



EAGLE MOUNTAIN CITY

City Council Staff Report

JULY 5TH, 2016

Project: Gotta Dance Studios – Dance Studio
Applicant: Scot Hazard
Request: Site Plan
Type of Action: Action Item

Preface

This application is for a Dance Studio site plan located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size.

Background

On June 21st 2016 the Eagle Mountain City Council reviewed the Gotta Dance Studio before ultimately tabling the Item to July 5th to allow the City time to negotiate a potential solution to the Master Site Plan issue with the property owner.

Planning Commission Recommendation

On May 24th 2016 the Eagle Mountain Planning Commission held a public hearing regarding the Gotta Dance Studios, Dance Studio Site Plan. The Planning Commission recommended the City Council **Approve** the site plan by a vote of (5-0) with the following conditions:

- 1. Building elevations be modified to comply with City Commercial Design Standards*
- 2. Refuse location and details of adequate screening shall be submitted to staff*
- 3. Spec Sheets for outdoor lighting is provided*
- 4. A Master Site Plan is completed and a Final Plat is recorded prior to issuing of building permits.*

Planning Commission Conditions Addressed

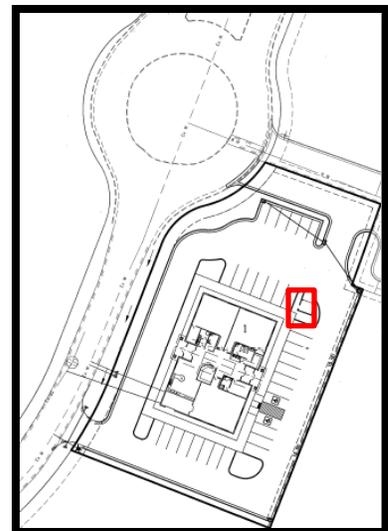
- ***Building Elevations:*** The applicant has provided staff updated elevations for the Gotta Dance Studios. Updated elevations provide additional articulation, reduce the expanse of stucco, include awnings, and decorative columns. The updated building elevations meet the City's Commercial Design Standards.



- **Refuse Location:** The applicant has shown a proposed refuse location, in an appropriate location (shown right).
- **Lighting:** The applicant has indicated they have no concerns with the lighting ordinance, and will provide spec sheets when they apply for building permits.

PLANNING COMMISSION CONDITIONS YET TO BE ADDRESSED

Master Site Plan: The applicant is proposing the Dance Studio within a larger commercial property (**City Center Commercial Project**), due to the size of the property a Master Site Plan is required. The applicant does not own the property, and is intending to purchase the ground for the Dance Studio from the City Center Commercial property owner.



Building permits should not be issued until a Master Site Plan for the City Center Commercial development is approved, and a Final Plat for the *Gotta Dance Studio* is approved by the Development Review Committee and recorded with Utah County.

Staff did receive a Master Site Plan application, but the property owner has asked that the Master Site Plan be removed from scheduled meetings and has indicated they do not wish to complete a Master Site Plan. The property owner has been made aware that failure to complete a master site plan will hold this project up.

