



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

August 25, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Jennifer Jastremsky, AICP, Planning Manager
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: Paramount Toy and Sports- Amended Site Plan Request

Application No.: SPR-127-2021
Applicant: David Bath, representing Paramount Toy and Sports
Project Location: Approximately 925 E Pioneer Rd
Current Zoning: TC (Town Center) Zone
Acreage: Approximately 0.20 Acres (Approximately 8,712 ft²)
Request: Request for approval of an Amended Site Plan in the TC zone in order to modify the front façade of the existing building.

SUMMARY AND BACKGROUND

This application is a request for approval of an Amended Site Plan for approximately 0.20 acres located on the north side of Pioneer Rd., at approximately 925 E Pioneer Rd. (Exhibit B). The property is currently zoned TC. The applicant is requesting that an Amended Site Plan be approved to allow for the redesign of the building facade.

The property contains a single commercial building. According to the Salt Lake County Assessors site, the building contains 3,030 square feet and was built in 1943. Most recently the building housed the Red Bandana 4 Pets store.



ANALYSIS

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

Town Center

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Requires a commitment to exceptional levels of quality and a specific plan of development that meets the City's approval • Advance the traditional town center character by supporting the preservation and adaptive re-use of existing structures, the preservation of existing natural features, new development that blends in with existing conditions, architectural standards befitting a town center destination, and site design standards that promote walkability and human scale • Reasonable scale, to encourage secondary forms of circulation • Not bisected by arterial streets • A well-conceived site, with access to and integration with mass transit facilities • Buildings designed per the standards of the City's design guidelines and Town Center ordinance • Amenities provided as per the quality design standards • Allowance of buildings with a maximum height of three (3) stories
LAND USE MIX	<ul style="list-style-type: none"> • Multifamily Residential • Office • Commercial • Institutional
DENSITY	<ul style="list-style-type: none"> • Density range: 6-25 units per acre
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Town Center (TC)
LOCATION	<ul style="list-style-type: none"> • Adjacent to and near Draper Town Center light rail station, Draper City Hall, Draper City Park and Draper Historical Park

The property has been assigned the TC zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the TC zone is to *“provide a method for implementing special provisions found within the general plan and the Draper City conservation area master plan regarding the establishment and promotion of a historic core area of the community characterized by stringent design standards for buildings, public spaces, site design and landscaping with a harmonious mix of commercial uses, limited high density residential uses and civic areas.”* The property is surrounded by the TC zone.

Site Plan Layout. The applicant is not proposing any changes to the site layout. The building is adjacent to the front property line, with parking located to the east side of the building. The property contains 13 parking spaces. (Exhibit E)



Architecture. The applicant is proposing to update the front façade of the building. The original building contained brick, smooth stone, stucco, and wood. The applicant removed or covered up the materials with stucco and stone without City approval. Neither of these materials is allowed within the TC zone as a primary material. The applicant is now proposing to bring the front façade into compliance with the TC zone (Exhibit F). Brick is required on at least 80% of the façade per DCMC Section 9-11-090(D)(2)(g). The proposed elevations contain 86% brick and 14% stucco. The stucco will be along the bottom of the building and along each side of the door way.

The applicant is not proposing any changes to the roof or windows. No changes to the sides or rear of the structure have been made or are proposed. The applicant did paint the entire building last year.

Criteria For Approval. The criteria for review and potential approval of an Amended Site Plan request is found in Sections 9-5-090(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, 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 Amended Site Plan 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 Amended Site Plan » 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 Amended Site Plan 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 Amended Site Plan submission. Comments from this 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 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.
2. That the applicant obtain a building permit for the façade work.
3. That the Amended Site Plan shall expire within one year if the permit has not been obtained. A one-time six month extension may be requested by submitting a written request to the Community Development Department, per DCMC Section 9-5-090(J).

The findings for approval as are follows:

1. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code Section 9-5-090 (E) and (H).

