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**Development Review Committee**  
1020 East Pioneer Road  
Draper, UT 84020

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**STAFF REPORT**

1020 East Pioneer Road  
Draper, UT 84020  
June 4, 2019

**To:** Jennifer Jastremsky, AICP, Zoning Administrator

  
Approved

6/6/19  
Date

**From:** Community Development Department  
Prepared by: Dennis Workman, Planner II  
801-576-6522, [dennis.workman@draper.ut.us](mailto:dennis.workman@draper.ut.us)

**Re:** **Rise Services Site Plan Amendment**  
**Application No.:** SPR-641-2019  
**Applicant:** David Jenkins  
**Location:** 13552 S. 110 W.  
**Current Zoning:** DC (Destination Commercial)  
**Parcel Size:** 1.53 acre (Approximately 66,646 ft<sup>2</sup>)  
**Request:** Approval to amend the Lane Myers Construction Building Site Plan

**BACKGROUND**

This application is to amend the site plan for what used to be the Lane Myers Construction Building, but is now owned by MCR Companies which leases to Rise Services. Rise Services is a national company that helps individuals living in institutions to move into family settings. It provides services for people with disabilities and other challenges through programs that offer occupation therapy, speech therapy and physical therapy. Section 9-11-100 of the Draper City Municipal Code (DCMC) states that the allowed uses in the DC zone include general retail, restaurant, lodging, office, service uses, and recreation and entertainment indoor. There are two buildings on the site. Building A on the east will house strictly office uses, and Building B on the west will house the training programs. Both uses are included in the foregoing list of allowed uses.

**ANALYSIS**

**General Plan and Zoning.** The General Plan calls for Destination Commercial in this part of town. The General Plan is silent on the Destination Commercial designation. The subject property is zoned DC (Destination Commercial), as are all properties adjacent to it. Section 9-11-100 of the Draper City Municipal Code (DCMC) states that this area should be characterized by large parcels, and that uses in the district shall be limited to general retail, restaurant, lodging, office, service uses, and recreation and entertainment indoor. Both "Personal Care Service" and "Personal Instruction Service" have been determined by city staff to fall under the "Service Uses" category.



Proposed Site Plan Modifications. Changes to the site will be as follows:

- Nine parking stalls added, running parallel to the east side of the storage building
- Striping added to delineate the new stalls
- Wheel stops added to the bank of parking stalls immediately east of the new stalls

Parking. There are currently 61 parking stalls on the site. Building A is required to have 38, based on the 4/1,000 ratio required for an office use, and Building B is required to have 55.5, based on the 5/1,000 ratio for a personal instruction use, for a total of 93.5 parking stalls. Factoring in the 25% reduction, as allowed under Section 9-25-090 of the DCMC, puts the allowed total number of required stalls at 70. The 61 existing stalls combined with the proposed nine additional stalls will put the new total at exactly 70 stalls.

Building Elevations. There will be no elevation changes with this site plan amendment.

Landscaping. Landscaping will not be affected with this site plan amendment.

Engineering Review. The Draper City Engineering Division has reviewed this proposal and recommends approval.

Building Division Review. The Draper City Building Official recommends approval without comment.

Draper City Fire Review. The Draper City Fire Marshal has reviewed this application and recommends approval. In a phone conversation with staff on June 6, 2019, the fire marshal stated: "The Fire Department has no issues with the additional parking stalls."

Noticing. As a site plan amendment, this application will be reviewed and approved at staff level with no public hearing required.

### **STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator approve the Rise Services Site Plan Amendment, application SPR-641-2019, with the following conditions:

1. That all of the original requirements of Draper City Engineering remain in force, and that all new engineering requirements are met.
2. That all of the original requirements of Draper City Planning for this site remain in force.
3. That all requirements of the fire marshal are met throughout development of the site.
4. That after Zoning Administrator approval, the applicant submits four sets of plans to be stamped "Approved for Construction." Two of these shall be 24x36 in size and two shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

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 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.
3. That Rise Services furthers the goals of the city by enabling disadvantaged individuals to live a full life.

