



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
September 24, 2019

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

9/24/19

From: Jennifer Jastremsky, AICP, Senior Planner
801-576-6328, jennifer.jastremsky@draper.ut.us

Re: Irvine Business Park – Amended Site Plan Request

Application No.: SPR-743-2019
Applicant: Scott Irvine, representing IOP, LC
Project Location: Approximately 344 West 13800 South
Current Zoning: CSD-IOP (Irvine Office Park Commercial Special District) Zone
Acreage: Approximately 21.72 Acres (Approximately 946,101 ft²)
Request: Request for approval of an amended site plan in the CSD-IOP (Irvine Office Park Commercial Special District) zone regarding various changes to the site plan and landscape plan.

SUMMARY

This application is a request for approval of an amended site plan for approximately 21.72 acres located on the north side of 13800 South, at approximately 344 West 13800 South. The property is currently zoned CSD-IOP (Irvine Office Park Commercial Special District). The applicant is requesting that an amended site plan be approved to allow for various modifications to the site plan and landscape plan.

BACKGROUND

The applicant obtained a text amendment to create a new CSD zone, and to rezone the subject property to the new zone, called CSD-IOP (Irvine Office Park Commercial Special District) on October 2, 2018. The site plan was approved by the Planning Commission on December 13, 2018.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Business and Light Manufacturing land use designation for the subject property. This category “allows for a mixture of land uses that could include office and light manufacturing uses with limited retail development to provide services for employees of these uses.”



The property has been assigned the CSD-IOP zoning classification. The purpose of the CSD-IOP zone is to allow for a “master planned, mixed use office park.”

The M1 (Light Manufacturing) and CBP (Commercial Manufacturing Park) zoning designations are identified by the General Plan as a preferred zoning classification for the Business and Light Manufacturing land use designation. The property is adjacent to the M1 zone to the east and south, the CBP zone to the west, and the CSD-DPMU (Draper Point Mixed Use Commercial Special District) zone to the north.

Site Plan Layout. The applicant is proposing a few changes to the site. First the applicant will be adding nine electrical charging stations to the parking lot. These stations will not affect the amount of parking provided. Second, the utility area of the site will be amended to provide a larger maintenance building, altered dumpster enclosures and generators. The third change will add some retaining walls along the western side of the first building. This is being done to accommodate some fire code requirements in regards to the fire lane.

Landscaping and Lot Coverage. The applicant is amending the landscape plan to provide a 7-foot wide asphalt trail along the property line. This trail will be an amenity for employees. The plan will also be amended to account for conflicts with parking lot lighting and trees. The plaza area between buildings 1 and 2 will be modified to include turf and remove the food truck parking areas. New planters around the western building entrance will be provided with the retaining walls. The site will continue to provide the required 20% overall landscaping.

Previous Conditions of Approval. The Planning Commission placed conditions the following conditions of approval on the original site plan on December 13, 2018:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Division are satisfied throughout development of the site.
2. That a building permit is issued prior to construction.
3. That the applicant receives a land disturbance permit before moving any dirt.
4. That signage is not approved with this site plan approval. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
5. That the outdoor garbage collection container is screened from view using the same materials as the building, and that it is surrounded as much as possible by landscaping to further soften its visual impact.
6. That all landscaping is installed in accordance with the approved plan.
7. That after Planning Commission approval, the applicant submits six sets of plans to be stamped “Approved for Construction.” Three of these shall be 24x36 in size and three shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

Criteria For Approval. The criteria for review and potential approval of a amended site plan request is found in Sections 9-5-09(e) and (h) 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:
 - a. Considerations relating to traffic safety and traffic congestion:

- (1) Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (2) Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (3) Arrangement and adequacy of off street parking facilities to prevent traffic congestion and compliance with the provisions of city ordinances regarding the same;
 - (4) Location, arrangement, and dimensions of truck loading and unloading facilities;
 - (5) Vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (6) Surfacing and lighting of off street parking facilities; and
 - (7) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
- b. Considerations relating to outdoor advertising:
- (1) Compliance with the provisions of chapter 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.
- c. Considerations relating to landscaping:
- (1) 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;
 - (2) Planting of ground cover or other surfaces to prevent dust and erosion;
 - (3) Unnecessary destruction of existing healthy trees; and
 - (4) 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.
- d. Considerations relating to buildings and site layout:
- (1) 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
 - (2) 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.
- e. Considerations relating to drainage and irrigation:
- (1) The effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (2) The need for piping of irrigation ditches bordering or within the site.
- f. Other considerations including, but not limited to:
- (1) Buffering;
 - (2) Lighting;
 - (3) Placement of trash containers and disposal facilities; and
 - (4) 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:

