



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

May 20, 2022

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Summerhays Landscaping Office Addition – Amended Site Plan Request

Application No.: SPR-11-2022

Applicant: Ryan Summerhays, representing Summerhays Landscaping

Project Location: Approximately 134 E 12300 S

Current Zoning: CSD-DP (Draper Peaks Commercial Special District) Zone

Acreage: Approximately 2.41 Acres (Approximately 105,201 ft²)

Request: Request for approval of an Amended Site Plan in the CSD-DP zone regarding an addition to an office and storage building.

SUMMARY AND BACKGROUND

This application is a request for approval of an Amended Site Plan for approximately 2.41 acres located at approximately 143 East 12300 South (Exhibit B). The property is currently zoned CSD-DP. The applicant is requesting that an Amended Site Plan be approved to allow for an addition to the existing Summerhays Landscaping building.

The subject property is within the Draper Crossing development, which was approved with a development agreement in June 1997. The development agreement established the development requirements for the area including elements such as site uses, setbacks, parking requirements, lighting, and architectural design standards. The property was later incorporated into the CSD-DP zone in 2004.

The property has seen some changes over the years. It was originally part of a larger 4.13 acre property, Lot 2 of the Draper Crossing Subdivision, recorded in 1997. Lot 2 was later



divided into three lots in 2007, Lots 2-A, 2-B, and 2-C. Lot 2-A was developed with the old Fazoli's fast food restaurant, and more recently the Terra Mia restaurant. Lot 2-B was developed as the Discount Tire shop. Lot 2-C was developed with a small office and storage building for Summerhays Landscaping, with the majority of the property left vacant. In 2020 the property owner obtained a site plan approval to redevelop the Fazoli's lot and the vacant land on Lot 2-C into a hotel. With that application, the applicant amended the subdivision plat to consolidate Lots 2-A and 2-C into one. In April 2022, the current applicant received approval to amend the lot in order to create separate properties for the Summerhays Landscaping business and the hotel. That plat has not yet been recorded.

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-DP zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the 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 property abuts the CSD-DP zone on the north, west, and east sides and the CC (Community Commercial) zone to the south.

Site Plan and Parking Layout. The applicant is proposing a 20-foot by 16-foot addition to the Summerhays Landscaping building (Exhibit E). The addition will replace the outdoor dumpster, and provide new indoor storage space for the business. The existing building



contains office and storage space for the landscaping company. The total building will equal roughly 960 square feet. The property will contain five parking spaces, located directly west of the building. In addition, there are shared parking and cross access agreements between the entire Draper Crossing development.

Architecture. The building addition will match the existing building and include smooth and split face CMU, with a green metal roof (Exhibit F). The Draper Crossing development contains CMU buildings with architectural accents and green metal roofs. The proposed addition is architecturally compatible with the rest of the Draper Crossing development as called for in the design standards for the development.

Criteria For Approval. The criteria for review and potential approval of an Amended Site Plan 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:

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. Obtain a building permit for the proposed building improvements.

The findings for approval as are follows:

1. The proposed use is consistent with uses permitted on the site.
2. The proposed use is permitted.
3. The proposed use and site will conform to applicable requirements of this Code.
4. The proposed expansion meets the approval standards of subsection E of this section.
5. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure.

