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

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**STAFF REPORT**  
July 26, 2019

**To:** Jennifer Jastremsky, Zoning Administrator

Approved

Date

7/30/19

**From:** Maryann Pickering, AICP, Planner III  
(801) 576-6391 or [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us)

**Re: Lone Peak Business Park Lot 102 – Commercial Site Plan Review Request**

Application No.: SPR-602-2019  
Applicant: David Driggs of Price Realty  
Project Location: 222 W. 12300 South  
Current Zoning: CSD-LP (Lone Peak Commercial Special District)  
Acreage: 0.88 acres (approximately 38,332.8 square feet)  
Request: Request for approval of a commercial site plan for a new retail drive thru restaurant in the CSD-LP zone.

**SUMMARY**

This application is a request for approval of a commercial site plan for approximately 0.88 acres. The property is located on the north side of 12300 South at 265 West. The property is currently zoned CSD-LP (Lone Peak Commercial Special District). The applicant is requesting to allow for the development of the vacant lot with a drive thru restaurant use.

**BACKGROUND**

The site was subdivided in May, 2019. The applicant requested the plat amendment be approved in order to subdivide Lot 102 of the Lone Peak Business Park subdivision. That plat amendment created two lots from one lot.

A text amendment to the CSD-LP zoning district was approved in June, 2019. That text amendment modified some of the development standards for the CSD and made it possible for the Zoning Administrator to administratively approve site plan applications within the boundaries of the CSD.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Business and Light Manufacturing land use designation for the subject property. "This category allows for a mixture of land uses that could include office and light manufacturing uses with limited retail development to provide services for employees of these uses."

The property has been assigned the CSD-LP zoning classification. This zoning designation supports a variety of uses primarily geared toward manufacturing and office. The CSD-LP zone is "is a master



*planned project with multiple architecturally compatible buildings fronting along 12300 South, Draper City's major commercial corridor, and Lone Peak Parkway, Draper City's major commercial/industrial corridor."*

The property is bounded by CSD-LP zoning to the west, north and east. There is CBP (Commercial Business Park) zoning to the west across 265 West and the south across 12300 South.

Site Plan Layout. The site plan depicts a single building on the lot with the drive thru on the west side of the building adjacent to 265 West. The parking is located on the eastern side of the property. There is a vehicular access on the north and a shared access to 12300 South on the parcel located to the west. The building is approximately 2,208 square feet in size with an outdoor patio at the rear or north side of the building.

Landscaping and Lot Coverage.

The building's footprint is designed to cover approximately 2,208 square feet of the 0.88 acre site. This provides lot coverage of just under 5.75% of the site. The maximum lot coverage allowed by the CSD is 50%. The site also contains 14,391 square feet of landscaping on the property, providing a site landscaping calculation of approximately 37.35%. The minimum amount of landscaping required per the CSD-LP is 13%. This site meets the minimum standards. Within the CSD, there is a very specific listing of required plants and shrubs for landscaping. The property contains the required species of landscaping.

Parking. According to Draper City Municipal Code (DCMC) Section 9-18G-050(A)(2)(e), there shall be a minimum of five parking stalls for every 1,000 square feet of retail. Based on the size of the building, a total of 12 parking spaces are required. The proposed site plan shows 33 parking spaces which is well above the minimum for the CSD. The CSD does not have a maximum parking limit like the regular parking code.

Architecture. The proposed building is approximately 21½ feet to the highest point or the mechanical enclosure. The top of the roof is approximately 17½ feet tall. The CSD limits the maximum height for retail buildings to 120 feet in height. The building is well below that maximum.

Within the CSD, there is a desired architectural theme and required design elements. The proposed building does meet the standards found in the CSD. There is the required minimum of 10% of walls facing 12300 South to have an element of interest with a proposed wood panel soffit. Other standards which are met include concrete exteriors offset in the main entry, metal awnings and raised exterior planters.

Lighting. The site plan calls for the installation of light poles on the sites. The applicant has provided a spec sheet for the proposed lighting fixture and it is proposed to be a full cutoff fixture, meaning all light will be directed downwards. All of the poles are proposed to be approximately 21 feet in height which complies with the 30 foot maximum allowed within the CSD area. DCMC Section 9-18G-070(E) requires that all illumination is zero at any property line. The photometric plan shows that all illumination standards have been met.

Fencing. There is no fencing that is required or proposed with this application.

