



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

August 27, 2020

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

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

Re: Irvine Office Park – Amended Site Plan Request

Application No.: SPR-997-2020
Applicant: Scott Irvine, representing Irvine Investment Company
Project Location: Approximately 344 West 13800 South
Current Zoning: CSD-IOP (Irvine Office Park Commercial Special District) Zone
Acreage: Approximately 19.36 Acres (Approximately 843,321.6 ft²)
Request: Request for approval of an Amended Site Plan in the CSD-IOP zone regarding the modification of phasing boundaries.

SUMMARY

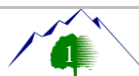
This application is a request for approval of an Amended Site Plan for approximately 19.36 acres located on the south side of Bangerter Highway, at approximately 344 West 13800 South (Exhibit B). The property is currently zoned CSD-IOP (Irvine Office Park Commercial Special District). The applicant is requesting that an Amended Site Plan be approved to allow a modification of the phasing lines on the site.

BACKGROUND

The applicant obtained a Text Amendment to create a new CSD zone, and a Zoning Map Amendment to rezone the subject property to the new zone, called CSD-IOP (Irvine Office Park Commercial Special District) on October 2, 2018. The Planning Commission approved the Site Plan on December 13, 2018. An Amended Site Plan was obtained on September 24, 2019 to modify some of the site plan and landscaping elements.

ANALYSIS

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



Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • 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 • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-IOP zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-18N-010, the purpose of the CSD-IOP zone is “The Irvine Commercial Special District contains approximately 21.72 acres, located along 440 West and 13800 South as shown in section 9-18N-100, exhibit A of this article. The size of the property allows for a master planned, mixed use office park that will be completed in phases as shown in section 9-18N-100, exhibit A2 of this article. The Draper City general plan's goals and objectives are reflected in the overall district elements such as land use, architectural standards, signage, site design and landscape standards. The Commercial District of the master plan aims to broaden the commercial tax base of the City while providing amenities to the City residents.”

The site is abutted by the M1 (Heavy Manufacturing) zone on the south and east property lines. It abuts the CBP (Business/Manufacturing Park) zone on the west, and to the north is Bangerter Highway and the CSD-DPMU (Draper Point Mixed Use Commercial Special District).

Site Plan Layout. The existing phasing plan shows three phases (Exhibit E). Phase 1 shows a single office building, the majority of the parking lot and a large plaza area. Phase 2 includes the remaining parking areas and a second office building. Phase 3 contains a single office building and a potential for either additional surface parking, or a parking garage. The applicant is modifying the phasing lines between Phases 1 and 2 (Exhibit F). The plaza area will become part of Phase 2, rather than be included in Phase 1. There is concern by the applicant that the close proximity of the plaza to Phase 2 building may result in damage to the plaza during construction of the Phase 2 building. In order to prevent that damage the applicant is requesting to build the plaza with the Phase 2 construction. There is nothing in DCMC that requires the amenities to be installed with the first phase of a project.

Previous Conditions of Approval. The Planning Commission placed the following conditions on the site plan approval dated December 13, 2018:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Division are satisfied throughout development of the site.
2. That a building permit is issued prior to construction.
3. That the applicant receives a land disturbance permit before moving any dirt.
4. That signage is not approved with this site plan approval. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
5. That the outdoor garbage collection container is screened from view using the same materials as the building, and that it is surrounded as much as possible by landscaping to further soften its visual impact.
6. That all landscaping is installed in accordance with the approved plan.
7. That after Planning Commission approval, the applicant submits six sets of plans to be stamped "Approved for Construction." Three of these shall be 24x36 in size and three shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

Criteria For Approval. The criteria for review and potential approval of an Amended Site Plan request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code (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.
- 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 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.

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 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.

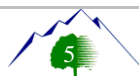
If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

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. That the applicant comply with all conditions of approval from the December 13, 2018

Site Plan approval.

The findings for approval as are follows:

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 this Code.
4. The proposed expansion meets the approval standards of DCMC Section 9-5-060(E).
5. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure.
6. A phased development plan has been approved for the site.
7. 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.
8. 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.
9. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
10. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of DCMC, 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.

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.

None provided.

