

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: Park City Heights MPD
Author: Kirsten A. Whetstone, AICP
Date: December 8, 2010
Project Number: PL-10- 01028
Type of Item: Work Session

Recommendation

Staff recommends the Planning Commission review the attached exhibits that show architectural patterns/character concepts for the various housing types and provide initial comment to the applicant. The applicant is drafting a design guidelines document based on the three architectural patterns and the conditions of approval of the annexation- regarding green building and water conservation. The applicant desires Planning Commission comment on the three concepts prior to completing the draft document. The item should be continued to January 12, 2011.

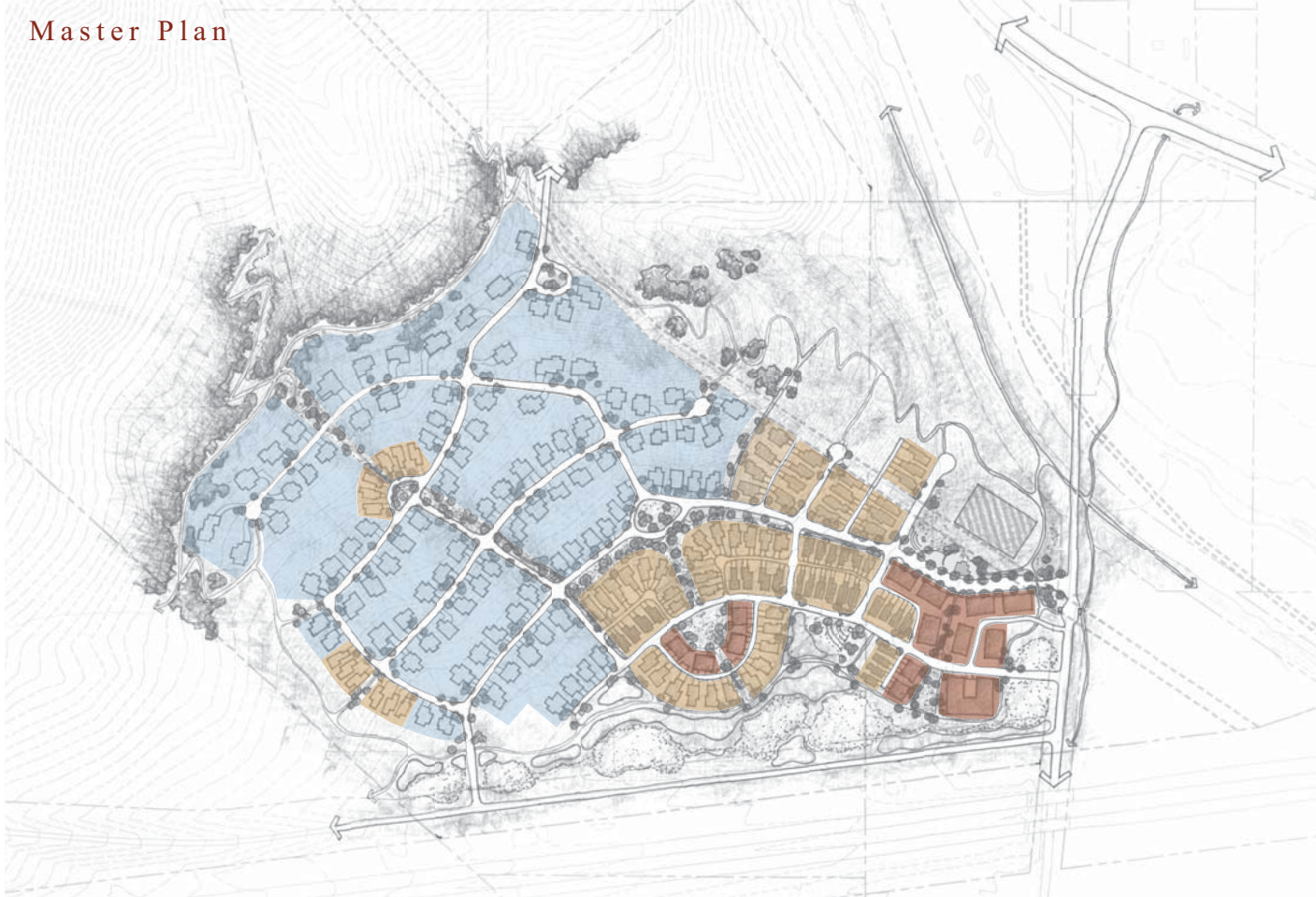
Description

Project Name: Park City Heights Master Planned Development
Applicants: The Boyer Company and Park City Municipal Corporation
Location: Southwest corner of the intersection of SR248 and US40
Zoning: Community Transition (CT)
Adjacent Land Uses: Municipal open space; single family residential; vacant parcel to the north zoned County- RR; vacant parcel to the south zoned County- MR; Park City Medical Center (IHC) and the Park City Ice Arena/Quinn's Fields Complex northwest of the intersection.
Reason for Review: Applications for Master Planned Developments require Planning Commission review and approval
Owner: Park City Municipal Corporation is 50% owner with The Boyer Co. of the larger parcel to the south and 24 acres of the front open space. Park City owns approximately 40 acres, 20 within the open space on north and 20 at the north end of the development parcel, outright.

Exhibits

Exhibit A- Architectural Patterns for Park Homes, Cottage Homes, and Homesteads

Master Plan



Home Types:

Park City Heights offers a variety of lot and home types ranging from Multi-Family Condominiums and Townhomes to Single Family Lots from 35' to 125' wide. Particular interest must be paid to all homes within the project as they relate to one another as well as how the homes are viewed from the adjacent roadways and trails. Care must be taken to de-emphasize the garage from the Street. Providing garages as secondary elements of the home and placing an emphasis on the front of the home is a priority within the development with special consideration