

Commercial Standards

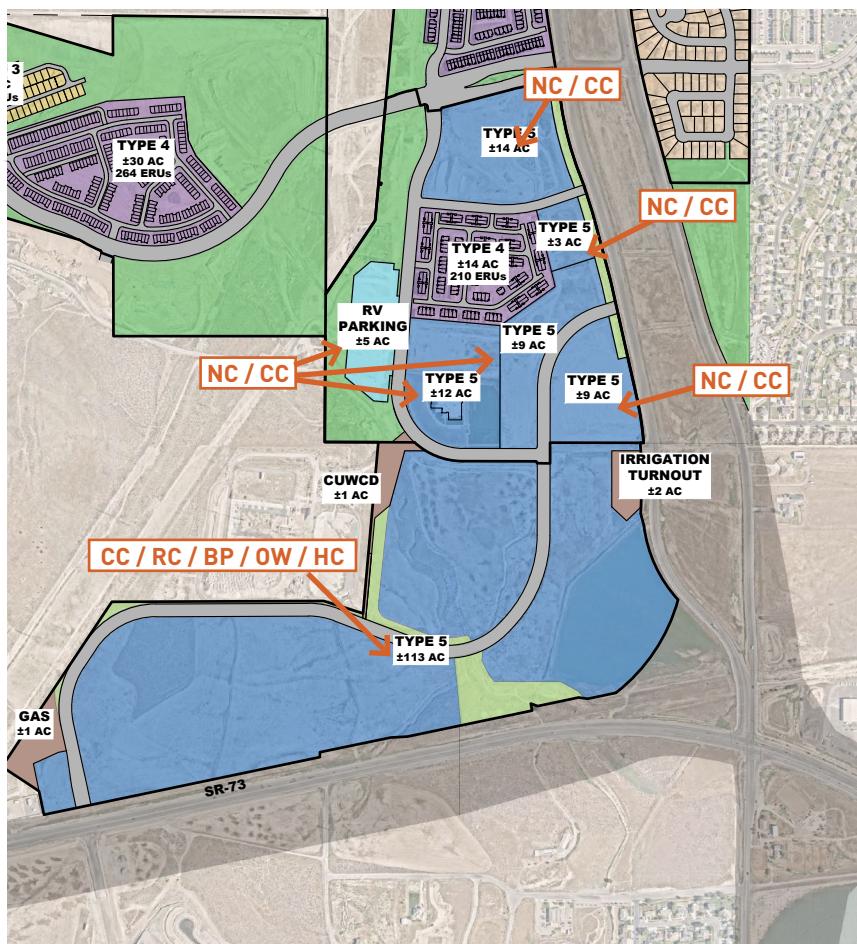
Type 5 — Community Commercial / Business Park

The purpose of the Community Commercial / Business Park type is to allow for medium-sized permitted commercial developments near residential neighborhoods, with establishments that will serve the nearby community. Development under these regulations should provide for Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Business Park (BP), and Office Warehouse (OW), and Heavy Commercial (HC). subject to location restrictions as determined during Village Plan review. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected. Setbacks and configurations will be in line with City code.

The total number of Equivalent Residential Units (ERUs) within these areas will be calculated as defined in Saratoga City code. Commercial ERUs will not be counted as part of the 3,252 residential units permitted in Types 1-4.

Permitted Uses

Permitted uses within Type 5 areas will follow as per the table provided in *Saratoga City Municipal code, section 19.04.11*. The labels show correlating uses as a guideline.



Agricultural / Natural Ground Area 1 Criteria (See Exhibit A)

Description of Area

This area is characterized by historical agricultural uses or undisturbed natural ground. These areas are typical of hillside development and contain existing slopes of generally 5 to 15 percent. The defined area covers approximately 346 acres.

Proposed Grading Standards

A maximum cut or fill of 12 feet from the existing grade will be allowed.

Agricultural / Natural Ground Area 1 Criteria (See Exhibit A)

Description of Area

This area is characterized by historical agricultural uses or undisturbed natural ground that is more challenging grade wise due to steeper slopes of approximately 10 to 25 percent. The defined area covers approximately 59 acres.

Proposed Grading Standards

A maximum cut or fill of 20 feet from the existing grade will be allowed.

