



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
(801) 576-6399

STAFF REPORT
March 22, 2019

To: Jennifer Jastremsky, AICP, Zoning Administrator

Approved

Date

3/26/19

From: Maryann Pickering, AICP, Planner III

Re: Draper Mill Townhomes – Amended Site Plan Request

Application Nos.: SPR-531-2019
Applicant: Russ Tolbert of Hallmark Homes
Project Location: 736 W. 12300 South
Zoning: RM2 (Multiple Family Residential)
Acreage: 2.64 acres (approximately 114,998.4 square feet)
Request: Minor site plan amendment to change one exterior material from stone to brick.

SUMMARY and BACKGROUND

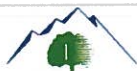
This application is a request to change one of the approved exterior materials for the townhomes from stone to brick. The applicant has found that the brick is more aesthetically appealing and is more cost-effective.

The original site plan and preliminary plat applications for a 31 unit townhome complex were approved by the Planning Commission in March 2018. The final plat for the subdivision was recorded in January 2019 and the application would like to make the material change prior to the submittal of building permits.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential High Density designation for the subject property. The Residential High Density land use designation supports 8-20 dwelling units per acre. The General Plan calls for patio homes, townhouses, and multi-family residential product types within this category and supports this type of use in close proximity to retail centers, office or other compatible non-residential uses. The General Plan encourages transitions between land uses. The use of townhomes will provide a transition and buffer between the residential neighborhood to the north and the high traffic commercial corridor of 12300 South.

The RM2 zone is designed to allow apartments, townhomes, twin homes, and condominiums at relatively high densities. The maximum density allowed within the RM2 zone is 12 dwelling units per acre. The RM2 zoning presents a natural transition between existing development and the commercial and high traffic corridor to the south.



Site Plan Layout. This application does not change the site layout.

Landscaping and Lot Coverage. This application does not change the landscaping or lot coverage.

Parking. This application does not change the parking layout.

Architecture. This application requests that one exterior material is changed. The previously approved plans showed stone, siding and stucco on all elevations. The amount of durable materials for all exterior elevations ranged from 54% to 56%. All of the elevations met the minimum requirement of the exterior being 50% durable materials.

Only the stone will be substituted for brick with this request. The amount of durable materials and therefore the percentages will not be changed.

Lighting. This application does not change the proposed lighting plan.

Fencing. This application does not change and requirements for fencing.

Criteria for Approval. The criteria for review and potential approval of a site plan request is found in Sections 9-5-090(E) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- (E) Standards for Approval. The following standards shall apply to the approval of a site plan.
 - (1) The entire site shall be developed at one time unless a phased development plan is approved.
 - (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (i) Considerations relating to traffic safety and traffic congestion:
 - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
 - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (F) surfacing and lighting of off-street parking facilities; and
 - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
 - (ii) Considerations relating to outdoor advertising:
 - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
 - (iii) Considerations relating to landscaping:
 - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to

- conceal storage areas, utility installations, or other unsightly development;
 - (B) planting of ground cover or other surfaces to prevent dust and erosion;
 - (C) unnecessary destruction of existing healthy trees; and
 - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
 - (iv) Considerations relating to buildings and site layout:
 - (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
 - (v) Considerations relating to drainage and irrigation:
 - (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (B) the need for piping of irrigation ditches bordering or within the site.
 - (vi) Other considerations including, but not limited to:
 - (A) buffering;
 - (B) lighting;
 - (C) placement of trash containers and disposal facilities; and
 - (D) location of surface, wall and roof-mounted equipment.
- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
- (4) In a planned center, individual uses shall be subject to the following requirements:
 - (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
 - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
 - (iii) Development guidelines for a center shall, as a minimum, address the following topics:
 - (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (C) landscaping and open space standards;
 - (D) signage;
 - (E) exterior lighting;
 - (F) parking, pedestrian and vehicular circulation, and access to the site;
 - (G) rights of access within the center (use of cross-easements, etc.);
 - (H) development phasing and improvements/amenities to be completed with each phase;

- (I) outdoor sales, storage and equipment;
 - (J) fencing and walls; and
 - (K) maintenance standards and responsibilities.
- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the minor subdivision submission and has issued a recommendation for approval. Comments, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the minor subdivision submission and has issued a recommendation for approval. Comments, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the minor subdivision submission and has issued a recommendation for approval. Comments, if any, can be found in Exhibit A.

