



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

April 23, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Travis Van Ekelenburg, Planner II
801-576-6522, travis.vanekelenburg@draperutah.gov

Re: Parc at Day Dairy-Site Plan Amendment Request
Application No.: SPR-0009-2021
Applicant: Adam Lankford, representing Dairy Day Holdings LLC
Project Location: Approximately 497 E 12230 S
Current Zoning: CSD-DD (Day Dairy Commercial Special District) Zone
Acreage: Approximately 13.9 Acres (Approximately 605,484 ft²)
Request: Request for approval of a Site Plan Amendment in the CSD-DD zone regarding the addition of a second maintenance building.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan Amendment for approximately 13.9 acres located at approximately 497 E 12230 S (Exhibit B). The property is currently zoned CSD-DD. The applicant is requesting that a Site Plan Amendment be approved to allow for the development of a second maintenance shed for the property in the northern section of the CSD-DD zoned area.

The CSD-DD was approved in 2012 for a mix of uses from residential to light commercial uses. The residential site plan was approved July 12, 2012, and the original "The Parc at Day Dairy Subdivision" was recorded on October 11, 2012; and the first phase of commercial development in 2014.

ANALYSIS



General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-DD zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of CSD zones are: “The purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding



land uses. The RA2 (Residential, Agricultural, 20,000 square foot lot minimum) zoning abuts the subject property on the north; and A5 (Agricultural, 5 acre lot minimum) zoning to the west. On the south is CC (Community Commercial), CR (Regional Commercial) and CSD-DD; OR (Office Residential), CC, and RA1 (Residential, Agricultural, 40,000 square foot lot minimum) to the east.

Site Plan Layout. The proposed maintenance building will be placed at the far west end of Tilden Parc Ln., and will be surrounded by existing landscaping, an existing dumpster enclosure, and an existing detention pond (Exhibit E & F). The existing dumpster enclosure has landscaping around it that consists of small shrubs and ground cover.

The applicant will be removing five parking spaces for the development of this building that are used for guest parking. The original approved site plan showed that the site provided 510 parking spaces and that 456 were required per the initial approval per ordinance. Since the site has a surplus of over 74 parking stalls, the reduction of 5 parking stalls for the development of the proposed maintenance building will not negatively affect the original approval.

Architecture. The proposed building will match the materials and look of the buildings in the existing development with metal siding and natural stacked stone veneer siding (Exhibit F).

Criteria For Approval. The criteria for review and potential approval of a Site Plan Amendment request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

Site Plan Amendment 9-5-090 (E) and (H)

- 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, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

- H. Amendments: Except as may be provided for in this section, 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 site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and
 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.
 3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.
 4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan Amendment submission. Comments from this 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 Site Plan Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan Amendment submission. Comments from this 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. Comments from this division, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

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.

The findings for approval as are follows:

1. The entire site was developed at one time and the applicant is proposing to make modifications.
2. The site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

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.

Brien Maxfield

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Jennifer Jastremsky

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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. No Comments.

Engineering and Public Works Divisions Review.

1. No Comments.

Building Division Review.

1. No Comments.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-four (24) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. 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 every 75 feet of travel. 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.

Notes:

Plan approval or review shall not be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any

building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.

