


Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
January 30, 2020

To: Jennifer Jastremsky, Zoning Administrator


Approved

1/31/2020
Date

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

Re: AT&T 14300 S, I-15 – Permitted Use Permit Request

Application No.: USE-917-2019
Applicant: Jared White
Project Location: Approximately 66 W Wadsworth Park Dr.
Current Zoning: CO2 (Professional Office) Zone
Acreage: Approximately 3.15 Acres (Approximately 137,214 ft²)
Request: Request for approval of a permitted use permit in the CO2 (Professional Office) zone regarding the upgrading of rooftop mounted wireless communications antenna.

SUMMARY

This application is a request for approval of a permitted use permit for approximately 3.15 acres located at approximately 66 West Wadsworth Park Dr. The property is currently zoned CO2 (Professional Office). The applicant is requesting that a permitted use permit be approved to allow for the upgrading of rooftop mounted wireless communications antenna.

BACKGROUND

The property is Lot 4 of the Wadsworth Industrial Park and is developed with an office building. The property was previously approved with rooftop mounted wireless telecommunications facilities. These facilities require an upgrade to the antenna.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community/ Neighborhood Commercial land use designation for the subject property. The Community Commercial category is characterized by the following:

1. Includes the full scope of commercial land uses that require and utilize exposure to the



- freeway.
- 2. Intended to be traveler or commuter oriented and should provide lodging, food, personal services and other similar uses
- 3. Frontage roads
- 4. Deeper setbacks for landscaping and enhancements
- 5. Limited traffic access points
- 6. Visual unity
- 7. Uniform design standards and aesthetics
- 8. Access to individual properties should be provided only from frontage roads
- 9. Well landscaped street frontages
- 10. Limited traffic access points for the site
- 11. Common off-street traffic circulation and parking areas
- 12. Pedestrian access from surrounding residential areas

The Neighborhood Commercial category is additionally characterized by the following:

- 1. Small-scale commercial land uses that serve local residents in adjacent neighborhoods
- 2. Minimal impact in predominantly residential areas
- 3. Well-landscaped street frontages
- 4. Limited traffic access points and pedestrian access from surrounding residential areas
- 5. Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers
- 6. Screened parking and adequate ingress and egress to parking areas
- 7. Adequate drainage
- 8. Low noise standards

The property has been assigned the CO2 zoning classification. The purpose of the CO2 zone is to “provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses.”

The CN (Neighborhood Commercial), CS (Commercial Services), CC (Community Commercial), CG (General Commercial), CI (Interchange Commercial), and IC (Institutional Care) zoning designations are identified by the General Plan as a preferred zoning classification for the Community/ Neighborhood Commercial land use designation. The property abuts the CBP (Business Manufacturing Park) zone to the south and the CO2 zone to the north and west. To the east of the property is the I-15 corridor.

Site Plan Layout. All wireless facilities are located on the roof of the existing building. The applicant will be replacing antennas for each Gamma, Beta, and Alpha Sector antenna installations. The antennas will be 8-feet tall and extend 11-feet above the roofline. The Draper City Municipal Code (DCMC) allows antennas to extend up to 15-feet above the roofline of the parapet wall. The maximum height of the antenna itself is based on the setback from the parapet wall. The antennas range from 9-feet to 13.5-feet away from the parapet wall, allowing the antenna to be up to 10-feet in height.

Criteria For Approval. The criteria for review and potential approval of a permitted use request is found in Section 9-5-070(e) of the DCMC. This section depicts the standard of review for such requests as:

- E. Approval Standards: The following standards shall apply to the issuance of a permitted use permit. A permitted use shall:
 - 1. Be allowed as a permitted use in the applicable zone;
 - 2. Conform to development standards of the applicable zone;
 - 3. Conform to applicable regulations of general applicability and regulations for specific uses set forth in this title;

4. Not be located on any land classified as a primary or secondary conservation area or sensitive land area, except as expressly permitted by provisions of this title;
5. Not be located in any protected area as shown on a natural resource inventory; and
6. Conform to any other applicable requirements of this code.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the site plan amendment 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 site plan amendment 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 a permitted use permit by Jared White, application USE-917-2019, subject to the following conditions:

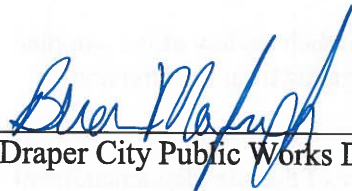
1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. A building permit be obtained through the Building Division for all electrical work as may be required within the IBC.
3. That the site conform to the provisions on DCMC Section 9-5-070(E) and Chapter 9-41.