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



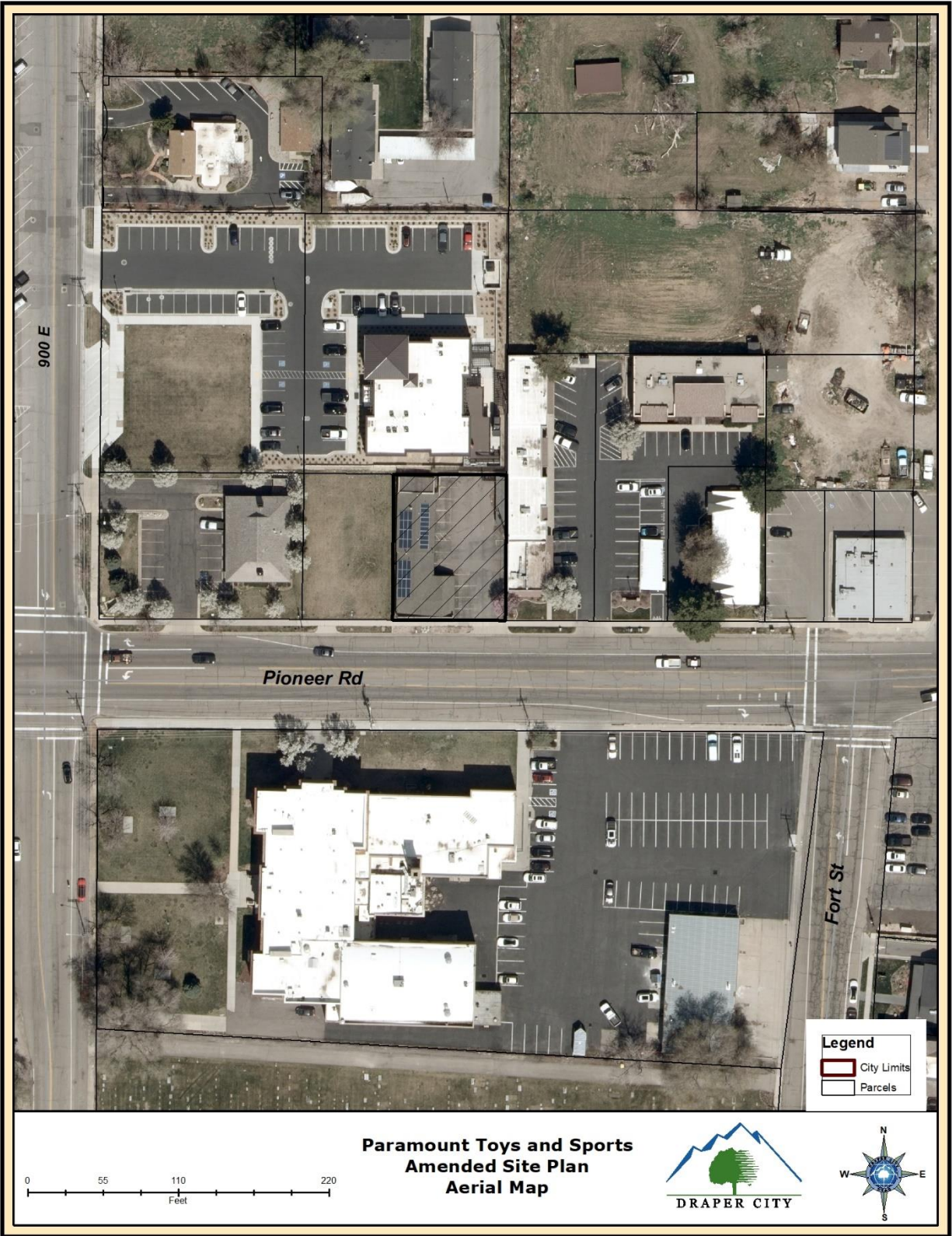
EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. The proposed changes comply with the DCMC.