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

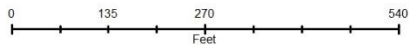
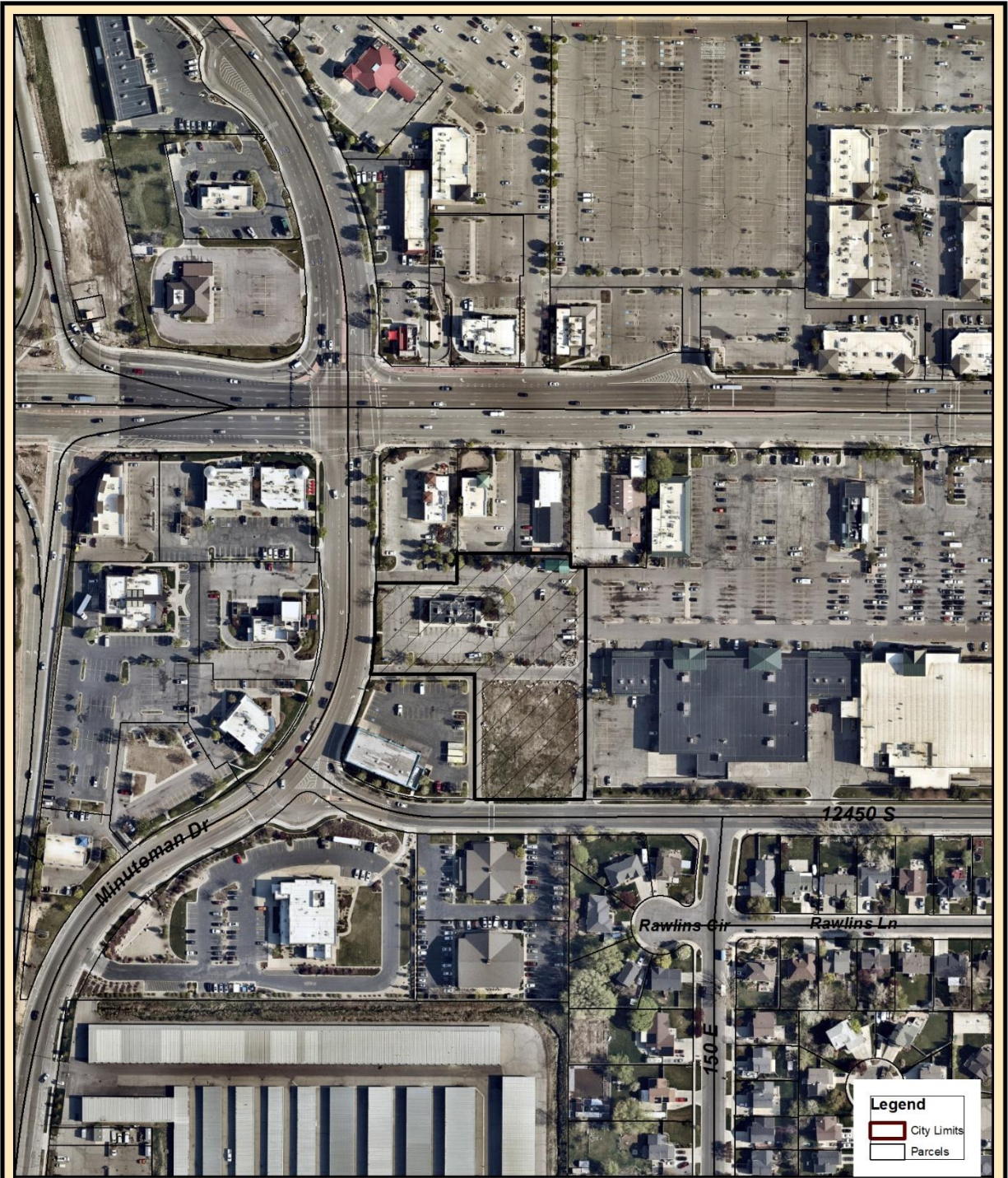


EXHIBIT A
DEPARTMENT REVIEWS

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

None provided.

