



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
(801) 576-6539

STAFF REPORT
January 28, 2019

To: Jennifer Jastremsky, AICP, Zoning Administrator

 Approved 4/11/19
Date

From: Community Development Department
Prepared by: Dan Boles, AICP

Re: Chick-fil-A Site Plan Amendment

Application No.: SPR-527-2019
Applicant: Chris Turpen
Location: 357 East 12300 South
Current Zoning: Community Commercial (CC)
Parcel Size: 1.78 acres
Request: Approval to amend the original site plan to add a canopy over the menu boards and drive-through window.

BACKGROUND

The property which is situated directly east of the McDonalds site on 12300 South was originally zoned A5. On September 03, 2013, ordinance 1057 was adopted approving a change in zoning to Community Commercial (CC). Subsequently, on December 19, 2013, a site plan approval for the Chick-fil-A site plan was approved by the Planning Commission followed by a minor, two-lot subdivision which was recorded in July of 2014. A building permit was issued on May 29, 2014 for the building on site and the business opened November of 2014.

ANALYSIS

General Plan and Zoning. The land use designation for the subject parcel is Neighborhood Commercial. The General Plan states that *“This category permits commercial land uses that target local residents and neighborhoods. Planned retail and office are encouraged.”* The property is zoned CC (Community Commercial). The purpose of the CC zone is, *“to provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.”*

Proposed Site Plan Modifications. Chick-fil-A is proposing now to add three canopies to their site: two over the two menu boards and one over the drive-through window (see site plan attached). The canopies will provide shelter from the elements primarily for the employees who stand outside to take orders during



busy hours. The canopies will be equipped with fans for summertime and heaters for winter on the underside of the structures.

The proposed canopies over the menu boards will both be approximately 60 feet in length as measured from the outside radius. They will stand at 9'6" from the ground to the bottom of the canopy. The Fire Department has reviewed the height and has stated that it will not be necessary to access the drive through area with a fire truck and therefore is not concerned with the height restrictions. The window canopy will also stand at 9'6" tall. The canopies will be constructed out of metal and will have a black matte finish. No other aspects of the site will be modified to accommodate the construction of the canopies.

Staff has reviewed the application against the standards in the Draper City Municipal Code (DCMC) and finds that it complies with the standards found therein.

Engineering Review. The Draper City Engineering Division has reviewed this proposal and has stated that the proposal meets the requirements of the code.

Building Division Review. The Draper City Building Official has no comment on the application at this time. A building permit will be required for the changes and new building and a thorough review will be performed at that time.

Draper City Fire Review. The Draper City Fire Department has reviewed this application and has no comment on the proposal.

Noticing. As a site plan amendment, 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 approve the Chick-fil-A Site Plan Amendment, application SPR-527-2019, with the following conditions:

1. That all requirements of the Draper City Fire, Building, and Engineering Departments are met throughout development of the site including permitting.
2. That, if required, a land disturbance permit is issued prior to construction.
3. That a building permit are obtained prior to construction of the canopies as required by the Building division.
4. That any landscaping damaged by construction will be repaired and replaced as needed.
5. That the canopies are constructed to look like the attached drawings.


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 the proposed site plan will not adversely affect adjacent property.
3. 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.
4. That all site plan drawings were developed in accordance with the standards contained in Draper City's zoning ordinance.