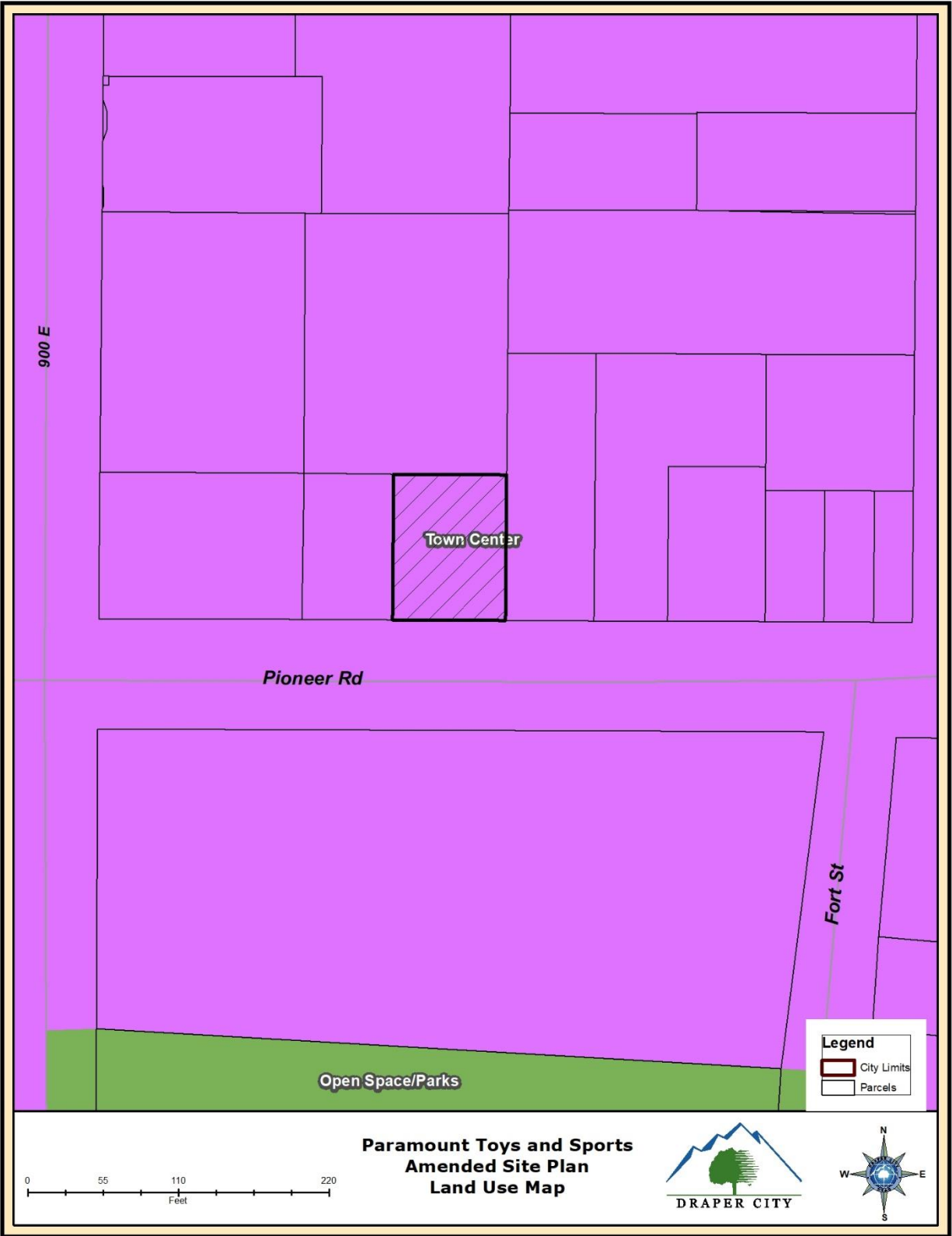
EXHIBIT B AERIAL MAP



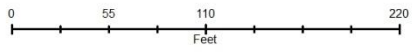
**Paramount Toys and Sports
Amended Site Plan
Aerial Map**