EXHIBIT B AERIAL MAP



Summerhays Landscaping Office
Plat Amendment
Aerial Map

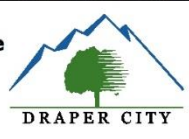
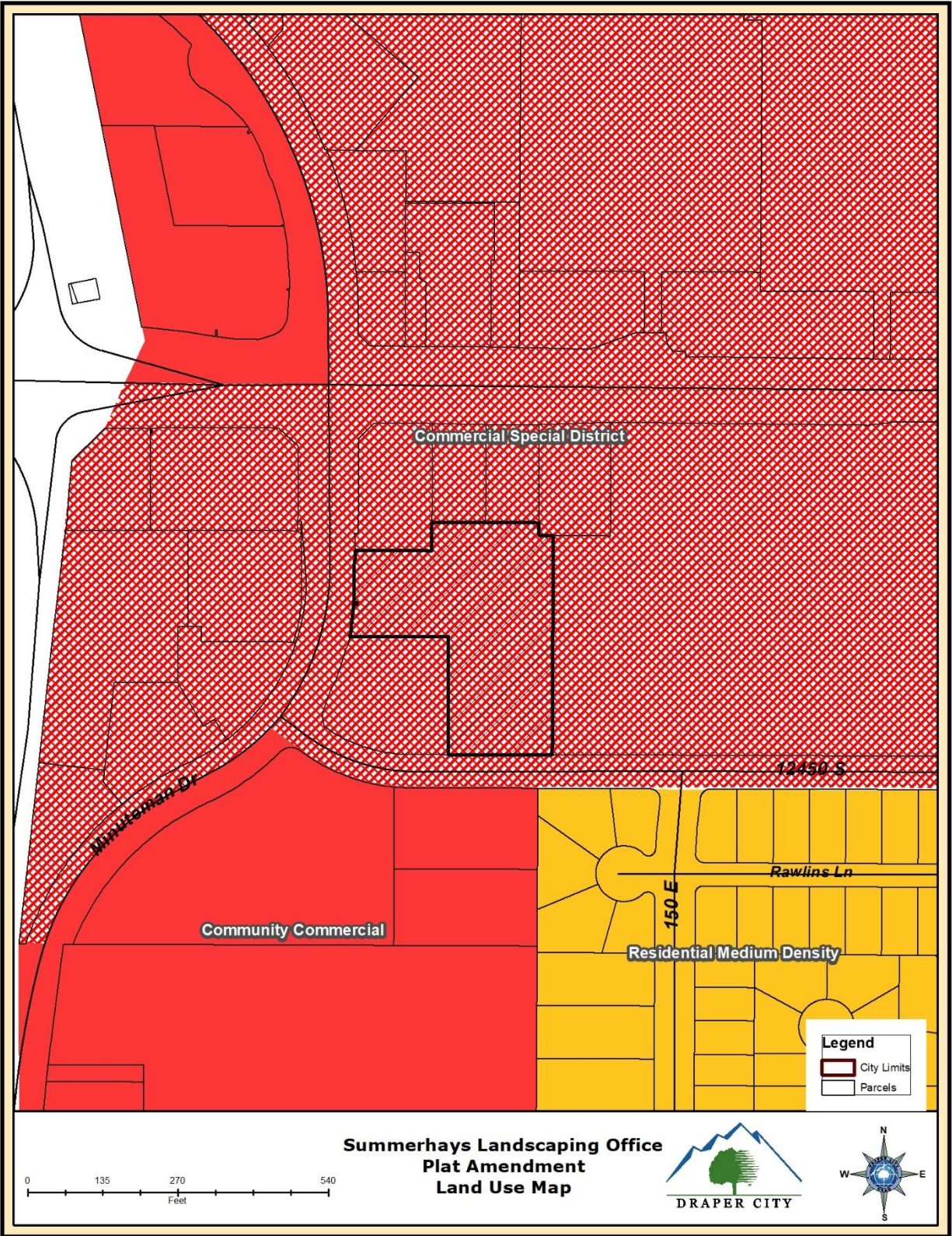


