

RESOLUTION NO. 2020-712

**A RESOLUTION AMENDING AND ADOPTING THE WOODS CROSS
CITY GENERAL PLAN**

WHEREAS, the City Council of Woods Cross has previously adopted a General Plan providing a comprehensive, long-range plan for present and future needs of the City and the growth and development of land within the City; and

WHEREAS, the City Council has caused to be conducted a review of that portion of the General Plan that pertains to Land Use of the City and a corresponding General Plan amendment has been prepared as a result of such study and analysis; and

WHEREAS, the Planning Commission has reviewed and recommended adoption of the General Plan amendment as more particularly provided herein; and

WHEREAS, all public hearings have been held before the Planning Commission and the City Council, as required by law for amendments to the City General Plan, and the City Council desires to amend the General Plan as more particularly set forth herein; and

WHEREAS, the City Council finds that the proposed amendments to the Woods Cross City General Plan are in the best interest of the public and promote the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment and Adoption. The Woods Cross City General Plan is hereby amended through the adoption and integration of the General Plan amendment set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS
CITY, STATE OF UTAH, THIS 4th DAY OF AUGUST 2020.**

WOODS CROSS CITY

ATTEST:



Annette Hanson, City Recorder

By: 

Rick Earnshaw, Mayor

EXHIBIT A
WOODS CROSS CITY GENERAL PLAN NORTHWEST QUADRANT LAND USE MAP
AMENDMENT

Northwest Quadrant

The Northwest Quadrant contains hundreds of acres of vacant and under-utilized land, much of which is in single ownership. It is the most significant area in Woods with an opportunity for significant change, transformation and development.

A Future Land Use concept was developed as part of a General Plan Update completed in 2008. As described in *Northwest Quadrant: North Redwood Road/500 South/Legacy Intersection*, a vision was established for future design and development efforts in the Northwest Quadrant area that builds upon the unique “sense of place”. Minor changes were made to the concept in the General Plan Update 2011—Legacy Interchange South and Chapter 12-31—Legacy Gateway in the City’s Municipal Code, which were incorporated in the City’s Zoning Ordinance to ensure future development meets the expectations of the community.

This update of the Northwest Quadrant builds upon recent modifications outlined in the *Woods Cross General Plan Update 2018*, in order to ensure that future land uses are carefully reviewed and modified prior to the development of zoning ordinances for the area.

The *Woods Cross City General Plan Update 2018* process explored more developed and refined ideas and visuals for the seven different land use types, addressing how they vary visually from one another. Public involvement efforts reaffirmed that City residents were cognizant that the Northwest Quadrant is a unique area and that, as the only large area remaining available for major development/growth, the way the area develops is extremely important.

As the Wasatch Front continues to grow and as open space becomes less abundant, the remaining areas of open land will become an increasingly important from visual, ecological and recreational perspectives. Large tracts of designated open space such as the Legacy Nature Preserve will become increasingly significant, providing future generations of residents and visitors to understand the physical and historic setting of the city. Maintaining these important features within a clear planning framework is a once-in-a-lifetime opportunity to help maintain the essence of the community, particularly in the Northwest Quadrant which is likely to change significantly in the future.

The Legacy Parkway/500 South/Redwood Road interchange provides Woods Cross with a new entrance into the city. This interchange connects Woods Cross with the greater Davis County region and, in turn, provides an opportunity to create a commercial district which attracts people from the region. This vision embraces context-sensitive development which is inspired by and responds to the Great Salt Lake shore land environment. The unique attributes of the Great Salt Lake shore land environment create a distinct western entrance for the City, one that is remarkably different than the existing entrances located off of I-15 that are primarily industrial. These unique attributes are reflected in the special way that the Legacy Parkway developed, with high quality landscaping, trails and beautiful roadway infrastructure, and such efforts provide an indication of the importance of the area and its significance to the region.