Criteria for Approval. The criteria for review and potential approval of a commercial site plan request is found in Sections 9-5-090(E) 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. In addition, consideration shall be given to the following:
  - (i) Considerations relating to traffic safety and traffic congestion:
    - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
    - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
    - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
    - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
    - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
    - (F) surfacing and lighting of off-street parking facilities; and
    - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
  - (ii) Considerations relating to outdoor advertising:
    - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
  - (iii) Considerations relating to landscaping:
    - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
    - (B) planting of ground cover or other surfaces to prevent dust and erosion;
    - (C) unnecessary destruction of existing healthy trees; and
    - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
  - (iv) Considerations relating to buildings and site layout:
    - (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
    - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
  - (v) Considerations relating to drainage and irrigation:
    - (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
    - (B) the need for piping of irrigation ditches bordering or within the site.
  - (vi) Other considerations including, but not limited to:
    - (A) buffering;
    - (B) lighting;
    - (C) placement of trash containers and disposal facilities; and
    - (D) location of surface, wall and roof-mounted equipment.

- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
- (4) In a planned center, individual uses shall be subject to the following requirements:
  - (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
  - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
  - (iii) Development guidelines for a center shall, as a minimum, address the following topics:
    - (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
    - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
    - (C) landscaping and open space standards;
    - (D) signage;
    - (E) exterior lighting;
    - (F) parking, pedestrian and vehicular circulation, and access to the site;
    - (G) rights of access within the center (use of cross-easements, etc.);
    - (H) development phasing and improvements/amenities to be completed with each phase;
    - (I) outdoor sales, storage and equipment;
    - (J) fencing and walls; and
    - (K) maintenance standards and responsibilities.
- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

## **REVIEWS**

**Planning Division Review.** The Draper City Planning Division has completed their review of the proposed commercial site plan submission. Comments, 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 review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

**Building Division Review.** The Draper City Building Division has completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

**Draper City Fire Review.** The Draper City Fire Department has completed their review of the proposed commercial site plan submission. Comments, if any, can be found in Exhibit A.

**Noticing.** Per the CSD-LP standards, this application will be reviewed and approved at staff level with no public hearing or noticing required.

### **STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator review the request and make a decision based on the findings listed below and the criteria for approval listed within the staff report and subject to the conditions listed below:

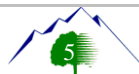
1. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
2. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.
3. Any conditions from the Draper Fire Marshal review shall be addressed during Building Permit review and issuance.

The findings for approval are as follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan by:
  - a. increasing the diversity of business offerings while ensuring the sustainability of the economy and improving general quality of life;
  - b. fostering new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle;
  - c. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
  - d. encouraging development and maintenance of quality development projects;
  - e. relating regional transportation corridors to regional land use intensities and patterns;
  - f. supporting regional land use policies, patterns, and planning;
  - g. helping to provide a balance of live, work, and play land uses and development intensities; and
  - h. encouraging and supporting a diversity of businesses.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development conforms to the general aesthetic and physical development of the area.
4. The public services in the area are adequate to support the subject development.
5. The specific property is suitable for the proposed use.
6. Safeguards can be provided to ensure adequate facilities and public services and lessen impact on adjacent properties.

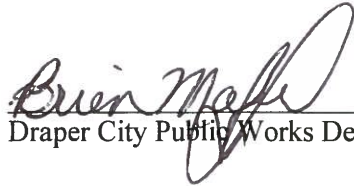
The findings for denial as are follows:

1. The proposed development plans do not meet the requirements and provisions of the Draper City Municipal Code.
2. The proposed development does not conform to the general aesthetic and physical development of the area.
3. The public services in the area are not adequate to support the subject development.

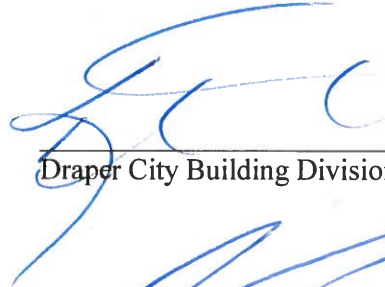


**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

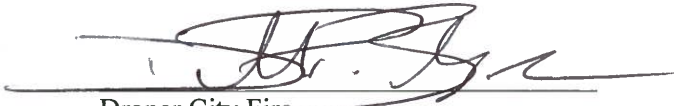
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.