1. Lots along Fernleaf Drive adjacent to the existing Harvest Hills development must design and install a storm retention system for the 100- year storm event. Retention volumes are to be shown on the subdivision plat.
2. Where retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
3. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.

Commercial Area 3 Criteria (See Exhibit A)

Description of Area

This area is characterized by historical agricultural uses or undisturbed natural ground. The defined area covers approximately 120 acres. Buildings in the commercial area of Wildflower are anticipated to have a size range from approximately 30,000 sf to 230,000 sf. Buildings on the higher end of this range may require additional cut/fill to create a level building pad. Preliminary grading plans for commercial areas are to be provided in the Village Plan.

Proposed Grading Standards

Cut or Fills will not exceed 25 feet from the existing grade. Additional cuts or fills may be allowed if it is shown that the change in grade restores the area or improves the stability of previously disturbed areas.

1. Retaining Walls
 - a. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
 - b. When the overall retained height exceeds ten feet, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of the wall.
 - c. The width of the terrace between any two retaining walls shall be at least half the height of the tallest adjacent wall as measured from the face of the higher wall to the back side of the lower wall. The minimum horizontal distance shall be three feet.
 - d. Retaining walls shall be considered independent wall structures and not a terraced structure if the separation between wall sections is a minimum horizontal distance of 18 feet. This will need to be supported by the findings of a licensed geotechnical engineer stating that these walls function independently of each other in the form of a global stability analysis.
 - e. Any single retaining wall greater than four feet or terraced retaining walls of any height shall be designed by an engineer licensed by the State of Utah.
 - f. Terraces created between retaining walls shall be permanently landscaped.

2. Slopes
 - a. All slopes shall be stabilized according to City Standards.
 - b. Slopes of thirty-three percent (33%) or less are acceptable and shall be stabilized according to City Standards.
 - c. Slopes greater than thirty-three percent (33%) and up to fifty percent (50%) will be allowed as part of the site plan approval process and must be supported based on the findings and recommendations of a site-specific geotechnical study regarding stability, erosion control and grading methods.
 - d. Slopes Greater than fifty percent (50%) will not be allowed except for rock outcroppings or other unique site features and only based on the findings of a site-specific geotechnical study.
 - e. Retaining walls are not included in slope calculations.
3. Channel Route
 - a. The existing channel will be re-routed to pass the historic offsite runoff through the Commercial Area 3 development area using open channels, pipes, or a combination of both. This will be done to increase the area of usable land.
4. Contouring
 - a. All permanent cuts, fills or graded slopes shall be re-contoured to blend into the natural grade of the surrounding land. The outside corners or edges shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least **five** feet.

Other Grading Criteria

Description of Area

This section refers to Areas 1, 2, mining reclamation, channel reclamation, and transitions areas unless otherwise specified within this community plan.

1. Retaining Walls
 - a. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
 - b. When the overall retained height would exceed ten feet or materials other than rock are to be utilized the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of the wall.
 - c. The width of the terrace between any two retaining walls shall be at least half the height of the tallest adjacent wall as measured from the face of the higher wall to the back side of the lower wall. The minimum horizontal distance shall be three feet.
 - d. Any single retaining wall greater than four feet or terraced retaining walls of any height shall be designed by an engineer licensed by the State of Utah.
 - e. Terraces created between retaining walls shall be permanently landscaped.
 - f. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
 - g. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.
2. Slopes
 - a. All slopes shall be stabilized according to City Standards.
 - b. Slopes of thirty-three percent (33%) or less are acceptable and shall be stabilized according to City Standards.
 - c. Slopes greater than thirty-three percent (33%) and up to fifty percent (50%) will be allowed based on the findings and recommendations of a site-specific geotechnical study regarding stability, erosion control and grading methods. These slopes will not be allowed within building lots.
 - d. Slopes greater than fifty percent (50%) will not be allowed except for rock outcroppings or other unique site features and only based on the findings of a site-specific geotechnical study. These slopes will not be allowed within building lots.
 - e. Retaining walls are not included in slope calculations.
3. Contouring
 - a. All Permanent cuts, fills or graded slopes shall be re-contoured to blend into the natural grade of the surrounding land. The outside corners or edges shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least **five** feet.