**EXHIBIT B
AERIAL MAP**

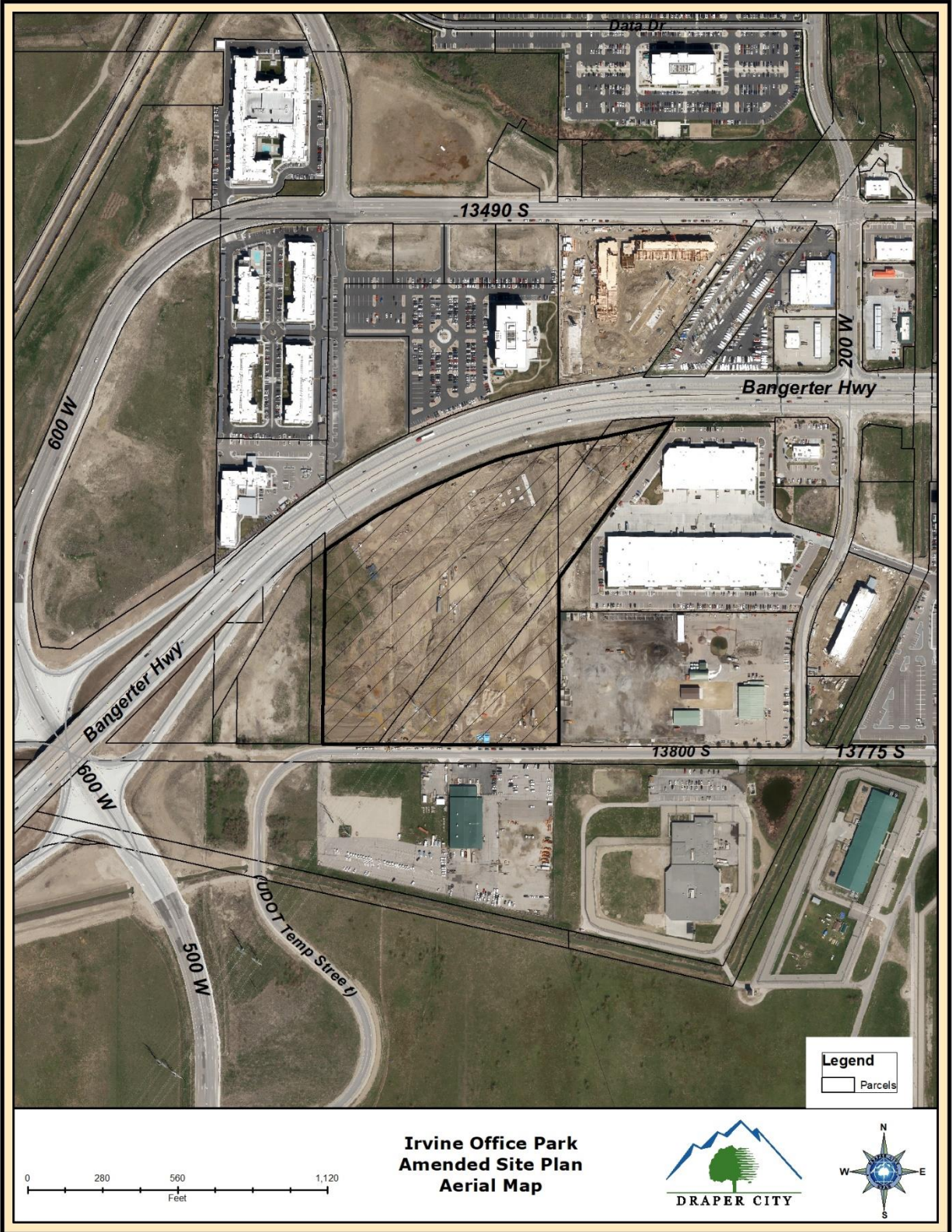