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 Engineering Division



Draper City Building Division



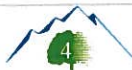
Draper City Legal Counsel



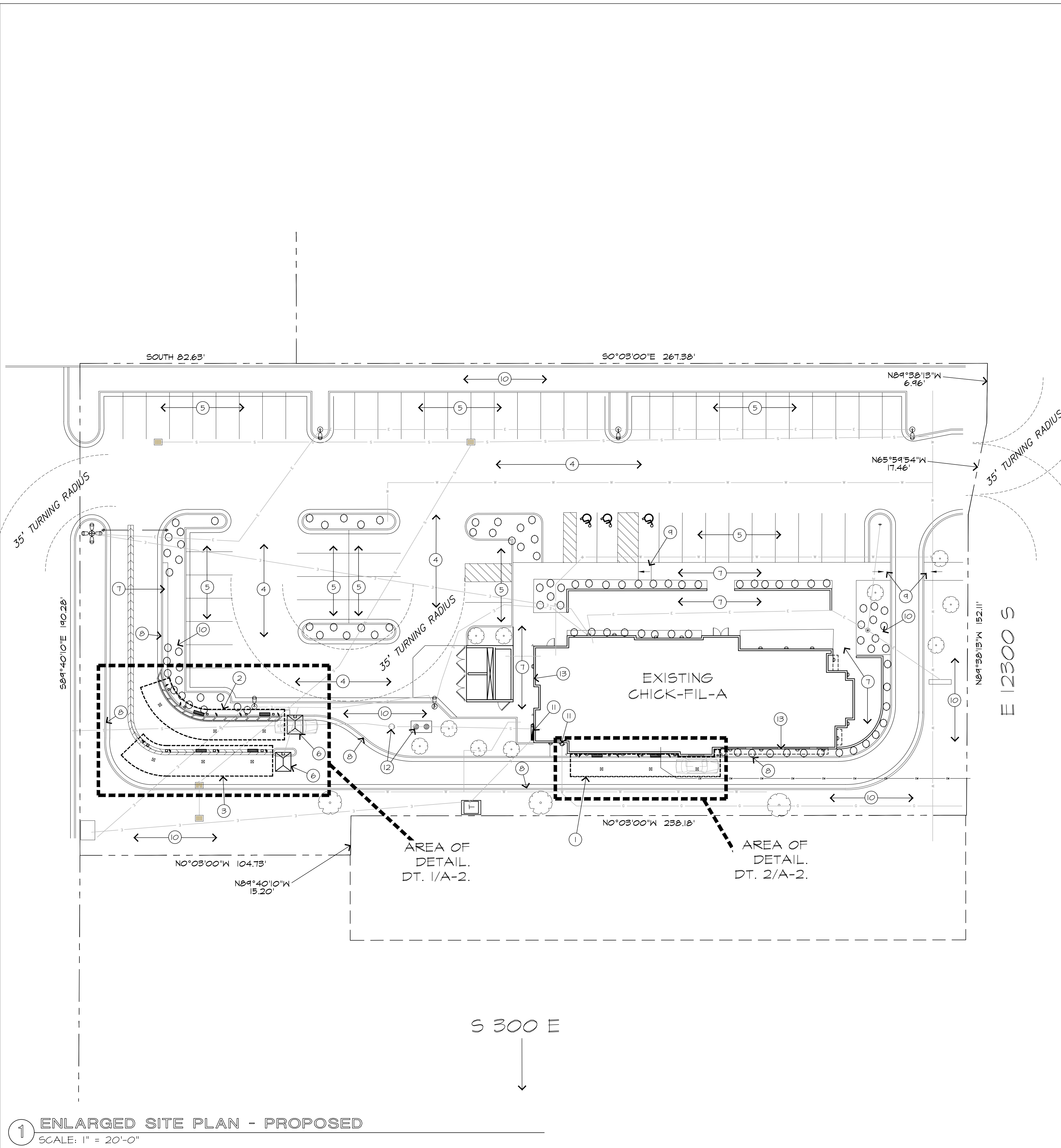
Draper City Planning Division



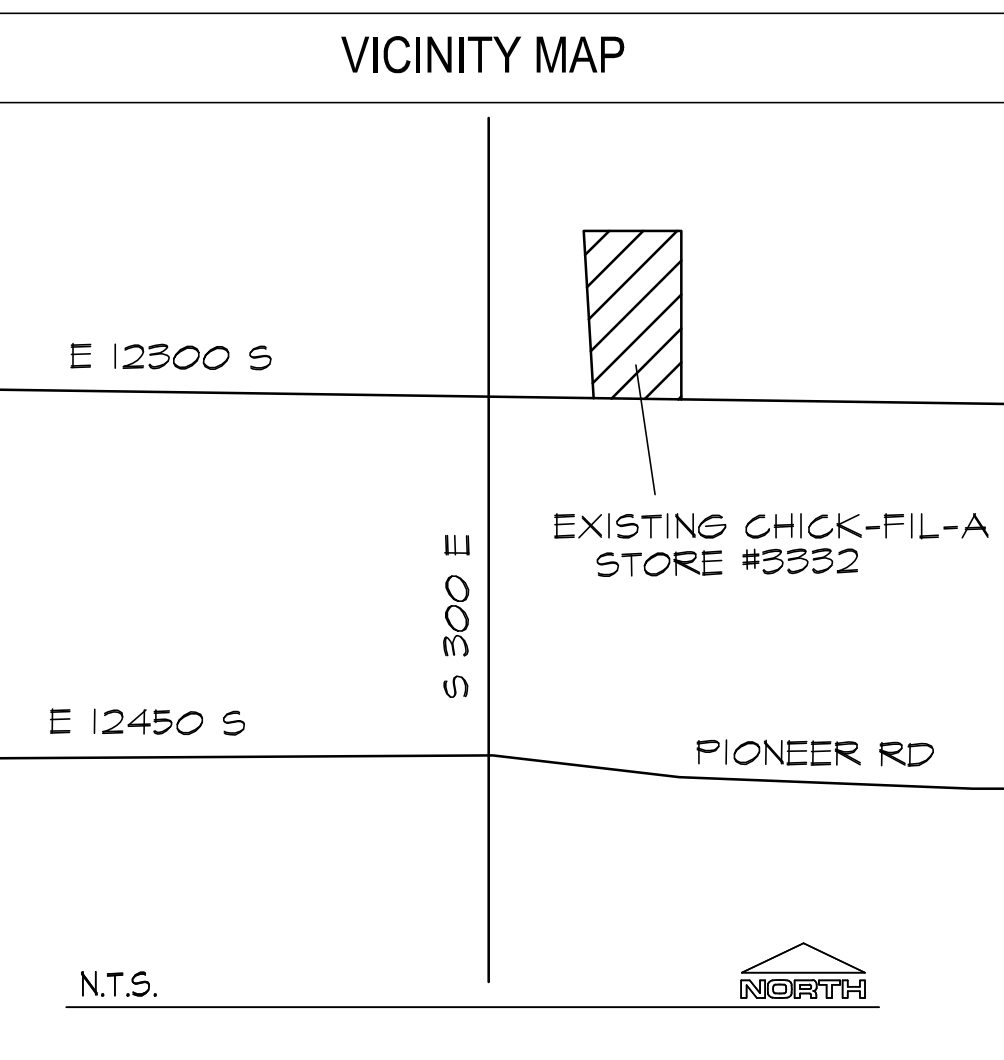
Draper City Fire



**EXHIBIT A
SITE PLAN**



1 ENLARGED SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"



SHEET INDEX

ARCHITECTURAL
A-1 PROJECT DATA & OVERALL SITE PLAN
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AB-2 CANOPY FOOTINGS
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E-2 SECTIONS
E-3 SECTIONS
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ELI CANOPY ELEVATION PLAN
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FACE TO FACE CANOPY
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P2.1 PLUMBING DETAILS

ELECTRICAL
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- SITE PLAN NOTES**
1. OUTLINE OF PROPOSED OVERHEAD MEAL DELIVERY CANOPY.
 2. OUTLINE OF PROPOSED OVERHEAD FACE TO FACE CANOPY 1.
 3. OUTLINE OF PROPOSED OVERHEAD FACE TO FACE CANOPY 2.
 4. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
 5. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
 6. EXISTING ORDER POINT TO REMAIN, NO CHANGE.
 7. EXISTING CONCRETE WALKWAY TO REMAIN.
 8. EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE NEW CONDITION.
 9. EXISTING CONCRETE ACCESSIBLE RAMP / MARKED PATHWAY TO REMAIN.
 10. EXISTING LANDSCAPING AREA TO REMAIN.
 11. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION. CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 12. EXISTING UNDERGROUND UTILITY COVER TO REMAIN. VERIFY PRIOR TO START OF CONSTRUCTION.
