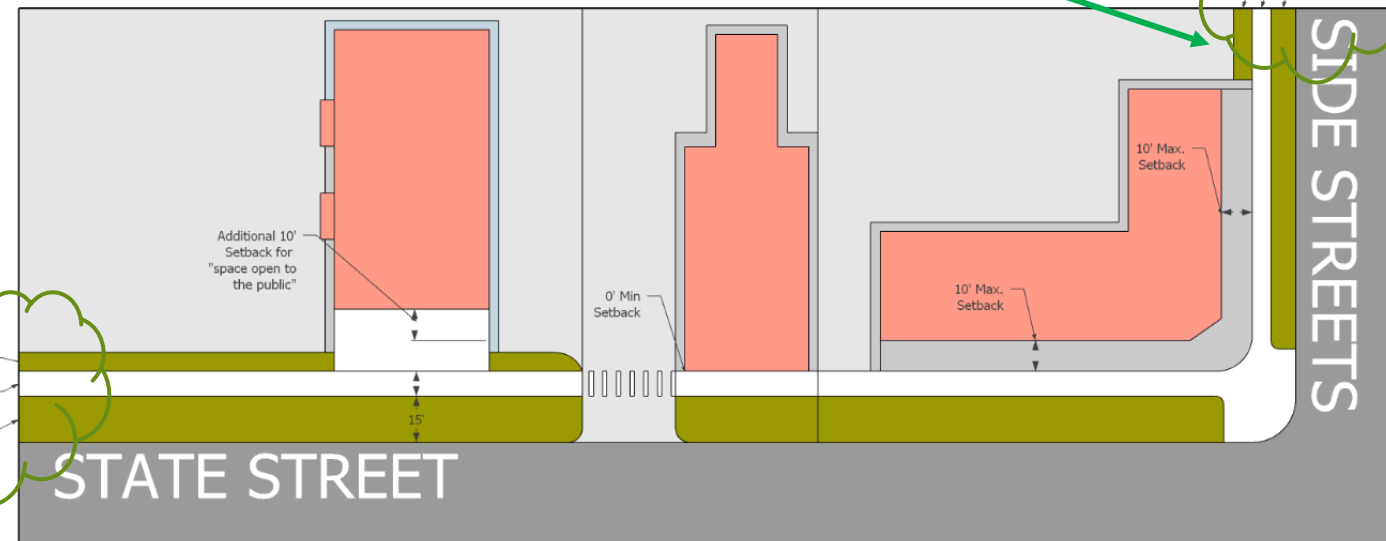
State Street:

- 15' Planter strip
- 8' Sidewalk
- 6' Landscaping

2. Parking Lot Standards. Except as otherwise provided herein, the provisions of Article 22-15 (Off-Street Parking) shall apply to all development in the HD zones.

a. Buildings shall be sited to face the street with parking lots on the side or rear. Adjoining properties that have neighboring parking lots shall be connected and have cross-access easements established upon final plat approval. No Any parking lots stalls, drive aisles or drive thru stacking lanes shall be located within six feet (6') of the back of any required sidewalk on the side of a building shall be set back at least 20 feet from a sidewalk adjacent to a street. The 620 foot parking setback area shall be maintained as "open space" or a "space open to the public" and shall be maintained with shrubs or other sight-obscuring features at a minimum height of three feet to screen the parking area from the street.

