

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
December 31, 2019

To: Jennifer Jastremsky, Zoning Administrator


Approved

1/2/20
Date

From: Jennifer Jastremsky, AICP, Senior Planner
801-576-6328, jennifer.jastremsky@draper.ut.us

Re: Draper Crossing Tesla Electric Station – Site Plan Amendment Request

Application No.: SPR-734-2019
Applicant: Zachary Whitney, representing GPD Group
Project Location: Approximately 208 East 12300 South
Current Zoning: CSD-DP (Draper Peaks Commercial Special District) Zone
Acreage: Approximately 0.19 Acres (Approximately 8,276 ft²)
Request: Request for approval of a site plan amendment in the CSD-DP (Draper Peaks Commercial Special District) zone regarding the addition of electric vehicle charging stations.

SUMMARY

This application is a request for approval of a site plan amendment for approximately 0.19 acres located within the Draper Crossing Shopping Center, at approximately 208 East 12300 South. The property is currently zoned CSD-DP (Draper Peaks Commercial Special District). The applicant is requesting that a site plan amendment be approved to allow for the development of electric vehicle charging stations in the parking lot northwest of Arctic Circle.

BACKGROUND

The Draper Crossing Shopping Center was built in 1997, including parking for the entire development and several pad sites.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. This category is characterized by the following:

1. Includes the full scope of commercial land uses that require and utilize exposure to the freeway.



2. Intended to be traveler or commuter oriented and should provide lodging, food, personal services and other similar uses
3. Frontage roads
4. Deeper setbacks for landscaping and enhancements
5. Limited traffic access points
6. Visual unity
7. Uniform design standards and aesthetics
8. Access to individual properties should be provided only from frontage roads
9. Well landscaped street frontages
10. Limited traffic access points for the site
11. Common off-street traffic circulation and parking areas
12. Pedestrian access from surrounding residential areas

The property has been assigned the CSD-DP zoning classification. The purpose of the CSD-DP zone is to create a “master planned mixed use project with multiple architecturally compatible buildings, located along Draper City’s major commercial corridor of 12300 South.”

The CC (Community Commercial), CG (General Commercial), CI (Interchange Commercial), and IC (institutional Care) zoning designations are identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. The property is surrounded by the CSD-DP zone.

Site Plan Layout. The applicant will be placing 12 electric vehicle charging stations along 12300 South, northwest of the Arctic Circle building. The individual charging stations will be located at the front of each parking stall, within the landscaping between the parking lot and 12300 South. Two parking spaces will be removed in order to locate electrical equipment on the site for the stations. All electrical equipment will be located behind an 8-foot tall TREX fence. Any landscaping that is removed will be replaced. This includes a new tree within the landscaping area to replace one that has to be removed to allow for electrical equipment to locate on the site.

Parking. The parking stalls that will be removed were approved with the overall Draper Crossing Shopping Center Site Plan. The entire shopping center has a shared parking agreement. With the shared parking, the property will still comply with the parking requirements for the overall site.

Criteria For Approval. The criteria for review and potential approval of a site plan amendment 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 site plan amendment submission and has issued a recommendation for approval. Comments from the 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 site plan amendment submission and have issued a recommendation for approval. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the site plan amendment submission and has issued a recommendation for approval. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the site plan amendment submission and has issued a recommendation for approval for the request. Comments from the 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 recommends approval of the request for a site plan amendment by Zachary Whitney, representing the GPD Group, application SPR-734-2019, subject to the following conditions:


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. A building permit be obtained through the Building Division for all electrical work as may be required within the IBC.
3. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

This recommendation is based on the following findings:

1. The proposed use is consistent with uses permitted on the site.
2. Existing uses were permitted when the site plan was approved.
3. The proposed use and site will conform to applicable requirements of DCMC.
4. The proposed expansion meets the approval standards of DCMC Section 9-5-090(E).
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.



