

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
September 20, 2019

To: Jennifer Jastremsky, Zoning Administrator


Approved

Date

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

Re: Quinn Court – Amended Site Plan Request

Application No.: SPR-780-2019
Applicant: Jay Rice, representing MakJay Draper LLC
Project Location: Approximately 11978 South 700 East
Current Zoning: CN (Neighborhood Commercial) Zone
Acreage: 1.94 Acres (Approximately 84,506 ft²)
Request: Request for approval of an amended site plan in the CN (Neighborhood Commercial) zone regarding an alteration to building facade materials.

SUMMARY

This application is a request for approval of an amended site plan for approximately 1.94 acres located on the west side of 700 East, at approximately 11998 South 700 East. The property is currently zoned Neighborhood Commercial (CN). The applicant is requesting that an amended site plan be approved to allow for modifications to building façade materials.

BACKGROUND

The applicant obtained site plan approval for a two story office building on November 8, 2018.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Neighborhood Commercial land use designation for the subject property. This category “permits commercial land uses that target local residents and neighborhoods. Planned retail and office are encouraged.”

The property has been assigned the CN zoning classification. The purpose of the CN zone is to “provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods.”



The CN zoning designation is identified by the General Plan as a preferred zoning classification for the Neighborhood Commercial land use designation. The RA2 (Residential Agricultural) zoning abuts the subject property on the west, the CN zone abuts on the south, the RA1 (Residential Agricultural) and CC (Community Commercial) zone abuts on the east, and to the north abuts the RM2 (Multi-family Residential) zone.

Architecture. The applicant is not proposing any changes to the site plan. The overall building design is also not changing. The structure will remain two stories in height equaling 34-feet. The CN zone allows buildings up to 35-feet tall. The massing of the building will also not be altered. The building materials will be altered, including the use of different materials and material locations on the building. The proposed elevations will include cultured stone, EFIS, and insulated metal composite. The applicant has provided a breakdown of the building material percentages, with the primary materials equaling 83% of the building façade. The code requires a minimum of 75% primary materials.

Previous Conditions of Approval. The Planning Commission placed the below conditions of approval on their November 8, 2018 site plan approval:

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.
3. Applicant shall provide building material call outs and building material calculations per DCMC Section 9-22-040(F) before final construction drawings will be approved.
4. Applicant shall clarify how the CMU will be finished, including architectural finishes of honed, scored, offset, or split face, and clarify if stucco will be used on top of the CMU before final construction drawings will be approved. Stucco is considered a secondary material and may not exceed 25% of each building façade.
5. Per DCMC Section 9-22-040(I) windows along pedestrian walkways shall be transparent and not include tinted windows.
6. Applicant shall provide an after-hours lighting intensity map in conformance with DCMC Section 9-20-070(C) before final construction drawings will be approved.
7. Once site plan has been approved, including final construction drawings, 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.
8. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

Criteria For Approval. The criteria for review and potential approval of a site plan 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. In addition, consideration shall be given to the following:
 - a. Considerations relating to traffic safety and traffic congestion:
 - (1) Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;

- (2) Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (3) Arrangement and adequacy of off street parking facilities to prevent traffic congestion and compliance with the provisions of city ordinances regarding the same;
 - (4) Location, arrangement, and dimensions of truck loading and unloading facilities;
 - (5) Vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (6) Surfacing and lighting of off street parking facilities; and
 - (7) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
- b. Considerations relating to outdoor advertising:
 - (1) Compliance with the provisions of chapter 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.
 - c. Considerations relating to landscaping:
 - (1) 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;
 - (2) Planting of ground cover or other surfaces to prevent dust and erosion;
 - (3) Unnecessary destruction of existing healthy trees; and
 - (4) 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.
 - d. Considerations relating to buildings and site layout:
 - (1) 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
 - (2) 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.
 - e. Considerations relating to drainage and irrigation:
 - (1) The effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (2) The need for piping of irrigation ditches bordering or within the site.
 - f. Other considerations including, but not limited to:
 - (1) Buffering;
 - (2) Lighting;
 - (3) Placement of trash containers and disposal facilities; and
 - (4) 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:
 - a. 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.

