

15-04-06 **Research and Development Park District**

- A. **Purpose of Research and Development Park District.** The Research and Development Park District (RD) is designed to provide locations for commerce, service and employment activities which locations and site improvements are built such that a desirable appearance is projected toward public streets and such that compatibility can be maintained with adjacent land uses. Except for limited accessory and ancillary uses, and planned unit developments for areas east of Interstate 15, the RD District provides for employment locations which are characterized by office and compatible research, corporate headquarters, and campus-like development with substantial visual amenities which can function in areas close to residential areas as well as other similar uses within the RD District.
- B. **Planning Commission Review of Developments in RD District.** The Planning Commission will review all development proposals in the RD Zone. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.
- C. **Land Coverage.** It is the intent to prevent the overcrowding of land within the RD District by controlling the intensity of different types of land uses.
1. Lot coverage by buildings and covered or semi-enclosed outbuildings (excluding parking terraces) shall not exceed forty [40] percent.
 2. Coverage for both buildings and paved areas (parking, loading and circulation) shall not exceed ninety [90] percent, thereby reserving a minimum of ten [10] percent for landscaped areas after completion of any future expansion.
 3. Existing developments may expand only to the extent of the coverage limits above. If such existing developments currently exceed the above coverage limits, expansion shall not occur.
 4. Parking terraces and underground parking is strongly encouraged and shall be required for structures of five [5] stories or more. The parking terrace may be constructed in subsequent phases with the approval of a development agreement between the developer and Sandy City and the Planning Commission. A Master Site Plan shall be submitted and reviewed by the Planning Commission, showing all phases of the development, including the parking terrace. The signed development agreement shall be recorded as a deed restriction upon the property, binding to all future developers and property owners of said development. An architectural review committee shall be formed to review the design of all parking terraces.
 5. Surface parking (permanent or temporary) may be allowed in addition to a parking structure upon the approval of the Planning Commission where it can be shown that the phasing plan, size and scope of the project would require some surface parking (e.g., stand-alone restaurant, bank, etc.)
- D. **Development Standards Specific to RD District.** The following standards are to be considered as applying specifically to development in the RD District in addition to general standards provided in Chapter 15-06, Development, Site and Subdivision Standards.
1. "Planned Research, Development or Office Park". Regardless of the size and ownership of individual parcels, a "Planned Research, Development or Office Park" conceptual plan must be submitted to the Planning Staff for review and approval by the Planning Commission. The Plan must show both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining owners.
 - a. The intent of the above is to achieve a consistent overall planned development with consistent site standards when the project area is completely built out.

- b. Expansion of existing developments not previously having a "Planned Research, Development or Office Park" approval shall require Planning Commission approval at the time of expansion unless it is determined unnecessary through consultation with the Community Development Director and the Planning Commission.
2. Residential Uses. The following shall apply to residential development:
- a. Not less than 15% of the gross living area of a residential use shall be provided as common residential recreation space. This requirement may be accomplished with indoor or outdoor facilities such as roof tops, atriums, covered or outdoor swimming, etc.
 - b. The physical separation of pedestrian and vehicular traffic is encouraged.
 - c. All residential developments shall comply with standards for Planned Unit Developments. The more restrictive ordinance shall apply.
3. Signage. Proper design and placement of signs and their lighting is critical and shall be compatible with structures and uses. Off-premise signs or billboards shall not be permitted within the RD zone.
4. Landscaping. Landscaping guidelines are established to maintain the site qualities that exist in the RD Zone area and minimize alteration, removal, or degradation of landscaping that currently exists in the area.
- a. Project Approval. No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.
 - b. Installation Timing. Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Division as seasonal conditions may dictate.
 - c. Weed Free. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be kept in a weed-free condition or landscaped, as approved by the Planning Commission.
 - d. Bonding. The developer shall bond for such landscape improvements to ensure that installations are completed as submitted and approved. Performance assurance requirements for landscape improvements shall be the same as required by the City for street improvements.
 - e. Plant Materials.
 - 1. 60% Medium trees and shrubs in a combination with deciduous trees with a caliper from 2 to 3 inches as measured one [1] foot above grade, and evergreen trees with a height from 5 to 8 feet.
 - 2. 40% Small trees and shrubs in a combination with deciduous trees with a caliper of 1 ½ to 2 inches as measured one [1] foot above grade, and evergreen trees with a height of 4 feet.
 - 3. Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.

4. Street trees with a minimum 2 inch caliper as measured two [2] feet above grade shall be installed along all public rights-of-way by the developer of the property. The species-type, location, and spacing of trees shall be as shown on the approved landscape plan, in compliance with designated streets within the City's Streetscape Plan.
- f. Installation. It shall be the responsibility of the developer to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.
- g. Maintenance. It shall be the responsibility of the developer and subsequent property owners to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner. Pruning trees for "exposure" is prohibited.
- h. Vegetation Removal. Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced with trees with comparable total caliper. Street trees that are necessarily removed shall be replaced with comparable individual caliper in compliance with the City's Streetscape Plan, unless otherwise approved by the Planning Division.