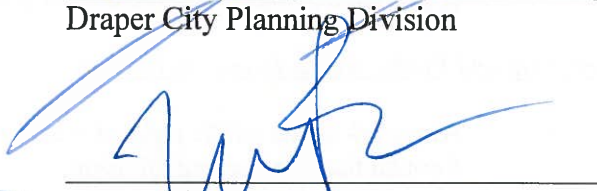
Draper City Public Works Department



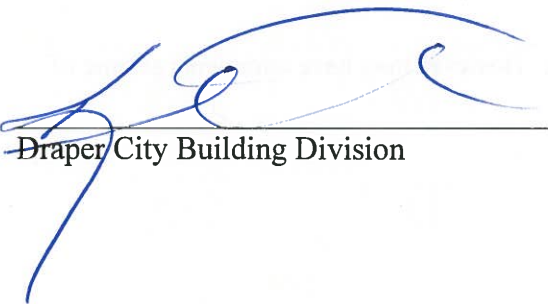
Draper City Planning Division



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.

Planning Division Review.

1. Landscaping and fencing shall be installed as shown on the plans in order to soften the appearance of and shield the electrical equipment.

Engineering and Public Works Divisions Review.

1. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

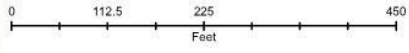
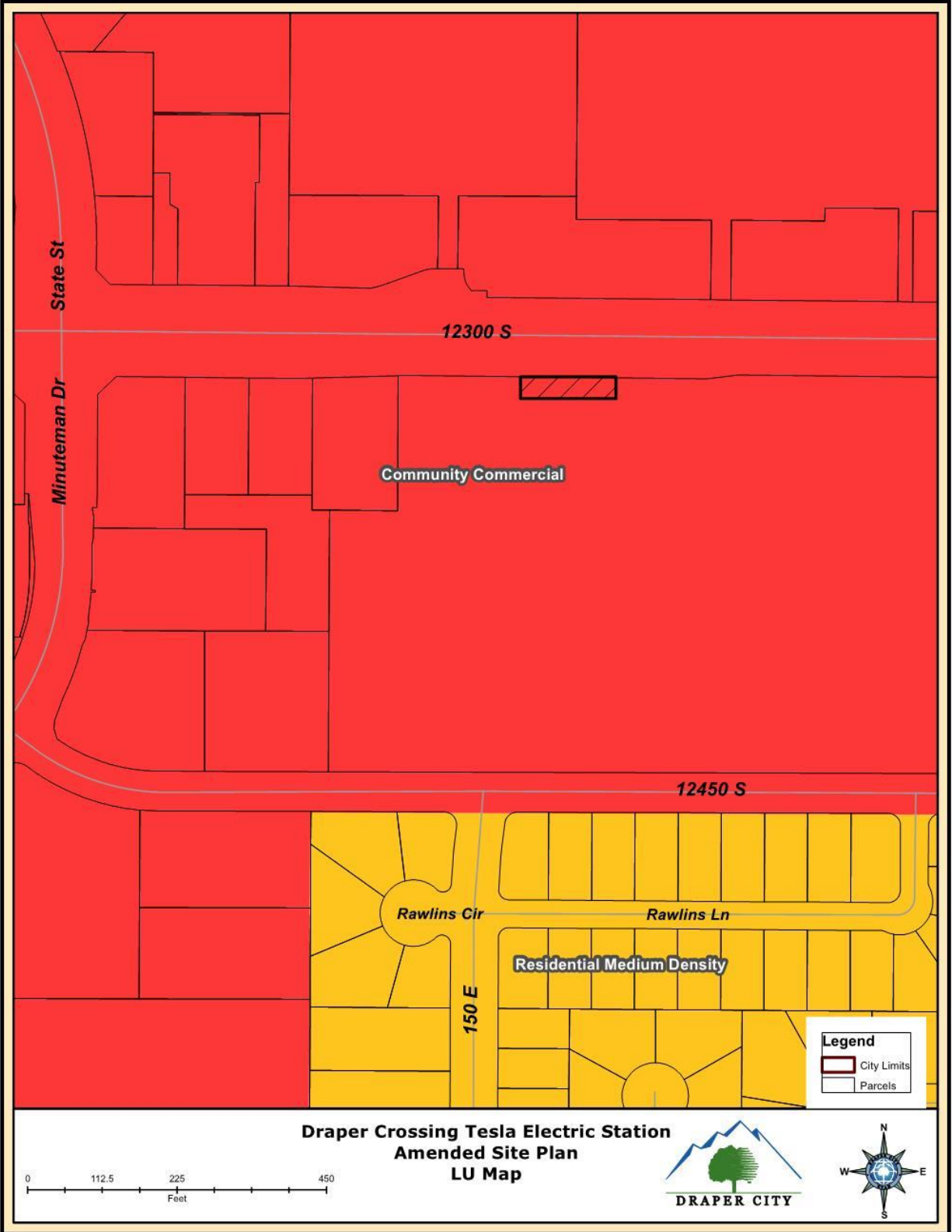
Fire Division Review.

