



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

January 6, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Bout Time Patio Cover— Site Plan Amendment Request**

Application No.: 2023-0357-SP
Applicant: Jeff Andelin, representing Bout Time Pub and Grill
Project Location: Approximately 1194 E. Draper Parkway
Current Zoning: CC (Community Commercial) Zone
Acreage: Approximately 0.34 acres (14,810 square feet)
Request: Request for approval of a Site Plan Amendment application in the CC zone for an exterior remodel and expansion of an existing building.

SUMMARY and BACKGROUND

This application is a request for approval of a Site Plan Amendment on approximately 0.34 acres located on the south side of Draper Parkway, at approximately 1194 E. Draper Parkway (Exhibits B and C). The property is currently zoned CC. The applicant is requesting that a Site Plan Amendment be approved for the exterior remodel and expansion of an existing building.

The property is part of the Hidden Valley Shopping Center with shared parking and access throughout the development. The building was built as a restaurant in 2014 and has continued to operate as a restaurant since it was built.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC (Community Commercial)	Exhibit E
Proposed Use	Bar Establishment	
Adjacent Zoning		
East	CC	
West	CG (General Commercial)	
North	CC	
South	CG	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	<ul style="list-style-type: none"> • Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	<ul style="list-style-type: none"> • Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 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."*



Site Plan Layout. With this application, the applicant is proposing to add a covered patio to the north and west sides of the building (Exhibit F). This expansion will permit patrons to be served on an outdoor patio once it is complete. The applicant recently completed a separate building permit process to relocate the main entrance and access stairs from the northwest corner of the building to the south approximately 25 feet to bring the building into compliance with distance requirements related to alcohol sales. Existing pedestrian access to the north will be restriped and expanded to provide improved visibility and safety for access to the patio area. No other exterior changes are proposed.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Setbacks			
Front	None	No change	Perimeter Landscaping required
Rear	None	No change	
Side	None	No change	
Side	None	No change	

Landscaping and Lot Coverage. The proposed addition to the exterior of the building will not impact the existing landscaping on the site. The planters along the north and west of the building will remain. No changes to the existing perimeter landscaping near Draper Parkway are proposed.

Parking. The property is located within Hidden Valley Shopping Center as a separate parcel with minimal parking located directly on the property. However, the entire shopping center shares parking and there is more than adequate parking on the overall site to accommodate the minor changes and remain compliant with the minimum requirements of ordinance. The proposed reconfiguration removes 1 parking stall near the front of the building to provide for ADA parking and access near the relocated main entrance.

Architecture. The proposed patio cover will be added to the existing building and the height will not be increased. The patio will be open to the outside and exterior sides and will have a 42 inch tall metal railing between posts that support the patio cover. The patio cover will not project past the existing landscaped planters on the north and west side of the property. The patio cover will connect to the new vestibule is located on the west side of the building constructed as part of the new relocated main entrance. Roofing for the patio cover will be a copper colored standing seam metal roof that will match the existing dome feature on the building. The proposed posts and railing will be metal and will be painted black. A wooden glulam support beam between the posts will also be painted black to match the metal railing and posts. The addition of the new patio cover represents a very small increase in the percentage of primary materials on the exterior.



Lighting. Minimal changes are proposed to the site lighting. There will be new wall mounted lighting located at the new entrance and new lighting installed under the patio cover. The proposed changes to the exterior lighting will not substantially affect the overall site or compliance with the lighting standards of ordinance.

Criteria For Approval. The criteria for review and potential approval of a Site Plan request are found in Sections 9-5-060(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 Site Plan Amendment submission. 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. 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 has completed their review of the Site Plan Amendment submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the Site Plan Amendment submission. Comments from the Fire Marshal, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

Staff recommends that the Zoning Administrator review the request and approve the Site Plan Amendment application based on the findings and conditions listed below and the criteria for approval as listed within the staff report.

If the Zoning Administrator approves the request, staff suggests that the following conditions be included:

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. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

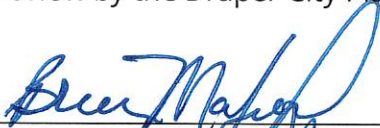
This recommendation is based on the following findings for approval:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans are consistent with DCMC Chapter 9-14 and the approved Master Area Plan.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are 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 Division