**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.

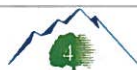
  
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Draper City Engineering Division

  
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Draper City Building Division

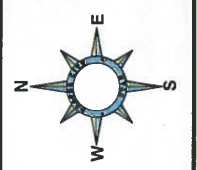
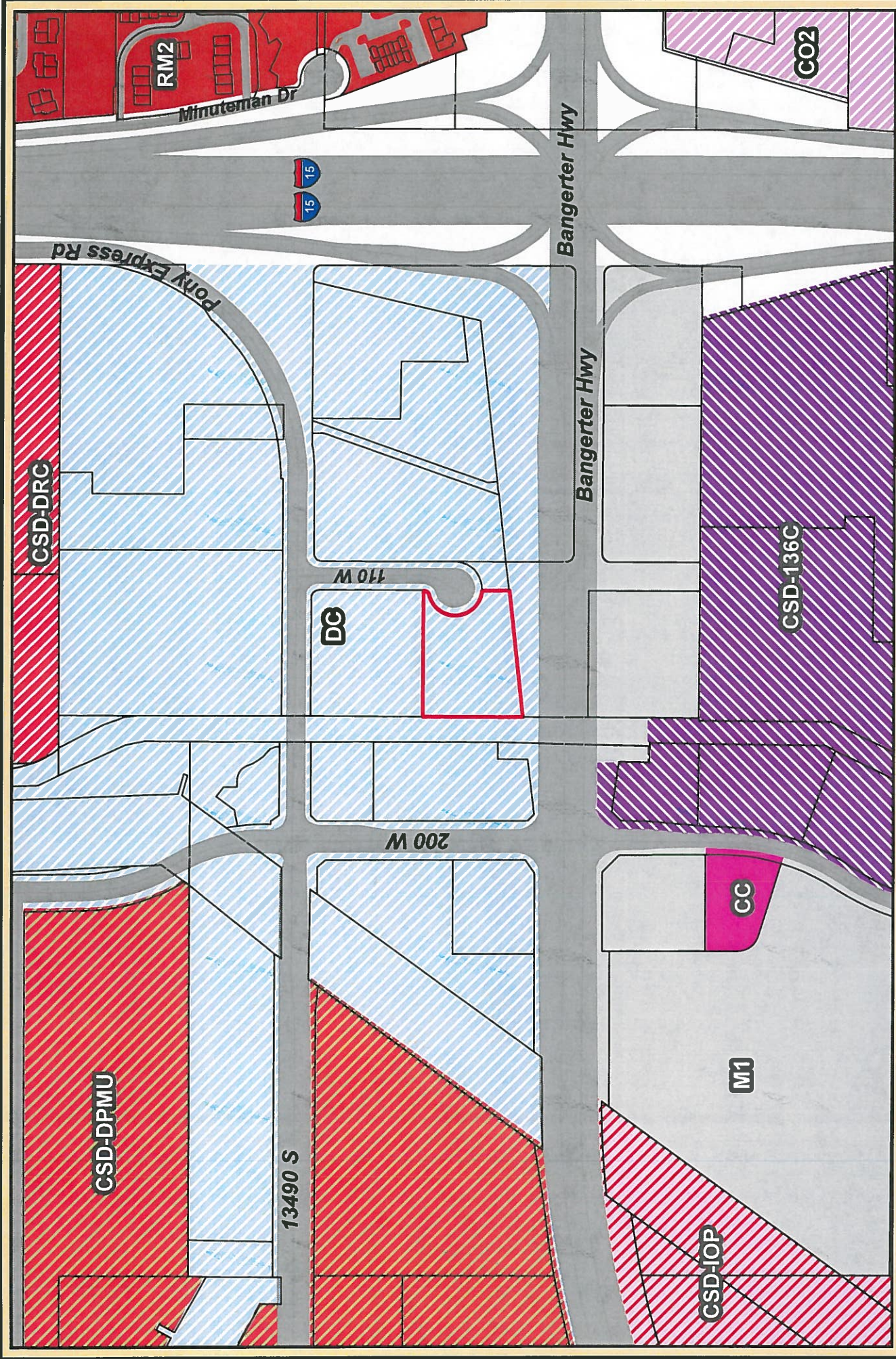
  