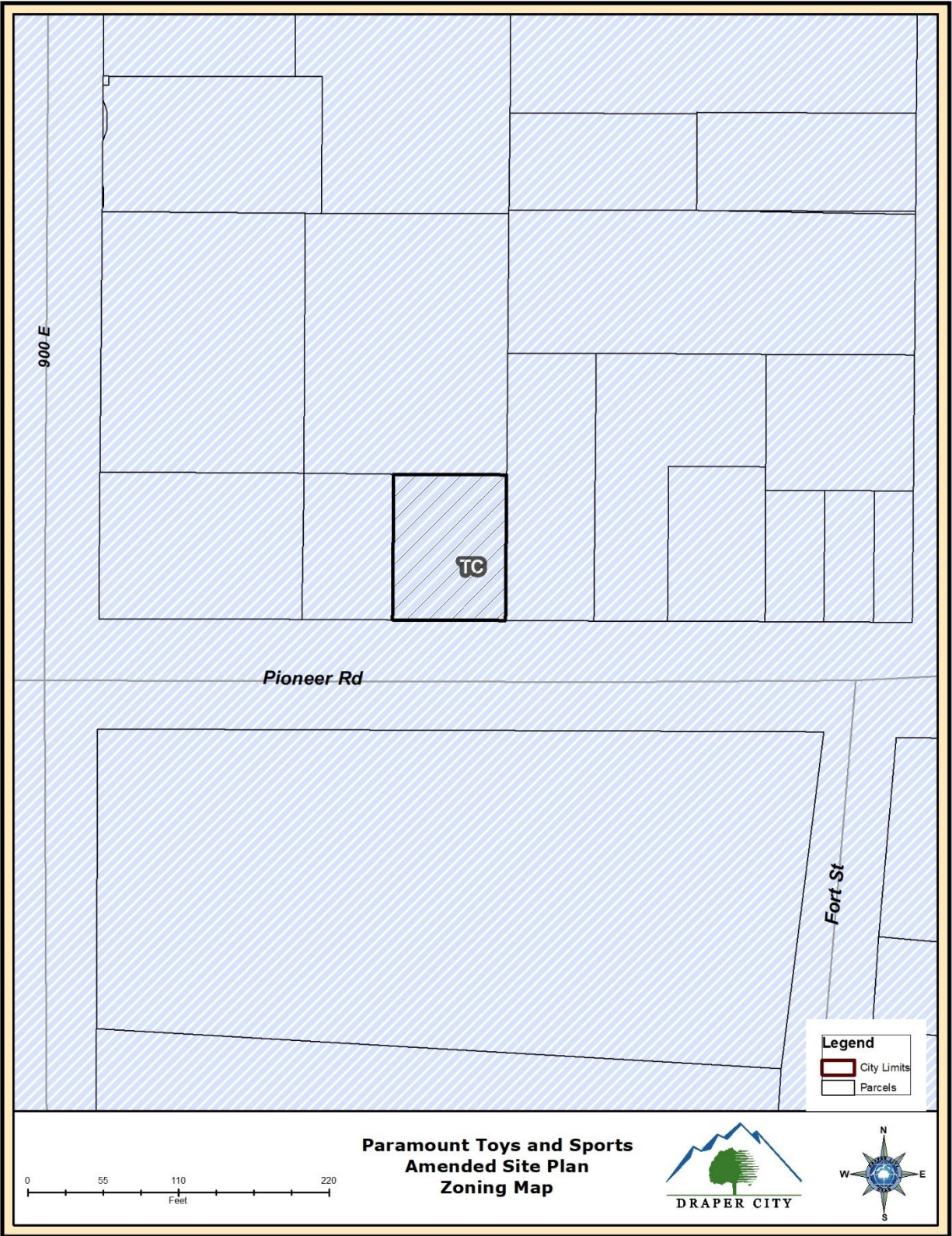
EXHIBIT C LAND USE MAP



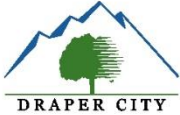
**Paramount Toys and Sports
Amended Site Plan
Land Use Map**