 13. EDGE OF EXISTING BUILDING. NO CHANGE.

PROJECT DATA

PROJECT NAME: CHICK-FIL-A, SITE #3332
PROJECT ADDRESS: 351 E 12300 S
DRAPER, UT 84020

PROJECT DESCRIPTION: INSTALL NEW OVERHEAD SHADE CANOPY AT EXISTING DRIVE THRU FOR EMPLOYEE AND VEHICLE SHADE.

EXISTING ZONING: COMMERCIAL (NO CHANGE)

CONSTRUCTION AREA:
a) Face to Face canopy 1: ± 694 S.F.
b) Face to Face canopy 2: ± 676 S.F.
c) Meal Delivery Canopy: ± 505 S.F.
Total: ± 1,875 S.F.

PARKING: EXISTING (NO CHANGE)
DRIVE THRU QUEING: EXISTING (NO CHANGE)

GOVERNING CODES

BUILDING: 2015 I.B.C.
MECHANICAL: 2015 I.M.C.
PLUMBING: 2015 I.P.C.
ENERGY: 2015 I.E.C.C.
ELECTRICAL: 2014 N.E.C.
FUEL / GAS: 2015 I.G.F.C.
FIRE: 2015 I.F.C.
ACCESSIBLE: 2009 I.C.C./A.N.S.I. 117.1

INCLUDING ALL LOCAL AMENDMENTS

BUILDING SETBACKS

FRONT (E 12300 S): 0 FT
SIDE (S 300 E): 0 FT
REAR: 0 FT
SIDE: 0 FT

PROJECT TEAM

OWNER:
CHICK-FIL-A, INC.
TROY TRIPP
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CHICK-FIL-A.COM

PROJECT MANAGER:
EMG, LLC
MICHAEL ANDERSON
17200 N. PERIMETER DRIVE, SUITE 275
SCOTTSDALE, ARIZONA 85255
SCOTTSDALE, ARIZONA 85255
PH: 480-777-1800

CANOPY COMPANY:
LANE SUPPLY INC.
LARRY TOLBERT
120 FAIRVIEW
ARLINGTON, TX 76010
LTOLBERT@LANESUPPLYINC.COM

BUILDING DEPARTMENT:
CITY OF DRAPER
BUILDING SERVICES
1020 E. PIONEER RD.
DRAPER, UT 84040
PHONE: 801-576-6526

GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.
2. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.
3. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.