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Draper City Fire



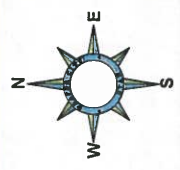
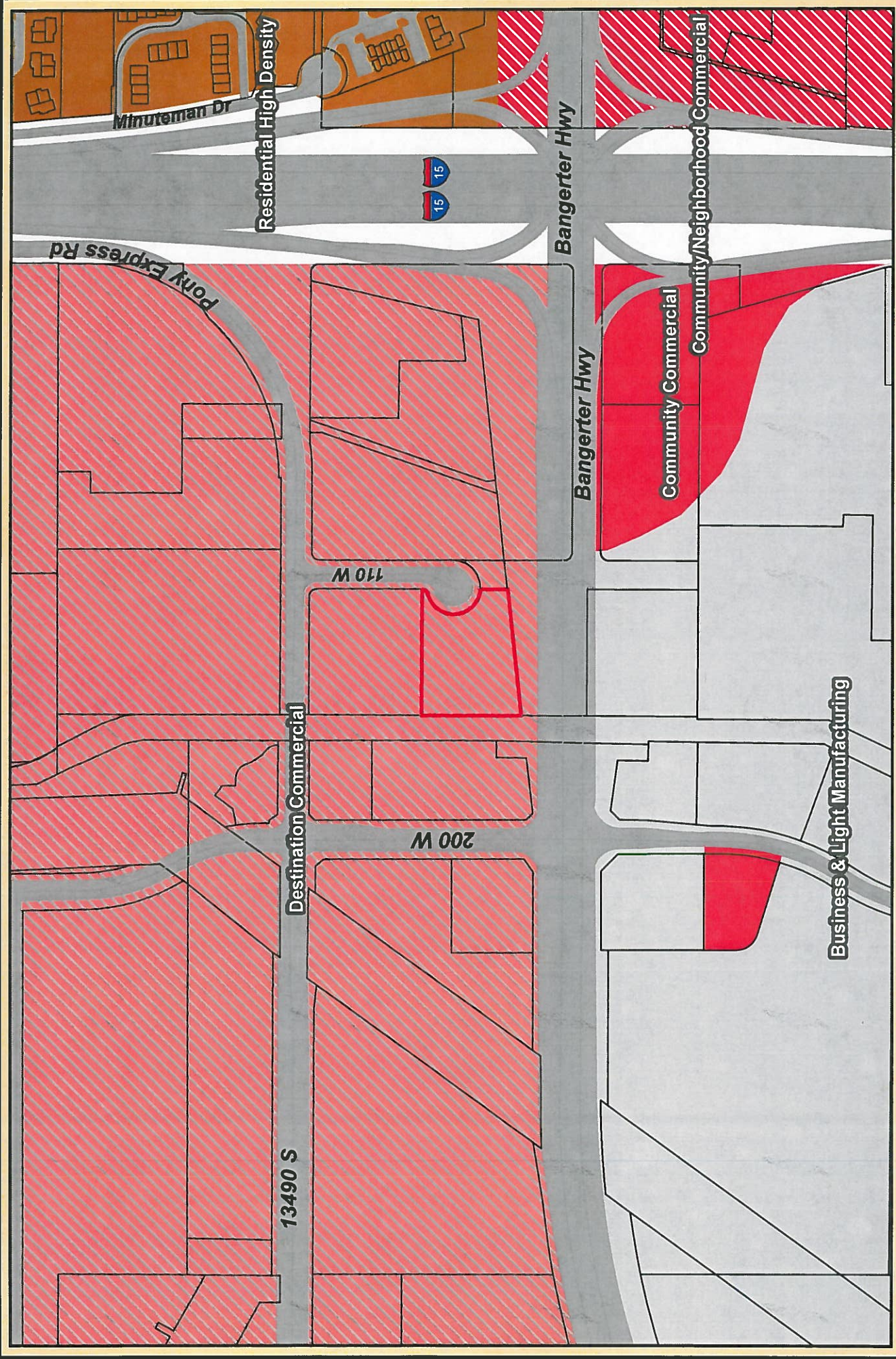