1. The Fire Department has no issues at this time. However may have comments at time of building permit.

**EXHIBIT B
AERIAL MAP**



**EXHIBIT C
LAND USE MAP**



**Draper Crossing Tesla Electric Station
Amended Site Plan
LU Map**



**EXHIBIT D
ZONING MAP**

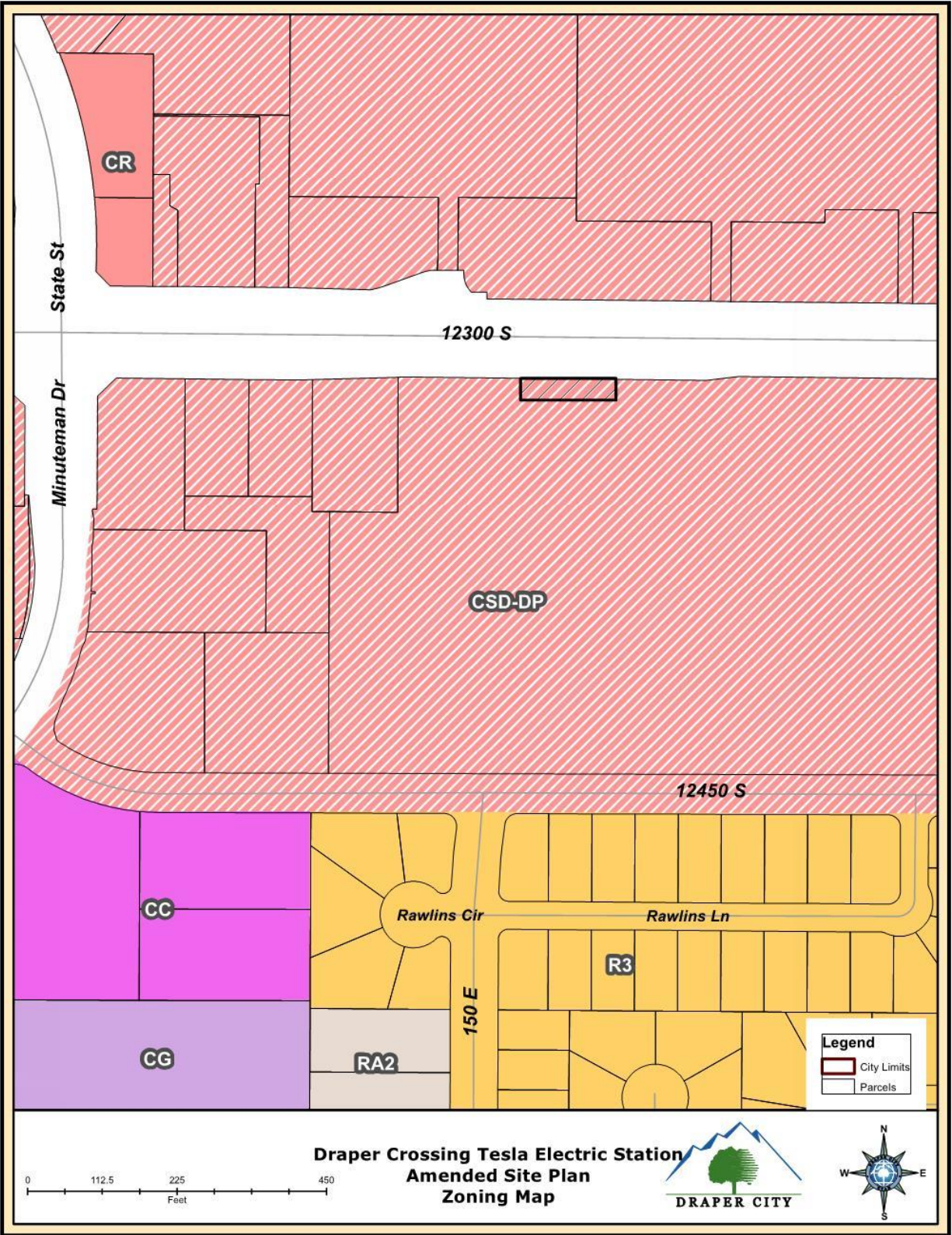


EXHIBIT E OVERALL SITE PLAN



EASEMENT LEGEND
 EXISTING VARIABLE WIDTH PERPETUAL EASEMENT
 EXISTING 10' UTILITY EASEMENT

NOTE:
 THIS PLAN IS FOR REFERENCE ONLY.
 MAP DATA DOUBLE LINED AT CORNER.

TESLA
 3800 DEER CREEK RD
 FARMINGTON, UT 84202
 (801) 734-3000

GPD GROUP
Professional Corporation
 500 South Main Street, Suite 2531
 Salt Lake City, UT 84143
 (801) 572-2100 Fax: (801) 572-2103

UT PROJECT NUMBER: 201944148
 DRAWN BY: LAL
 CHECKED BY: RPP/PA
 INSTALLATION MANAGER: NICK HILLIARD

NO.	DATE	DESCRIPTION
1	12/28/18	ISSUED AND SEALED
2	01/22/19	REVISIONS
3	03/22/19	REVISIONS
4	05/22/19	REVISIONS
5	07/22/19	REVISIONS
6	09/22/19	REVISIONS
7	11/22/19	REVISIONS
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184 E. 12300
 SOUTH
 (TESLA) (SOUTH)
 DRAPER, UT 84020

SHEET TITLE
 OVERALL SITE
 PLAN

SHEET NUMBER
 C-1

SCALE: 1"=20'