**EXHIBIT D
ZONING MAP**

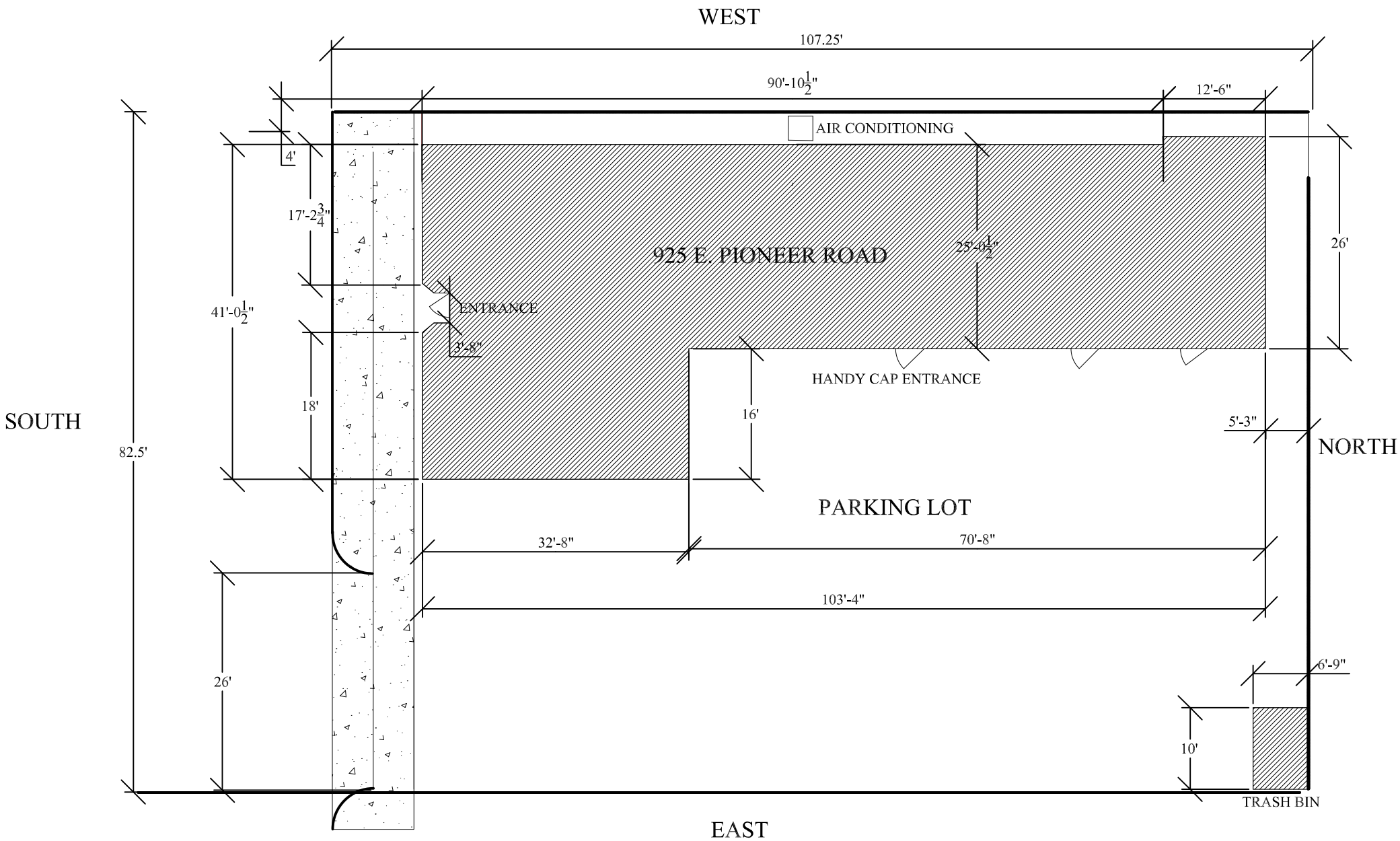


**Paramount Toys and Sports
Amended Site Plan
Zoning Map**



0 55 110 220
Feet

EXHIBIT E
SITE PLAN



LOT 329015- 82.20' X 107.25'

NOTES:

PARAMOUNT SPORTS & TOYS

TITLE
925 E. PIONEER RD.