- a. 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.
- b. 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.
- c. Development guidelines for a center shall, as a minimum, address the following topics:
 - (1) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (2) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (3) Landscaping and open space standards;
 - (4) Signage;
 - (5) Exterior lighting;
 - (6) Parking, pedestrian and vehicular circulation, and access to the site;
 - (7) Rights of access within the center (use of cross easements, etc.);
 - (8) Development phasing and improvements/amenities to be completed with each phase;
 - (9) Outdoor sales, storage and equipment;
 - (10) Fencing and walls; and
 - (11) Maintenance standards and responsibilities.

H. Amendments: Except as may be provided elsewhere in this title, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

- 1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - a. The proposed use is consistent with uses permitted on the site;
 - b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;
 - c. The proposed use and site will conform to applicable requirements of this Code;
 - d. The proposed expansion meets the approval standards of subsection E of this section;
 - e. The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site;
 - f. The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure; and
 - g. The proposed site alteration does not negatively impact neighboring property owners.
- 2. If the Zoning Administrator cannot make the findings required in this subsection H:
 - a. A conditional use permit or amended site plan, as the case may be, shall be approved by the Planning Commission before any alteration or expansion occurs; and
 - b. Notice of proposed alteration or expansion should be given as provided in section [9-5-045](#) of this chapter.
- 3. If the Zoning Administrator can make all findings required in this subsection H, no noticing shall be necessary and the Zoning Administrator may approve the proposed amendment without a public hearing.
- 4. Except as may be provided elsewhere in this title, when a site plan is amended, the site shall be brought into compliance with current provisions of this title in the following areas:
 - a. Landscaping;
 - b. Storage;

- c. Off street parking;
- d. Lighting;
- e. Pedestrian and vehicular access;
- f. Off street loading and unloading;
- g. Setbacks and building heights;
- h. On site surface water drainage;
- i. Off site curb, gutter and sidewalk;
- j. Piping of irrigation ditches; and
- k. Sign requirements.

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the amended site plan submission and have issued a recommendation for approval. Comments from the Division, if any, can be found in Exhibit A.

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the amended site plan submission and has issued a recommendation for approval for the request. Comments from the Division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for an amended site plan by Scott Irvine, representing IOP, LC, application SPR-743-2019, subject to the following conditions:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Comply with the site plan conditions of approval dated December 13, 2018.
4. Installation of “planter” area is required as soon as the fire line is installed to ensure adequate bury depth during approaching cold temperatures.

This recommendation is based on the following findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City’s General Plan.

2. That the proposed site plan is consistent with the design standards contained in Section 9-18N of the Draper City Municipal Code.
3. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, police and fire protection, storm water drainage systems, water supplies, and waste water and refuse collection.
4. That all site plan drawings were developed in accordance with the development standards set forth in Draper City's zoning ordinance, specifically those contained in Section 9-18N, which is the governing code for this project.

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 Department



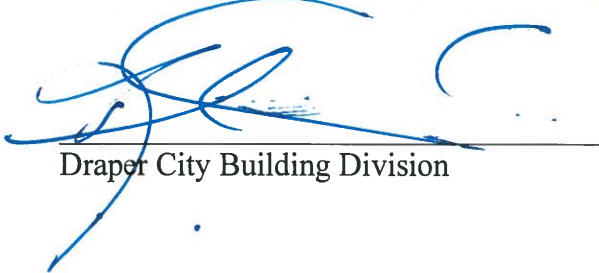
Draper City Planning Division



Draper City Fire Department



Draper City Legal Counsel



Draper City Building Division



EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. The proposed amendments comply with Draper City Municipal Code.

Engineering and Public Works Divisions Review.

1. Installation of “planter” area is required as soon as the fire line is installed to ensure adequate bury depth during approaching cold temperatures.