This recommendation is based on the following findings:


1. The proposal is allowed as a permitted use in the applicable zone;
2. The proposal conforms to development standards of the applicable zone;
3. The proposal conforms to applicable regulations of general applicability and regulations for specific uses set forth in this title;
4. The proposal will not be located on any land classified as a primary or secondary conservation area or sensitive land area, except as expressly permitted by provisions of this title;
5. The proposal will not be located in any protected area as shown on a natural resource inventory; and
6. The proposal conforms to any other applicable requirements of this code, including DCMC Chapter 41.

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



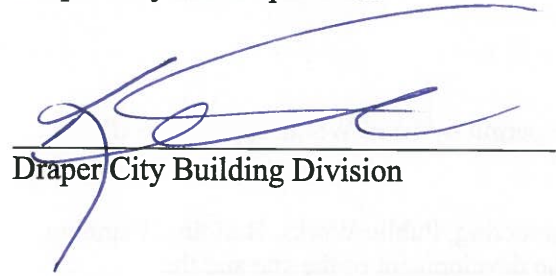
Draper City Planning Division



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 plan complies with DCMC Chapter 41 Wireless Telecommunications Facilities.

Fire Division Review.

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
2. Fire Department Access is required to be maintained. Vehicles cannot park in such a way to impede fire department or emergency vehicle access.