- b. 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.
- c. Development guidelines for a center shall, as a minimum, address the following topics:
 - (1) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (2) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (3) Landscaping and open space standards;
 - (4) Signage;
 - (5) Exterior lighting;
 - (6) Parking, pedestrian and vehicular circulation, and access to the site;
 - (7) Rights of access within the center (use of cross easements, etc.);
 - (8) Development phasing and improvements/amenities to be completed with each phase;
 - (9) Outdoor sales, storage and equipment;
 - (10) Fencing and walls; and
 - (11) Maintenance standards and responsibilities.

H. Amendments: Except as may be provided for elsewhere in this title, 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 architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site;
 - f. The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure; and
 - g. The proposed site alteration does not negatively impact neighboring property owners.
- 2. If the Zoning Administrator cannot make the findings required in this subsection H:
 - a. A conditional use permit or amended site plan, as the case may be, shall be approved by the Planning Commission before any alteration or expansion occurs; and
 - b. Notice of proposed alteration or expansion should be given as provided in section [9-5-045](#) of this chapter.
- 3. If the Zoning Administrator can make all findings required in this subsection H, no noticing shall be necessary and the Zoning Administrator may approve the proposed amendment without a public hearing.
- 4. Except as may be provided elsewhere in this title, when a site plan is amended, the site shall be brought into compliance with current provisions of this title in the following areas:
 - a. Landscaping;
 - b. Storage;
 - c. Off street parking;
 - d. Lighting;
 - e. Pedestrian and vehicular access;

- f. Off street loading and unloading;
- g. Setbacks and building heights;
- h. On site surface water drainage;
- i. Off site curb, gutter and sidewalk;
- j. Piping of irrigation ditches; and
- k. Sign requirements.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the amended site plan 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 amended site plan 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 amended site plan 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 amended site plan 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 an amended site plan by Jay Rice, representing the MakJay Draper LLC, application SPR-780-2019, 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. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the conditions of approval placed on the site during the November 8, 2019 approval be complied with.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. Planned retail and office is encouraged in the Neighborhood Commercial designation.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general


- welfare of the general public nor the residents of adjacent properties.
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.



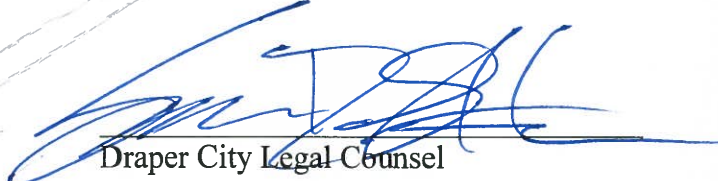
Draper City Public Works Department



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. The building elevations comply with Draper City Municipal Code Chapter 9-22.