EXHIBIT B AERIAL MAP



Irvine Business Park
Amended Site Plan
Aerial Map



Legend	
	City Limits
	Parcels



EXHIBIT C LAND USE MAP

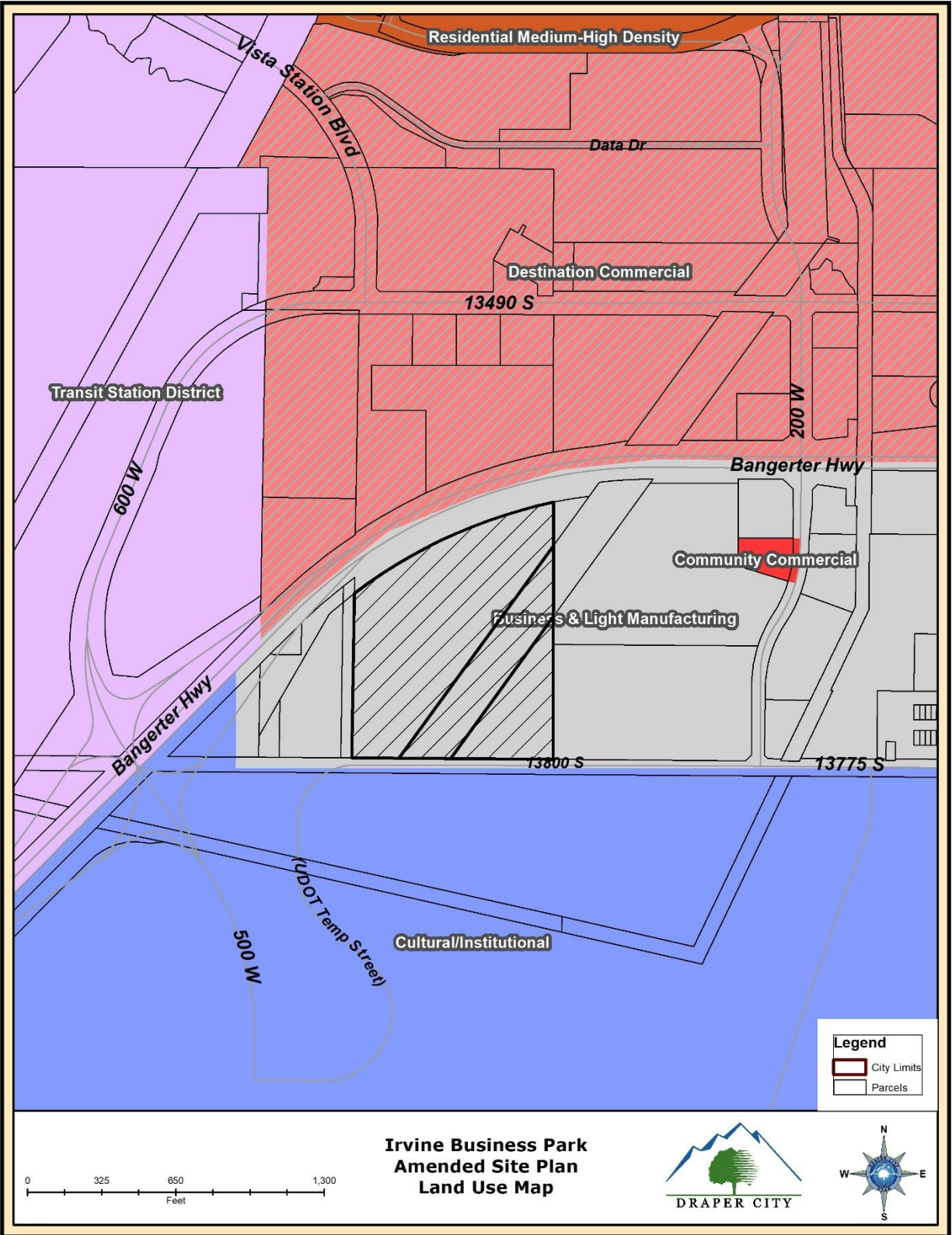


EXHIBIT D ZONING MAP

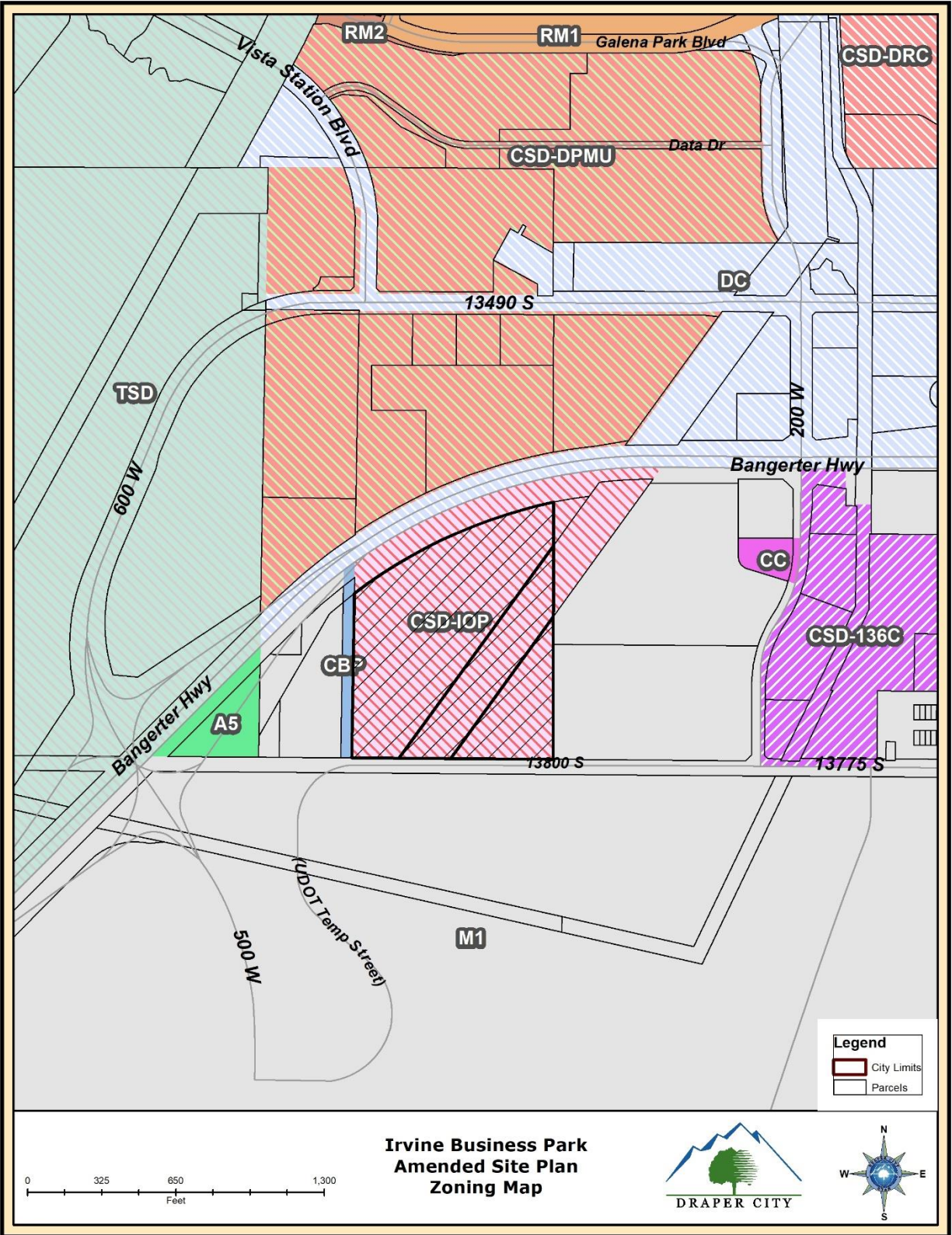


EXHIBIT F LANDSCAPE PLAN



LANDSCAPE ARCHITECTURE
& LAND PLANNING
2500 W. MOUNTAIN VIEW ROAD, SUITE 100
DENVER, CO 80202
PHONE: (303) 755-5500
WWW.STBDENVER.COM

DATE: 02/21/18	BY: [Signature]
DATE: 01/18/18	BY: [Signature]
DATE: 11/02/17	BY: [Signature]
DATE: 11/02/17	BY: [Signature]
DATE: 06/16/17	BY: [Signature]