EXHIBIT B AERIAL MAP

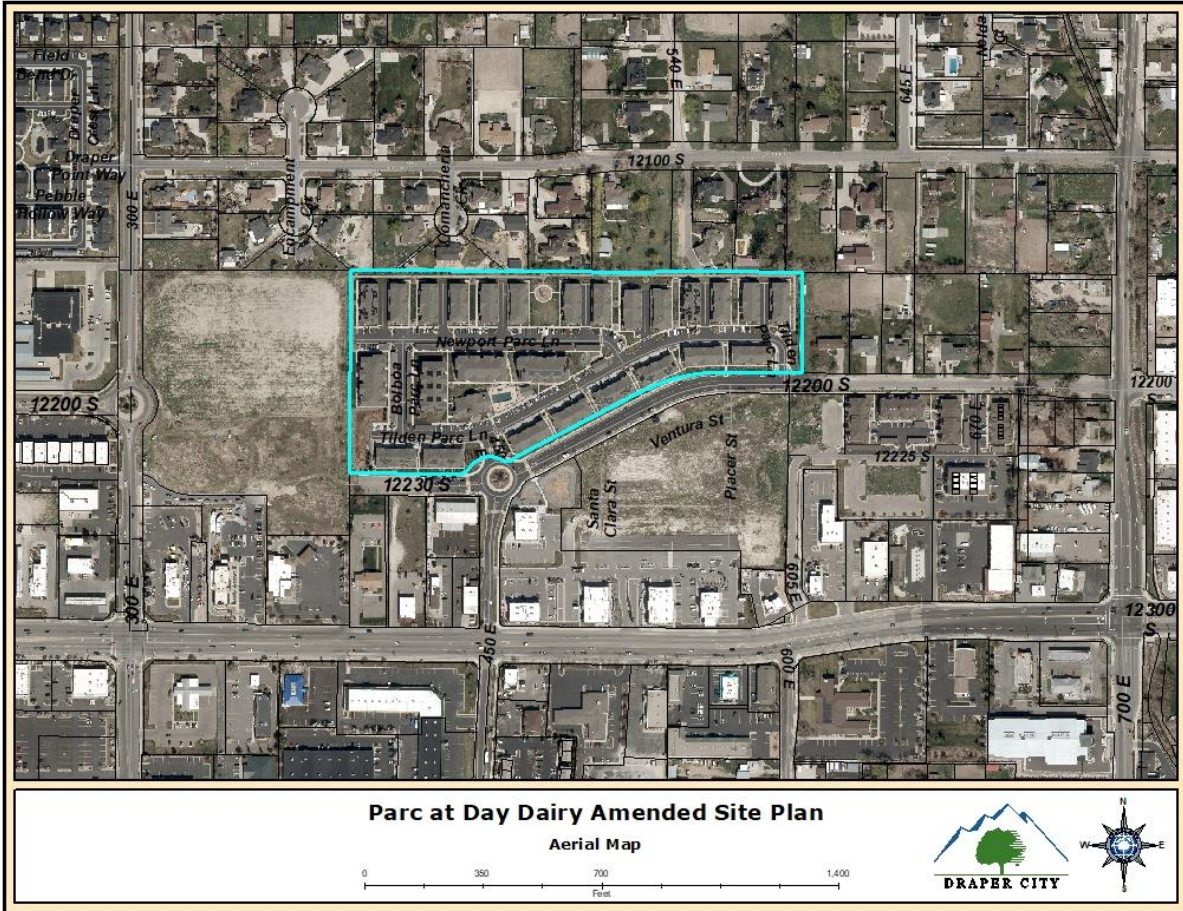


EXHIBIT C LAND USE MAP

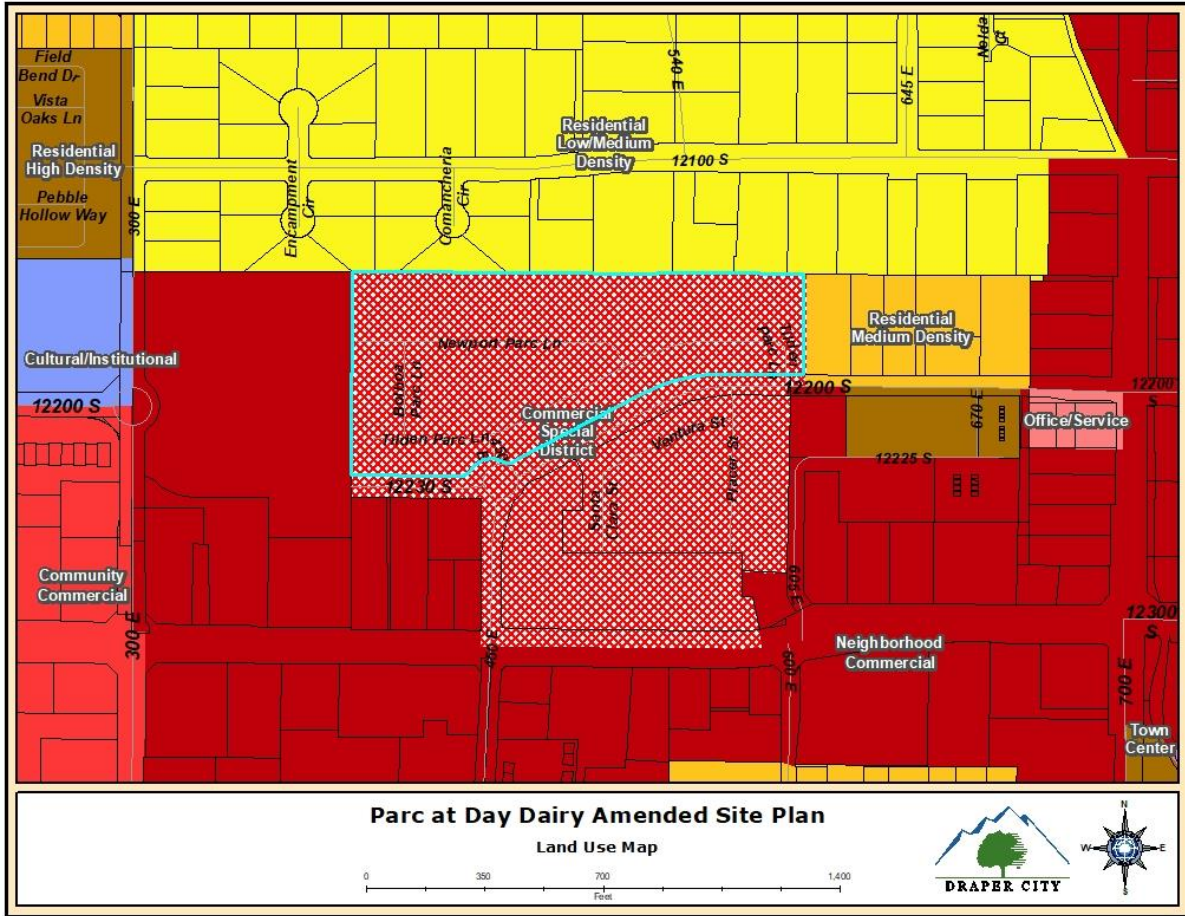


EXHIBIT D ZONING MAP

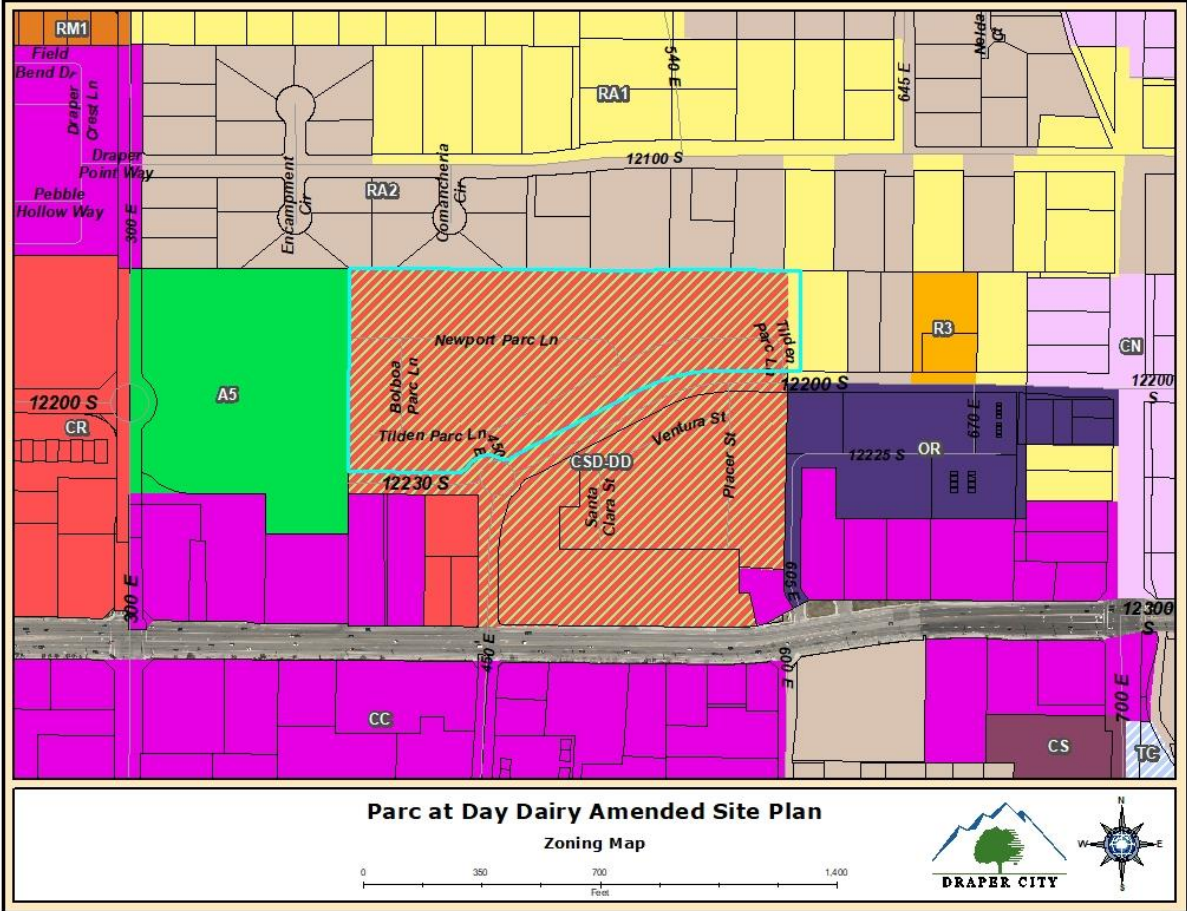


EXHIBIT E SITE PLAN

