



Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
August 10, 2020

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391, maryann.pickering@draper.ut.us

Re: **Danceology Studio – Amended Commercial Site Plan**

Application No.: SPR-1015-2020
Applicant: Tracy Curvelo
Project Location: 112 West 13100 South
Current Zoning: DC (Destination Commercial)
Acreage: 0.52 acres (approximately 22,651 square feet)
Request: The applicant is requesting approval of a commercial site plan for a new dance studio/commercial building on approximately 0.52 acres.

SUMMARY

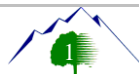
This application is a request for approval of an amended site plan for approximately 0.52 acres located on the north side of 13100 South (see Exhibit B). The property is zoned DC (Destination Commercial). The applicant is requesting the amended site plan to address issues that have arisen during construction of the site.

BACKGROUND

The property was developed within the last year. A site plan approval for the vacant lot was approved by the Planning Commission in 2018. Building permits were then submitted and during the construction, the contractor did not build a few items according to the approved plans. This amended site plan is to approve the items in the manner that they were built and to have the building and property conform with approved plans.

ANALYSIS

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



Destination Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • An area uniquely regional in nature • Allowed uses include: lodging, food establishments, retail, office, service uses and entertainment • 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 • Access to individual properties should be provided only from frontage roads or major arterials
LAND USE MIX	Primary <ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Multi-story upscale office buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Destination Commercial (DC)
LOCATION	<ul style="list-style-type: none"> • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Major streets serving these areas should accommodate truck traffic

The property has been assigned the DC zoning classification, supporting a variety of commercial and retail uses. The DC zone per Draper City Municipal Code (DCMC) Section 9-18G-010 is to “provide an area that is uniquely regional in nature, with lodging, food establishments, retail, office, service uses, and entertainment as the only allowed uses.” The DC zoning designation is identified by the General Plan as a preferred zoning classification for the Destination Commercial land use designation.

The property is bounded by DC zoning on the east and west. To the north is M-1 (Light Manufacturing) and to the south CSD-SWF (Southwestern Furniture Commercial Special District) zone (see Exhibit D).

Proposed Modifications. For the purposes of this staff report, the proposed changes that are different than the original approval will be discussed (see Exhibit E). The staff report prepared for the Planning Commission is also included for reference (see Exhibit F). The proposed changes do not involve any modifications to the site plan, landscaping, fencing, lighting or parking lot layout. All of the changes are related to the architecture or materials of the building.

Architecture. The building as constructed has an approximate 5,241 square foot footprint with a total square footage of the building at of 8,313. There is a second story along the northern half of the building and it is one story at the street frontage. The following is a discussion of the items that have been modified.

1. Mechanical Screening

When the project was originally submitted, it was not indicated on the plans that the mechanical equipment would be located on the roof of the building. It was understood by staff that it would be located on the ground. Once the building was completed, it was clear that the equipment had

been located on the roof and there was no screening of that equipment. The applicant is proposing to place screening walls that match the design of the building at various points on the roof to screen the equipment. The proposed screen walls will be a Hardie board type material that is painted to match the building. This modification complies with DCMC.

2. Backflow Preventer

The backflow preventer located near the sidewalk at the front of property was not appropriately covered with a cage as indicated on the plans. The applicant opted to have a decorative screening rock placed over the backflow preventer to screen it. This solution is acceptable per the standards found in DCMC.

3. Building Colors

The approval by the Planning Commission in 2018 was for an earth tone neutral brown theme for the building. During the construction the color was changed to an off white and grey color scheme. The types of materials on the building did not change and the amount of primary material is also the same. The color scheme as built complies with DCMC.

4. Rear (North) Wall

The original design for the north or rear wall indicated that a vertical column of fiber cement board wood simulated siding would be placed on the building. This was not added to the final building design as it was built. Since the wall is less than 100 feet in length, there is no requirement for vertical or horizontal variation every 30 feet; only a requirement for some variation along the façade. The entire rear wall is covered with primary materials and there is a small accent section which gives the façade some variation. The DCMC allows for this change as the wood simulated wall was replaced by other primary materials.