Draper City Fire Review. The Draper City Fire Marshal has completed their review of the minor subdivision submission and has issued a recommendation for approval. Comments, if any, can be found in Exhibit A.

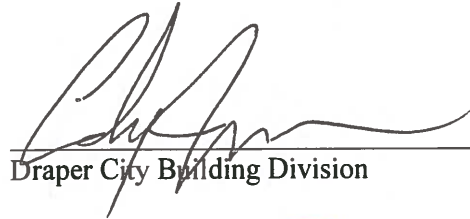
Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

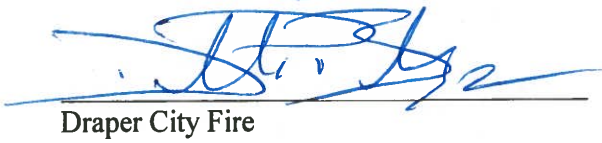
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.



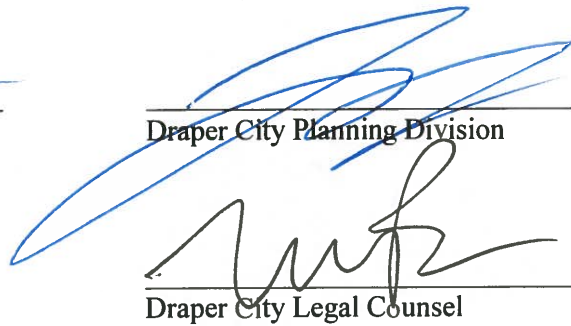
Draper City Public Works Division



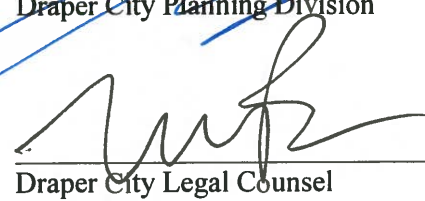
Draper City Building Division



Draper City Fire



Draper City Planning Division



Draper City Legal Counsel



EXHIBIT A
DEPARTMENT/DIVISION COMMENTS

Draper City Planning Division Review

No additional comments.

Draper City Addressing Review

No additional comments.

Draper City Building Division Review

No additional comments.

Draper City Fire Review

No additional comments.