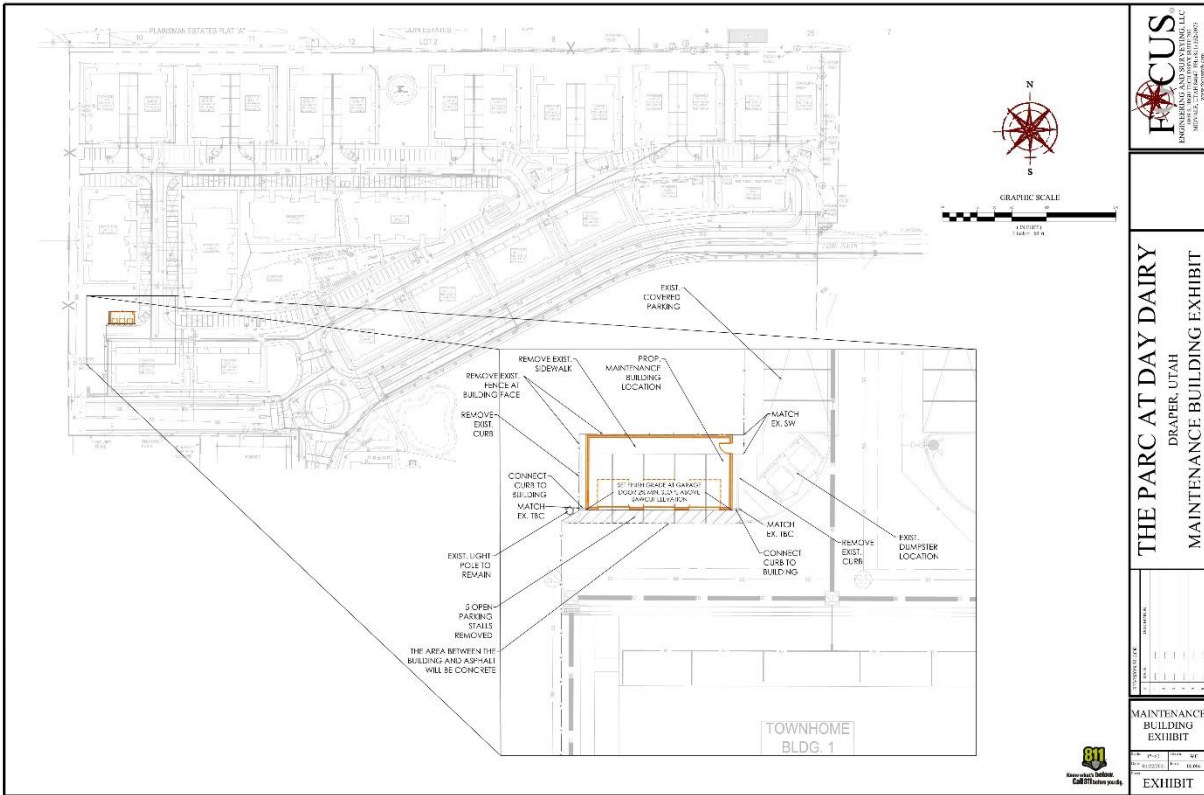
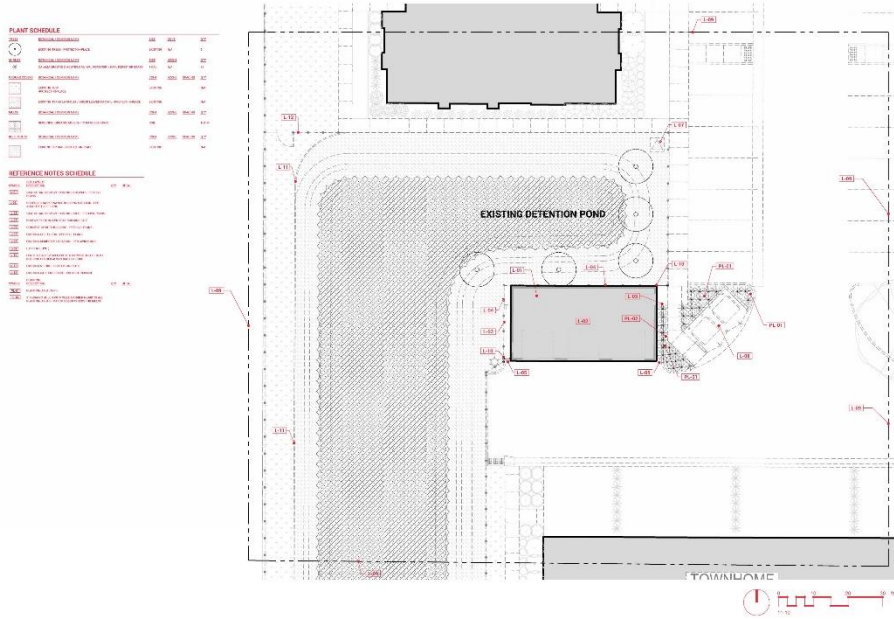


EXHIBIT F LANDSCAPE PLAN



NOT FOR CONSTRUCTION

	BEHNING OUTDOOR LIVING EXPERIENCE 400 S. 1ST ST. SUITE 210 DENVER, CO 80202 P: 303.875.4717 M: 303.875.4717	<small>THIS PLAN IS THE PROPERTY OF BEHNING OUTDOOR LIVING EXPERIENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEHNING OUTDOOR LIVING EXPERIENCE.</small>	DT: L/P 6/20/2019	PLOT NO. 02 400	FILE NAME _____ _____ _____	TITLE # LANDSCAPE PLAN	S: T/F # LP101
			PARC AT DAY DAIRY MAINTENANCE BUILDING 449 E TILDEN PARC LN / DRAPER / UT	PROJECT NO. # 003	DRAWN BY # JWP	CHECKED BY # BAP	TITLE # LANDSCAPE PLAN