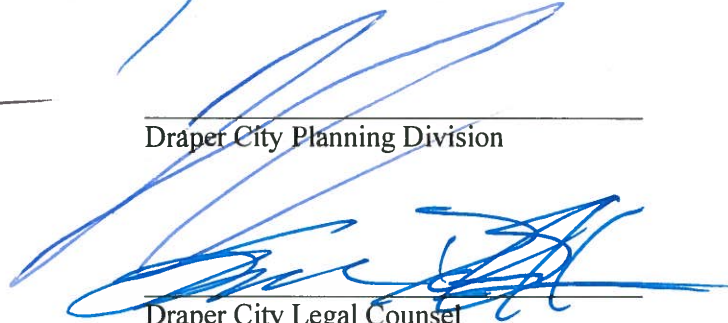
Draper City Public Works Department



Draper City Building Division



Draper City Fire



Draper City Planning Division



Draper City Legal Counsel

**EXHIBIT A**  
**DEPARTMENT/DIVISION COMMENTS**

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

*Planning Division Review.*

No comments provided.

*Engineering and Public Works Divisions Review.*

No comments provided.

*Building Division Review.*

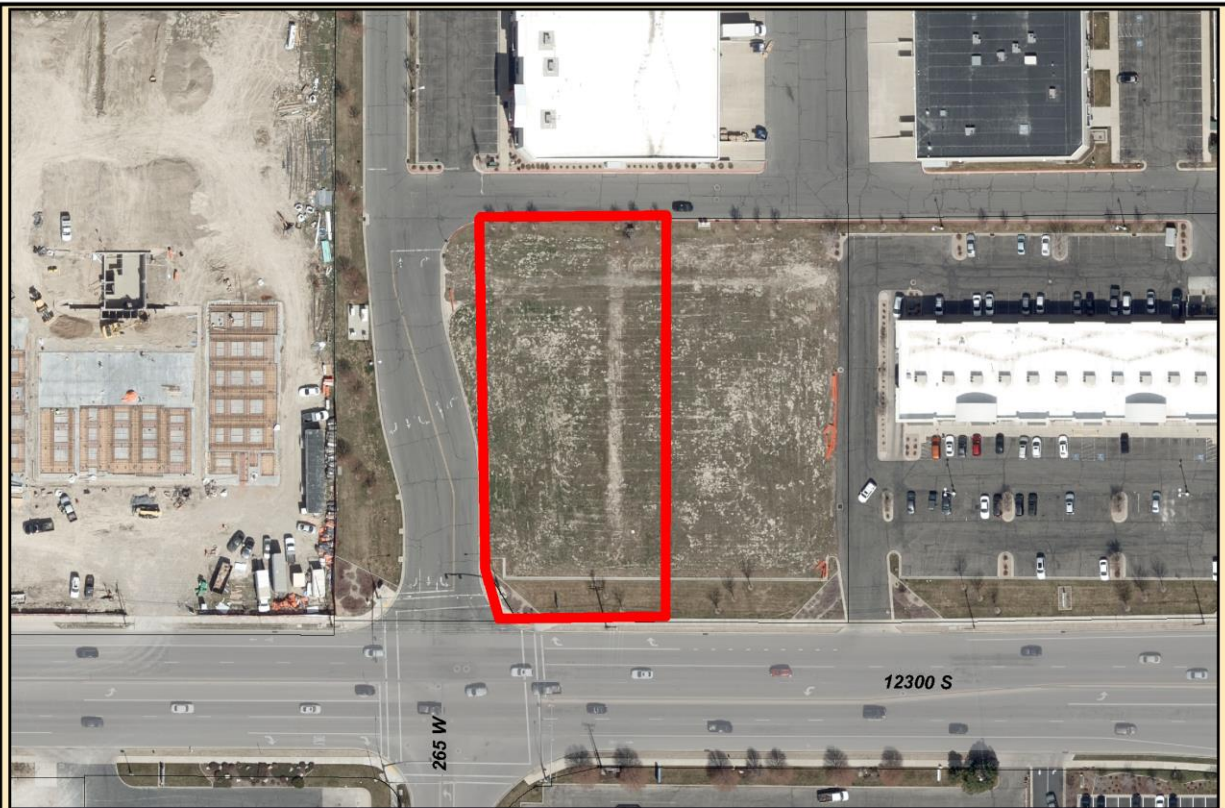
No comments provided.

*Draper City Fire Review.*

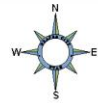
No comments provided.