SCALE: 1" = 20'-0"
0' 10' 20' 40'

NORTH



Chick-fil-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
(404) 765-8000

THESE PLANS AND SPECIFICATIONS, AS WELL AS CHICK-FIL-A, INC. NAME AND LOGO, TRADEMARKS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF CHICK-FIL-A CORPORATION. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT CHICK-FIL-A'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

CONSULTANTS:

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SCOTTSDALE, ARIZONA 85255
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FAX: 480.777.5366
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esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
Telephone 480-755-0959

Jeffrey W. Winter
9-17-2018

Revision Schedule

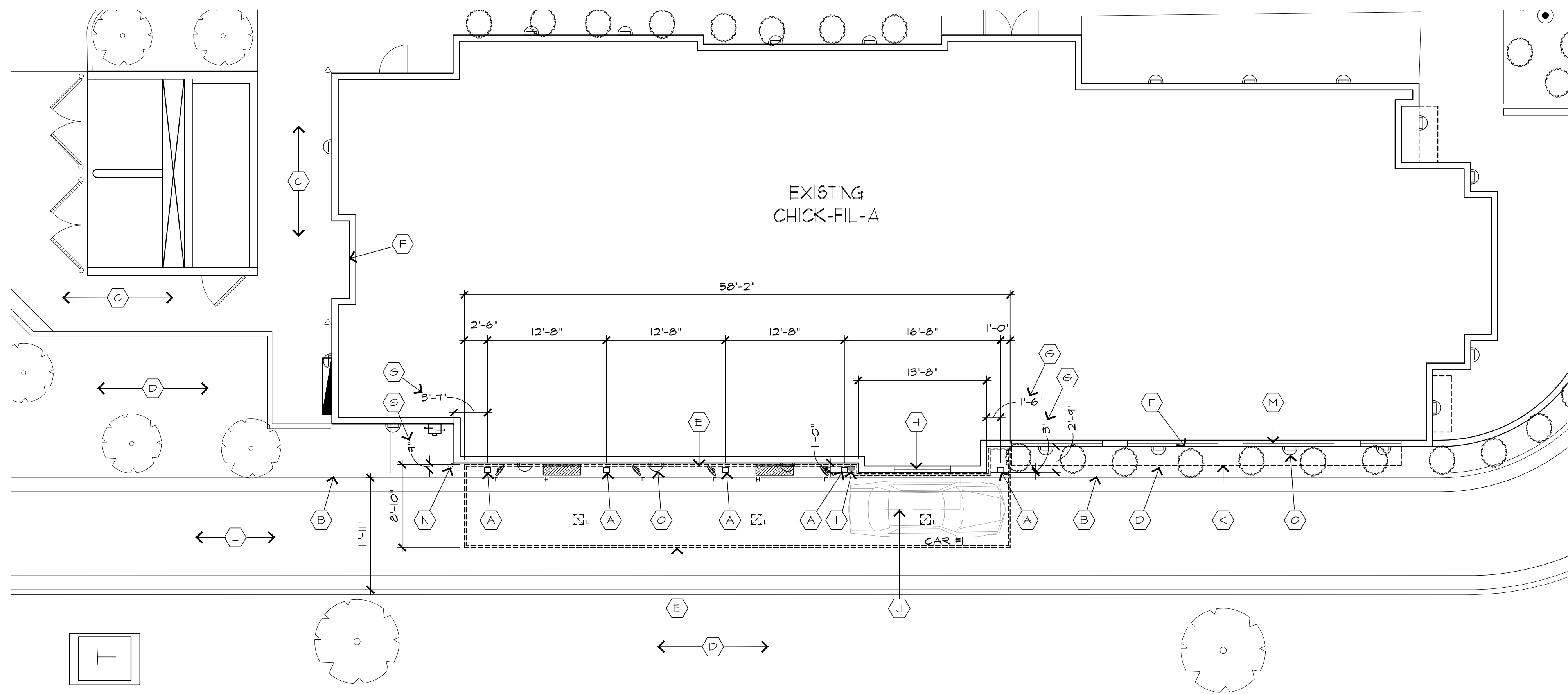
| Rev | Date | By | Description |
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Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE # 3332
357 E 12300 S
DRAPER, UT 84020