Northwest Quadrant Concepts & Vision

Proposed Land Use in the Northwest Quadrant builds upon the following general concepts and vision:

- **Integration between 500 South and Redwood Road Corridors**
Developments along 500 South and Redwood Road Corridors will read as a diverse and varied extension of a single area, and not as disjointed corridors. Implementation of transition uses between types of uses and development areas will be utilized to the greatest degree possible.
- **Legacy Intersection is the Primary Destination**
The City envisions the intersection between Redwood Road and 500 South (Legacy Intersection) as the unifying destination in the Northwest Quadrant. When a person passes through the intersection they will know that they have arrived at a special place and be enticed to stay and explore.
- **Regional Commercial is Located at the Legacy Intersection and is Surrounded by Community Commercial**
Commercial uses at the Legacy Intersection will focus on large-scale, regional commercial uses in its Regional Commercial core. Development radiating out from the core will focus on local community needs and uses.
- **Commercial Areas Carefully Transition into Residential Areas**
Commercial uses carefully transition into small districts or neighborhoods that are a healthy mix of residential housing types, are inward oriented, and include small neighborhood parks, community/cultural uses, and smaller-scale commercial.
- **Buffers and Transitions between Future Uses and Surrounding Landscape**
Various land use transitions, architectural buffers, landscape buffers and open space transitions will be incorporated into the design and layout of the area, helping ensure that the area is well linked and connected.
- **Context Sensitive Design is Critical**
Development will embrace and utilize the surrounding Great Salt Lake shore land environment for inspiration. In order to develop a style and aura that distinguishes the Northwest Quadrant from other areas in the region, reference to the surroundings and adjacent landscapes will drive planning and design decisions.

Northwest Quadrant Land Uses

The following is a detailed description of the seven proposed Northwest Quadrant Land Uses

- **Regional Commercial** uses are proposed on the four corners—or the core--of the Legacy Intersection. This area is envisioned for the unified development of context-sensitive, medium-to-large "big box" uses as part of commercial-oriented "destinations" for shoppers from Woods Cross and other areas. These uses will incorporate high-level urban qualities that help create a distinct and memorable destination experience, centered on the intersection of Redwood Road/500 South.

Urban Design Concept: Special design guidelines, codes and ordinances will be crafted to encourage the development of pedestrian-friendly places and streetscapes, although the need for cars and parking must be acknowledged as well. Parking, for example, will be broken into smaller lots located between and behind buildings; generous landscaping and tree plantings will help create a more aesthetic and environmentally-friendly development that invites people to visit and shop in Woods Cross.

- **Community Commercial** uses radiate out from the Regional Commercial core at the Legacy Intersection. These areas address the shopping and service needs of nearby neighborhoods and, to a lesser degree, other shoppers and visitors, particularly for sites with direct access to Redwood Road and 500 South. The Community Commercial area located north of 500 South adjacent to Legacy Highway is more appropriate as a Business Park or similar facility lacking direct access to a major road. The vision for these areas is to create well-designed, attractive and people-friendly places with a range of small-to-medium commercial and business uses, including retail uses, business parks and office complexes. The resulting developments will be dynamic and multi-purpose in nature. Transitions with surrounding residential and industrial uses will be carefully thought out to enhance the character of the specific neighborhood.

Urban Design Concept: Community Commercial areas will have a range of heights, sizes, densities and intensities. Special attention will be given to the placement of buildings, ensuring that all adjacent street edges are considered front yards. Buildings will be located at the front of projects with parking placed in the rear, helping to create a "small town" feeling while limiting the visual dominance of parking locations. Parking will be broken into smaller lots, with generous landscaping and tree planting helping to create a more aesthetic and neighborhood-friendly profile.

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- **Commercial/Residential Transition** areas are proposed at the edges of the Community Commercial areas surrounding the epicenter of the Northwest Quadrant and 500 South. These uses will be designed to form attractive and pleasant places with a mix of commercial and residential uses. Commercial/Residential Transition areas will be

complete developments, incorporating buildings and service areas with a well-connected system of parks, trails, open space and community facilities. Approved designs will support transitions between more intensive commercial and established residential neighborhoods. These areas will encompass a mix of smaller-scale commercial uses and a range of residential uses and types that provide transitions with nearby Regional Commercial and residential uses. Commercial and residential uses can be mixed vertically (with commercial and office uses located on the ground floor and residential uses above) or horizontally, with each building containing a separate use.

Urban Design Concept: Special design and implementation inputs are necessary to ensure that each commercial/residential neighborhood develops as envisioned. In all cases the uses will fit in with the overall design of the City and Quadrant and incorporate smaller-scale but relatively intensive uses. Residential density will be concentrated in areas transitioning from commercial uses, at densities ranging from ten to fifteen units per acre. Each neighborhood will incorporate a high level of urban amenities, including parks, plazas, street furnishings, trails and open space connections, with attention placed on the location of parking that hidden between or behind buildings and developed in a comprehensive fashion. Detailed project master plans supported by design and implementation guidelines will be required as a term of development approval, to ensure the overall vision is captured and maintained.