**Zoning Map for Rise Services Site Plan Amendment**







**Land Use Map for Rise Services Site Plan Amendment**







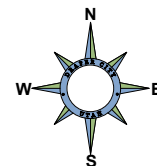
Bangerter Hwy

110 W



DRAPER CITY

## Aerial Map for Rise Services Site Plan Amendment





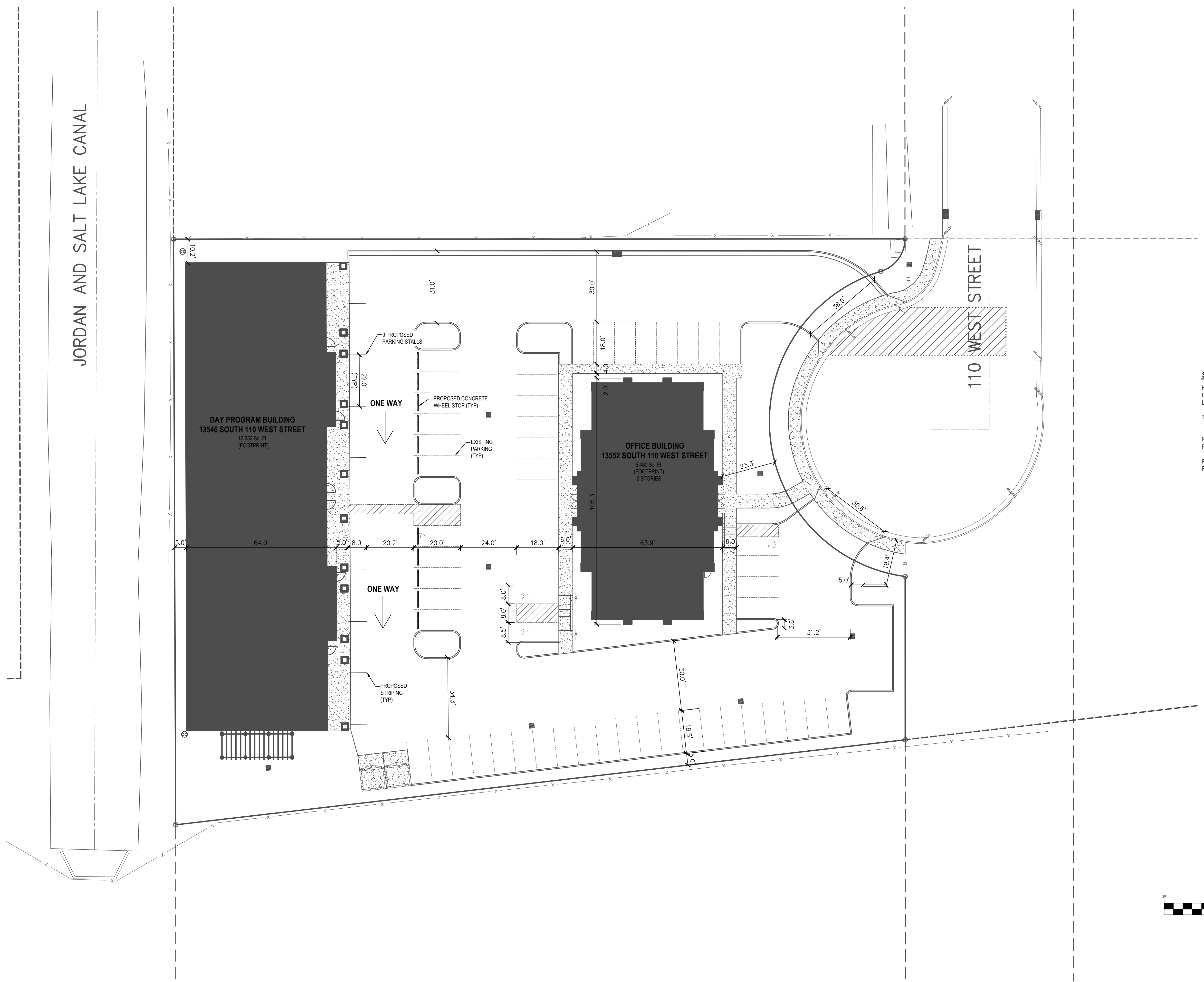
**RISE SERVICES**  
**13552 SOUTH 110 WEST**  
**DRAPER CITY, UTAH**