EXHIBIT C LAND USE MAP



Summerhays Landscaping Office
Plat Amendment
Land Use Map



EXHIBIT D ZONING MAP

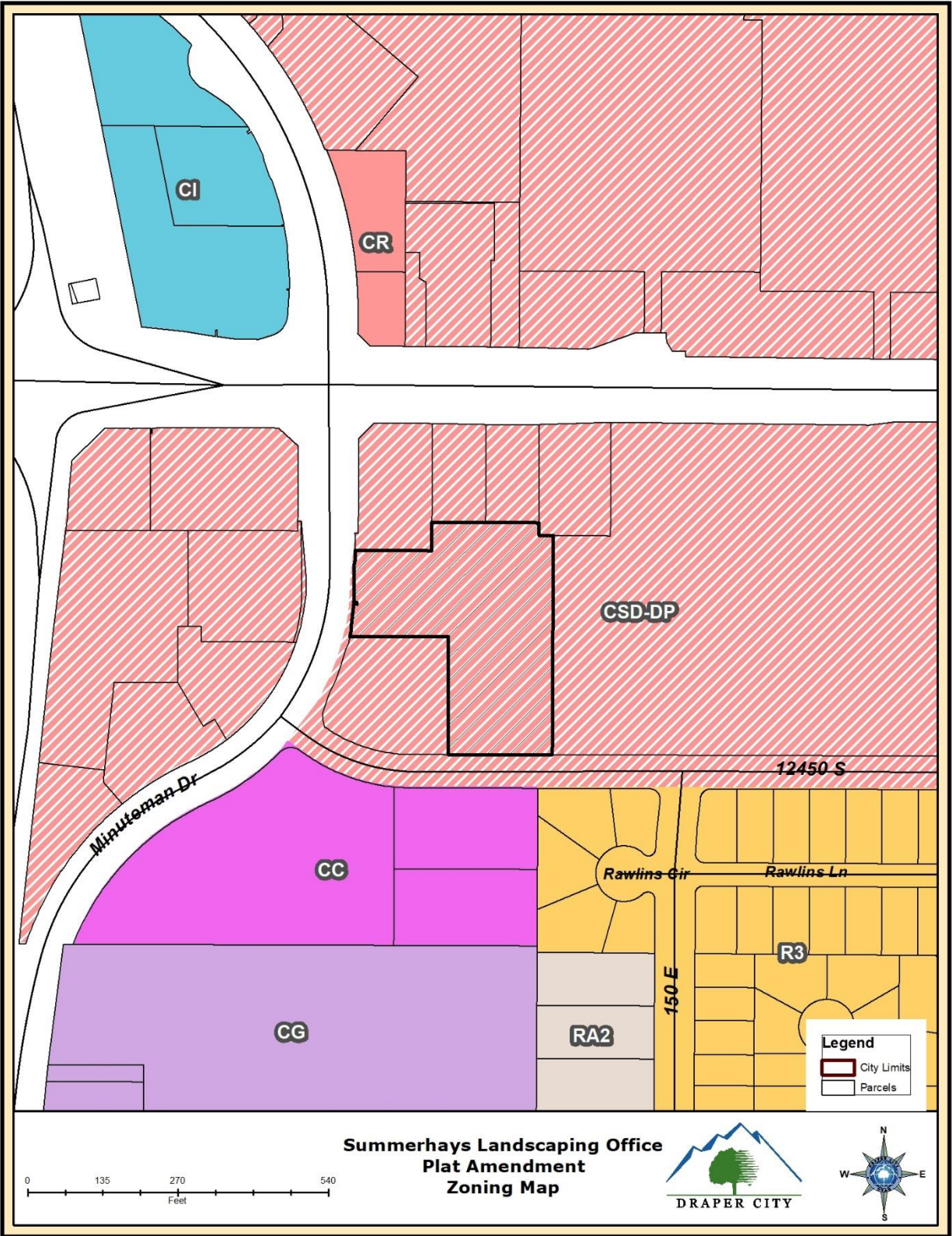
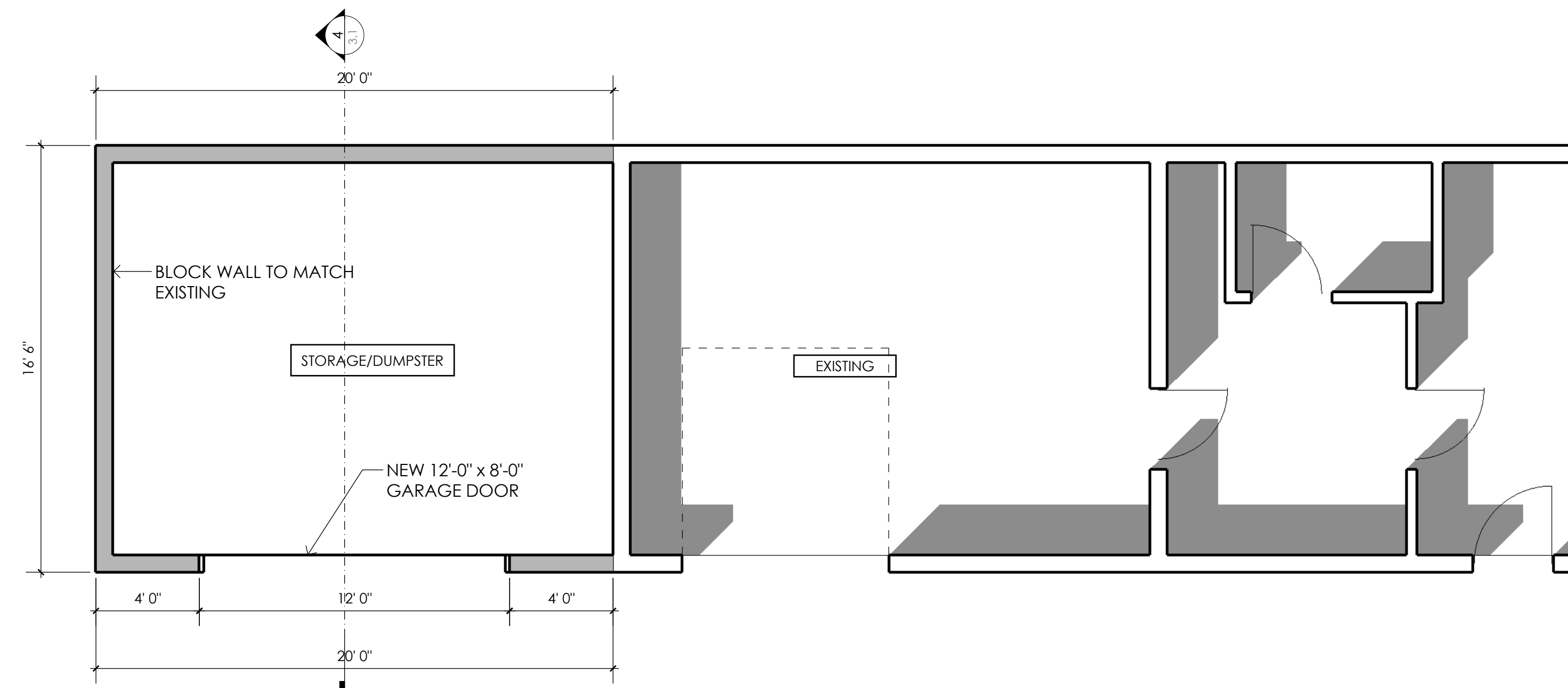