Draper City Building Division



Draper City Fire Department



Draper City Planning Division



Draper City Legal Counsel

**EXHIBIT A
DEPARTMENT REVIEWS**

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

EXHIBIT B
VICINITY MAP

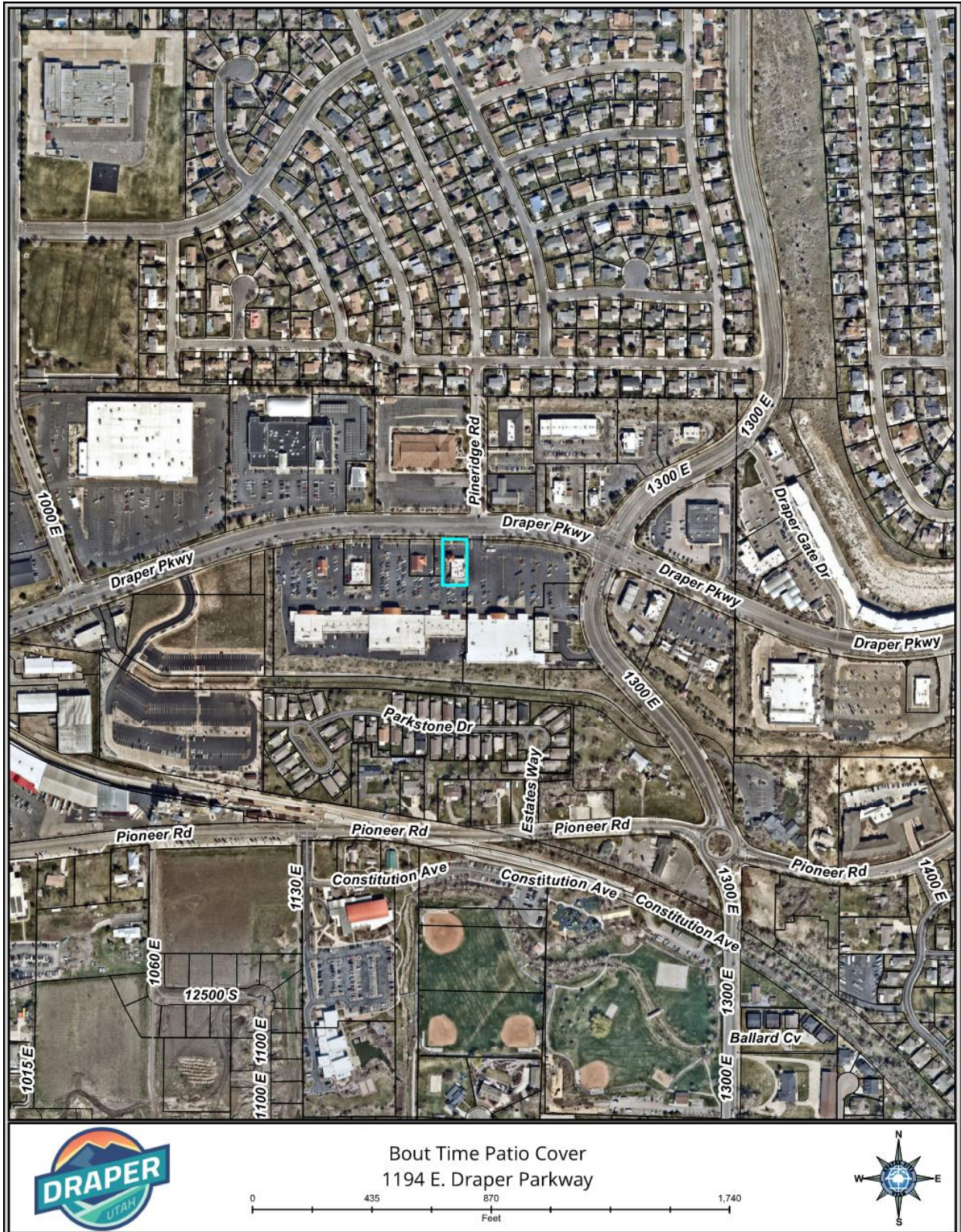


EXHIBIT C
AERIAL MAP

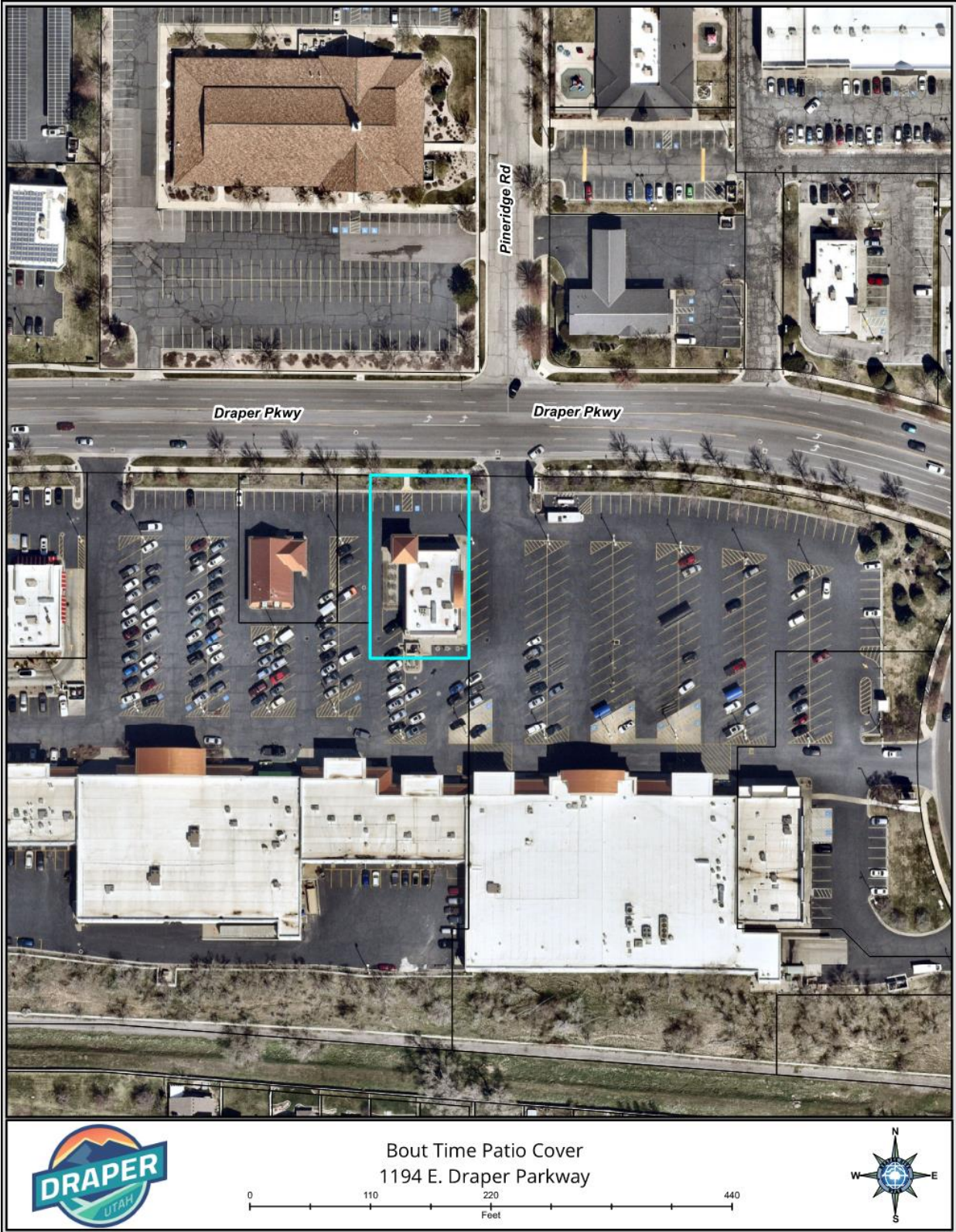


EXHIBIT D
LAND USE MAP

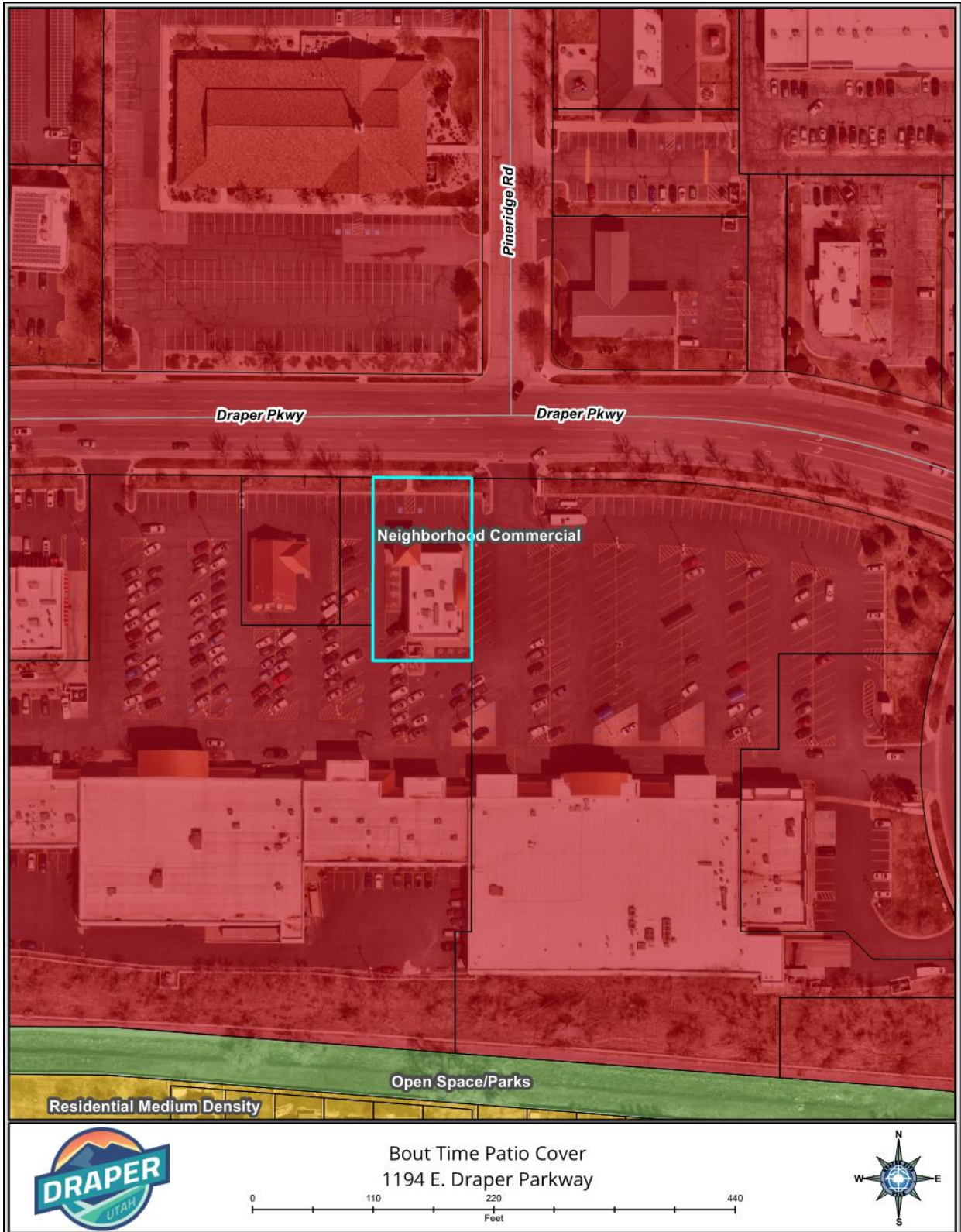
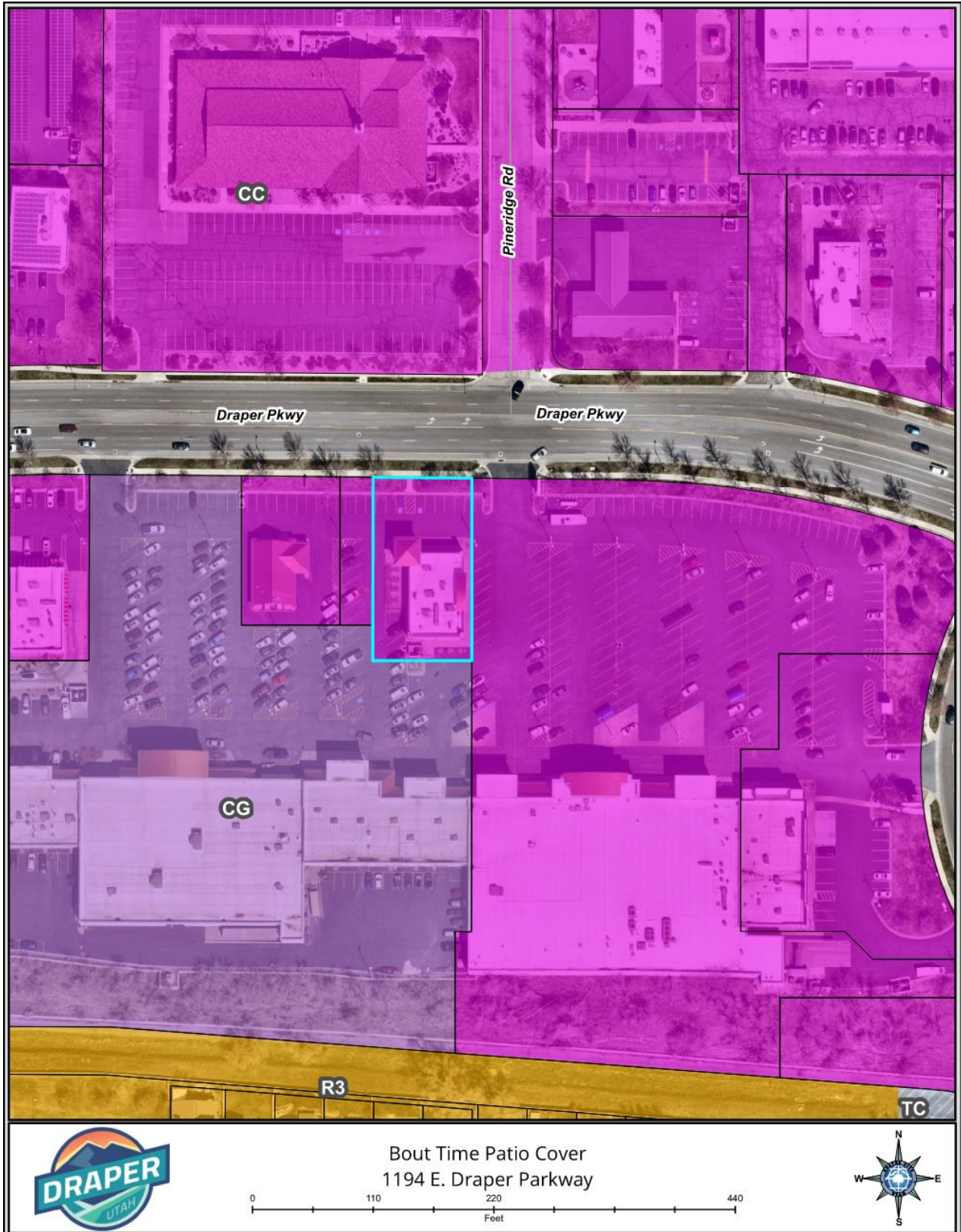
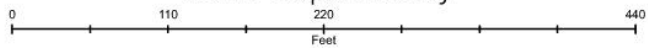