- **Single-Family Residential**

A large single-family residential neighborhood is proposed near the eastern edge of the Northwest Quadrant. This area one of the largest areas of residential land available for development and is surrounded by established single-family neighborhoods with to the south and east. The area to the north is designated for Single-Family Transition uses, and to the west is a Commercial/Residential Transition area.

Urban Design Concept: A mix of larger lot and smaller single-family residential uses, ranging from two to three units per acre. Zoning and design requirements will be applied that help ensure a coordinated and unified neighborhood results, seamlessly integrated with adjacent uses. A development master plan is required, incorporating parks, trail and open space connections, in addition to high-level streetscapes and amenities that highlight the special nature of this neighborhood. Detailed project master plans supported by design and implementation guidelines will be required as a term of development approval to ensure the overall vision is captured and maintained.

- **Single-Family Transition**

Three areas are proposed as transition areas between lower-density single-family residential uses and other residential neighborhood and similar uses as follow:

- The northernmost merges the large single-family neighborhood discussed previously with a proposed Commercial/Residential Transition area along 500 South to the north.

- The second Single-Family Transition area is located on the eastern limits of the Northwest Quadrant on the east side of 1100 West Street. It is surrounded by single-family neighborhoods to the south, 500 South commercial to the west, a rail line to the east, and a proposed future park on the opposite side of 1100 west.
- The third Single-Family Transition area is located on the southeast limits of the quadrant on the north side of 1500 South. This area is surrounded by single-family residential neighborhoods to the south and north, large-lot residences to the east, and Industrial uses to the west.

Urban Design Concept: These three areas will include a variety of single-family residential uses ranging from four to nine units per acre, providing good transitions between nearby commercial, industrial and residential uses. Appropriate residential uses include:

- Small Lot Homes or Patio Homes designed and constructed as part of planned developments. Carefully implemented, such uses can provide more density and good transitions between incompatible uses on the periphery while maintaining the appearance of a detached, single-family home with a separate yard.
- Green Court/Pocket Neighborhoods are typically comprised of a group of small, single-family dwelling units clustered around a central open space. The central open space serves a common outdoor space for the surrounding units and can help to provide a good transition between more traditional residential neighborhoods and commercial uses. This form of development allows individual homes to be placed closer together while still offering desirable amenities, such as open space. These could fit well in transitional neighborhoods.
- Carefully sited Townhouses, while not single-family structures, will also be considered in areas where industrial and commercial transitions are needed. Entryways to townhouses will be oriented toward the street or other units in a neighborhood, rather than a central parking lot area. Townhouses will be carefully designed to not express one contiguous row.

A development master plan will be required for each of these three areas, providing park, trail and open space connections in addition to high-level streetscapes and similar amenities that highlight the special nature of each area or neighborhood. Detailed project master plans supported by design and implementation guidelines will be required as a term of development approval to ensure the overall vision is captured and maintained.

- **Light Industrial/Business Park**

A single site is located on the north side of 1500 South, immediately west of the southernmost Single-Family Transition Area. Skypark Airport is located immediately south of this area, with Redwood Road commercial use to the west. This site is

envisioned to be re-developed as a well-designed industrial business park, incorporating a range of commercial, business, office and flex uses.

Urban Design Concept:

A master development master plan will be required for this area, clearly demarcating the layout and circulation system and incorporating parks, trail and open space with surrounding uses and neighborhoods. Detailed project master plans supported by design and implementation guidelines will be required as a term of development approval to ensure the overall vision is captured and maintained.