Issue Date: 9-17-18
Drawn By: JM/JH
Job Number: 18011

Sheet Title: **Project Data Overall Site Plan**
Scale: As indicated

Sheet Number: **A-1**



2 ENLARGED CANOPY INSTALLATION PLAN - MEAL DELIVERY CANOPY
SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

CONSTRUCTION NOTES - MEAL DELIVERY

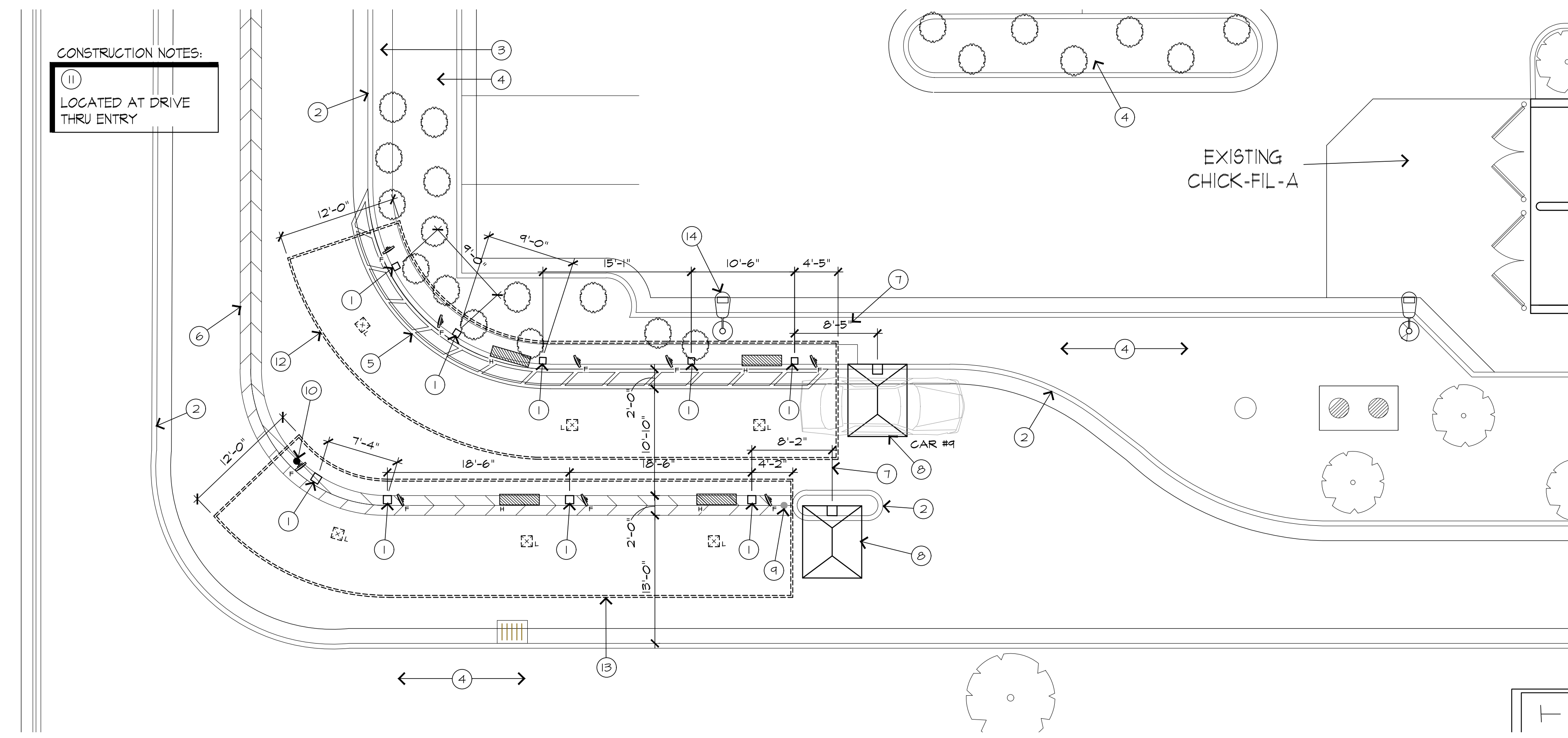
- A. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
- B. EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE CONDITION.
- C. EXISTING CONCRETE WALKWAY TO REMAIN.
- D. EXISTING LANDSCAPING AREA TO REMAIN.
- E. OUTLINE OF PROPOSED OVERHEAD CANOPY.
- F. EDGE OF EXISTING BUILDING. NO CHANGE.
- G. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION AND NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTION RELATED CONDITIONS.
- H. MEAL DELIVERY PICK UP WINDOW (SILL @ 3'-1"). NO CHANGE.
- I. EXISTING BOLLARD TO BE REMOVED.
- J. EXISTING AWNING TO BE REMOVED. GC TO REPAIR AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
- K. EXISTING AWNING TO REMAIN. NO CHANGE.
- L. EXISTING DRIVE THRU LANE TO REMAIN.
- M. EXISTING WINDOWS (SILLS @ 1'-9") TO REMAIN.
- N. EXISTING SECURITY CAMERA AT 14'-4" HEIGHT TO REMAIN.
- O. EXISTING EXTERIOR LIGHT TO REMAIN.