IRVINE BUSINESS PARK
400 WEST 13800 SOUTH
DRAPER, UTAH

LANDSCAPE
PLAN

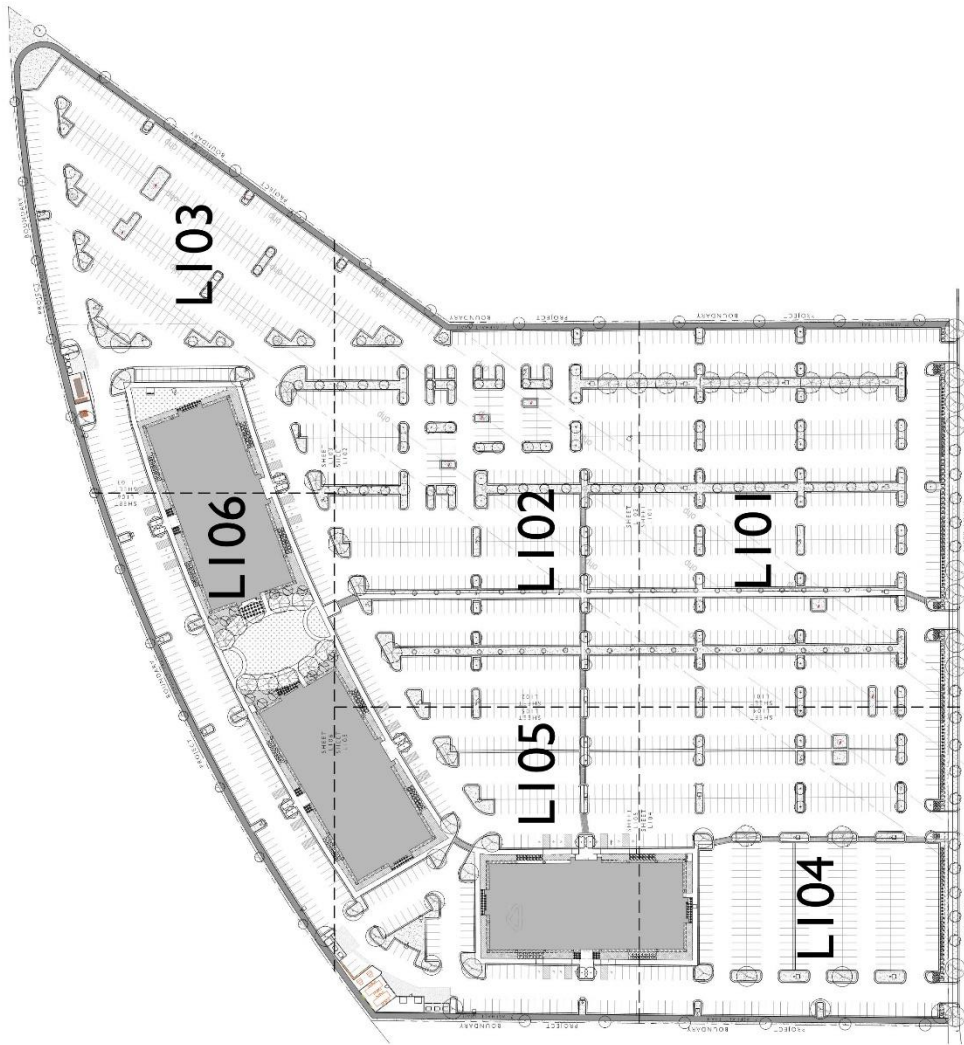
L100

LANDSCAPE SCHEDULE

Qty	Species Name	Common Name	Size
13	PLBLS	Common Spruce Maple	2" Cal.
15	PURCALCORNUS	Japanese Lacquer	15 Cal./8'
36	ACER/PLA	Japanese Maple	2" Cal.
11	ACER/PLA	Norwegian Spruce Maple	2" Cal.
12	ACER/PLA	Norwegian Spruce Maple	15 Cal./6'
30	ACER/PLA	Rose of Sharon Maple	15 Cal./6'
12	POTUNUS	Royal Burgundy Cherry	15 Cal./6'
15	POTUNUS	Japanese Pine Tree	2" Cal.
18	POTUNUS	Japanese Pine Tree	2" Cal.
27	POTUNUS	Japanese Pine Tree	2" Cal.
10	POTUNUS	Japanese Pine Tree	2" Cal.
63	POTUNUS	Japanese Pine Tree	5 Cal.
59	POTUNUS	Japanese Pine Tree	5 Cal.
96	POTUNUS	Japanese Pine Tree	5 Cal.
96	POTUNUS	Japanese Pine Tree	5 Cal.
214	POTUNUS	Japanese Pine Tree	1 Cal.
42	POTUNUS	Japanese Pine Tree	1 Cal.
290	POTUNUS	Japanese Pine Tree	1 Cal.
TOTAL: 77 Aspen			

SITE / LANDSCAPE TABULATIONS

TOTAL AREA	31.72 ACRES
CONCRETE SPACE REQ.	4.39 ACRES
PARKING LOT AREA	17.26 ACRES
PARKING LOT LANDSCAPE PROVIDED	1.24 ACRES
PAVING LOT LANDSCAPE PROVIDED	1.24 ACRES



OVERALL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

A