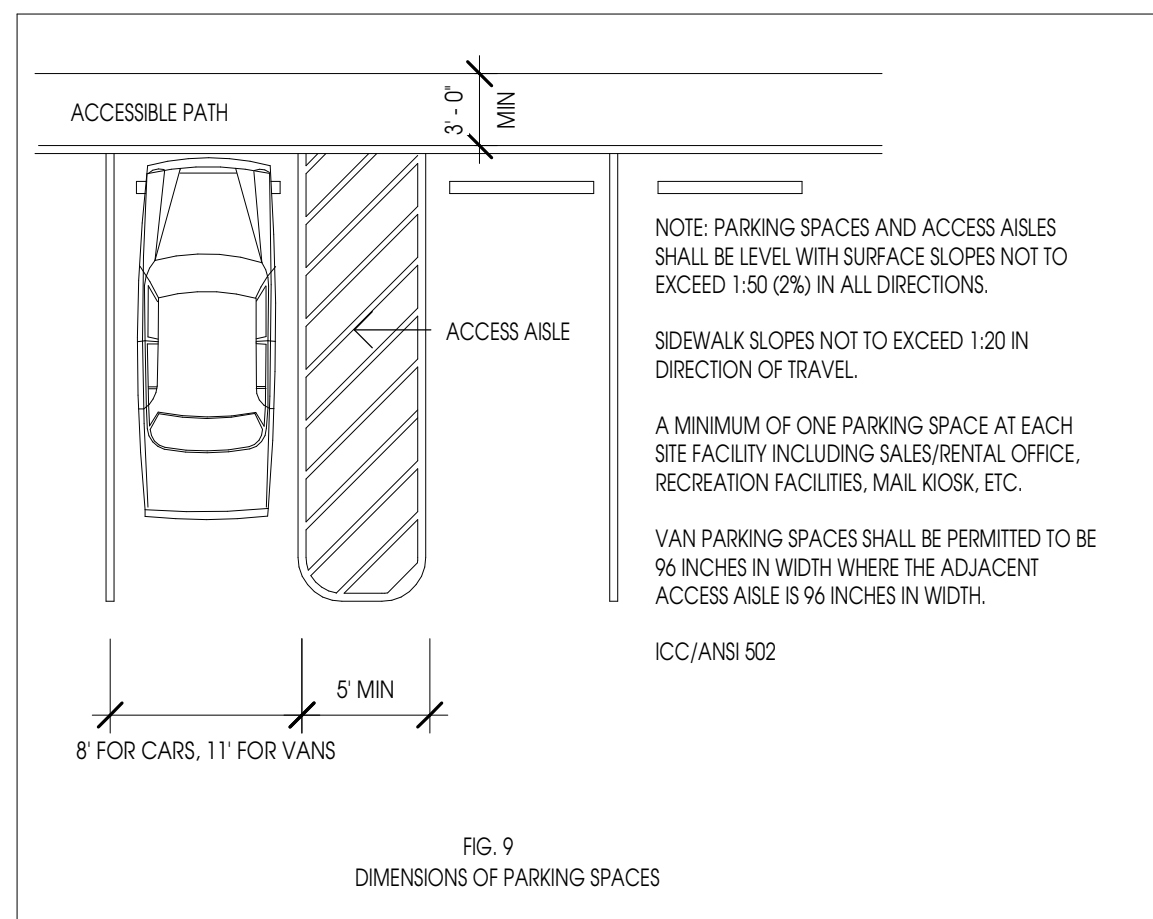
EXHIBIT E
ZONING MAP



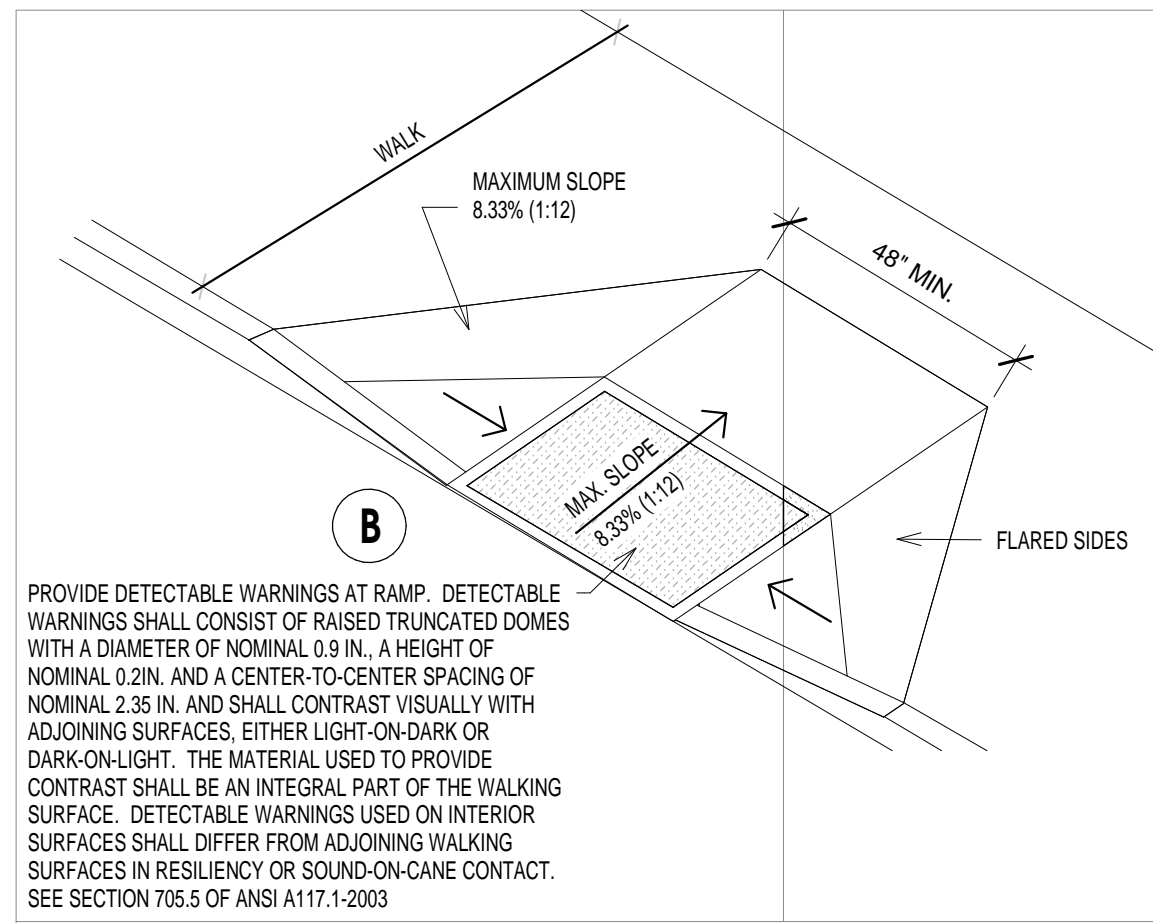
Bout Time Patio Cover
1194 E. Draper Parkway



