



**EAGLE MOUNTAIN CITY**  
City Council Staff Report

**APRIL 5TH, 2016**

**Project:** Pony Express Dental Office  
**Applicant:** Joel Featherstone  
**Request:** Site Plan  
**Type of Action:** Action Item

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**Planning Commission Recommendation**

On March 8<sup>th</sup> the Planning Commission held a public hearing on the proposed Pony Express Dental Office, ultimately the Planning Commission voted (5-0) to recommend approval of the Pony Express Dental office, with the following conditions: (Items in blue have been addressed)

1. *Building be located near the street with an entrance oriented toward Eagle Mountain Boulevard, parking lot be placed on rear or side of the building to comply with Commercial Design Standards*
  - a. Building has been moved next to the street, parking is behind the front of the building, an entry is located toward Eagle Mountain Boulevard
2. *Shifting the trail back, away from the road beyond the easement line along Eagle Mountain Boulevard*
  - a. Trail has been shifted back as requested
3. *Applicant provide detail for the screened refuse area*
  - a. Applicant has provided screened refuse area detail
4. *All parking slopes shall be less than a five percent (5%) slope*
5. *Six foot (6') Privacy fence or decorative wall be constructed on property line between parking lot and single family residential lots*
  - a. Applicant has indicated a Masonry Wall will be placed on the property line, details for the masonry wall have been provided, visual example has not been provided.
  - b. Applicant has requested they not be required to install the fence until they construct the second structure.
6. *Required Buffer of twenty feet (20') provided between commercial land use and single-family dwellings per table 17.60.160(b)*
  - a. Applicant provides a 20' landscape buffer between the uses
7. *Applicant provide landscaping calculations, landscaping must meet standards in chapter 17.60 of the EMMC*
8. *A 10' landscaped berm shall be provided between sidewalk/trail and the parking lot.*
  - a. A 10' Landscaped area is provided between the Sidewalk/trail and the parking lot
9. *A Three and a half foot (3.5' berm or headlight screen should buffer all parking areas*
  - a. Parking lot does not face the street headlight screens not required with new layout
10. *A Lighting plan shall be submitted that shows a maximum light output of 100,000 lumens per acre*
11. *The site shall be recorded before building permits are issued (proper platting process for a one lot subdivision)*

**Preface**

This application is for a dental office site plan located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway, and is approximately 1.64 ac in size.



*amendment will be reviewed as a separate item in the meeting. If the code amendment is denied or altered, landscaping plans for the Pony Express Dental Office shall be in compliance with approved codes.*

- **Landscaped Buffer/Berm:** The proposal shows a required ten foot (10') landscaped strip between sidewalk/trail and the parking lot. Landscaped berm of three and a half feet (3.5') or headlight screen should buffer or surround all parking areas
- **Trail:** The trail has been moved back beyond the Easement line along Eagle Mountain Boulevard.
- **Buffering:** A twenty foot (20') buffer is shown between the commercial land use and single-family dwellings. Buffer should include Trees, ground cover, wall/fence, and berming per table 17.60.160(b)

### **Lighting**

- **Dark sky ordinance:** A lighting plan should be submitted, showing a maximum light output of one-hundred thousand (100,000) lumens per acre. All lights shall be, full cut-off/fully shielded, directed downward and the light source may not be visible from surrounding properties, spec sheets shall be provided.