NOTES:

REFERENCE:

SCALE: 1/8" = 1'-0"

NORTH



1 ENLARGED CANOPY INSTALLATION PLAN - FACE TO FACE CANOPY
SCALE: 1/8" = 1'-0"

SEE STRUCT. DRAWINGS

LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

CONSTRUCTION NOTES - FACE TO FACE

- 1. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
- 2. EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE CONDITION.
- 3. EXISTING CONCRETE WALKWAY TO REMAIN.
- 4. EXISTING LANDSCAPING AREA TO REMAIN.
- 5. NEW 24" WIDE TEAM MEMBER DEMARICATION. USE TRAFFIC RATED PAINT.
- 6. EXISTING TEAM MEMBER DEMARICATION TO REMAIN.
- 7. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION AND NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTION RELATED CONDITIONS.
- 8. EXISTING DRIVE THRU ORDER POINT.
- 9. EXISTING BOLLARD TO BE REMOVED.
- 10. LOCATION OF NEW BOLLARD. PER CHICK-FIL-A STANDARDS DESIGN INSTALL 24" FROM FACE OF CLEARANCE BAR AND/OR LAST CANOPY COLUMN AS SHOWN ON DRAWINGS. EXISTING CONCRETE TO BE REPAIRED AS REQUIRED FOR FLUSH CONDITION WITH EXISTING.
- 11. EXISTING CLEARANCE BARS TO REMAIN. NO CHANGE.
- 12. OUTLINE OF PROPOSED OVERHEAD CANOPY 1.
- 13. OUTLINE OF PROPOSED OVERHEAD CANOPY 2.
- 14. EXISTING LIGHT POLE TO REMAIN.

NOTES:

REFERENCE:

* GC TO CONFIRM SIZE, DEPTH AND LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

SCALE: 1/8" = 1'-0"

NORTH



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5200 BUFFINGTON ROAD
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Jeffrey W. Winter 9-17-2018
STATE OF UTAH
JEFFREY W. WINTER
No. 8963714-0301
LICENSED ARCHITECT
EXP. 5-31-2020

Revision Schedule

| Rev | Date | By | Description |
|-----|------|----|-------------|
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Project Name: CANOPY PROGRAM
CHICK-FIL-A
STORE # 3332
357 E 12300 S
DRAPER, UT 84020

Issue Date: 9-17-18
Drawn By: JM/JH
Job Number: 18011

Sheet Title:
Enlarged Canopy Plan

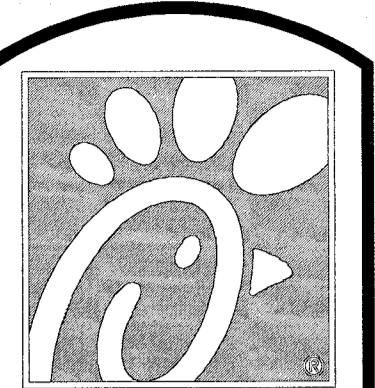
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Sheet Number:
A-2