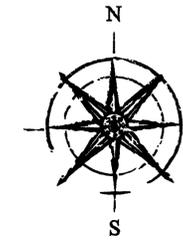
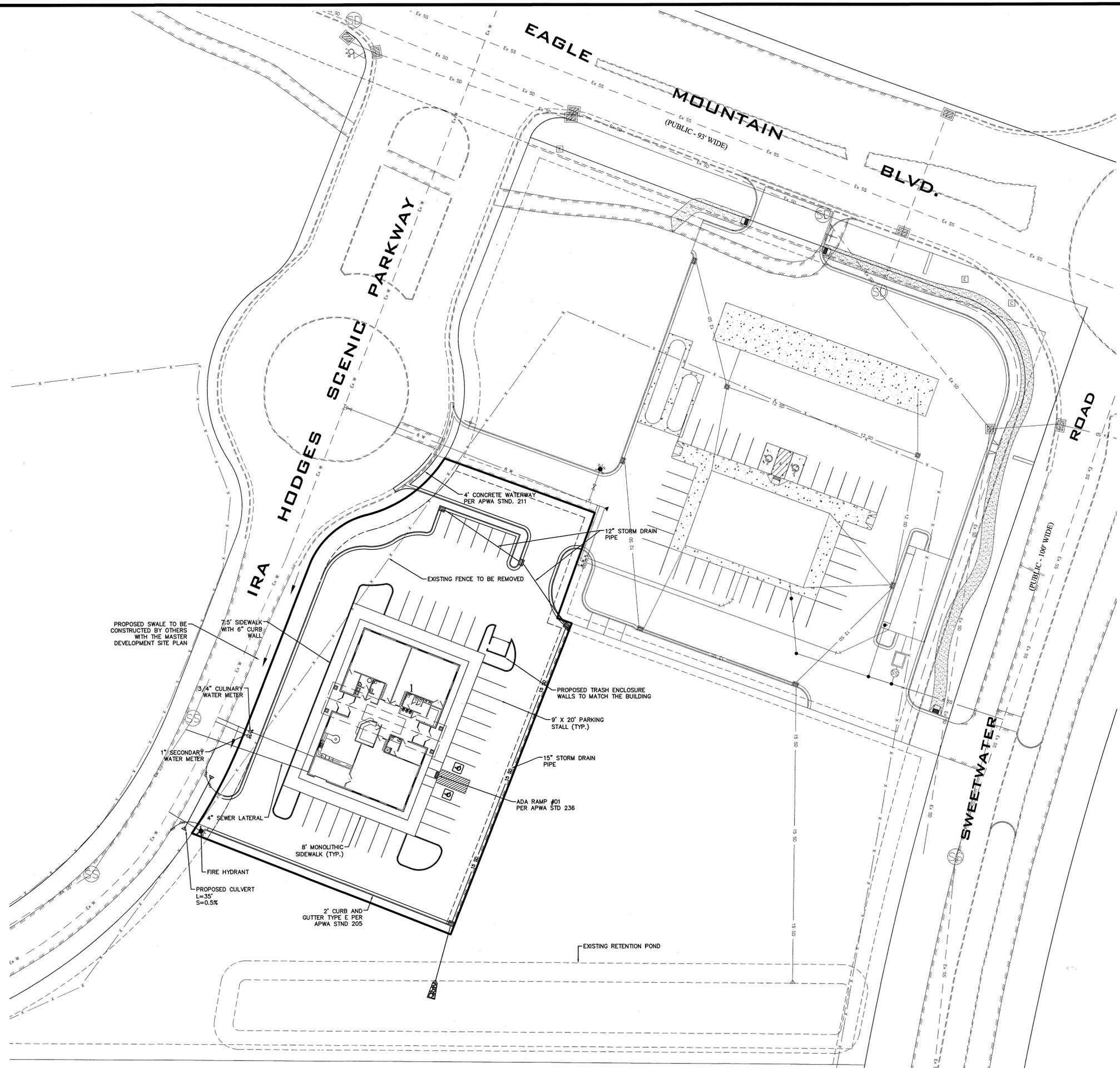
The applicant has applied for a Final Plat, and was unaware that the Master Site Plan had been pulled. Staff has reviewed the Final Plat, and has informed the applicant that a Final Plat may not be approved until a Master Site Plan or a Preliminary Plat has received approval from the City Council, as such, the Final Plat is currently on hold pending an approval of the Master Site Plan.

Items for consideration

- ***Building Location:*** The proposed location of the building meets the City Commercial & Multi-family Design Standards as the building is located along the street (drive through between street and building is no parking zone) with parking to the side and rear of the building.
- ***Parking:*** Required parking for Health Center/Gyms is 1 stall per 150 sf, for this building that would require 40 stalls, only 33 stalls are provided. Staff feels this is appropriate as a Dance Studio isn't exactly a health center or a gym. The proposed dance studio will provide drop off lanes for parents and it is expected that few parents will typically stay and watch classes. Other proposed uses in the area, are typically retail uses, which only require 1 stall for every 300 square feet, a retail use of this size would require 21 parking stalls. The Dance Studio is also designed and sited with the understanding that it's parking lot will adjoin another parking lot.
- ***Lighting:*** 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.
- ***Sidewalk/Trail:*** Staff feels that it would be appropriate to construct a sidewalk along Ira Hodges connecting to existing walking trail along Eagle Mountain Boulevard; however, space is very limited. The Applicant has indicated they feel a trail or sidewalk connection would be beneficial, however, without a Master Site Plan it cannot be accomplished.

Attachments

Overall Site Plan
Building Elevations



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	12" SD 12" STORM DRAIN
---	15" SD 15" STORM DRAIN
---	8" SS 8" SANITARY SEWER
---	8" W 8" CULINARY WATER
---	8" W 8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	WATER MAIN
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

ROAD SECTION NOTES

- PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD; I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTIC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS. COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
- COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

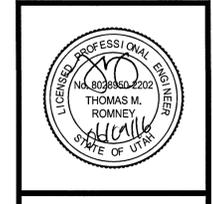
SEWER NOTES

- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
- DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
- SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
- SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
- LATERAL STUBS:**
 - STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
 - ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL
- MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER NOTES

- VALVES:**
 - VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
- BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE; ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
- DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
- SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
- HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
- LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN L P VALVE BOXES.
- WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
- WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS

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EAGLE MOUNTAIN DANCE STUDIO
EAGLE MOUNTAIN
SITE AND UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE AND UTILITY PLAN

Scale: 1"=30' Drawn: DRP
Date: 06/09/16 Job #: 16-074
Sheet: C2



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Storage

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