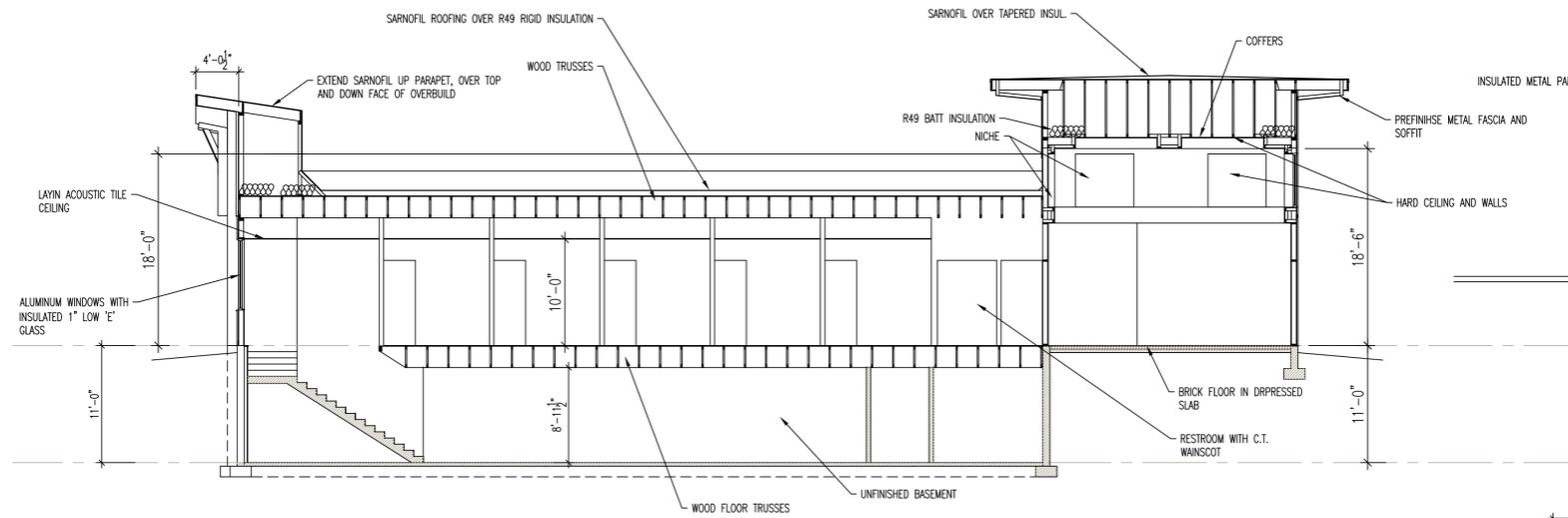
### **Plat**

The applicant is proposing the dental office on a 1.64 acre site, but the current size of the property is 10.25 acres. The applicant has applied for a two lot subdivision which is currently being reviewed by staff. This two lot subdivision will be reviewed by the Planning Commission on April 12<sup>th</sup>, and will be presented to the City Council on April 19<sup>th</sup>. The applicant is aware that building permits will not be issued until there is an approved final plat.