**EXHIBIT B  
AERIAL**

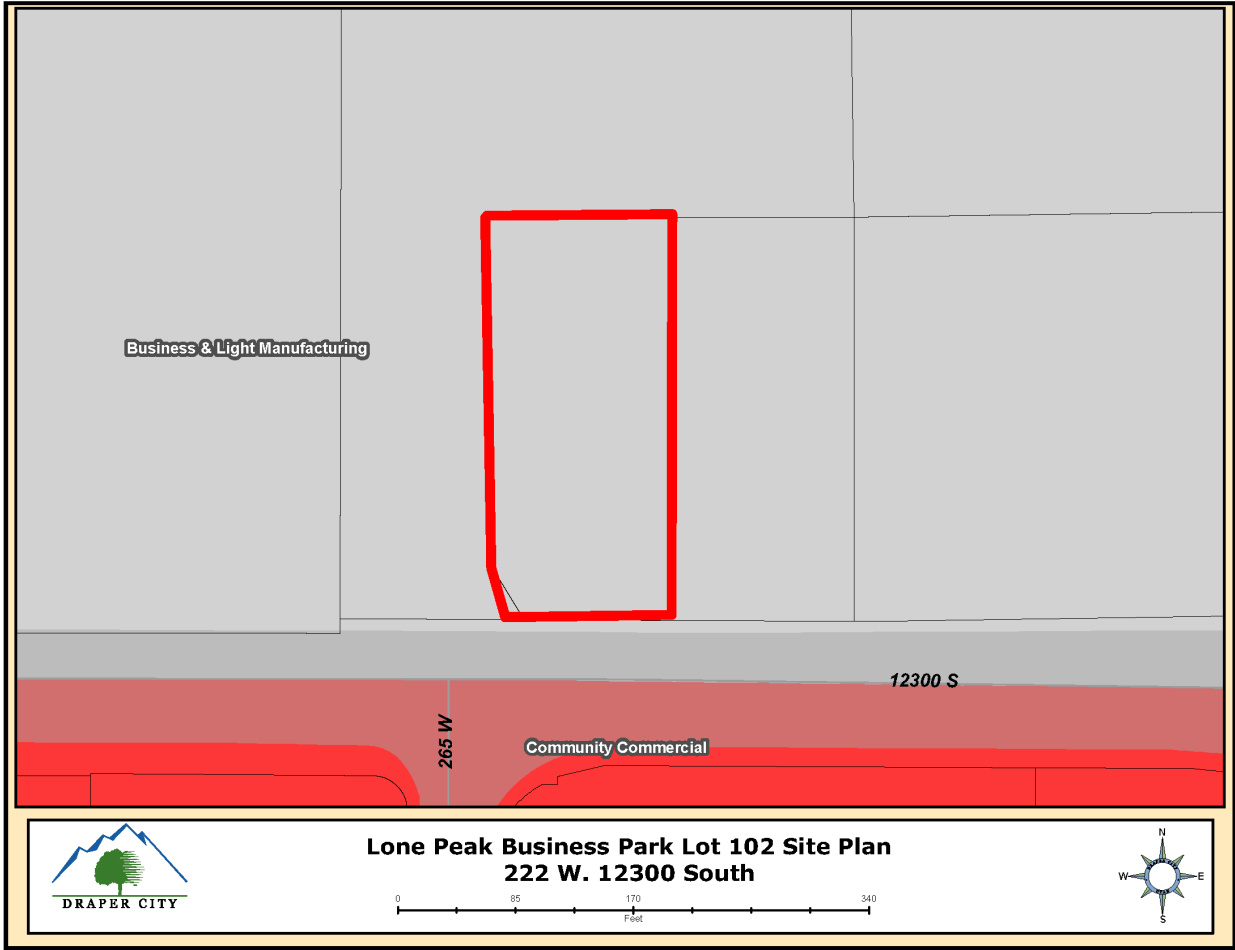


**Lone Peak Business Park Lot 102 Site Plan  
222 W. 12300 South**

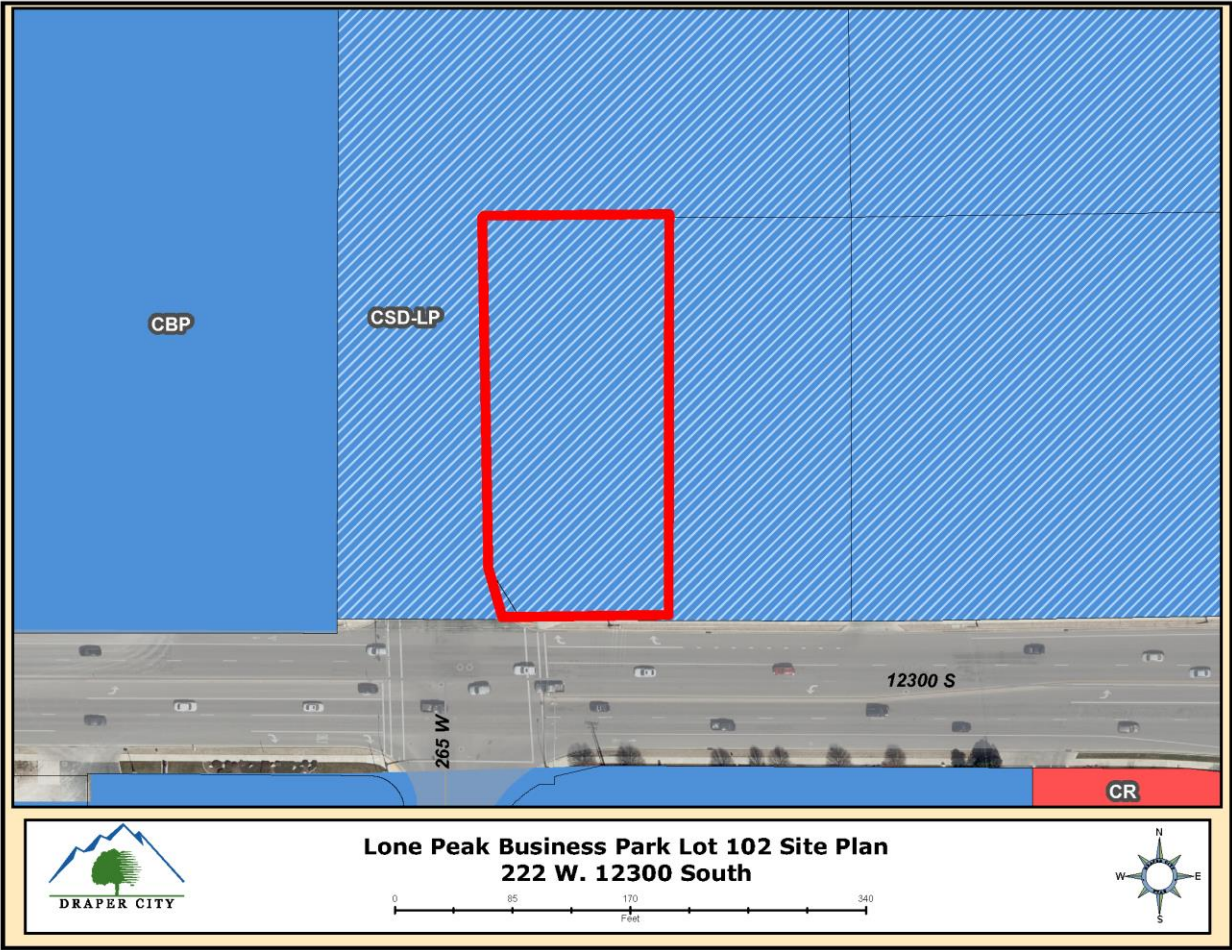




**EXHIBIT C  
LAND USE MAP**



**EXHIBIT D  
ZONING MAP**

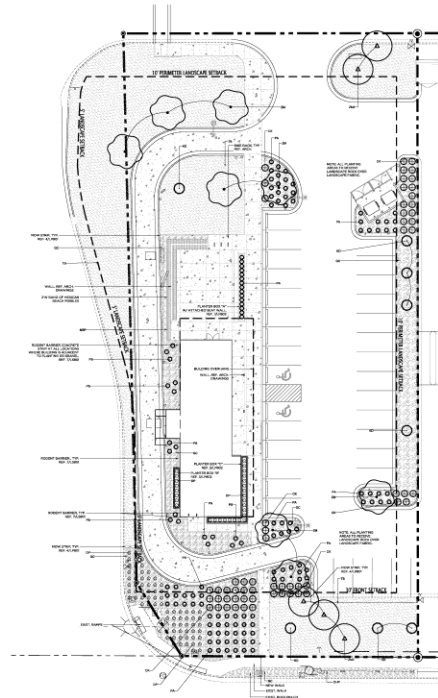


**Lone Peak Business Park Lot 102 Site Plan  
222 W. 12300 South**





# EXHIBIT F LANDSCAPE PLAN



PLANTING PLAN  
SCALE 1"=16'