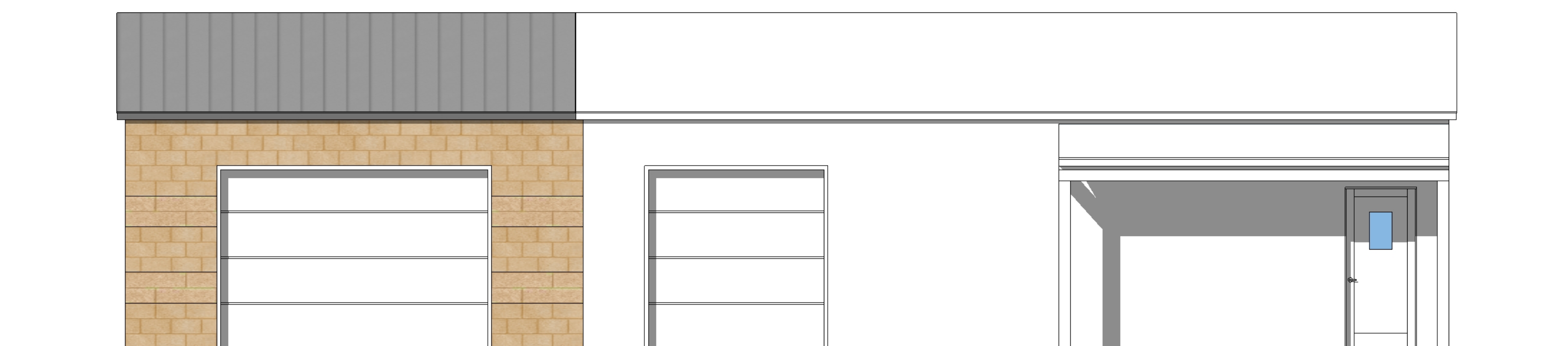
EXHIBIT E
SITE PLAN

**EXHIBIT F
ELEVATIONS**

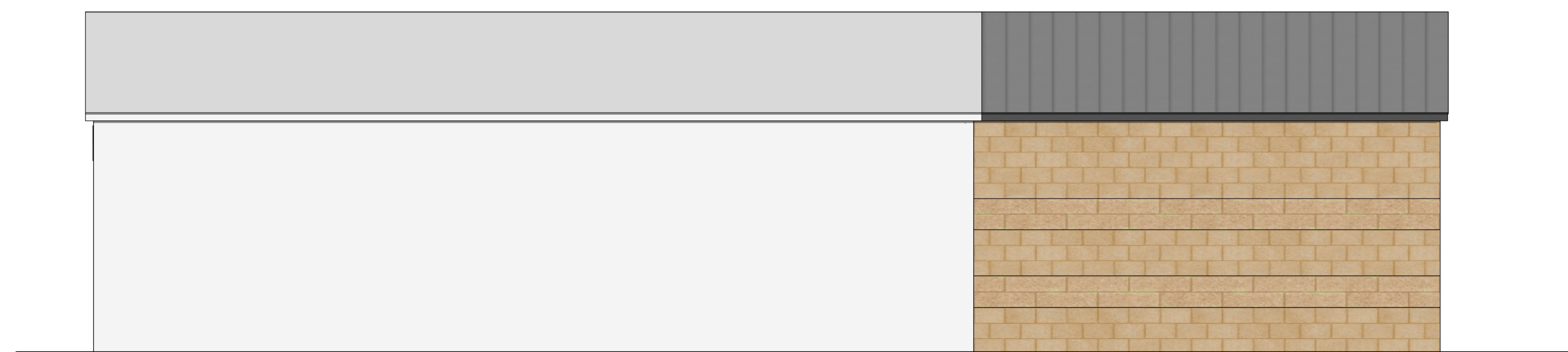


| WALL TYPE KEY | |
|---------------|------------------------|
| | EXISTING EXTERIOR WALL |
| | DEMO WALL |
| | NEW INTERIOR UNIT WALL |