**EXHIBIT B
AERIAL MAP**



**Quinn Court
Amended Site Plan
Aerial Map**

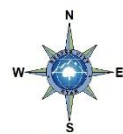
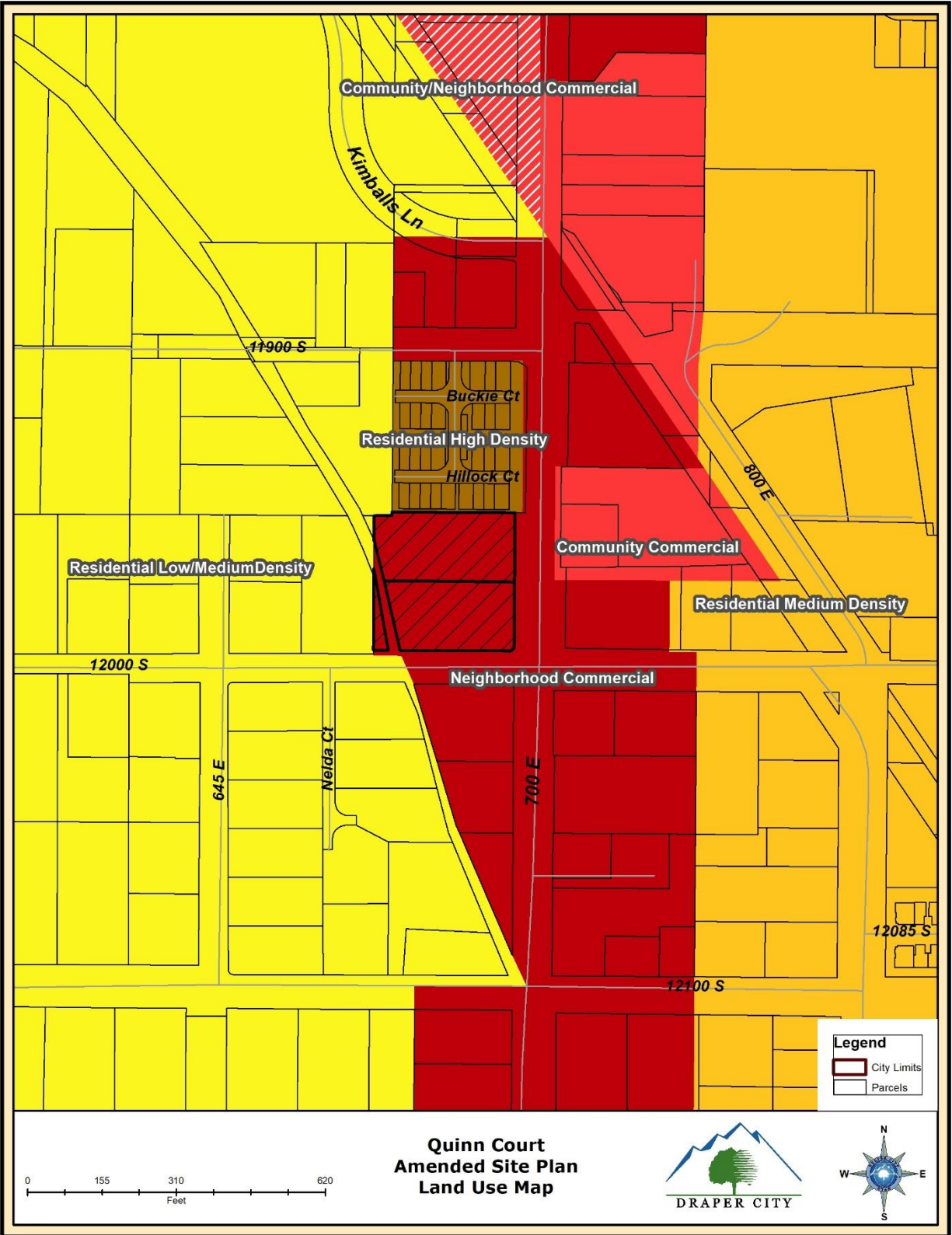
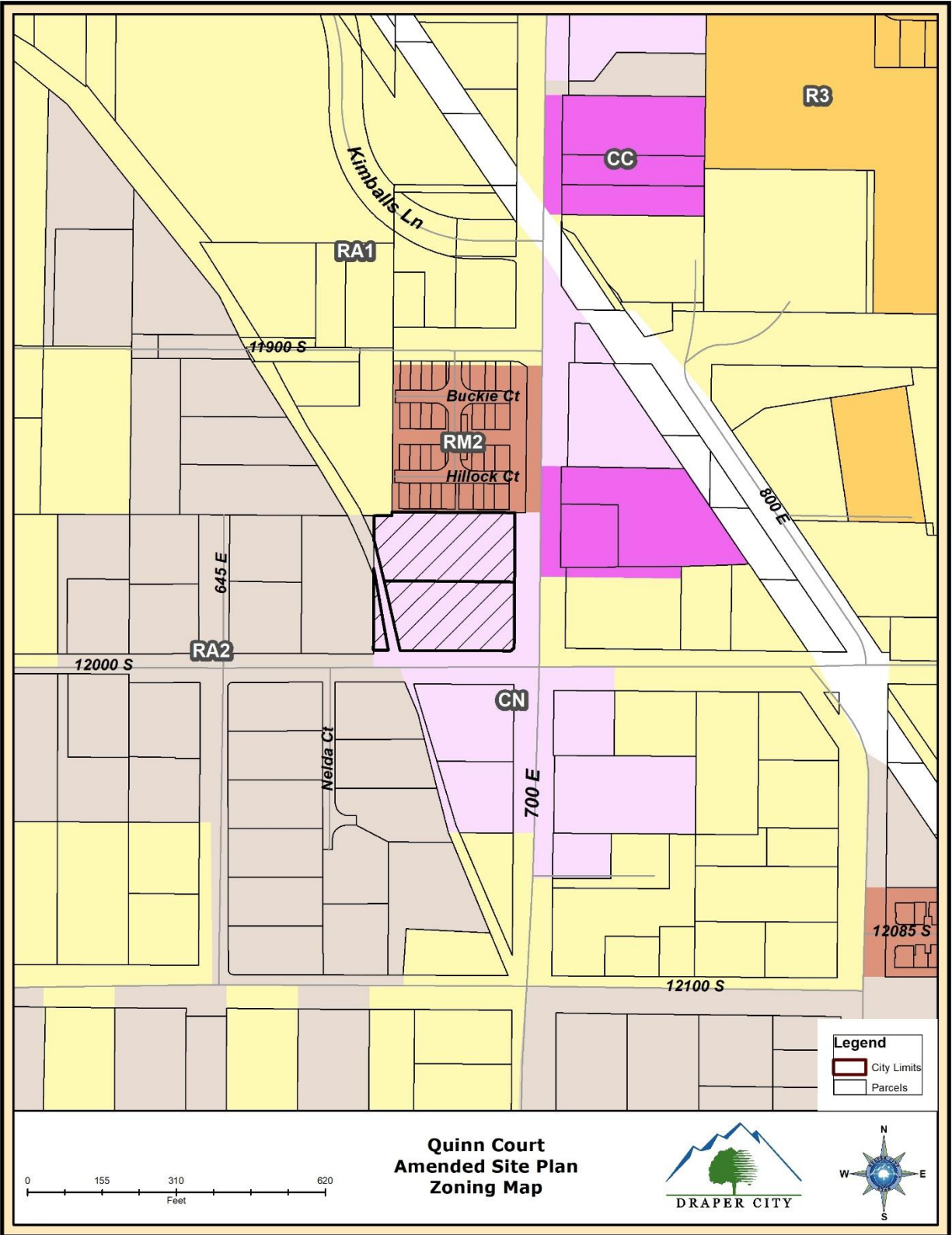