| PLANT SCHEDULE |      |  |            |      |
|----------------|------|--|------------|------|
| TREES          | CODE | BOTANICAL NAME / COMMON NAME   | COUNT      | DATE |
|                | ZMO  | Existing Zelkova / Existing Zelkova  | 980        |      |
|                | HO   | Koeleria paniculata / Golden Cordia / Golden Cordia Palm Tree  | 880        | P/C# |
|                | ZM   | Zelkova serrata / Roundleaf / Roundleaf Zelkova  | 880        | P/C# |
| SHRUBS         | CODE | BOTANICAL NAME / COMMON NAME   | COUNT      |      |
|                | PS   | Prinos Hedge / Shrubland / Hedges Pine   | 8 ps       |      |
| GRASSES        | CODE | BOTANICAL NAME / COMMON NAME   | COUNT      |      |
|                | OK   | Chlorophytum comosum / Star Flower / Spider Plant Green 4' CC 8" W   | 8 ps       |      |
|                | OP   | Desmodium illinoense / Blue Fescue / Blue Fescue Grass 4' CC 8" W  | 8 ps       |      |
|                | PA   | Paspalum elongatum / Nematode / Fountain Grass 4' CC 8" W  | 8 ps       |      |
| GROUND COVERS  | CODE | BOTANICAL NAME / COMMON NAME   | COUNT      |      |
|                | GC   | Green Check material / Green / WATCH FOR SPOTS / SPOTS / NO CLIPPING ON ASPHALT / DUMP ON WHEEL BARROW, WASH AND THEN PLACE ON SITE.       | 4' 8" SP7H |      |
|                | MSP  | MSP / Green Check material / Green / WATCH FOR SPOTS / SPOTS / NO CLIPPING ON ASPHALT / DUMP ON WHEEL BARROW, WASH AND THEN PLACE ON SITE. |            |      |
|                | TB   | Turf / Turf Material / Shingles  | 880        |      |

**GSBS**  
GROUP

200 WEST 104th STREET  
LAKELAND, FLORIDA 33607  
P: 813.943.8200  
F: 813.943.8201  
WWW.GSBSGROUP.COM



CONSTRUCTION DOCUMENTS  
LONE PEAK  
BUSINESS  
PARK LOT 102

200 West 104th Street  
Lakeland, FL 33607  
PRICE REAL ESTATE

200 East Court Street  
Lakeland, FL 33602  
OWNER PROJECT NO. 201602100  
CONSULTANT PROJECT NO. JAL-16-003  
REVISIONS  
PLANTING PLAN

# EXHIBIT G BUILDING ELEVATIONS



PROJECT NO. 1424  
SUNLAND CENTER, #400  
15000 W. SUNLAND BLVD.  
SUNLAND, CA 91768  
www.gsbsarchitects.com

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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|     |             |      |
|     |             |      |
|     |             |      |



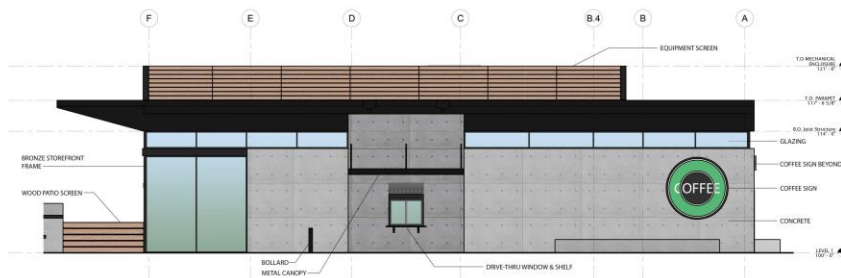
PREPARED BY: GSBS ARCHITECTS  
PRICE REAL ESTATE  
1500 East South Street  
San Jose, CA 95128  
OWNER: PROJECT NO.: 1424  
GSBS PROJECT NO.: 15000 SUNLAND  
DESIGN DATE: 10/2014

**A200** REV

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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**SOUTH ELEVATION**  
A201 1/4" = 1'-0"



**WEST ELEVATION**  
A201 1/4" = 1'-0"

2000 W. 100th St.  
San Diego, CA 92121  
PRICE REAL ESTATE  
10000 10th Street, Suite 200  
San Diego, CA 92121  
GSBS PROJECT NO.: 2019-01-001  
REVISED DATE: 03/28/2019  
EXTERIOR ELEVATION