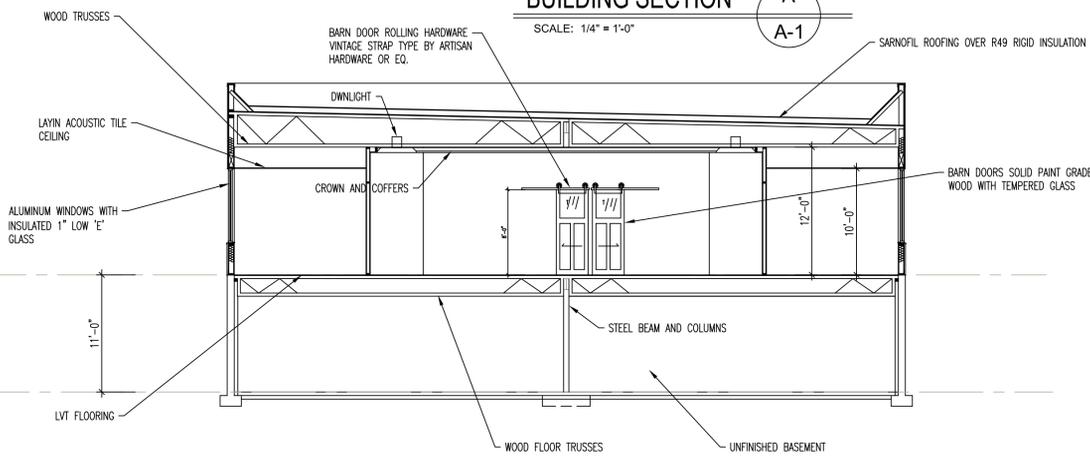
### **Attachments**

Overall Site Plan  
Building Elevations

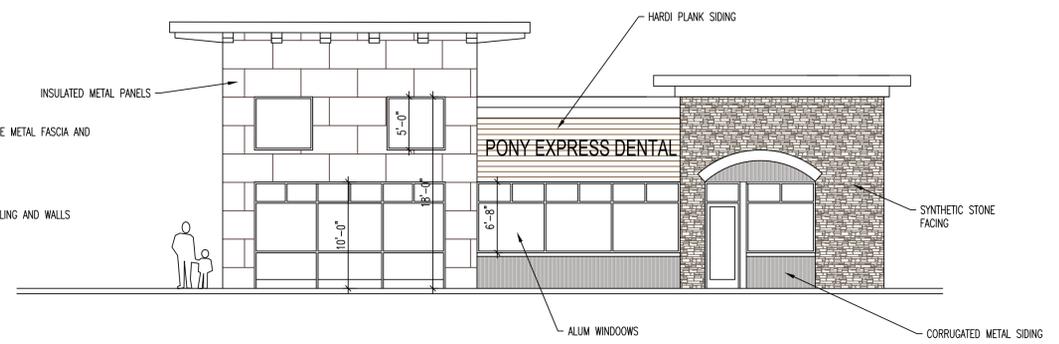




**BUILDING SECTION A**  
SCALE: 1/4" = 1'-0"  
A-1



**BUILDING SECTION A**  
SCALE: 1/4" = 1'-0"  
A-1



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



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

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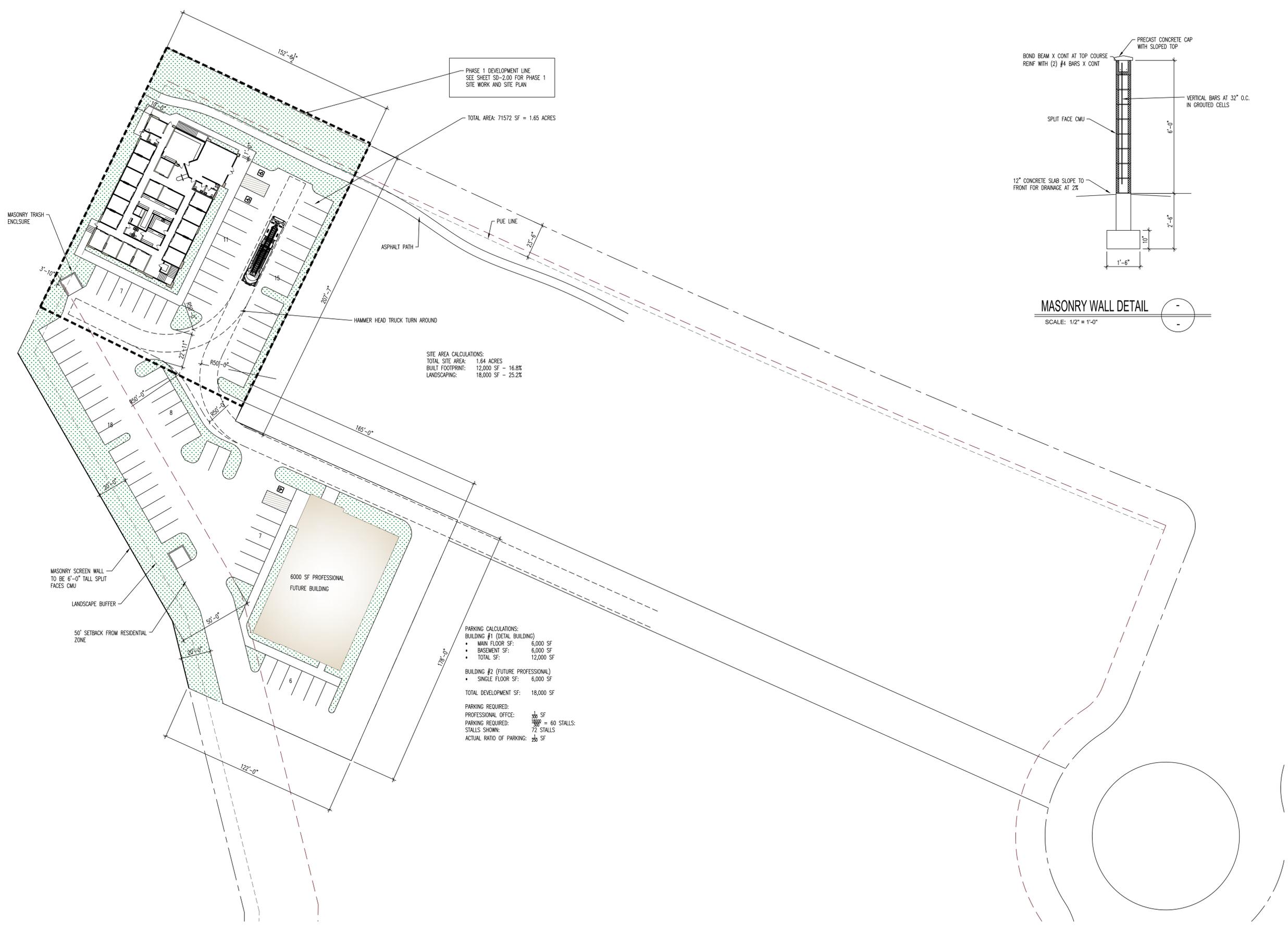
PROPOSED SITE DEVELOPMENT FOR:  
**MONTE VISTA RANCH**  
CAPITOL COMMERCIAL REAL ESTATE