EXHIBIT C LAND USE MAP



**EXHIBIT D
ZONING MAP**



**Quinn Court
Amended Site Plan
Zoning Map**



EXHIBIT E ELEVATIONS

SOLELARE DESIGN-BUILD
801.229.1900
1978 SOUTH 700 EAST
DRAPER, UT 84020

CONSTRUCTION DOCUMENTS
J.A.R. DEVELOPMENT
1978 South 700 East
Draper, Utah 84020

QUINN COURT OFFICES
J.A.R. DEVELOPMENT
1978 South 700 East
Draper, Utah 84020

REVISIONS

#	DATE	DESCRIPTION
1	10/20/19	ISSUE FOR PERMITS
2	10/20/19	ISSUE FOR PERMITS
3	10/20/19	ISSUE FOR PERMITS
4	10/20/19	ISSUE FOR PERMITS
5	10/20/19	ISSUE FOR PERMITS
6	10/20/19	ISSUE FOR PERMITS
7	10/20/19	ISSUE FOR PERMITS
8	10/20/19	ISSUE FOR PERMITS
9	10/20/19	ISSUE FOR PERMITS
10	10/20/19	ISSUE FOR PERMITS

BUILDING ELEVATIONS

A.009

ELEVATION GENERAL NOTES

- FIELD VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
- ALL OPENINGS THROUGH THE EXTERIOR WALLS SHALL BE SEALED AND MADE WEATHER TIGHT. WEATHERING SHALL BE ACCORDING TO THE REQUIREMENTS OF THE GOVERNING CODES. WEATHER-PROOFING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PENETRATION GUTTERS SHALL BE INSTALLED AS REQUIRED TO FIT THE EXTERIOR WALLS. PENETRATION GUTTERS SHALL BE INSTALLED WITH THE SAME TYPE OF FLASHING AND SEALED TO BE WEATHER TIGHT.
- COORDINATE LOCATIONS OF EXHAUST VENTS AND INTAKE DUCTS AND EQUIPMENT. INSURE CLEARANCE PREScribed IN THE GOVERNING CODE. ELEVATIONS WITH CIVIL.
- PROVIDE GUTTERS AND DOWN SPOUTS WITH HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN.
- FOR TYPICAL WALL ASSEMBLY AND DETAILING APPROACH, SEE GENERAL STEEL DRAWINGS.