EXHIBIT C LAND USE MAP

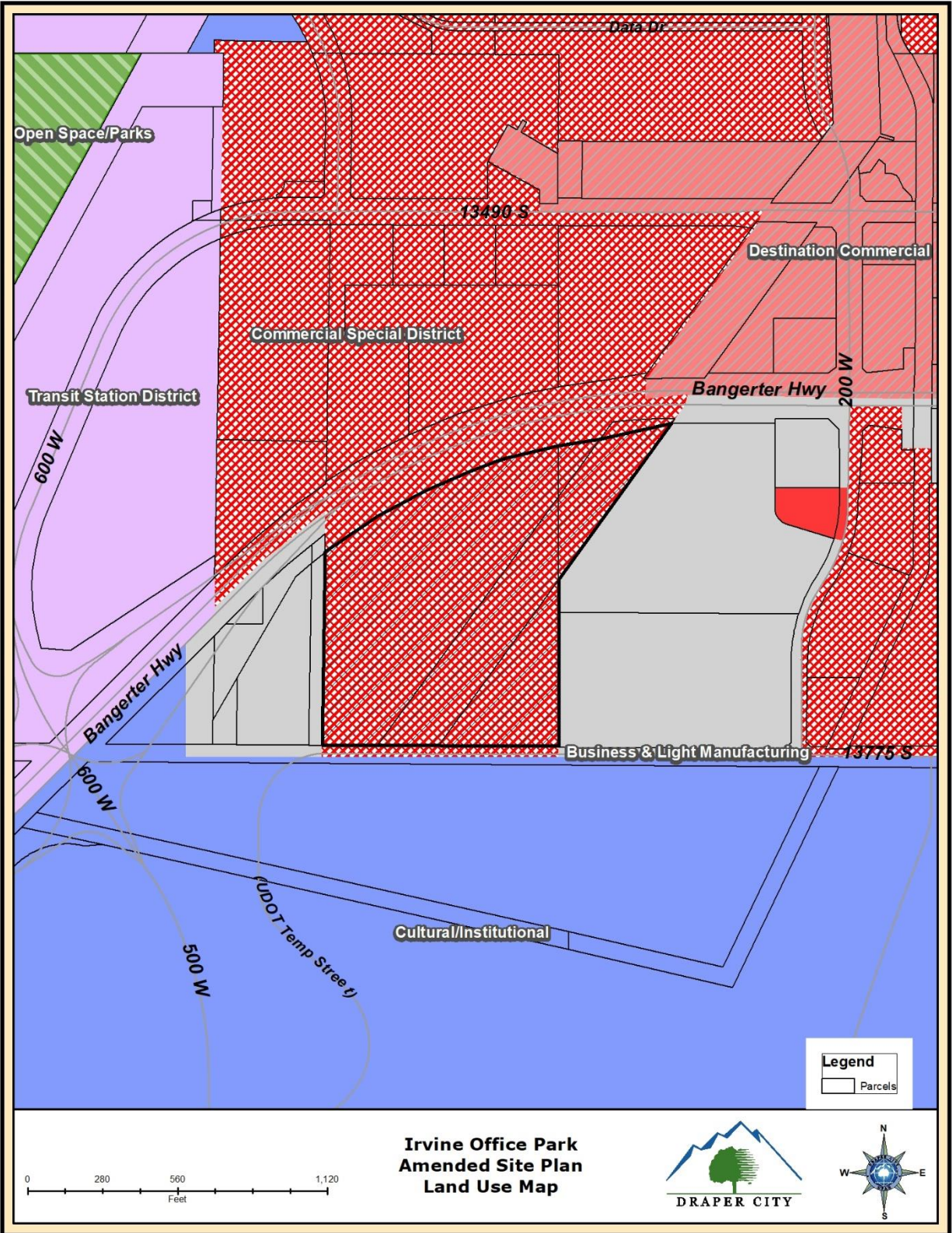