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 DCMC. 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.

REVIEWS

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

Noticing. Notice is not necessary for this amended site plan application.

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, subject to the following condition:

1. A final inspection is completed by the Planning Division to verify all changes before a permanent certificate of occupancy is issued.

The findings for approval are as follows:

1. That the site is a phased development plan.
2. That 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. That 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. That the public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. That 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.

 Digitally signed by Brian Macfield
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ou, email=brian.macfield@draper.ut.us,
c=US
Date: 2020.07.29 09:57:45 -0600

Draper City Public Works Department

 Digitally signed by Keith Collier
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OU=Building Dept, CN=Keith Collier
User-Agent: Netscape
Reason: I agree to the terms defined by the placement of my
signature on this document
Contact Info: Keith Collier
Date: 2020.07.29 11:20:44 -0600

Draper City Building Division

 Digitally signed by Don Buckley
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Department, CN=Don Buckley
Date: 2020.07.29 13:36:43 -0600

Draper City Fire

 Digitally signed by Jennifer Jastremsky
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O=Draper City Planning, CN=Jennifer Jastremsky
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Draper City Planning Division

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Attorney, email=mike.barker@draper.ut.us, c=US
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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 additional comments provided.

Engineering and Public Works Divisions Review.

No additional comments provided.

Building Division Review.

No additional comments provided.

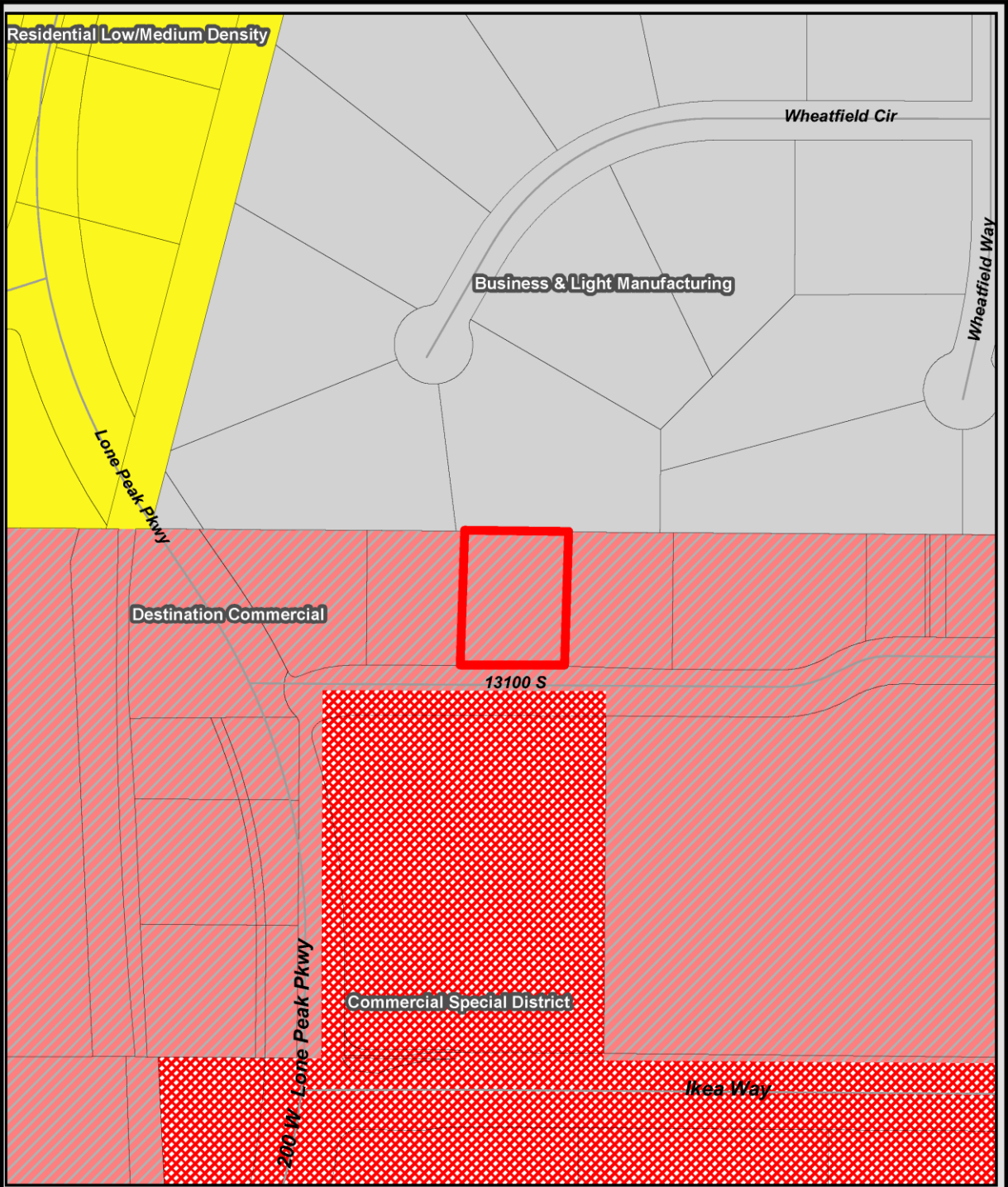
Draper City Fire Review.