When utility connections or other disturbances are made to existing landscaped areas the existing landscaping must be replaced to its previous condition. Other modification of landscaped areas shall require approval by the Community Development Director.

5. Buffers, Fences, And Walls. The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.

Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.

Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.

Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.

Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonably prevent disruption of privacy.

6. Parking Areas. Parking areas shall be considered as structures since they present a three-dimensional appearance when occupied.

a. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by and Planning Commission on the basis of the following factors:

- (1) Type of land use and structure.
- (2) Building height and configuration.
- (3) Relationship to other buildings both horizontally and vertically.
- (4) Natural land features such as slopes and vegetation.
- (5) Physical features such as rail lines, canals, and controlled ingress and egress.
- (6) Visibility from vehicular approaches and distant highways.

b. Parking shall not occur adjacent to any public street or the freeway except when:

- (1) It has been established that such a location is needed or justified by other site conditions or building entrance orientation.
- (1) The use is restricted to visitors and/or key employees.
- (2) Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
- (3) A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required.

7. Service & Loading Areas. Loading and refuse collections areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets. Streets shall not be used directly for loading, unloading, or refuse collection. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection. Loading and refuse collection areas shall be properly screened meeting standards stated herein.
8. Outdoor Lighting. All street light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Exterior wall mounted floodlights are expressly prohibited. For parking lot lighting, pole mounted fixtures are recommended. Lighting of all pedestrian pathways is recommended. Lighting of a building and site identification signs are permitted as allowed by this Title.

Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that neighboring areas will not be adversely affected by glare or excessive direct light. All street lights shall conform to standards and requirements as defined by the Sandy City Public Utilities Department.

9. General Maintenance. An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, parking lots (including surfacing & striping, signs, or other structures). The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles.

- E. **Architectural Design and Materials within the RD District.** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Requirements applicable to all buildings are stated below:
1. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular traffic and adjacent properties.
 2. Basic materials. All buildings within the development shall possess a similar architectural theme. Preferred materials include, but are not necessarily limited to, architecturally treated pre-cast concrete, brick, stone, granite, ceramic tile, architectural metals and non-reflective glass. All residential are to be predominantly brick or masonry. Limited amounts of stucco and masonite siding may be considered if the quality of the design merits such consideration. Color, building materials, and architectural design may vary (such as tilt-up concrete walls with embossed design/texture or an increase in the amount of stucco) if approved by the Planning Commission as being compatible with adjacent development, or as part of a multi-building single project development. Building styles shall be compatible with existing buildings in the RD Zone.
 3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
 4. Color of exterior building materials shall be composed of earth tones to encourage buildings to blend into the environment, unless otherwise approved by the Planning Commission.
 5. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
 6. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the RD Zone.
 7. Architectural Review Committee. An Architectural Review Committee for the RD Zone shall be established by Sandy City. The Committee shall be responsible for the review and recommendation of each site development plan as forwarded to them by the Community Development Director. They will also be responsible for recommending amendments and/or changes to the Development Code for the RD Zone to the Planning Commission and City Council and any other design criteria, standards, and guidelines relating to the development of lots within the RD Zone area.
 - a. Membership. The Committee shall consist of seven (7) members. Three (3) members shall be representatives of Sandy City, including one (1) member of the Sandy City Planning Commission, one (1) member of the Sandy City Council and one member of the Sandy City Planning Staff. Also, four (4) members shall be represented by residents or RD businesses of Sandy City. All committee representatives, with the exception of Sandy City Staff, the City Council representative and the Planning Commission representative, shall be appointed by the Mayor. The City Council representative and Planning Commission representative shall be selected by their respective bodies. The City Staff member shall be selected by the Community Development Department Director.

There will be no regular meeting times for the Architectural Review Committee. However, the Committee will attempt to meet within seven (7) days after submission of plans and request from applicant.

- b. Procedures. The Architectural Review Committee shall review all aspects of the project plans including the signs and architectural building elevations for their compliance with the Development Code.

Prior to the Architectural Review Committee taking action, plans and other required information must be submitted in accordance with the procedure outline for Site Plan Review as described in this Title with respect to submissions to the Planning Commission.

Once the Architectural Review Committee approves the plans, they will immediately forward a recommendation to the Planning Commission with a conditional use request (if required) for their approval on the Planning Commission's next available meeting. The Planning Commission may withhold approval by citing specific objections and remanding the plans back to the Architectural Review Committee for further review and recommendation.

- c. Scope of Review. The Architectural Review Committee shall review major projects as determined by the Community Development Department Director.