OVERALL SITE PLAN

EXHIBIT F SITE PLAN

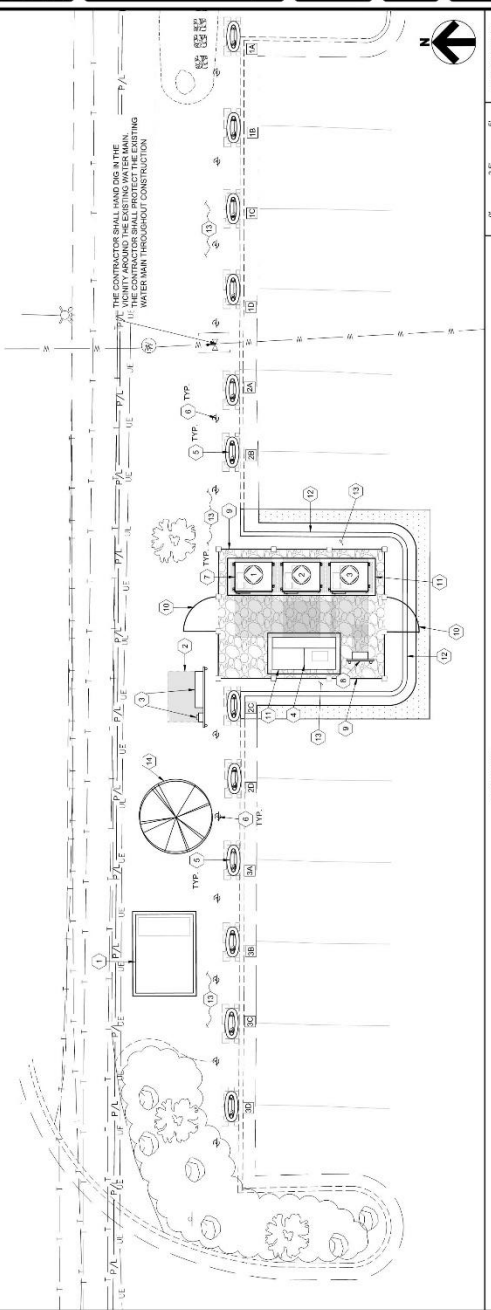