KEY NOTES

- 04 MASONRY
- 04.01 CULTURED STONE VENEER
- 04.02 CULTURED STONE VENEER
- 04.03 CULTURED STONE VENEER
- 04.04 CULTURED STONE VENEER
- 04.05 CULTURED STONE VENEER
- 04.06 CULTURED STONE VENEER
- 04.07 STONE VENEER
- 07 THERMAL AND MOISTURE PROTECTION
- 07.14 EPS STUCCO
- 07.15 EPS STUCCO
- 07.16 EPS STUCCO
- 07.17 EPS STUCCO
- 07.18 EPS STUCCO
- 07.19 EPS STUCCO
- 07.20 EPS STUCCO
- 08 OPENINGS
- 08.03 SCHEDULED DOOR
- 08.04 SCHEDULED WINDOW
- 08.05 SCHEDULED WINDOW
- 08.06 SCHEDULED WINDOW
- 09 FINISHES
- 09.01 EIFS METALIC FINISH
- 09.02 EIFS METALIC FINISH
- 09.03 EIFS METALIC FINISH
- 09.04 EIFS METALIC FINISH
- 09.05 EIFS METALIC FINISH
- 09.06 EIFS METALIC FINISH
- 09.07 EIFS METALIC FINISH
- 09.08 EIFS METALIC FINISH
- 09.09 EIFS METALIC FINISH
- 09.10 EIFS METALIC FINISH
- 09.11 EIFS METALIC FINISH
- 09.12 EIFS METALIC FINISH
- 09.13 EIFS METALIC FINISH
- 09.14 EIFS METALIC FINISH
- 09.15 EIFS METALIC FINISH
- 09.16 EIFS METALIC FINISH
- 09.17 EIFS METALIC FINISH
- 09.18 EIFS METALIC FINISH
- 09.19 EIFS METALIC FINISH
- 09.20 EIFS METALIC FINISH

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

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

Copyright © 2019 Solelare Design-Build. All Rights Reserved. Draper, UT 84020

SOLARE DESIGN BUILD
801 259 1300
SOLARE, LP
100 S 300 W STE 200
SALT LAKE CITY, UT 84103

DEIV
DESIGN • ENGINEER • ARCHITECT

DEIV Architecture and Design
10000 COPPER CANYON BLVD SUITE 1000
SALT LAKE CITY, UT 84127
www.deivarchitect.com



DAVID J. ANDERSON
PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 35284

QUINN COURT OFFICES
J.A.R. DEVELOPMENT
11978 South 700 East
Draper, Utah 84020

CONSTRUCTION DOCUMENTS

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	03/22/2019
2	ISSUE FOR BIDDING	05/20/2019
3	ISSUE FOR CONSTRUCTION	05/20/2019
4	ISSUE FOR OCCUPANCY	05/20/2019
5	ISSUE FOR ARCHITECTURAL RESPONSE	05/20/2019
6	ISSUE FOR RFP	05/20/2019
7	ISSUE FOR RFP	05/20/2019
8	ISSUE FOR RFP	05/20/2019
9	ISSUE FOR RFP	05/20/2019
10	ISSUE FOR RFP	05/20/2019
11	ISSUE FOR RFP	05/20/2019
12	ISSUE FOR RFP	05/20/2019
13	ISSUE FOR RFP	05/20/2019
14	ISSUE FOR RFP	05/20/2019
15	ISSUE FOR RFP	05/20/2019
16	ISSUE FOR RFP	05/20/2019
17	ISSUE FOR RFP	05/20/2019
18	ISSUE FOR RFP	05/20/2019
19	ISSUE FOR RFP	05/20/2019
20	ISSUE FOR RFP	05/20/2019

PROJECT #	16017
DC	DC
DRAWN BY	GDA
ISSUE DATE	05/20/2019
BUILDING ELEVATIONS	

A.010

12/14/18, Revised, July 25, 2019