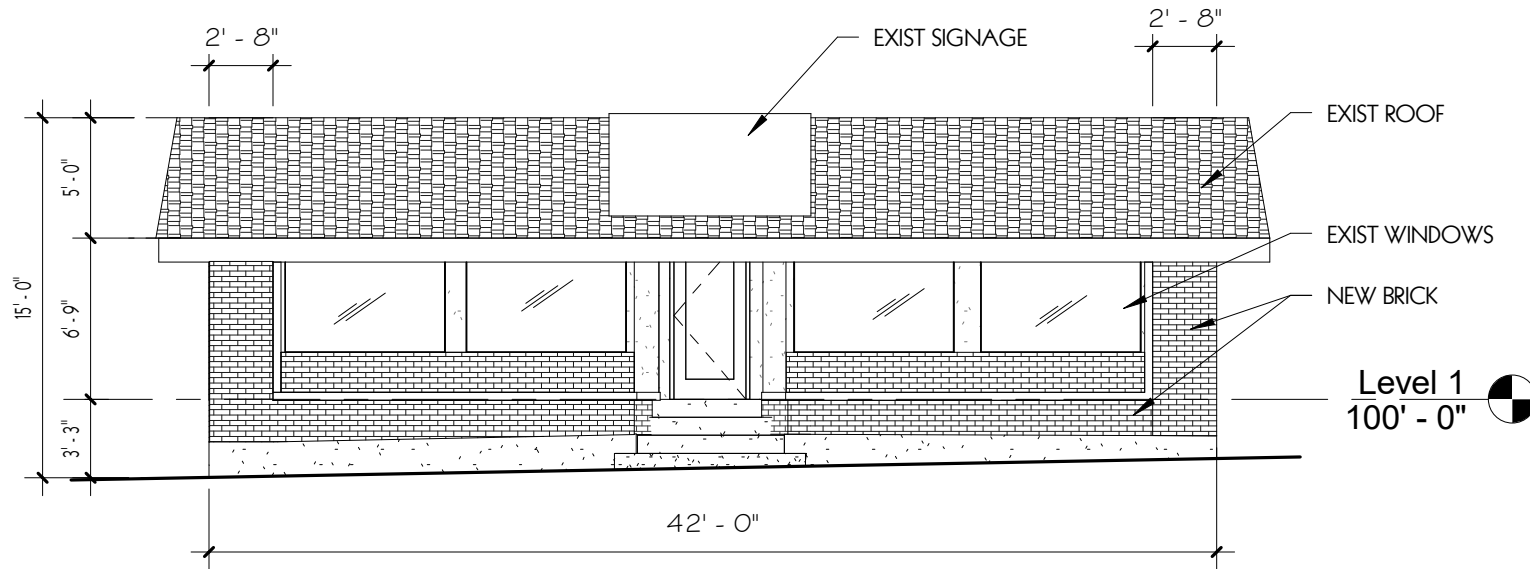
SIZE	CAGE CODE	DWG NO	REV
A		1001	1
SCALE	DATE	SHEET	
NONE	7/7/21	1 OF 1	

**EXHIBIT F
ELEVATIONS**

MATERIAL PERCENTAGES:

	SQUARE FEET	PERCENTAGE
OVERALL FACADE AREA:	580 SF	100%
GLASS & DOORS:	149 SF	26%
ROOF:	<u>274 SF</u>	47%
157 SF APPLICABLE SF FOR COMPLIANCE		

OVERALL FACADE AREA		
REQ'D FOR CITY STANDARD:	157 SF	100%
BRICK:	136 SF	86%
STUCCO:	21 SF	14%



① SOUTH ELEVATION
1/8" = 1'-0"



**URBAN
LEGEND**
STUDIOS

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PARAMOUNT TOY AND SPORTS

Date:
07/28/21

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