**EXHIBIT B
AERIAL MAP**



**AT&T 14300 S I-15
Permitted Use Permit
Aerial Map**



EXHIBIT C LAND USE MAP

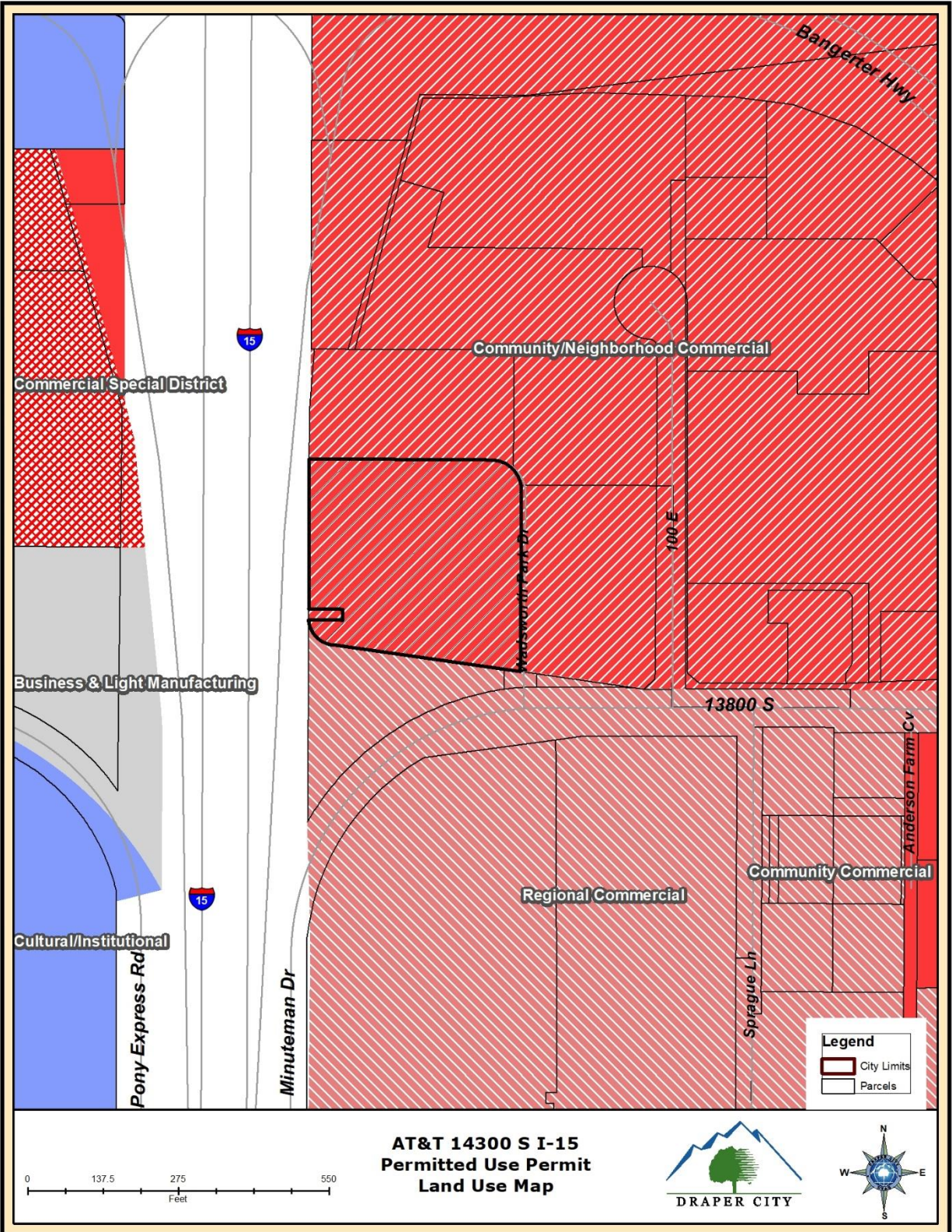


EXHIBIT D ZONING MAP