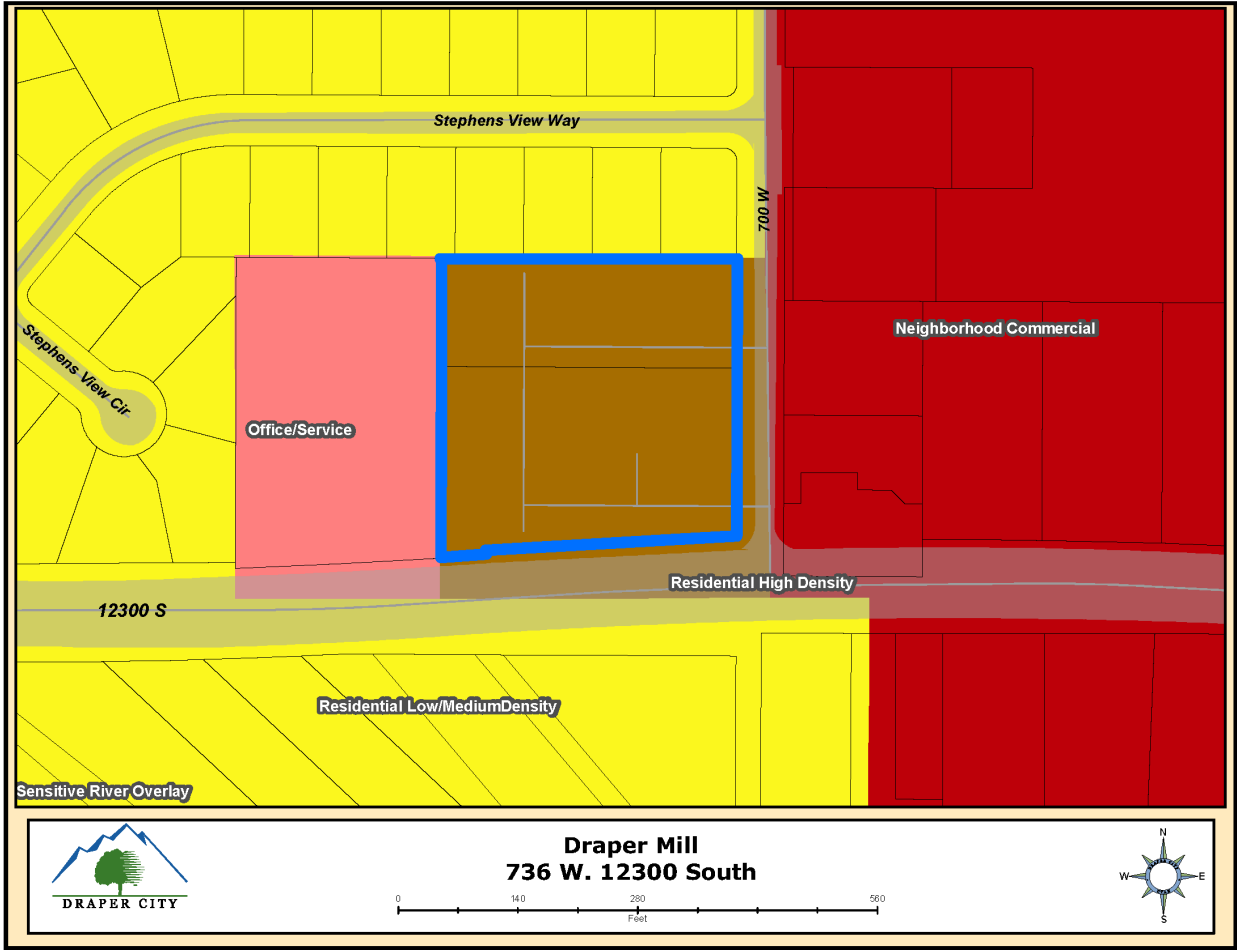
Draper City Legal Division Review

No additional comments.