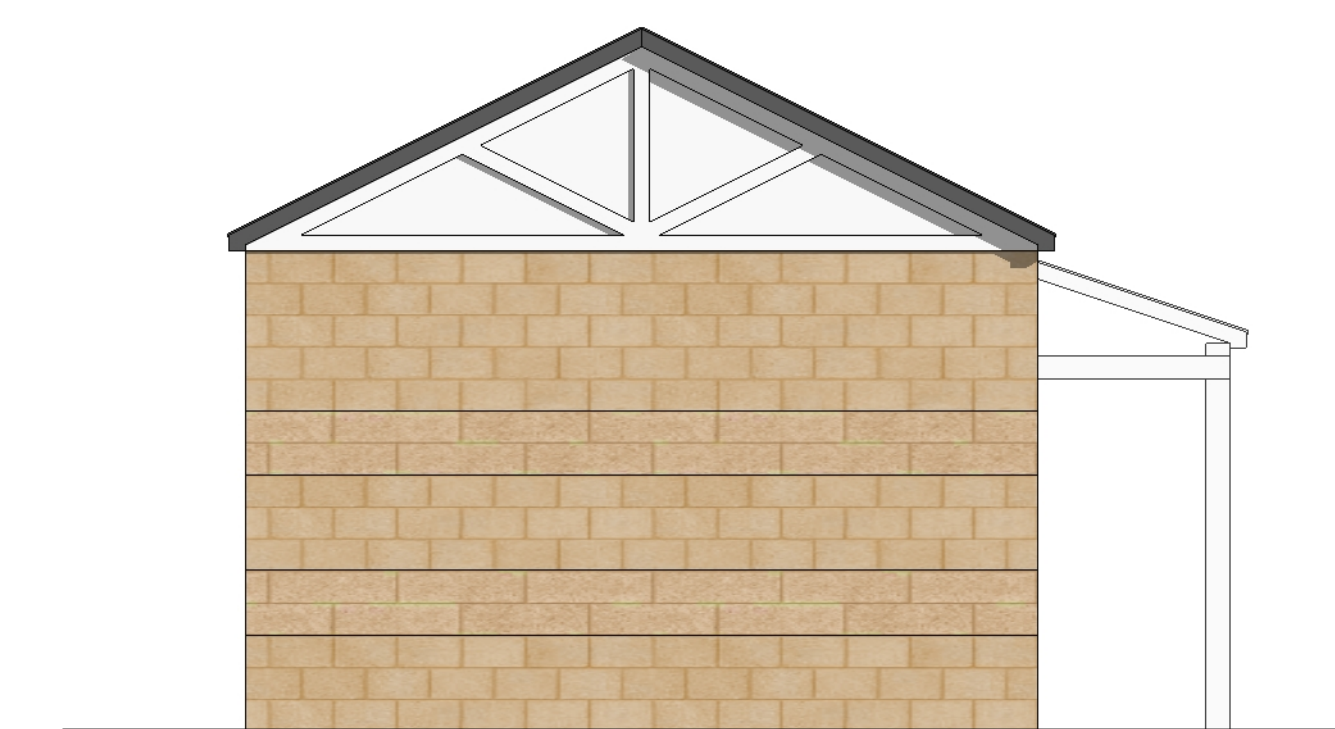
1 First Floor Plan
 1.1 1/4" = 1'-0"



2 SOUTH ELEVATION
 1.1 1/4" = 1'-0"



3 NORTH ELEVATION
 1.1 1/4" = 1'-0"



4 WEST ELEVATION
 1.1 1/4" = 1'-0"

**SUMMERHAYS
 LANDSCAPE**

Street
 City, State
 APN: xxx-xx-xxx

RYAN SUMMERHAYS

Document Date:
 DECEMBER 30 2020

Document Phase:
 Schematic Documents

| rev. | date | remark |
|------|----------|-----------------|
| 1 | 07/01/16 | plan revision X |

First Floor Plan

1.1