- **Open Space**

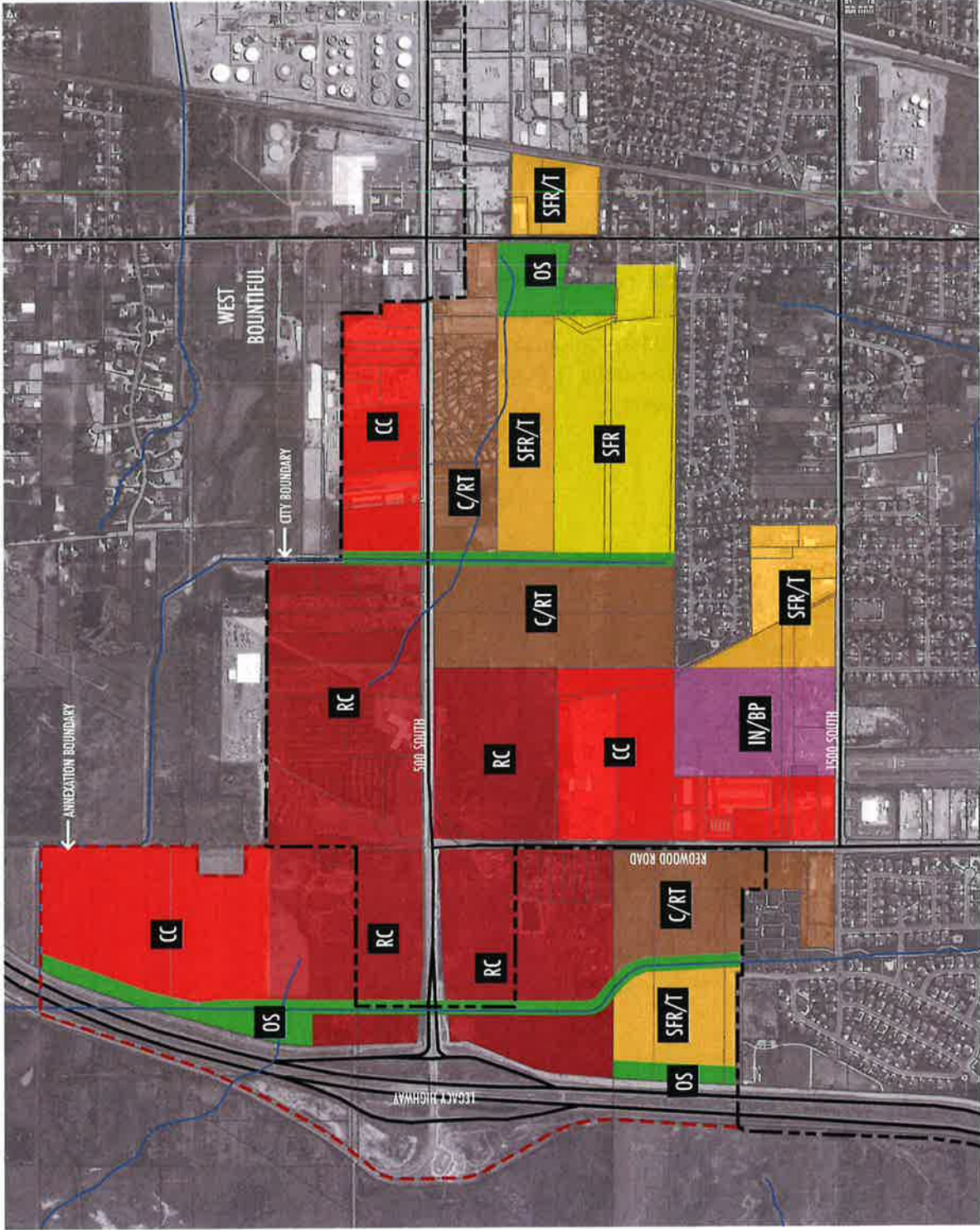
A new park is proposed on the west side of 1100 West near the eastern extents of the Northwest Quadrant. Additional smaller parks are assumed as part of specific development projects, linked together by trails and opens space corridors as part of a unified system.

Urban Design Concept:

A park master plan will be required for this area, clearly linking the design of the park with the layout of the adjacent neighborhoods. The actual location and size of this facility will be determined in conjunction with the detailed planning for the Single-Family residential, Single-Family Transition and Commercial/Residential Transition areas to the north south and west.

**WOODS CROSS CITY
NW QUADRANT
FUTURE LAND USE**

- RC - REGIONAL COMMERCIAL
- CC - COMMUNITY COMMERCIAL
- C/RT - COMMERCIAL/RESIDENTIAL TRANSITION
- SFR - SINGLE FAMILY RESIDENTIAL
- SFR/T - SINGLE FAMILY RESIDENTIAL TRANSITION
- IN/BP - LIGHT INDUSTRIAL/BUSINESS PARK
- OS - OPEN SPACE



WOODS CROSS CITY