No additional comments provided.

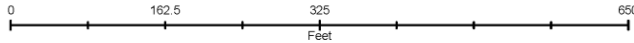
**EXHIBIT B
AERIAL**



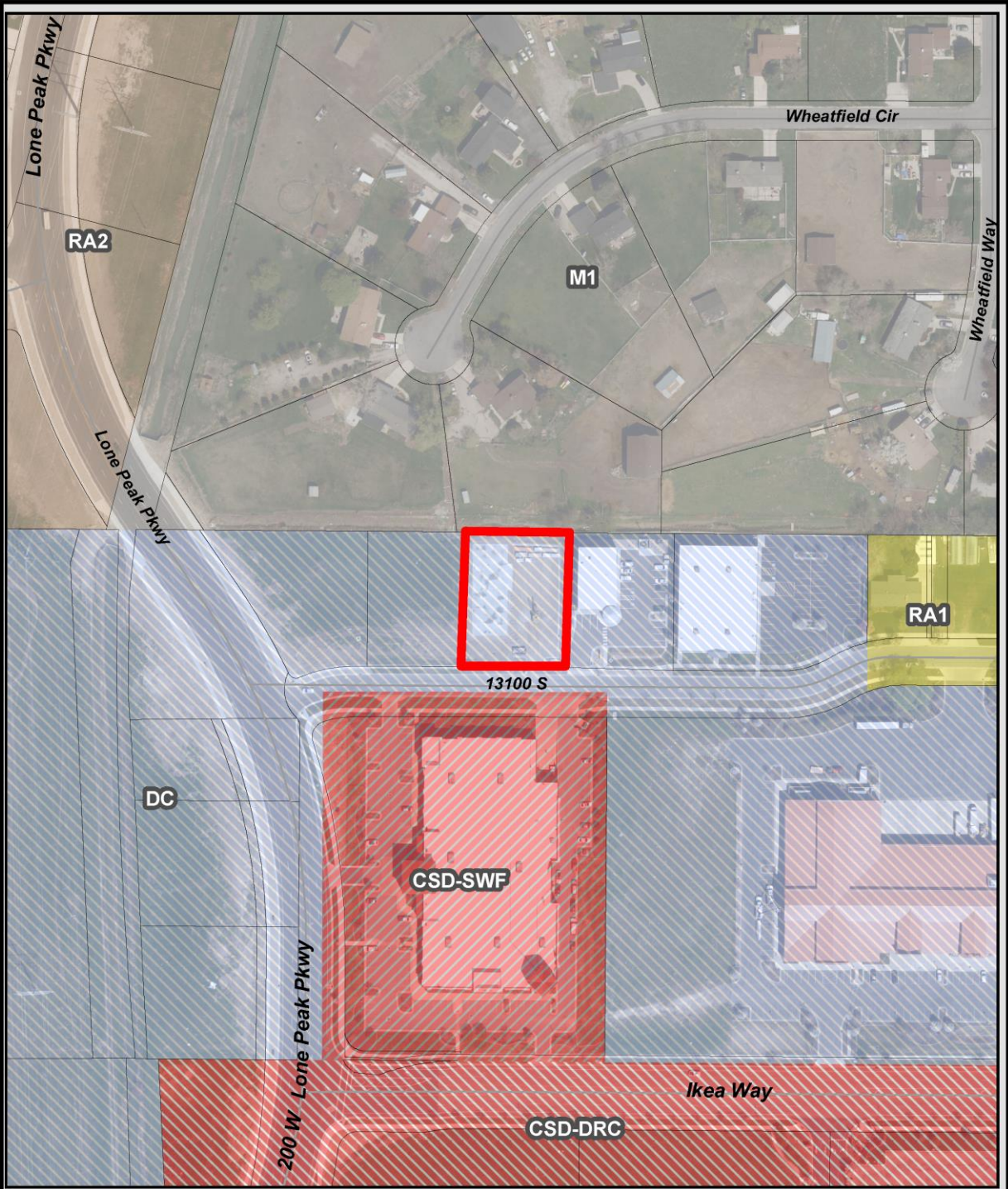
**EXHIBIT C
LAND USE MAP**



**Danceology Studio
Amended Site Plan**



**EXHIBIT D
ZONING MAP**



**Danceology Studio
Amended Site Plan**