for all homes that are near the Highway 40 corridor. All Multi-family homes have parking that is accessed from a rear lane to a garage, carport or structured parking. Each of these homes is designed to front a public green of various types. All Cottage Single Family lots are accessed from a rear lane to a garage or paved parking space with Homes fronting the Street or public green spaces with walkways and trails. Street access must be provided to all Homestead Single Family Lots with a number of the homes providing garages at or near the front facade of the home.



Park Homes

Cottage Homes

Homesteads

Architecture Patterns - Lot Types

Mining Meets Modern



Exposed Structural Elements in
Roofs and Porches

Grouped Windows

All Garages Accessed from Rear Local
Roads or Structured Parking

Emphasis on Raised Front Porches



Expressive Trim

Wood/Hardi-Board Siding

Stone and Stucco Accents

Colorful Earth Tones

Unpainted Metal Roofing and
Shingled Roofs



Low Sloping or Flat Roofs
- Deep Overhangs



Mountain Contemporary
Simple Forms



Varied Wall Planes

Asymmetric but Balanced Window
and Door Composition

Building/Front
Doors Oriented to
the Street or Public
Open Space



Not Resort Mountain Timber



Architecture Patterns - Park Homes



Ornamentation Restrained and Limited to Porches and Cornices

Small Front Yards emphasizing connection between Homes and Street



Emphasis on Broad, Raised Front Porches

Second Story Porches or Patios

Indoor Spaces connected to the Outdoors



Grouped Windows Vertical Proportions for Windows and Doors



Expressive Trim Wood/Hardi-Board Siding Shingle Siding Unpainted Metal Roofing and Shingled Roofs



Vibrant, Eclectic and Historical Color Schemes



Garages Secondary to Home and Street



Exposed Structural Elements in Roofs and Porches



Architecture Patterns - Cottage Homes



Emphasis on Front Door with Varied Porch and Accesses to work with Grades



Simple Forms with Side wings and Porches added to Create more Complex Shapes



Grouped Windows

Garages tucked under Second Story Elements or Side Loaded



Mountain Contemporary



Second Story Porches or Patios



Exposed Structural Elements in Roofs and Porches



- Expressive Trim
- Wood/Hardi-Board Siding
- Shingle Siding
- Stone and Stucco Accents
- Unpainted Metal Roofing and Shingled Roofs



Architecture Patterns - Homesteads