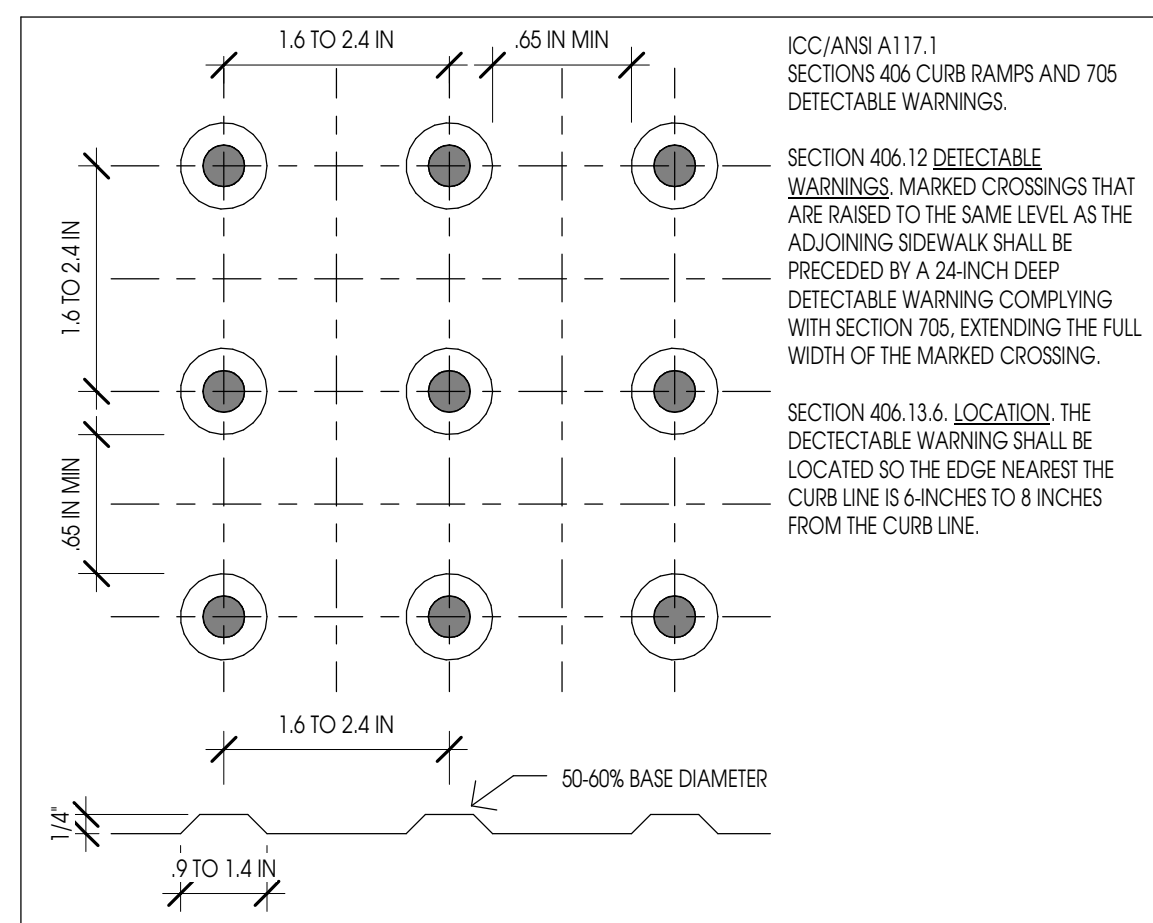
**EXHIBIT F
SITE PLAN**



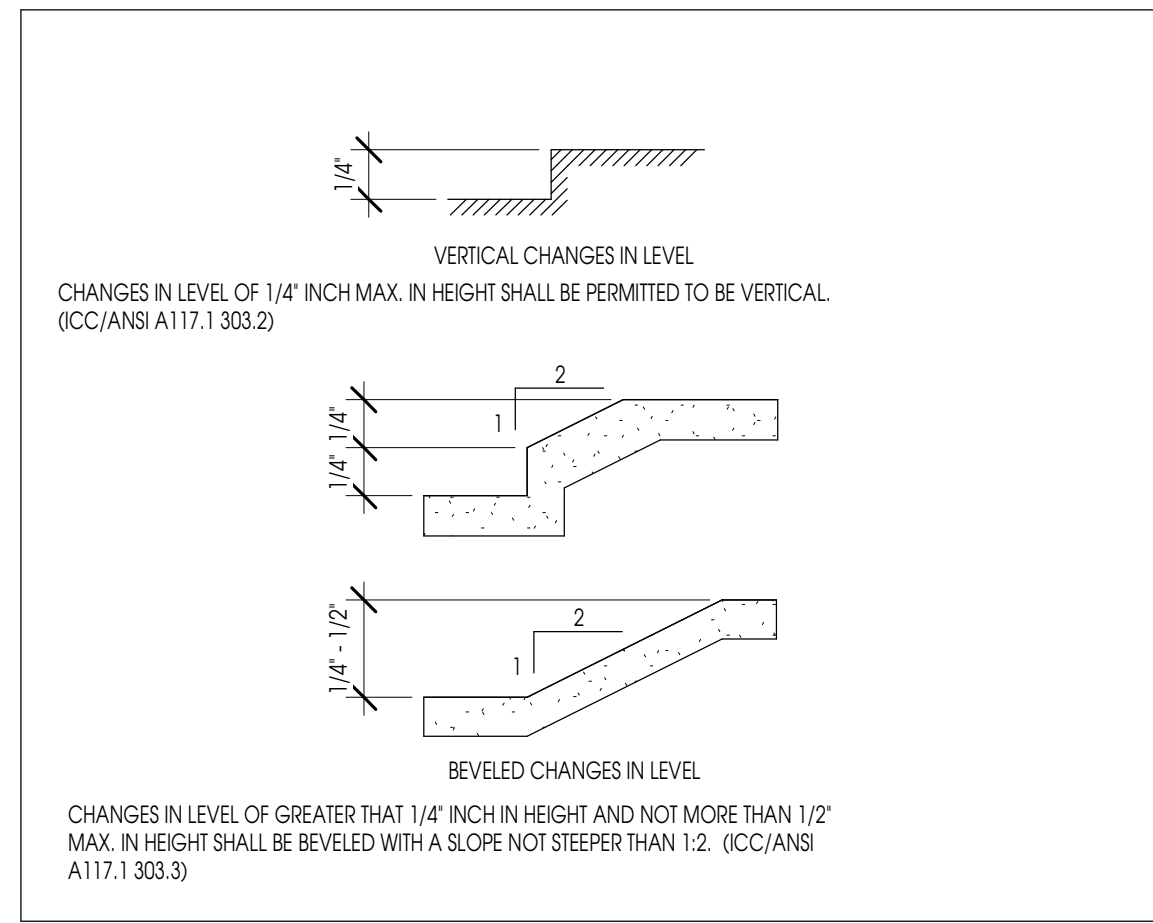
ADA PARKING SPACES
1/8" = 1'-0" (3) A001



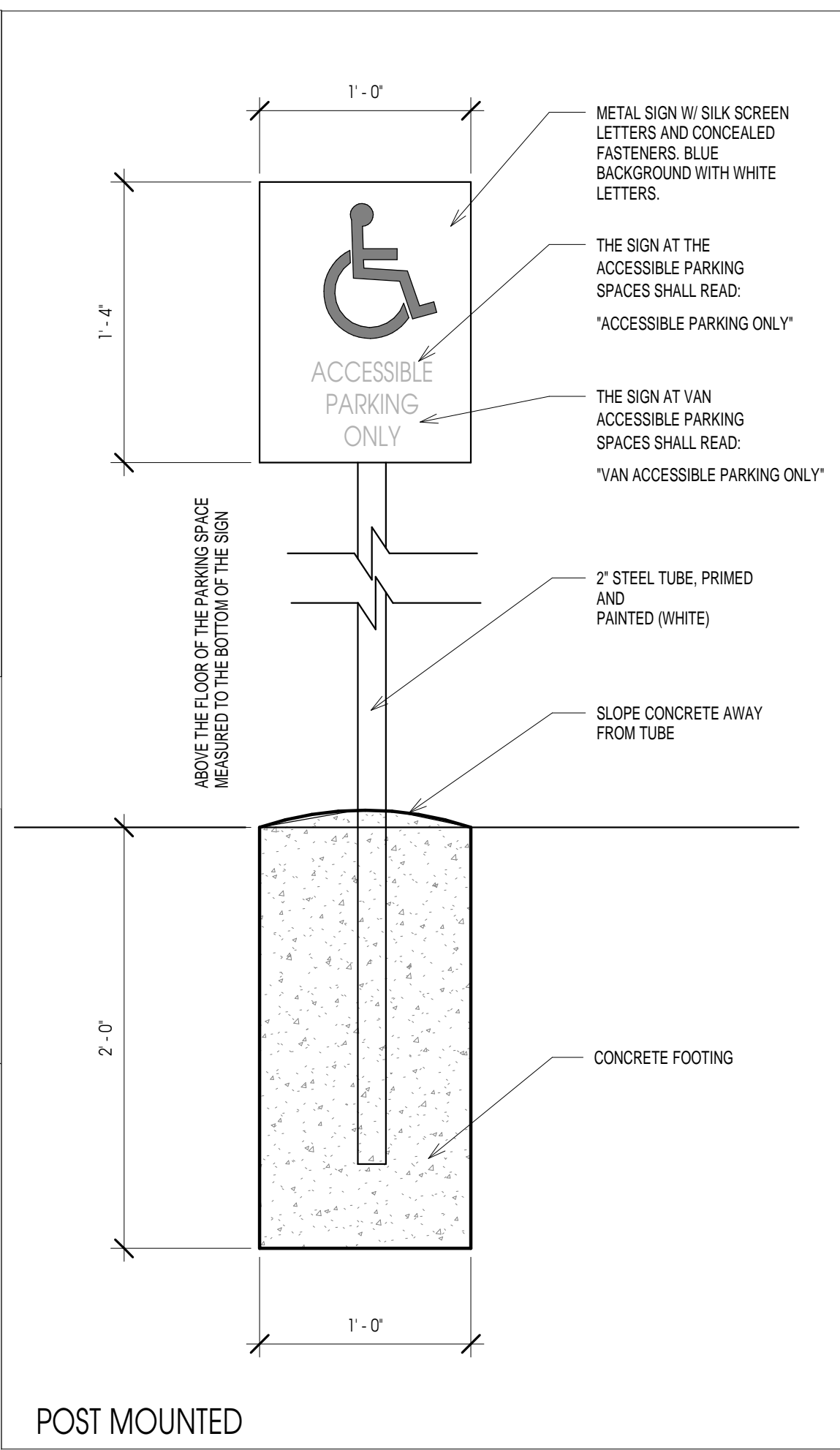
ACCESSIBLE RAMP AT SIDEWALK
3/4" = 1'-0" (4) A001