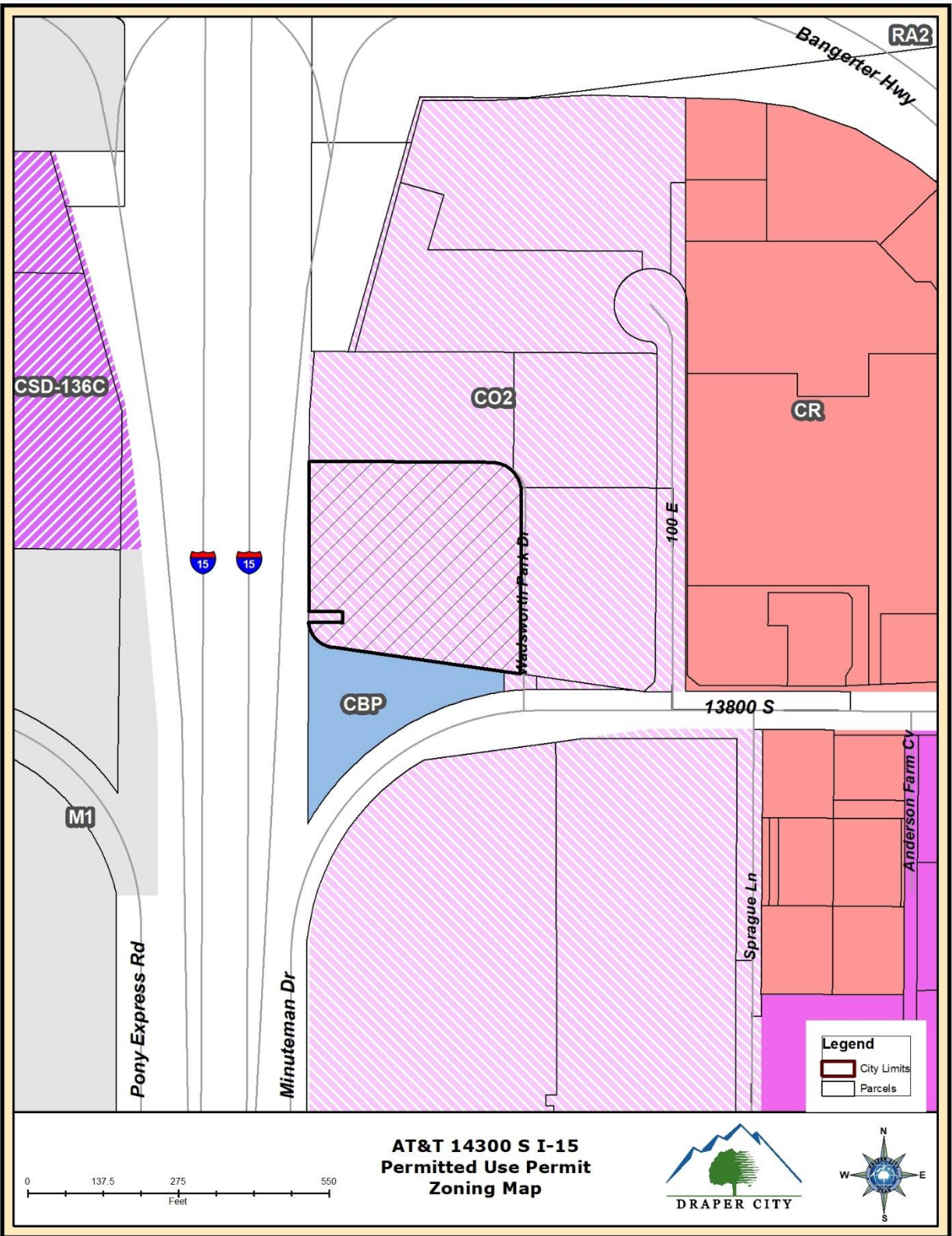
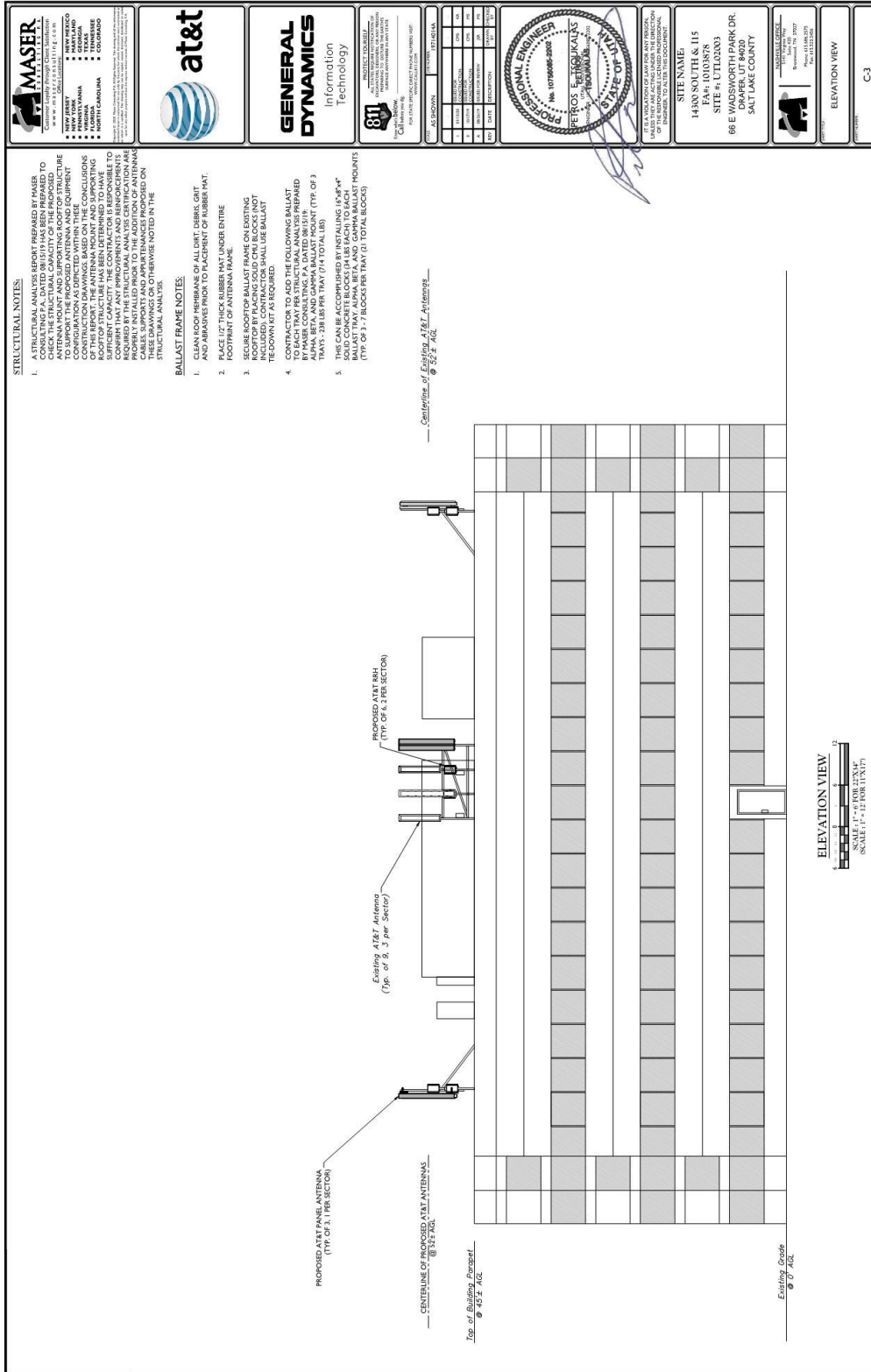


EXHIBIT F ELEVATIONS



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION