

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:30 p.m. - Site Plan Review for Biolife, a medical building, to be located at the northwest corner of 2300 North and 2000 West.	AGENDA ITEM: 1B
PETITIONER: Michael Baker International, Jacob Jensen, representing Biolife	MEETING DATE: July 21, 2015
ORDINANCE REFERENCES: Zoning Ordinance Chapter 3, Regulations Applicable to All Zones Chapter 4, Parking Chapter 19, Performance Zone Chapter 20, CBD Architectural Standards	ROLL CALL VOTE: X YES NO
BACKGROUND: Plans have been approved by Secondary Water, DWCC Referenced drawings are after the comments from	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Site Review JUB Comments PW Comments Fire Comments	
SEPARATE DOCUMENTS: Biolife Site Plan Biolife-design renderings	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir

Project Information			
Applicant	Biolife	Building Square Footage	16,692
Property Address	2337 North 2000 West	Building Perimeter	550
Zoning	PZ	Site Gross Size	136,259
Date of Hearing	July 21, 2015	Site Net Size	129109
Date of Action		Architectural Score	

A. Gross site area as determined by actual on-site inspection	136,259 sq.ft.
B. Subtract land constituting roads and land within ultimate rights-of-way of existing roads as shown in the Clinton City Major Street Plan, rights-of-way of utilities, and easements of access.	0
C. Subtract land which is not contiguous:	
1. A separate parcel which does not abut, adjoin or share common boundaries with the rest of the development.	0
2. Land which is cut off from the main parcel by a road, railroad, existing land uses, or major stream, such that common use is hindered or that the land is unavailable for building purposes.	0
D. Subtract land which in a previously approved subdivision encompassing the same land, as part or all of the subject parcel, was reserved for resource reasons (e.g. flooding or for recreation).	0
E. Subtract land required for bufferyard area by Sections 19.16 through 24. (A preliminary decision of which buffer is to be used will need to be made at this time to arrive at this figure. Refer to Sections 19.16 and 19.18 for bufferyard requirements and sizes.)	7,150 sq.ft
F. Equals base (net) site area.	129,109 sq.ft.

Site Information				
Use	3.110	Office not related to merchandising		
Conditional / Permitted	P	Use Category	Office	
Estimated Floor Area Ratio	13%	Recalculated Floor Area Ratio		
Estimated Impervious Ratio	29% minimum	Recalculated Impervious Ratio		
Estimated Class Code	VIII	Recalculated Class Code		
Impervious Surface Ratio				
	North	South	East	West
Adjoining Property Class	I	2300 N	2000 W	III
Estimated Buffer Requirement	No	Yes	Yes	Yes
Estimated Buffer Designator		Street	Street	G
Recalculated Buffer Designator				
Estimated Buffer Depth (feet)		20	20	20
Required Buffer Depth (feet)				
Landscape Requirements				
	Canopy Tree			20
	Understory Tree			
	Shrub			12
	Evergreen / Conifer			17
	Bench			
	Fence Requirement			F-3V

Parking Requirements			
	Type of Space (ref. § 28-4-5)	Square Footage	Stalls Required
	Medical 1-9000 sq. ft 6/1000	9,000	54

	Medical 9001-16692 sq.ft. 1/200 sq.ft	7,692/200	39
		Total Stalls Required	93
		Stalls Provided	158

Plat

1. The bearing on 2300 North shown on the plat does not match the bearing listed in the description.
2. The PUE on the West side should be 10 feet wide.
3. Signature blocks need to be reformatted for a minor subdivision.

Additional Approval Requirements / Comments

1. Rezone was accomplished May 5, 2015.
2. No reduction in drive isle width is requested
3. The site drawings have not been changed to reflect the change in architectural features.
4. A 3-foot berm or landscaping designed to block view a minimum of 3-feet high required in landscaping area fronting 2000 W and 2300 N. Design the 2000 W landscaping so that the majority of the landscaping and the berm is maintained when 2000 W is widened.
5. I have color samples of the brick and aluminum. The rendering colors are a good depiction of the samples.
6. Architectural features significantly meet minimum requirements of the design ordinance.
7. Photometrics and parking lot style have not been presented.
8. Two Clinton City Streetlights will be required on 2300 N (one on west property line and one at corner with 2000 W) and two more on 2000 W (one mid lot and one on north property line).. Public works is to be contacted prior to install to designate exact locations on site.
9. Landscaping meets the minimum requirements of the Zoning Ordinance.
10. Parking requirements are met.

Engineer's Comments

1. Sheet C-001 note 7 refers to Salt Lake County. It should be Davis County.
2. Sheet C-301 Storm Drain Calculations
 - The Design Storm used in the detention calculations is in correct. The required design storm is a 1" per hour storm distributed using the Farmer-Fletcher Storm Distribution Model. The storm used in the calculations only accumulates 0.88 inches in the first hour.
 - The orifice calculations are incorrect. A head of 1.25 feet was used in the calculation. With a 30" pipe used for detention the head would be about 2.25 feet on the orifice when the pipe is at full detention capacity.
 - With a small site, the Time of Concentration will be much less than 15 minutes.
3. An emergency detention pond overflow back to the city streets and away from adjacent properties needs to be provided.
4. UDOT approval of the design for SR-108 needs to be submitted.
5. UDOT and irrigation company approval of piping the irrigation ditch with 18" CMP in the UDOT ROW needs to be submitted.

Public Works Comments

1. Submittal Date: 06/16/2015
2. C301 SD pipe RCP required in ROW only, ADS on Private property?
3. C301 culinary W copper required only in ROW
4. C301 SD structure #2 put orifice plate on the West side, not East
5. C301 Clarify storm water retention
6. SD a 0% slope?
7. Submit SWPPP
8. S main on 2300N is Distric

9. C002 Remove W meter service going out to 2000W
10. Remove oil water separator on 2000W
11. C501 Snout/Debri stop- follow manufacturers installation recommendations, min. 15" below snout

Fire Department Comments

1. After the construction plans have been submitted and the occupancy type has been determined the Fire Department will determine how many fire hydrants will be required.
2. From the site plan it shows an iron pipe for fire sprinkler protection, sheet C-301. Per Clinton City ordinance 10-8-11 the FDC will be freestanding and shall be a minimum distance that is equal to 1 ½ times the height of the building. Also a fire hydrant should be no more than 50' away from the FDC. Per NFPA 24, 7.2.3 a fire hydrant shall not be 40' or more from a building. The Fire Department will require updated drawings to show the FDC and the fire hydrant.
3. A flow test will be required and a Fire Code Official shall be notified prior to the test. Flow tests shall be witnessed by the Fire Code Official and approved documentation of the test shall be provided to the Fire Code Official.

Planning Commission Chair

Date

DATE: June 29, 2015
TO: Lynn Vinzant
CC:
FROM: Bryce Wilcox
SUBJECT: BioLife - Memo 1 (55-15-001-007)

Construction Drawing Review

6. Sheet C-001 note 7 refers to Salt Lake County. It should be Davis County.
7. Sheet C-301 Storm Drain Calculations
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Plat Review

4. The bearing on 2300 North shown on the plat does not match the bearing listed in the description.
5. The PUE on the West side should be 10 feet wide.

DEVELOPMENT REVIEW

DATE: 6/25/2015
TO: Lynn
FROM: Gregg Folk
RE: Biolife Plasma

Public Works

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- C301 culinary W copper required only in ROW
- C301 SD structure #2 put orifice plate on the West side, not East
- C301 Clarify storm water retention
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- Submit SWPPP
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