**AMENDED**  
**SITE PLAN**

PROJECT NUMBER: 3648  
PRINT DATE: 5/8/2019  
DRAWN BY: T. MAZEJY  
CHECKED BY: D. JENKINS  
PROJECT MANAGER: D. JENKINS

**C-100**

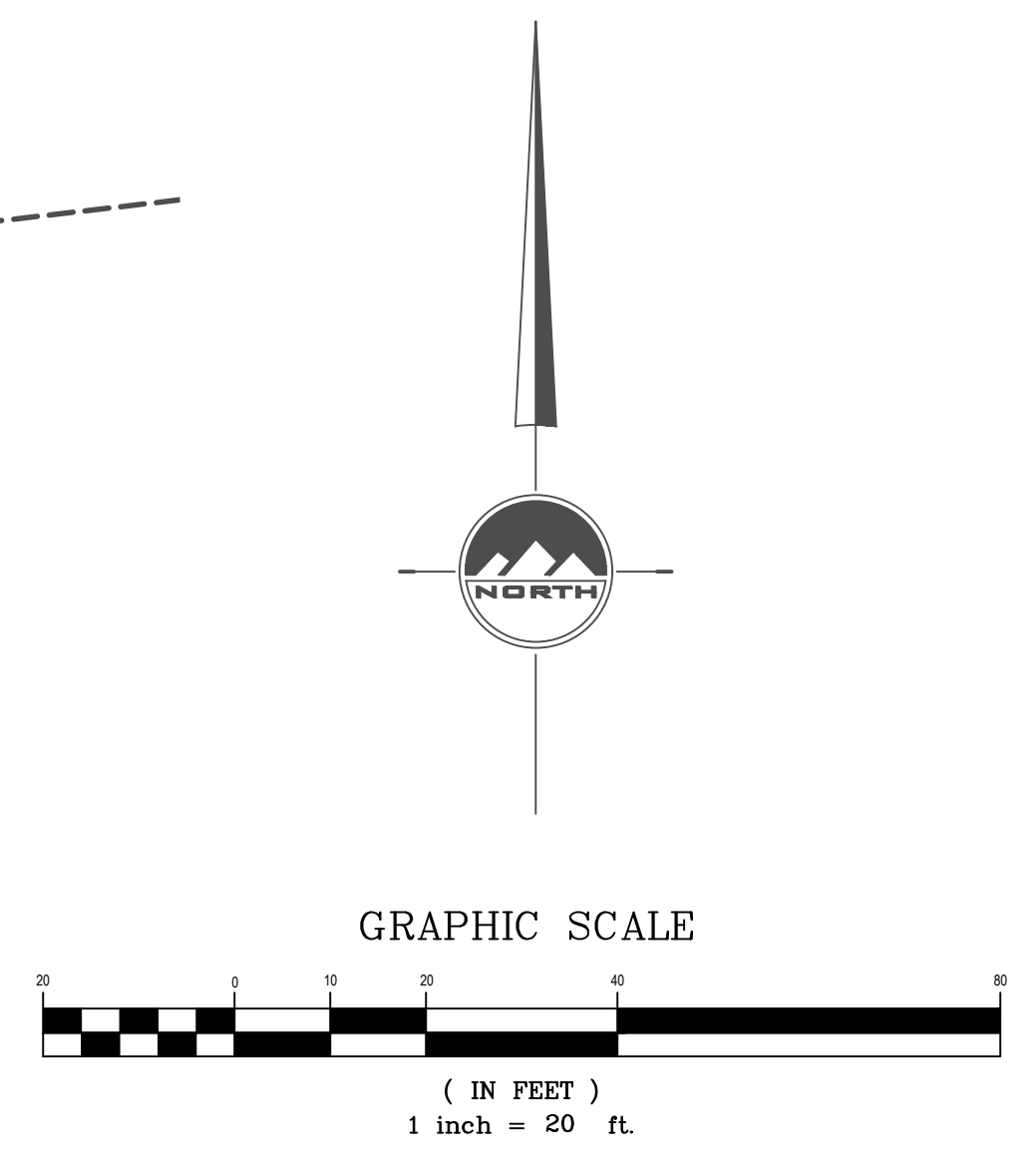


**SITE DATA**

HARDSCAPE AREA	37,424 SQ FT	56%
BUILDING AREA	17,732 SQ FT	27%
LANDSCAPE AREA	11,519 SQ FT	17%
<b>TOTAL SITE AREA</b>	<b>66,675 SQ FT</b>	<b>100% 1.53 ACRES</b>

**PARKING STALLS PROVIDED** 70

<b>PARKING STALLS REQUIRED</b>	<b>BUILDING A:</b>	
	OFFICE PARKING:	9,283 SF * (4 / 1000) = 37
	STORAGE PARKING:	1,250 SF * (1 / 2000) = 1
	<b>TOTAL PARKING:</b>	<b>= 38</b>
	<b>BUILDING B:</b>	
	OFFICE PARKING:	1,984 * (4 / 1000) = 7
	PERSONAL INSTRUCTION:	10,284 SF * (5 / 1000) = 51.5
	STORAGE PARKING (REQUIRED):	950 SF * (1 / 2000) = 1
	STORAGE PARKING (REDUCTION):	-950 SF * (5 / 1000) = -4
	<b>TOTAL PARKING:</b>	<b>= 55.5</b>
	<b>TOTAL PARKING REQUIRED (COMBINED)</b>	<b>= 93.5 STALLS</b>
	<b>TOTAL REQUIRED (W/ 25% REDUCTION)</b>	<b>= 70 STALLS</b>



LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 01,  
TOWNSHIP 4 SOUTH , RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
DRAPER, SALT LAKE COUNTY, UTAH