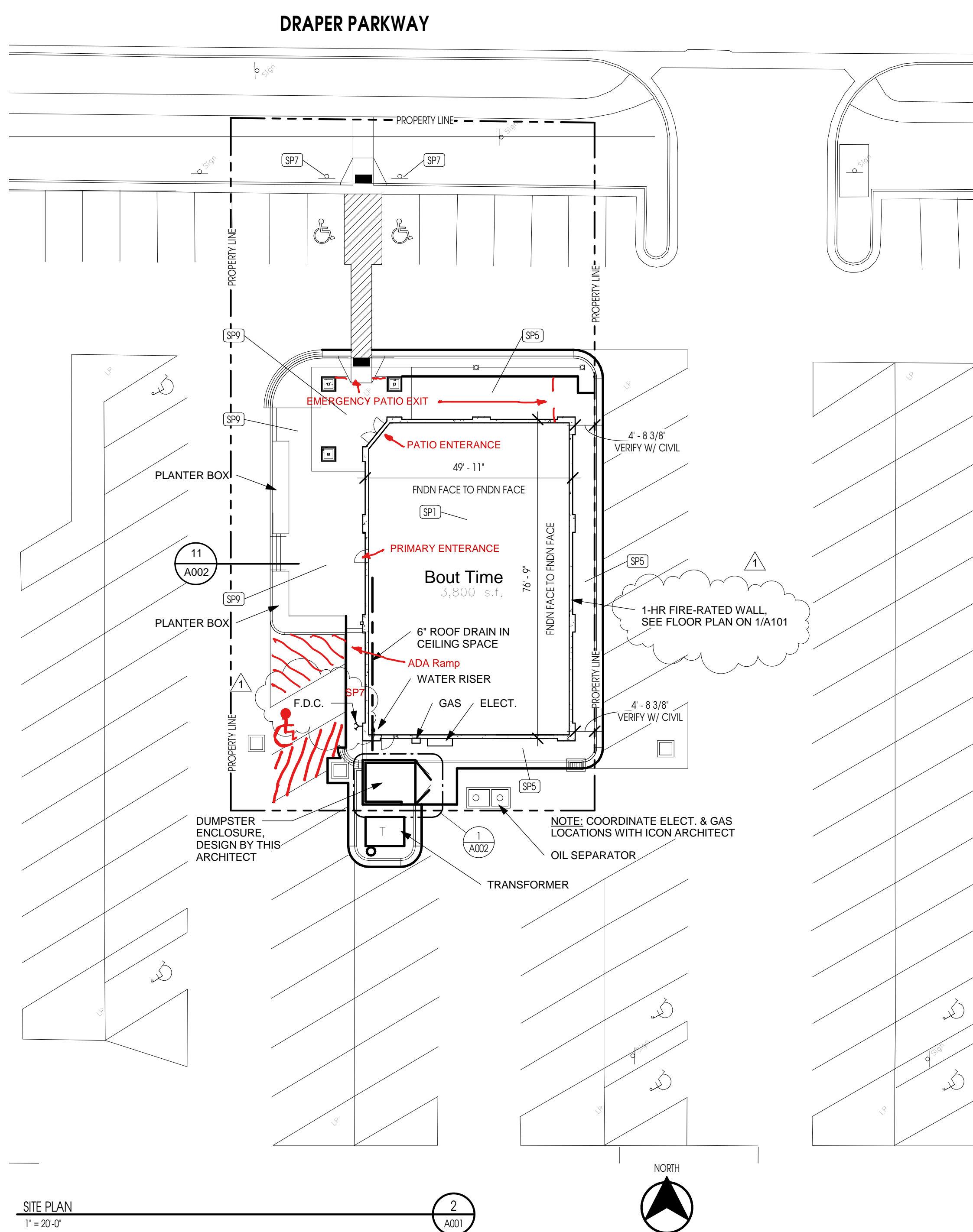
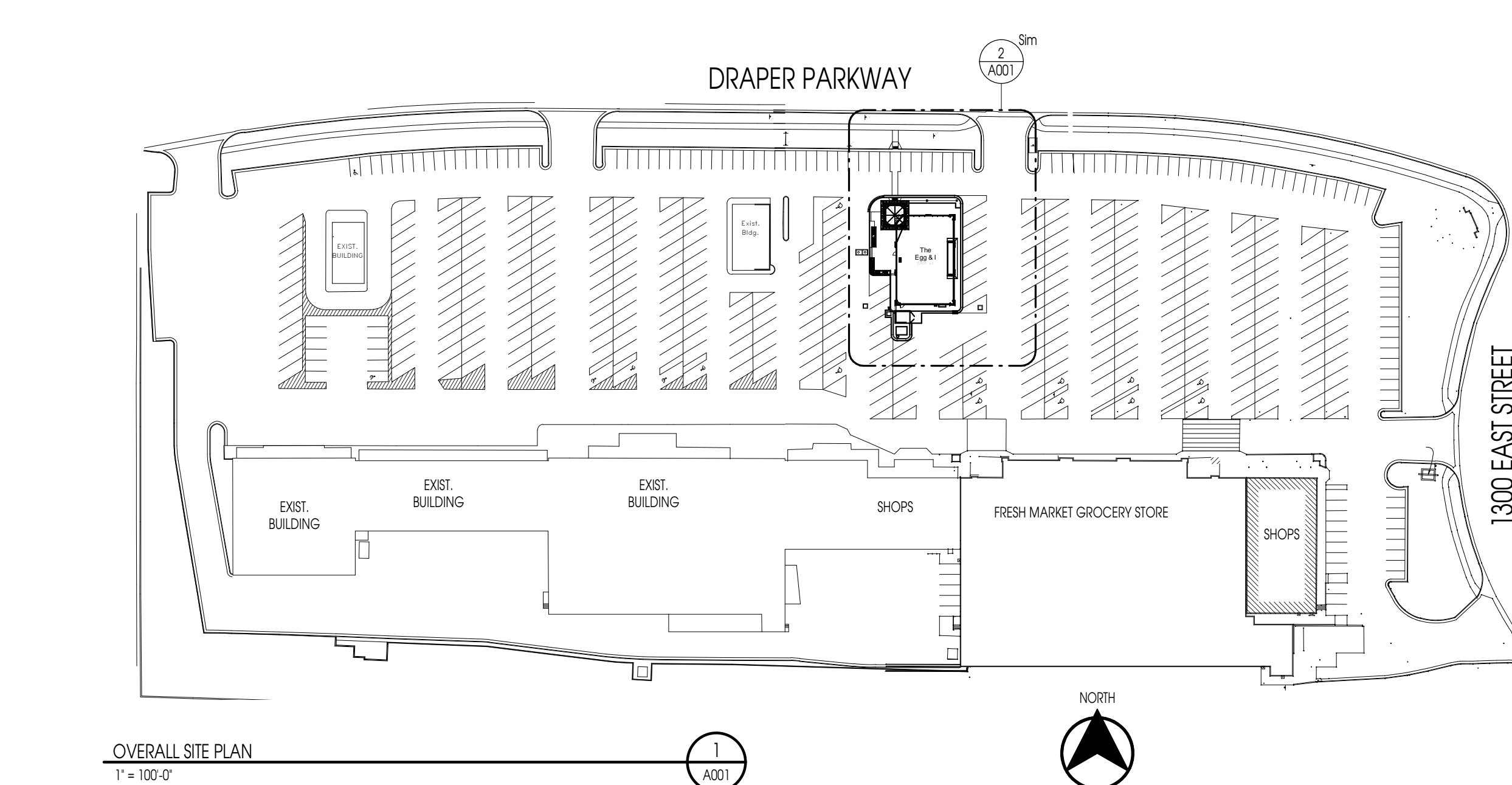
ADA DETECTABLE WARNING PAD
6" = 1'-0" (5) A001



ACCESSIBILITY LEVEL CHANGES
1/2" = 1'-0" (6) A001



ACCESSIBLE PARKING SIGN TYPE 1
1 1/2" = 1'-0" (7) A001



KEYNOTE LEGEND	
Key Value	Keynote Text
SP1	PROPOSED BUILDING.
SP5	NEW CONC. SIDEWALK. SLOPE NOT OT EXCEED 5%. SLOPE 2% AWAY FROM BUILDING.
SP7	NEW ADA SIGN.
SP8	NEW LANDSCAPE PLANTERS.
SP9	NEW COLORED STAMPED CONTERE.