**EXHIBIT B
ELEVATIONS**





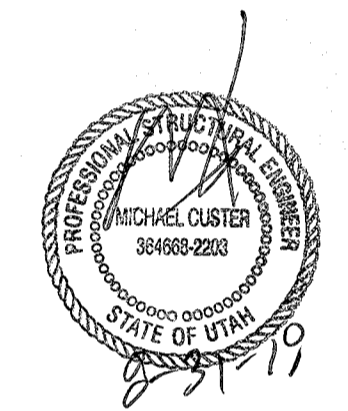


Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Seal



LANE
SUPPLY, INC.
120 FAIRVIEW
ARLINGTON, TX. 76010
(817) 261-9116

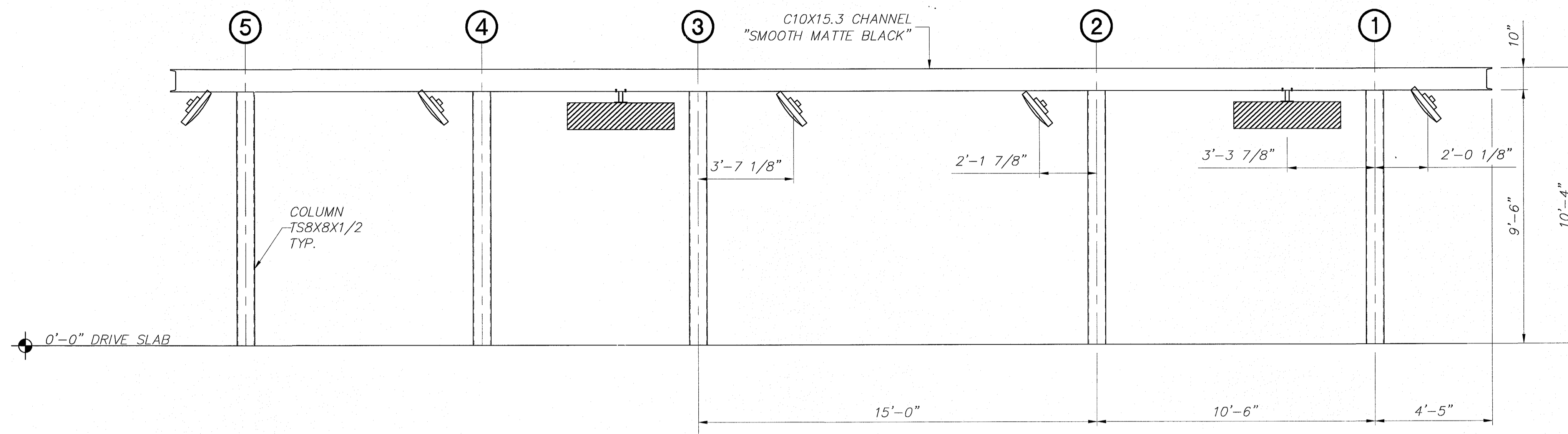
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STORE
Chick-fil-A #3332
357 E 12300 S
DRAPER, UT

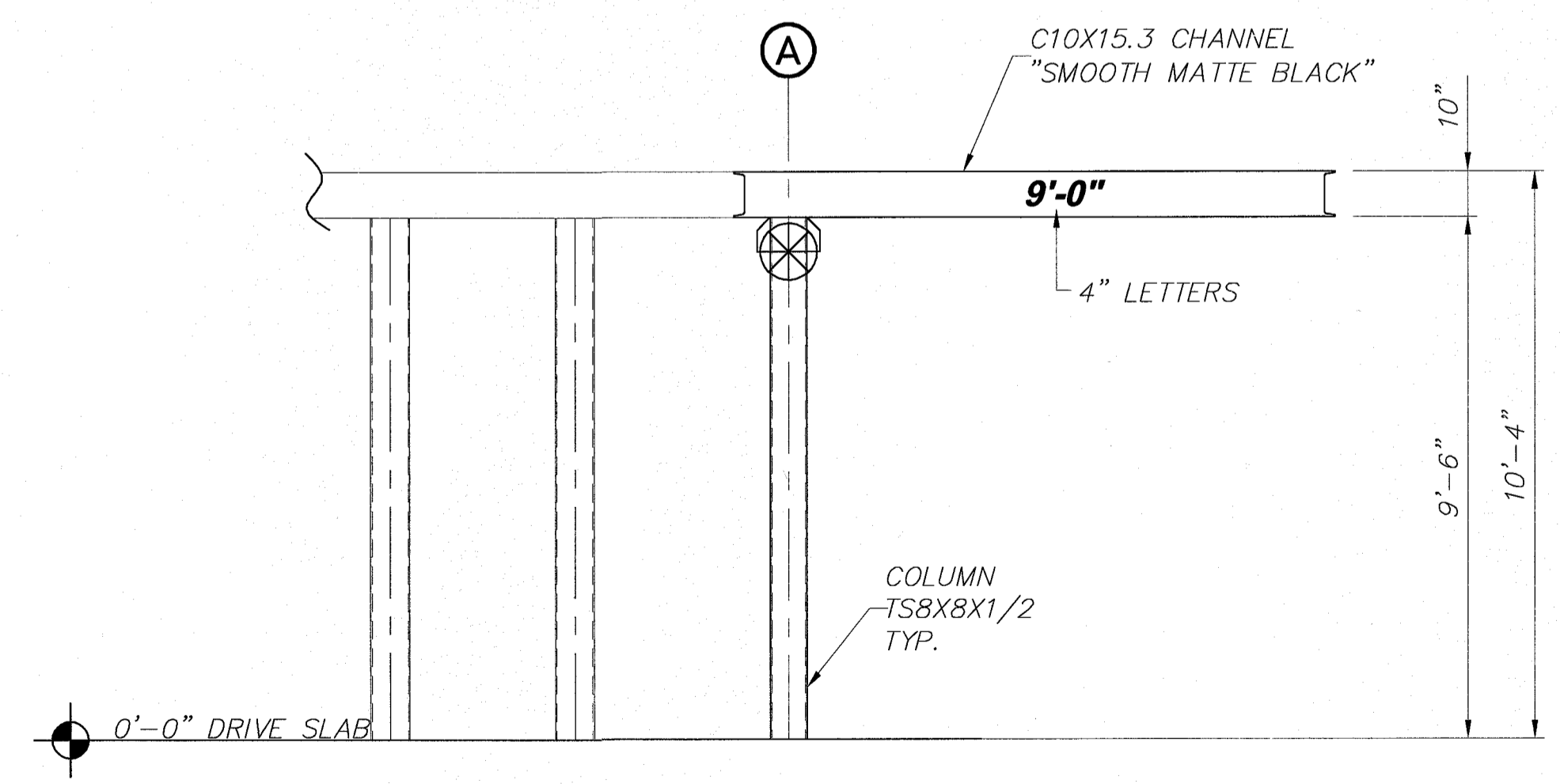
SHEET TITLE
**CANOPY
ELEVATION
PLAN**
12'-0" X 55'-10 5/8"