EXHIBIT D ZONING MAP

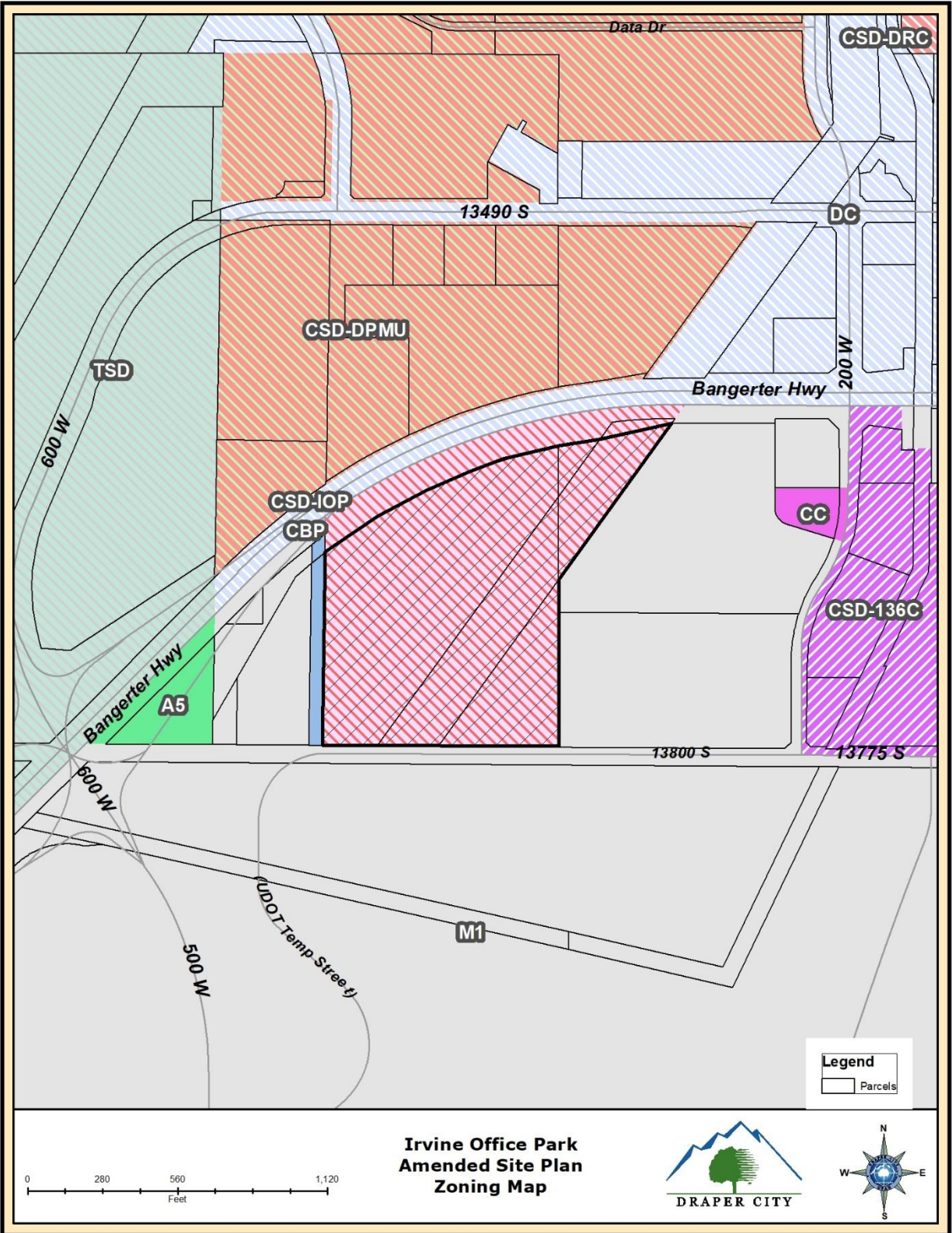