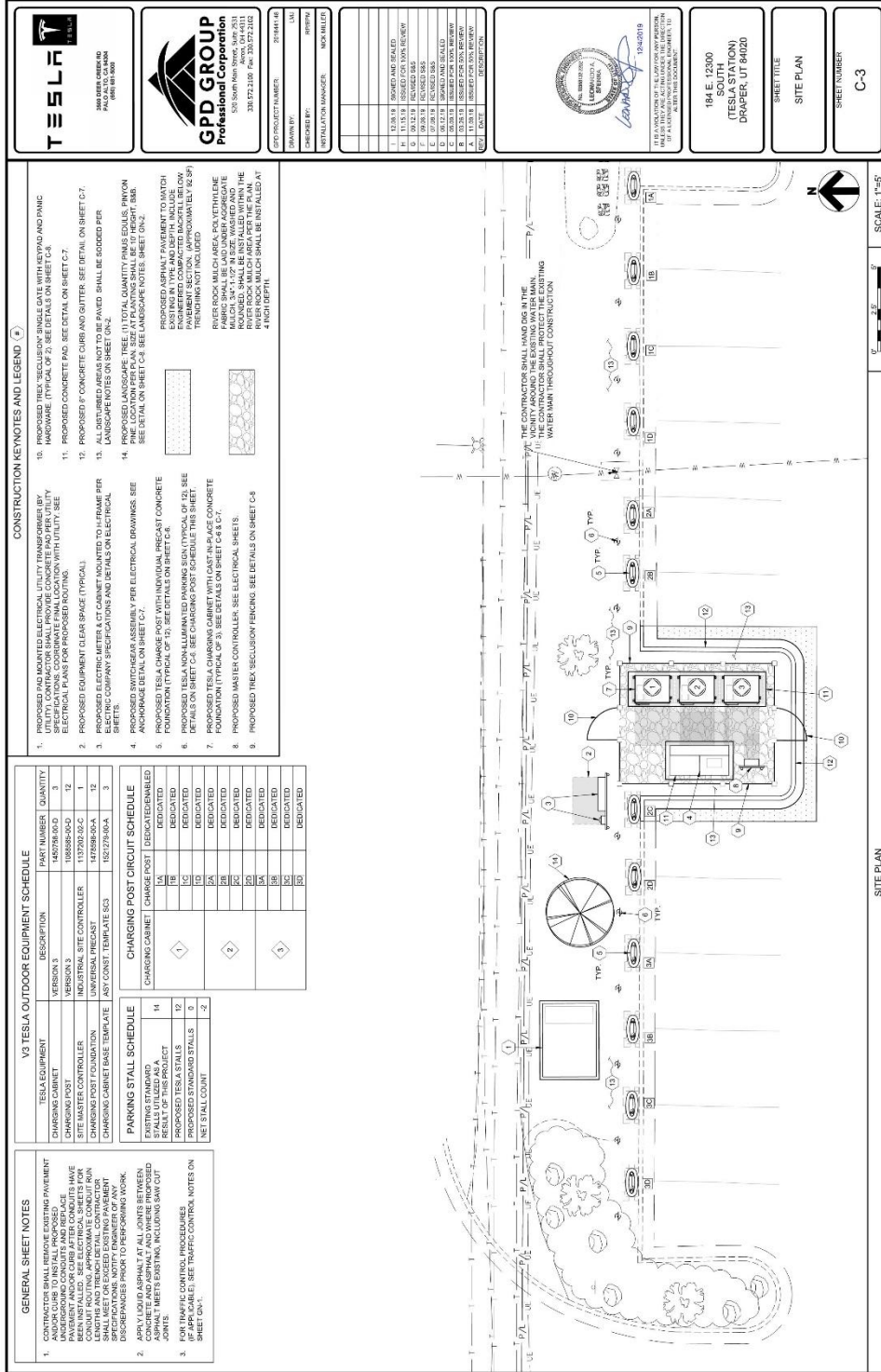