Job No.: LSC: 61706
Store : 3332
Date : 08.28.18
Drawn By : AFG
Checked By: ELM

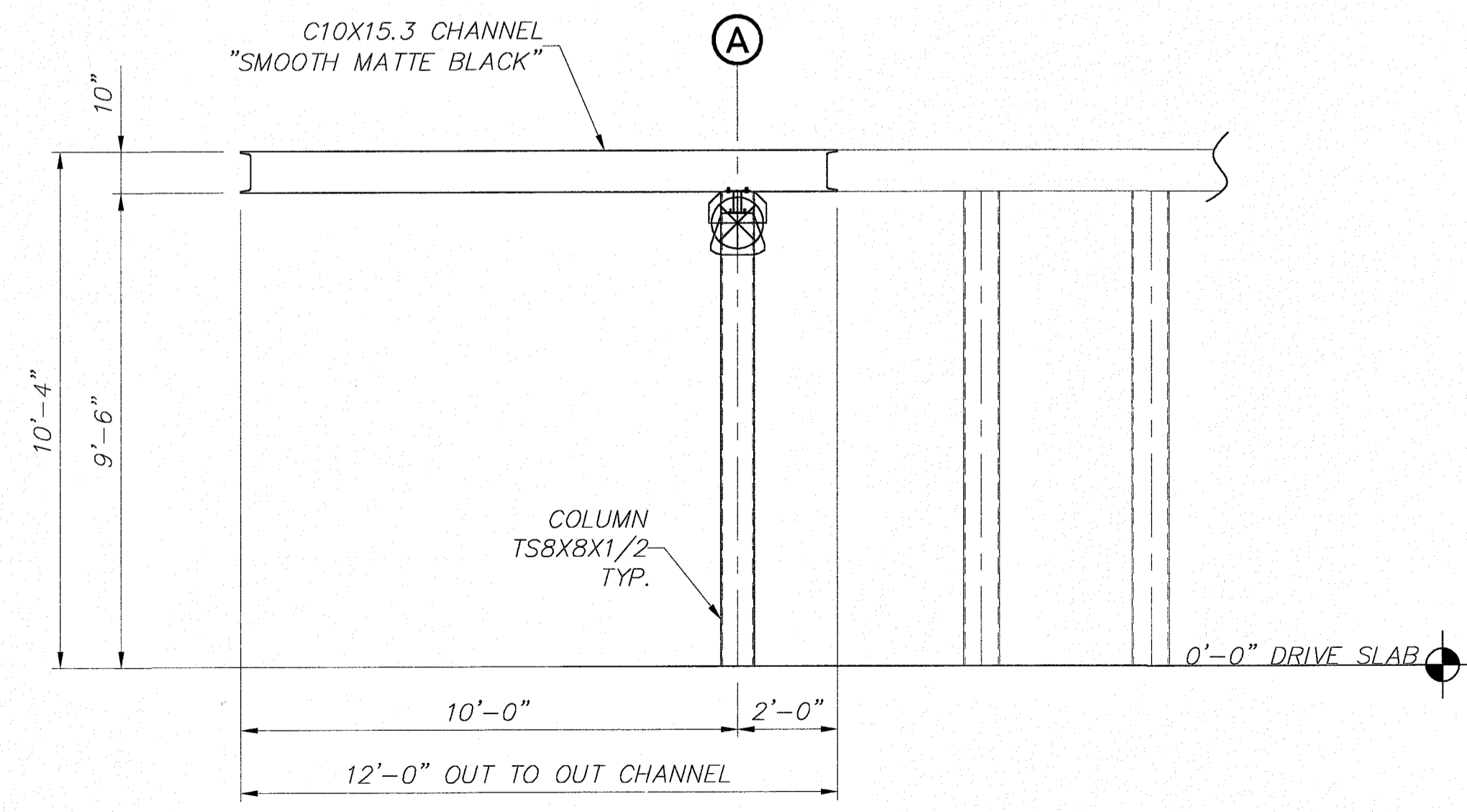
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HI CANOPY SIDE ELEVATION
1/4" = 1'-0" FI-ABI, FI-EI, FI-LLI



AI CANOPY END ELEVATION
1/4" = 1'-0" FI-ABI, FI-EI, FI-LLI



A9 CANOPY END ELEVATION
1/4" = 1'-0" FI-ABI, FI-EI, FI-LLI