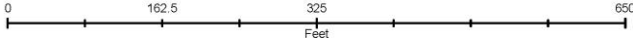
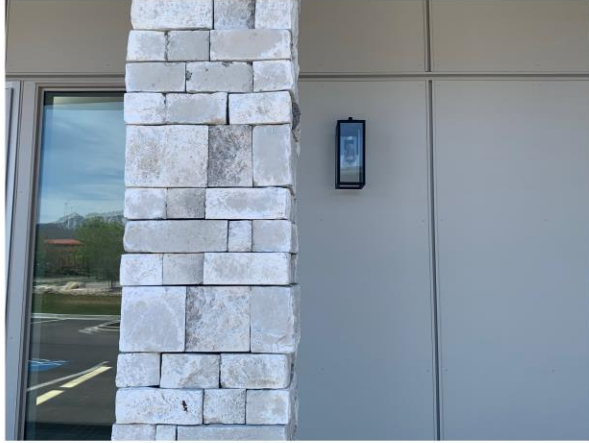


EXHIBIT E
PROPOSED MODIFICATIONS

Danceology Studio
Building images and colors



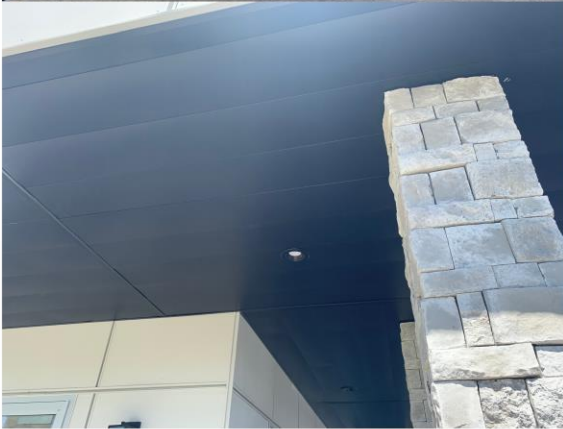


EXHIBIT F
PLANNING COMMISSION STAFF REPORT
APRIL 2018