EXHIBIT G ELEVATIONS




2800 GARDEN CENTER RD
P.O. BOX 100
WEST JEFFERSON, WY 82091



GPD GROUP
Professional Corporation
525 South Main Street, Suite 201
SALT LAKE CITY, UT 84143
313.772.2156 Fax: 313.772.2103

DATE: PROJECT NUMBER: 211441148
DRAWN BY: LUL
CHECKED BY: JEFFREY
INSTALLATION MANAGER: MICK MILBURN

1	1/28/19	ISSUED AND SEALED
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99	1/28/19	ISSUED FOR PERMITS
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JEFFREY
Professional Engineer
No. 13421
Utah State Board of Professional Engineers
1714 S. UNIVERSITY BLVD., SUITE 200, SALT LAKE CITY, UT 84143
TEL: 313.772.2156 FAX: 313.772.2103

184 E. 12300
UTAH STATE UNIVERSITY
DRAPER, UT 84020

SHEET TITLE
CIVIL DETAILS

SHEET NUMBER
C-8

UNLESS OTHERWISE NOTED
SEE SHEET C-5



NOTE:
FENCING SHALL BE TREX "SECLUSION"
TYPE WITH "SADDLE" COLOR.







NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S
INSTRUCTIONS.
2. MANUFACTURER IS REQUIRED FOR FINISHING PURPOSES. REFER TO
MANUFACTURER'S INSTALLATION FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. IF FROST DEPTH EXCEEDS 4'-0", FOOTER TO EXCEED FROST DEPTH.
6. WATER IS ENCOUNTERED DURING CONSTRUCTION.

TREX FENCE DETAIL



GENERAL NOTE
CONTRACTOR SHALL INSTALL
TREX SECLUSION DOUBLE GATE
WITH SWING GATE INDICATING
THE FOLLOWING:
12"
24"
DOUBLE GATE SHALL
REMAIN OPEN AT ALL
TIMES. ELECTRICAL
EQUIPMENT
RECOMMENDATIONS FOR CONSTRUCTION
RECOMMENDATIONS FOR CONSTRUCTION
REFER TO MANUFACTURER'S WEBSITE FOR
PRODUCT INFORMATION.
DRAWING NOT TO SCALE.
IF FROST DEPTH EXCEEDS 4'-0", FOOTER TO
EXCEED FROST DEPTH.

INSTALLATION NOTES:
1. INSTALLATION TO BE COMPLETED PER
MANUFACTURER'S RECOMMENDATIONS.
2. THIS DRAWING IS PROVIDED FOR PLANNING
PURPOSES ONLY. CONTRACTOR SHALL
OBTAIN ALL NECESSARY PERMITS
AND RECOMMENDATIONS FOR CONSTRUCTION
RECOMMENDATIONS FOR CONSTRUCTION
REFER TO MANUFACTURER'S WEBSITE FOR
PRODUCT INFORMATION.
DRAWING NOT TO SCALE.
IF FROST DEPTH EXCEEDS 4'-0", FOOTER TO
EXCEED FROST DEPTH.

SINGLE GATE KEYPAD DETAIL W/ PANIC HARDWARE



NOTES:
1. CONTRACTOR SHALL VERIFY COMPATIBILITY OF KEYPAD WITH THE LOCKS. REFER TO KEYPAD
MANUAL FOR ADDITIONAL INFORMATION. ACCESSORIES AS REQUIRED.
2. FOR CHANNEL GATES, CONTRACTOR SHALL UTILIZE LOGIC 831 SECURITY KIT OR APPROVED EQUAL.

PLANTING DETAIL - EVERGREEN TREE



GENERAL NOTE:
1. SET PAIL AND MULCH STOCK PILING IN PLANTING PIT WITH
SIDE OF MULCH STOCK PILING TO THE LEFT.
2. ALL EVERGREEN TREES SHALL HAVE HEAVY, GEM-BURDED
WELL SHAVED CROWNS.

EXHIBIT G ELEVATIONS