Current Diagram

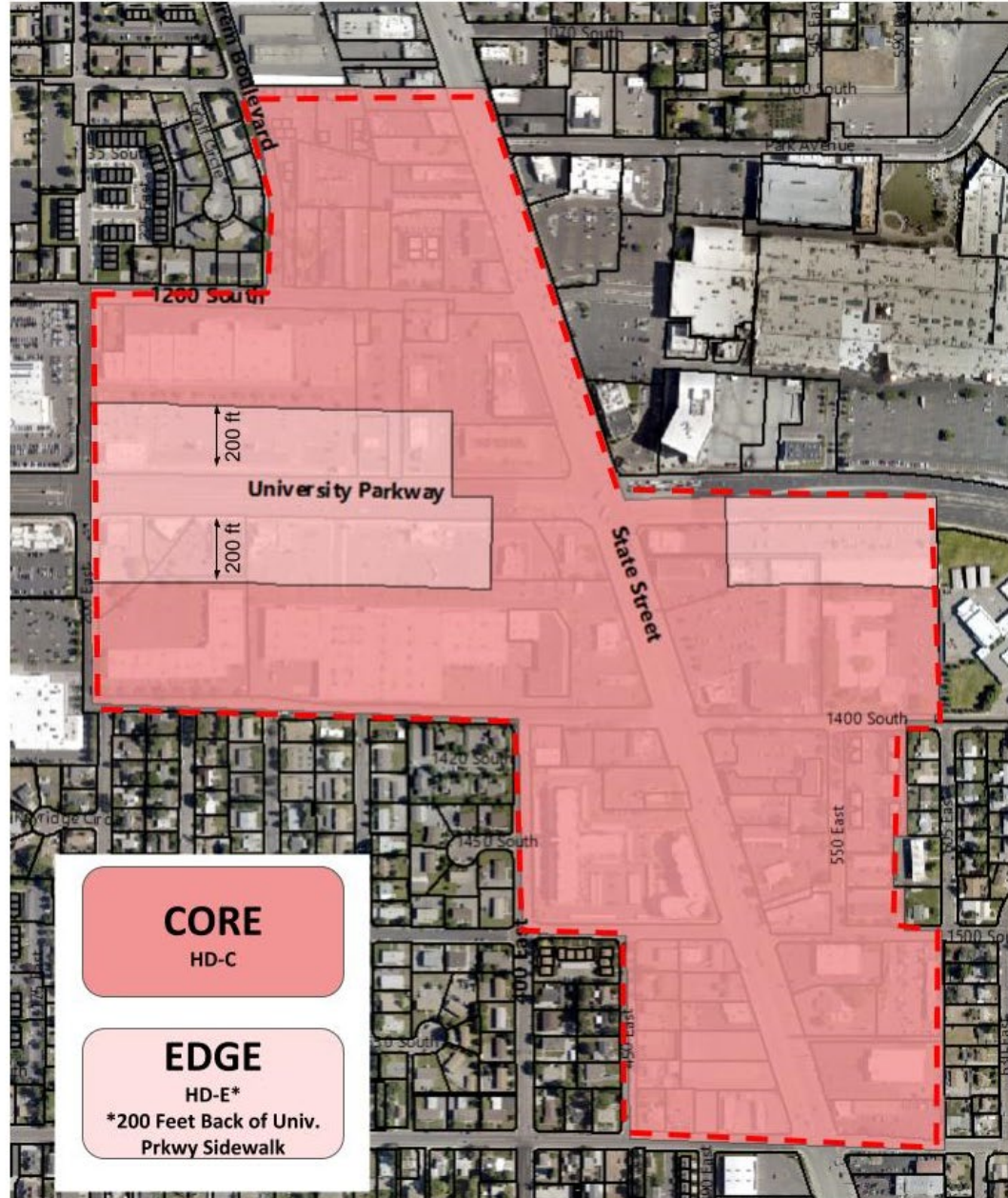


Proposed Diagram

J. Sidewalks and Landscaping. A buffered sidewalk shall be installed and maintained along all property adjacent to State Street and State Street Connector Streets in accordance with Section 22-8-8(B)(4). A sidewalk at least six feet (6') in width and landscaping in accordance with Appendix TT shall be installed and maintained adjacent to University Parkway. A buffered sidewalk consisting of a sidewalk at least six feet (6') in width and a landscaped planter strip at least eight feet (8') in width shall be installed and maintained adjacent to all streets other than State Street, State Street Connector Streets and University Parkway.

K. Alternate Development Standards for the HD-E Zone. Each lot in the HD-E zone must be developed in conformity with the standards contained in this Section 22-24-2 pertaining to the HD-E zone. In the alternative, all of the property in a given lot in the HD-E zone may be developed according to the standards of the HD-C zone. However, in order to ensure congruity of development, all property in any given lot in the HD-E zone must be developed entirely according to the standards and requirements of the HD-E zone or must be entirely developed according to the standards and requirements of the HD-C zone.

THE HUB DISTRICT



Next Steps:

CC work session: Oct 27th

Planning Commission: Nov. 4th

City Council: Nov. 10th

Questions?

Orem.org/hubdistrict



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