11-4-13

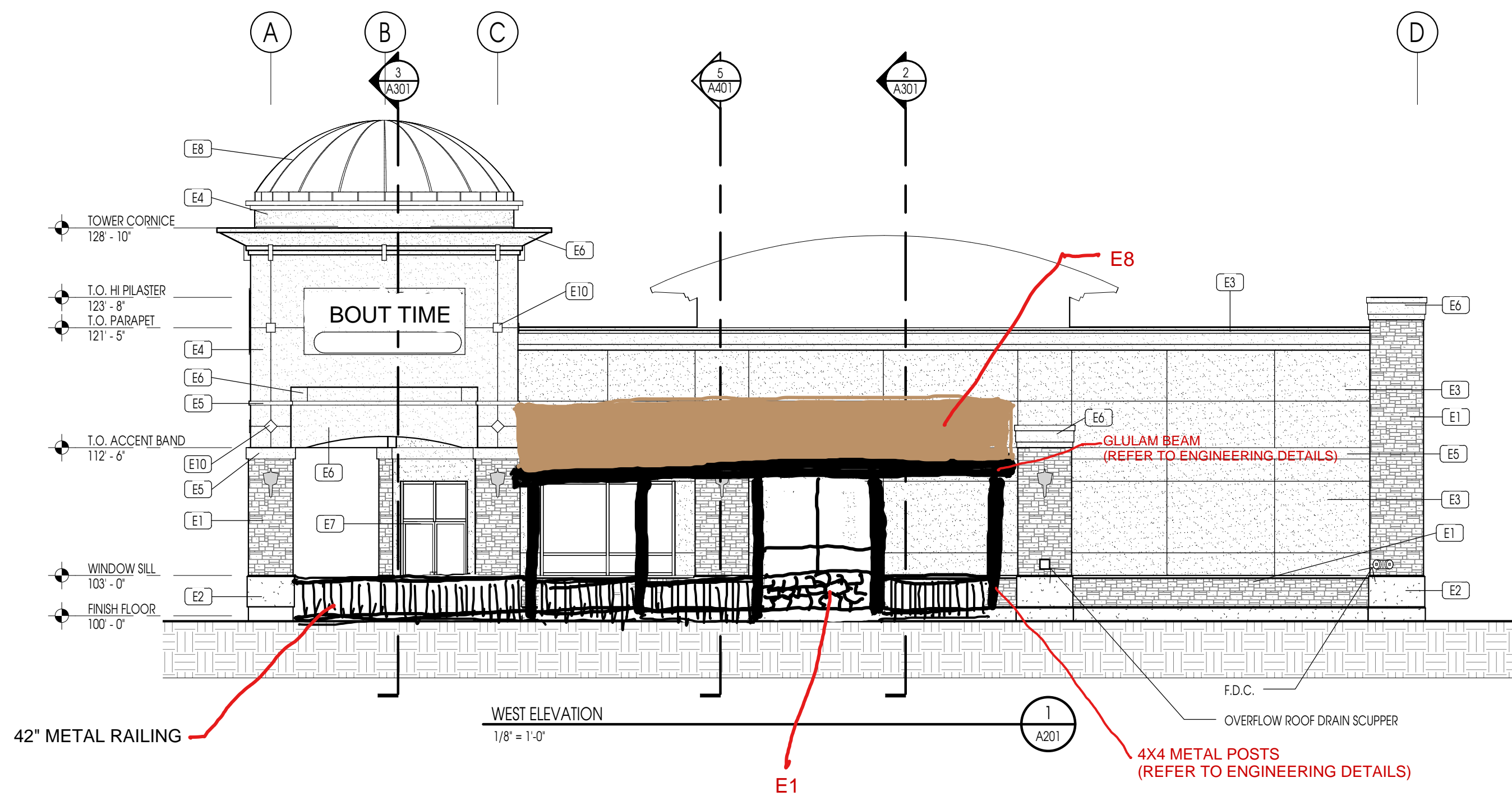
SHELL BUILDING
1194 E. DRAPER PARKWAY
DRAPER, UTAH 84020