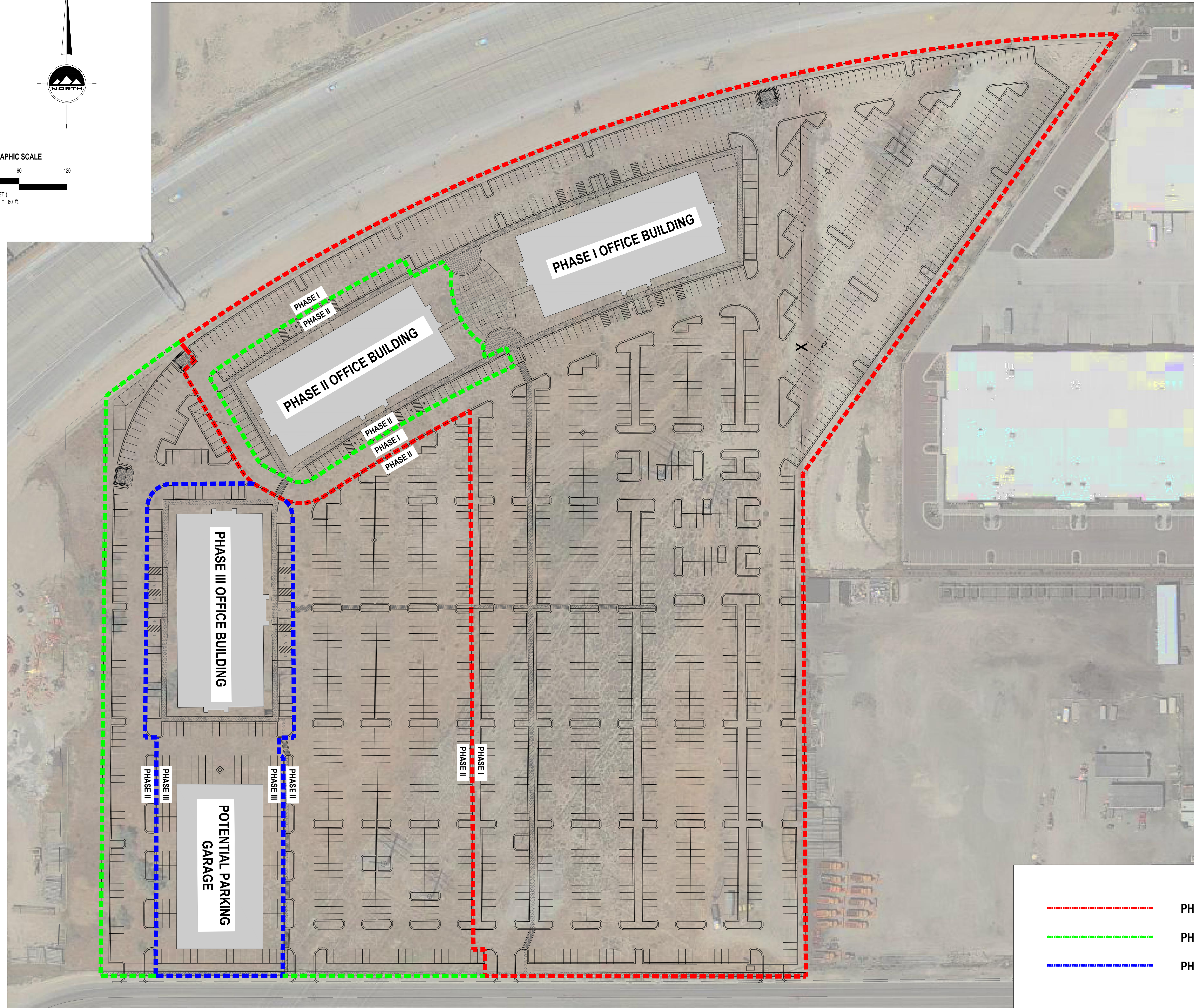
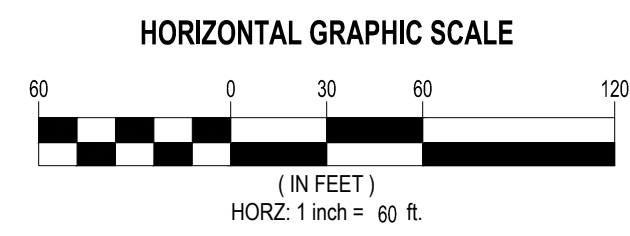