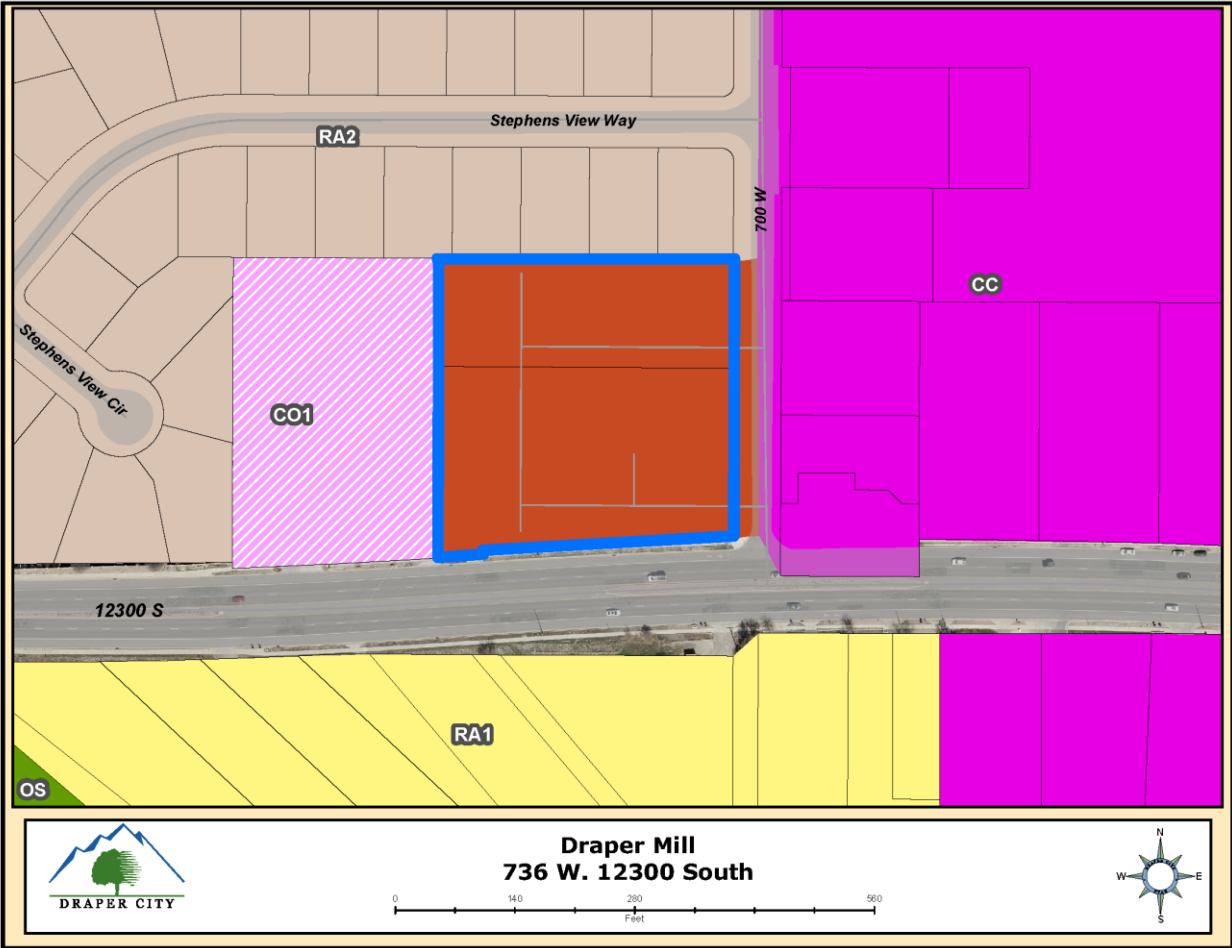
**EXHIBIT B
AERIAL MAP**

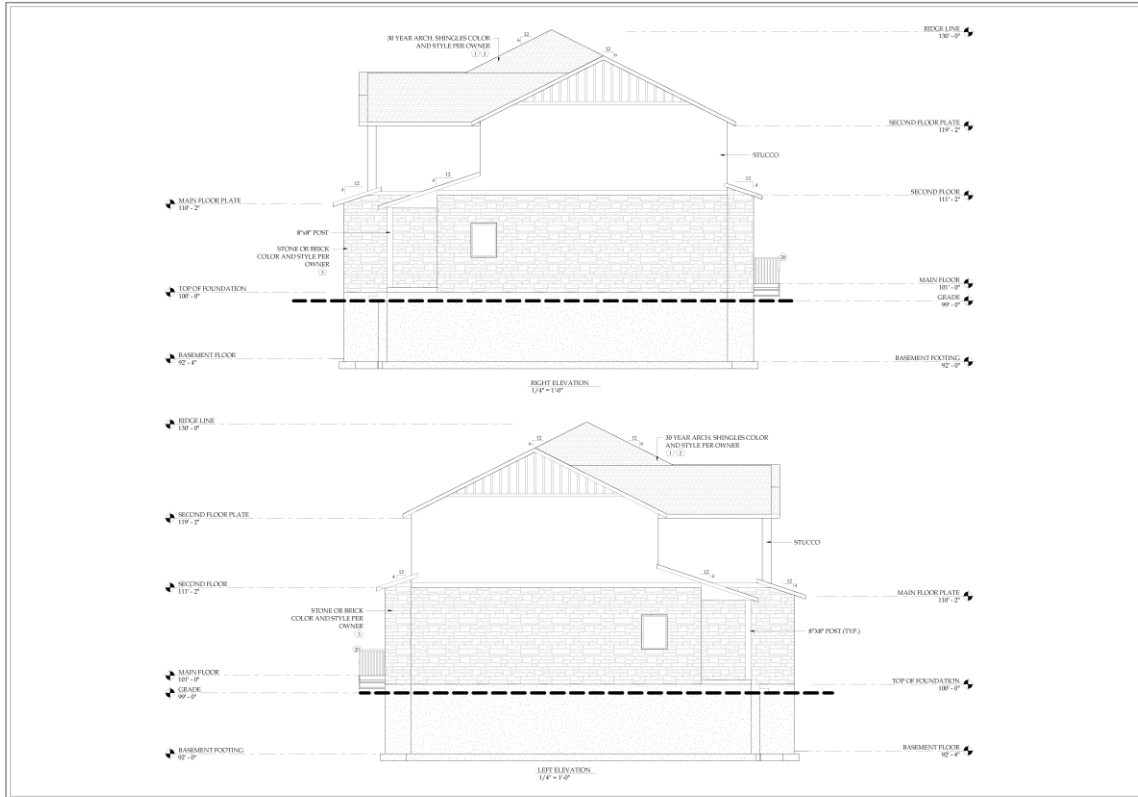


**EXHIBIT C
LAND USE MAP**



**EXHIBIT D
ZONING MAP**





FOCUS
ARCHITECTURE & INTERIOR DESIGN

HALLMARK HOMES
718-732-9122 • 12280 S. TRAILER, UT

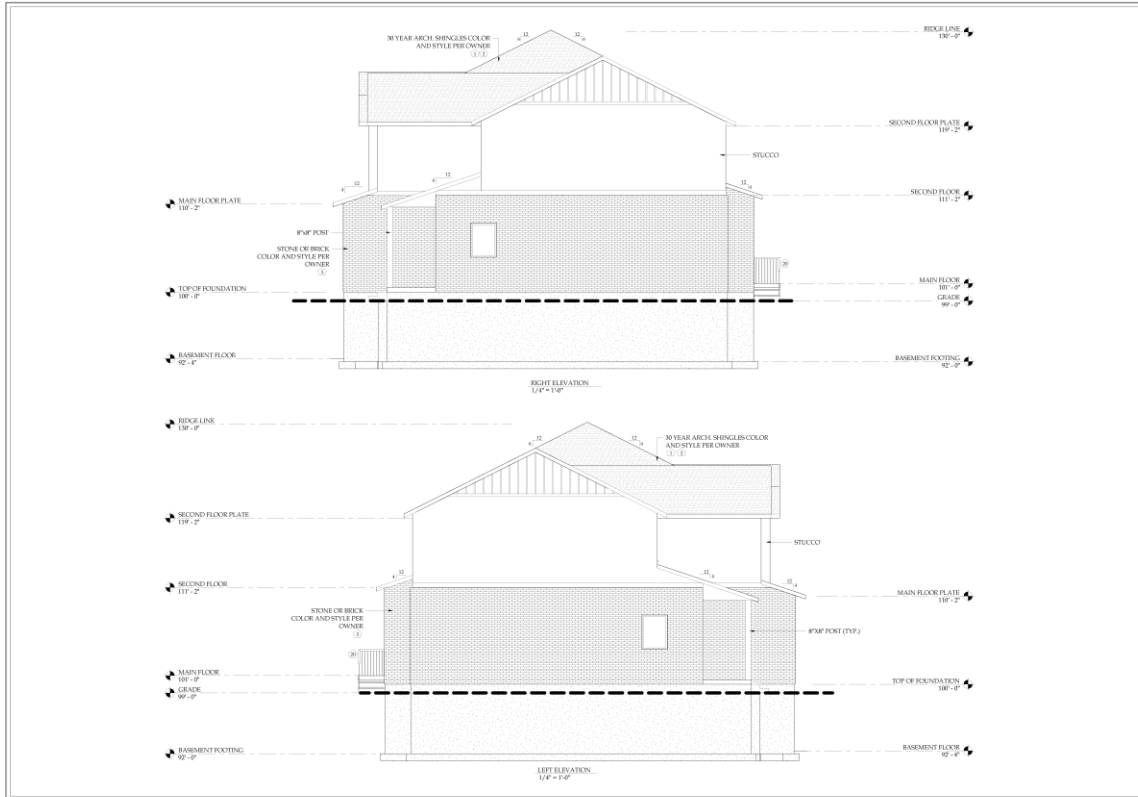
ELEVATIONS
TOWNHOMES BASE PLAN

PROJECT NO.	731-148
DATE	7/24/18
SCALE	1/4" = 1'-0"
FILE #	18-002

SHEET:
A-1.1
ELEVATIONS

EXHIBIT F PROPOSED ELEVATIONS





FOCUS
ARCHITECTURE & INTERIOR DESIGN

HALLMARK HOMES
7827214 W. 12280 S. 17600 E. UT
7827214 W. 12280 S. 17600 E. UT

ELEVATIONS
TOWNHOMES BASE PLAN

PROJECT NO.	733-148	SHEET NO.	44-111
NO.	733-148	DATE	11/11/11
DESCRIPTION	MAIN FLOOR	SCALE	1/4" = 1'-0"
	BASE FLOOR	DATE	11/11/11
	2ND FLOOR	SCALE	1/4" = 1'-0"
	LANDSCAPE	DATE	11/11/11
	PLAN	SCALE	1/4" = 1'-0"
	SECTION	DATE	11/11/11

SHEET:
A-1.1
DWG. MILL (KALINAY)

**EXHIBIT G
PROPOSED COLORS AND MATERIALS**