PROJECT NO. 13136
DATE: 12/19/13
REVISIONS:
1 12/3/2013 CITY PLAN REVIEW

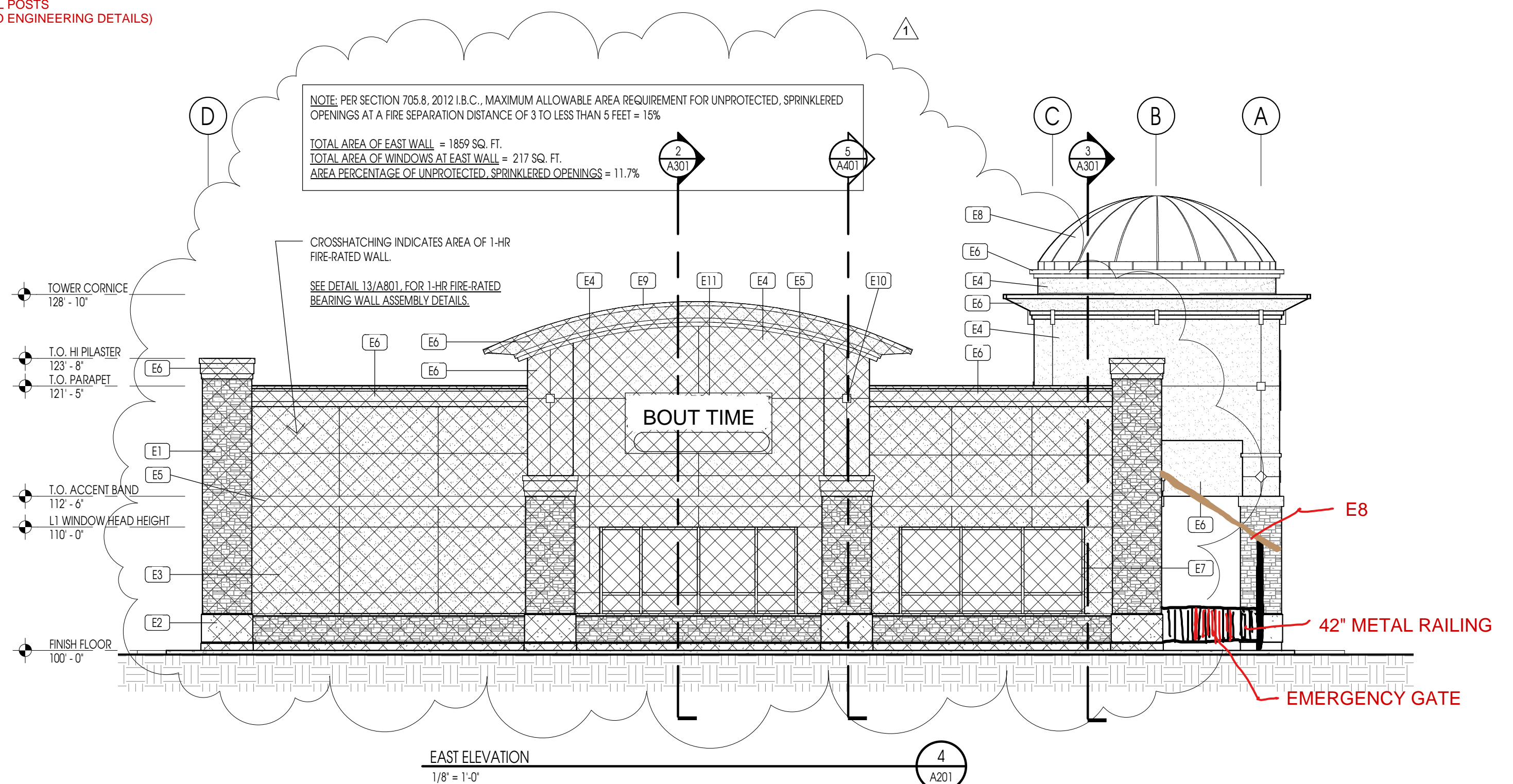
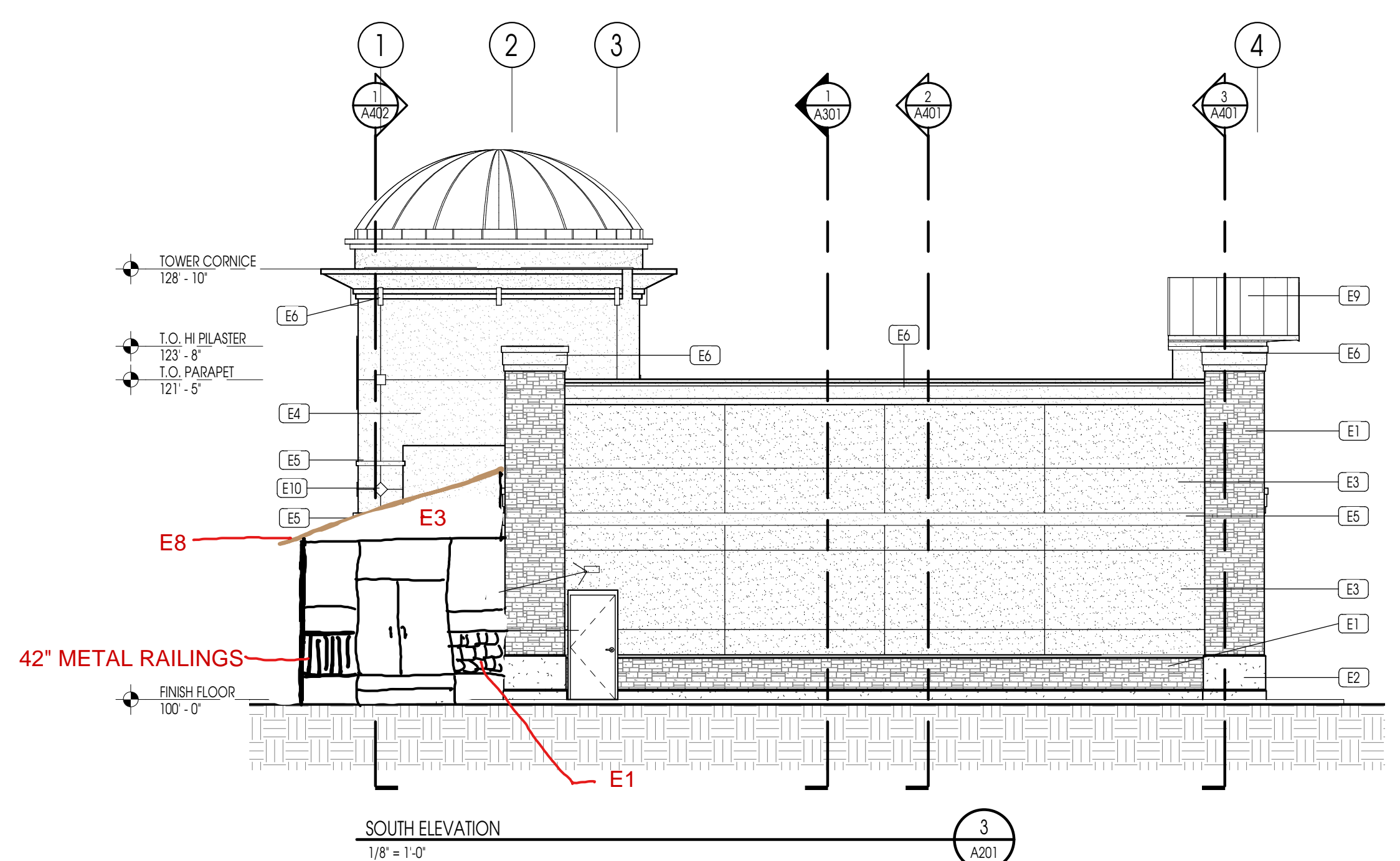
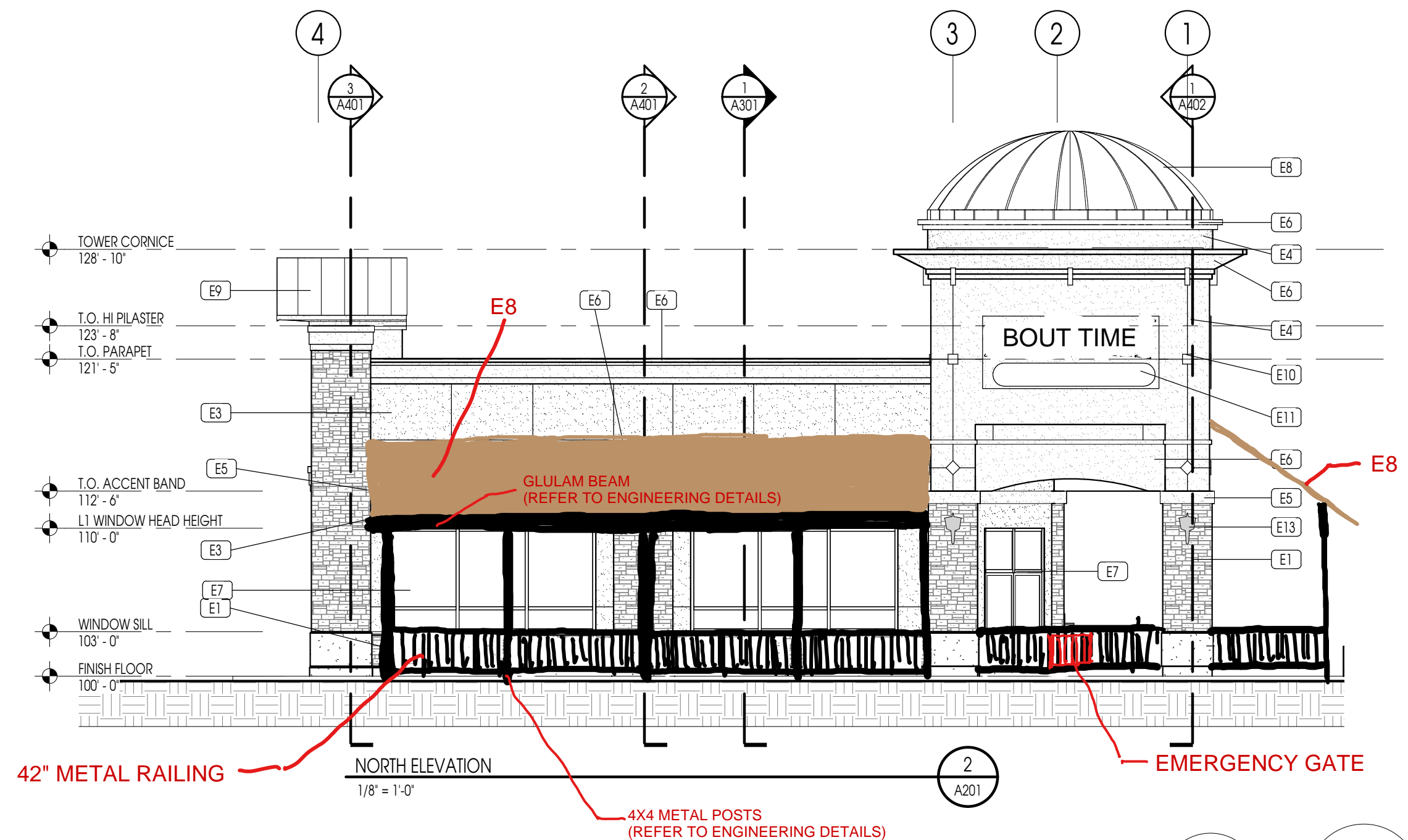
BID SET - NOT FOR CONSTRUCTION
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A001

12/18/2013 11:31:09 AM

EXHIBIT G
ARCHITECTURAL ELEVATIONS



KEYNOTE LEGEND	
Key Value	Keynote Text
E1	STONE VENEER: "COLOR AND STYLE TO MATCH STONE ON EXISTING SHOPPING CENTER"
E2	SMOOTH FINISHED PRECAST CONCRETE
E3	E.I.F.S. : DRYVIT "449 BUCKSKIN"
E4	E.I.F.S. : DRYVIT "346a POT OF GOLD"
E5	E.I.F.S. : DRYVIT "393 CHOCOLATE FIZZ"
E6	E.I.F.S. : DRYVIT "310 CHINA WHITE"
E7	ALUMINUM STOREFRONT
E8	STANDING SEAM METAL ROOF : COPPER
E9	STANDING SEAM METAL ROOF : WHITE
E10	STUCCO ACCENT. COLOR TO MATCH E5.
E11	TENENT SIGN PROVIDED BY OTHERS. PROVIDE BLOCKING. COORDINATE WITH TI CONTRACTOR FOR LOCATIONS.
E12	PAIN TO MATCH E3
E13	DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL. STYLE TO MATCH FIXTURES ON SHOPPING CENTER.



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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11-4-13

SHELL BUILDING
1194 E. DRAPER PARKWAY
DRAPER, UTAH 84020

PROJECT NO. 13136
DATE: 12/19/13
REVISIONS:
1 12/3/2013 CITY PLAN REVIEW

SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:
A201

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BID SET - NOT FOR CONSTRUCTION