EXHIBIT E
EXISTING PHASING PLAN

811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
NORTHWEST CORNER
SECTION 1
T4S, R1W
SLB&M
ELEVATION = 4364.92



- PHASE I BOUNDARY
- PHASE II BOUNDARY
- PHASE III BOUNDARY



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

www.ensigneng.com

FOR:
Irvine Investments
920 EAST WOODOAK LANE SUITE 200
SALT LAKE CITY, UTAH 84117

CONTRACT:
SCOTT IRVINE
PHONE: 801-265-2022

IRVINE DRAPER OFFICE PARK PHASE 1

**440 WEST 13800 SOUTH
DRAPER, UTAH 84020**



APPROVAL SET 11.08.18

NO.	DATE	REASON	BY
1	2018-11-01	ADDENDUM #1	Q. ELDER
2			
3			
4			
5			
6			
7			
8			

PHASING PLAN

PROJECT NUMBER: 8002
DRAWN BY: B. ABEL
PROJECT MANAGER: J. FORD

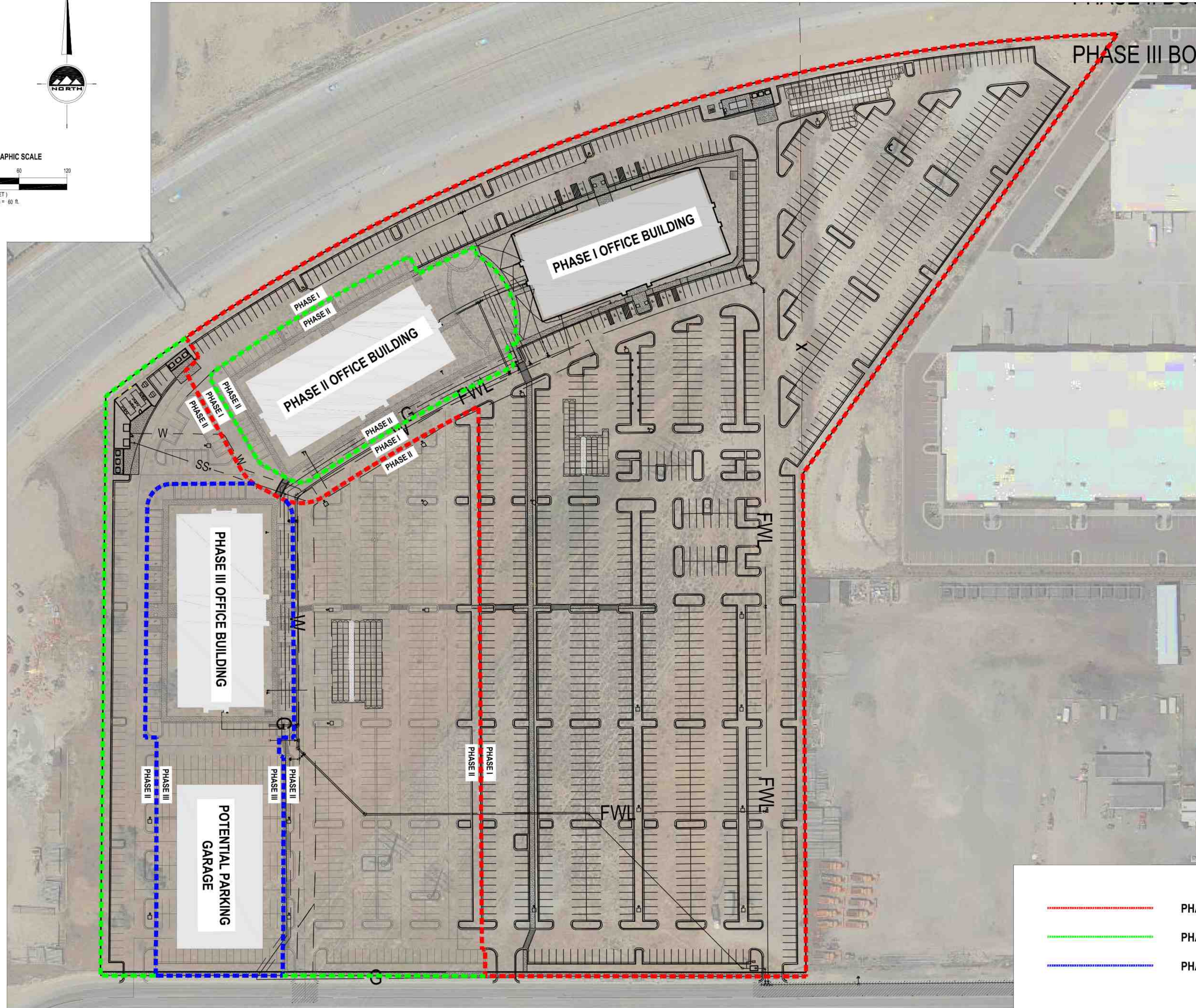
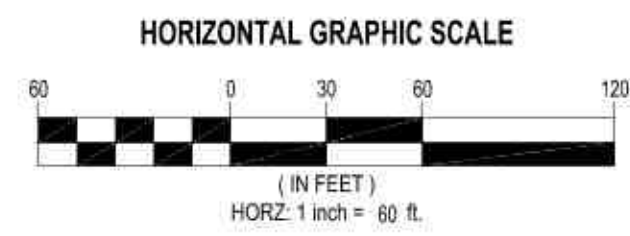
PRINT DATE: 2018-11-08
CHECKED BY: Q. ELDER

C-002

EXHIBIT F
PROPOSED PHASING PLAN

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. **Know what's below. Call before you dig.**

BENCHMARK
NORTHWEST CORNER
SECTION 1
T4S, R1W
SLB&M
ELEVATION = 4364.92



- PHASE I BOUNDARY
- PHASE II BOUNDARY
- PHASE III BOUNDARY



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SCOTT IRVINE
PHONE: 801-265-2022

**IRVINE DRAPER OFFICE PARK
SITE PLAN AMENDMENT
440 WEST 13800 SOUTH
DRAPER, UTAH 84020**

PHASING PLAN

PROJECT NUMBER: 8002
PRINT DATE: 2020-05-05
DRAWN BY: B. ABEL
CHECKED BY: Q. ELDER
PROJECT MANAGER: J. FORD

C-002