EAST EAGLE MOUNTAIN BLVD AND N IRA HODGES SCENIC PARKWAY  
EAGLE MOUNTAIN, UTAH  
FLOOR PLAN ELEVATIONS

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SHEET TITLE  
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PHASE 1 DEVELOPMENT LINE  
SEE SHEET SD-2.00 FOR PHASE 1  
SITE WORK AND SITE PLAN

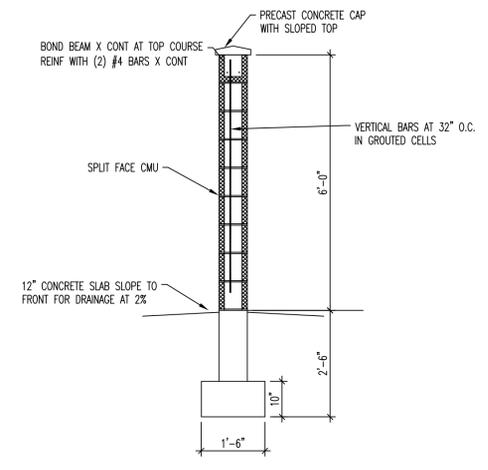
TOTAL AREA: 71572 SF = 1.65 ACRES

SITE AREA CALCULATIONS:  
TOTAL SITE AREA: 1.64 ACRES  
BUILT FOOTPRINT: 12,000 SF - 16.8%  
LANDSCAPING: 18,000 SF - 25.2%

PARKING CALCULATIONS:  
BUILDING #1 (DETAIL BUILDING)  
• MAIN FLOOR SF: 6,000 SF  
• BASEMENT SF: 6,000 SF  
• TOTAL SF: 12,000 SF

BUILDING #2 (FUTURE PROFESSIONAL)  
• SINGLE FLOOR SF: 6,000 SF  
TOTAL DEVELOPMENT SF: 18,000 SF

PARKING REQUIRED:  
PROFESSIONAL OFFICE:  $\frac{1}{100}$  SF  
PARKING REQUIRED:  $\frac{18000}{300} = 60$  STALLS  
STALLS SHOWN: 72 STALLS  
ACTUAL RATIO OF PARKING:  $\frac{1}{250}$  SF



MASONRY WALL DETAIL  
SCALE: 1/2" = 1'-0"

PROPOSED SITE PLAN  
SCALE: 1"=50'-0"



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NEW DENTAL OFFICE FOR:  
**PONY EXPRESS DENTAL OFFICE**  
**MONTE VISTA DEVELOPMENT**

EAST EAGLE MOUNTAIN BLVD AND N IRA HODGES SCENIC PARKWAY  
EAGLE MOUNTAIN, UTAH

LOWER LEVEL FLOOR PLAN

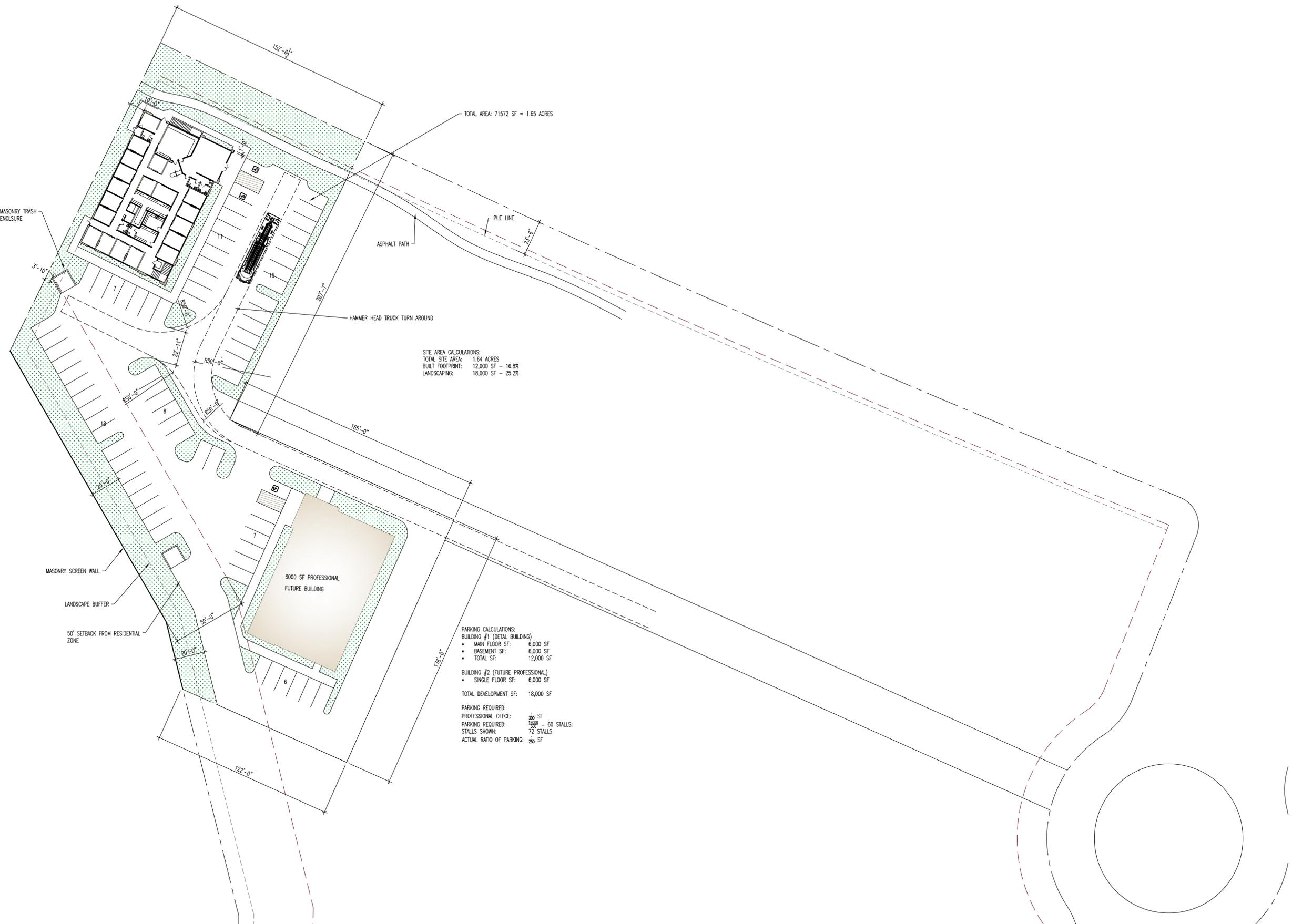
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MASONRY TRASH ENCLOSURE

ASPHALT PATH

UTILITY LINE

HAMMER HEAD TRUCK TURN AROUND

6000 SF PROFESSIONAL FUTURE BUILDING

MASONRY SCREEN WALL

LANDSCAPE BUFFER

50' SETBACK FROM RESIDENTIAL ZONE

**PROPOSED SITE PLAN**

SCALE: 1"=50'-0"



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