



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, January 16, 2013	04:00 PM	File No:	2	8	2	4	3	
Applicant Name:	Tom Henriod	Request:	Conditional Use						
Description:	Amend Site Plan - Demolish back half of building & add parking								
Location:	1255 East 3900 South (Formerly known as the Doxy-Hatch Building)								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

Tom Henriod is requesting approval of a Conditional Use Permit to amend the site plan and building façade of an existing medical office building. Specifically, the applicant proposes to remove the north portion of the building and turn the area into surface parking.

1.2 Hearing Body Action

This application is on the Millcreek Township Commission Agenda for approval of the preliminary amended site plan.

1.3 Neighborhood Response

Staff is aware of only one response regarding the proposal. A citizen representing a property owner just on the north side of the subject property in the residential neighborhood spoke at the Millcreek Community Council Meeting reference below. Her concerns were noted as follows:

1) 1250 East dead ends into the subject property's north property line. At this dead end, water pools in front of the existing homes, in the right-of-way. Is there a way to resolve this long standing issue with this project.

2) Currently there is a gate in the chain link fence separating the subject property from the 1250 East. Access from this site to the neighborhood is not desired. It is preferred that it be closed off.

The applicant indicated that they are proposing a new solid visual barrier fence that will not have a gate in it. Staff indicated that since the drainage situation is not on the applicant's property, he can not be required to resolve the problem. However, staff has forwarded the issue to the Public Works operations manager to see if there is something that could be done to resolve the problem, including working with the applicant if feasible for the County to address the drainage problem for the neighborhood.

1.4 Community Council Response

On Tuesday, January 8, 2012, the Millcreek Community Council reviewed this application at their regularly scheduled public meeting. After taking comment from the applicant, the staff and the public, the Community Council voted to approve the proposed site amendments.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		As a remodel of an existing development, the proposal will comply with ordinance requirements as far as required. This will be certified through the Technical Review process. As remodel of an existing building and site that was developed under previous regulations, the project is not required meet some current standards. For example, the site does not currently comply with parking, parking lot landscaping, and front landscape setbacks along 1300 East. However, the existing building is being reduced by nearly half in size from its original floor area. Landscaping is being increased to 20% of the site, the minimum required by the landscape ordinance. In addition, parking is also being increased to comply or closely comply with the current standard for parking. The proposed additional parking lot will comply with current landscape standards. The existing parking will be upgraded, and landscaping along 1300 East will be added. With these proposed improvement, the upgrade of the building interior and facade the project will be significantly closer to meeting current standards. It will now become a benefit to the community. In addition, all landscape areas are being redone and the new landscaping will comply with the water use under the Water Wise Landscape Ordinance.
YES <input type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The preliminary plan appears to meet this standard. It will be certified during the technical review process with all applicable reviewing entities. All reviewers requirements will be satisfied prior to issuance of the final Conditional Use Permit.
YES <input type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		The Transportation Engineer has reviewed the revised plans. The only issue she will be requiring is a drive isle on site, adjacent to 1300 East, so drivers will not have to go out onto 1300 East if the come to the end of an isle and there are no parking spaces are available. No mention of traffic impact has been raised. The site was approved in 1973 and subsequent improvements to 3900 South have had to take into consideration the potential traffic from this approved facility.

YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Standard `D': The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		The proposed remodel will only improve the safety of the site with regard to the applicable issued noted in this standard. Most notably, the proposal will improve fire and emergency access around the building and improve on-site vehicular circulation. The remodel will have to comply with all current safety standards. Compliance will be certified through the Technical Review Process.
YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Standard `E': The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		The proposal will not negatively impact the quality of life for residents in the area. It should improve it or have very little impact. The reduction in the size of the building increases its set back from the north and west property lines over current conditions. Additional parking should reduce any potential parking impacts on adjacent neighbors. Improved landscaping around the site especially along the street and adjacent to the residential homes to the north will improve the aesthetics of the site and reduce irrigation water use on the site. The upgrade of the building's interior and exterior will bring it up to current building requirements for remodeled buildings. In addition, these improvements will likely increase the building's occupancy, thus providing an economic benefit to the community.

2.2 Zoning Requirements

The current proposal shows the site complying with the required number of parking spaces required. The circulations modifications required by the Transportation Engineer will likely result in a reduction in parking by a few spaces. However, since the site is currently significantly out of compliance with current regulations; the proposed changes will bring the site very close to current standard; and the site is a relatively large site, the few spaces eliminated should not significantly impact the parking situation on the site.

2.3 Other Agency Recommendations or Requirements

The site is still under review by several of the applicable reviewing staff and outside agencies. No issued are anticipated that would prevent the development from proceeding forward. Minor adjustments, similar to the Transportation Engineer's requirement for a circulation lane may be necessary, but only to bring any improvements into compliance with ordinance standards where necessary.

2.4 Other Issues

The applicant will need to provide a lighting plan during technical review to confirm that lighting will comply with County ordinance requirements and standards. These requirements are intended to prevent direct lighting sources from shining into the adjacent properties or into driver view on the public streets.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Conditional Use** with the following conditions:

- 1)The applicant complete Technical Review with Staff complying with all applicable regulations and requirements of the ordinance and the applicable reviewing entities.

3.2 Reasons for Recommendation

- 1) The proposal complies with the Conditional Use Criteria.
- 2) The proposal brings the site into closer compliance with current zoning regulations.
- 3) The proposed improvements will help the site and business be an asset to the community with respect to safety, aesthetics, and economics.

Planning and Development
Interactive GIS Map

Layer Options Basemaps

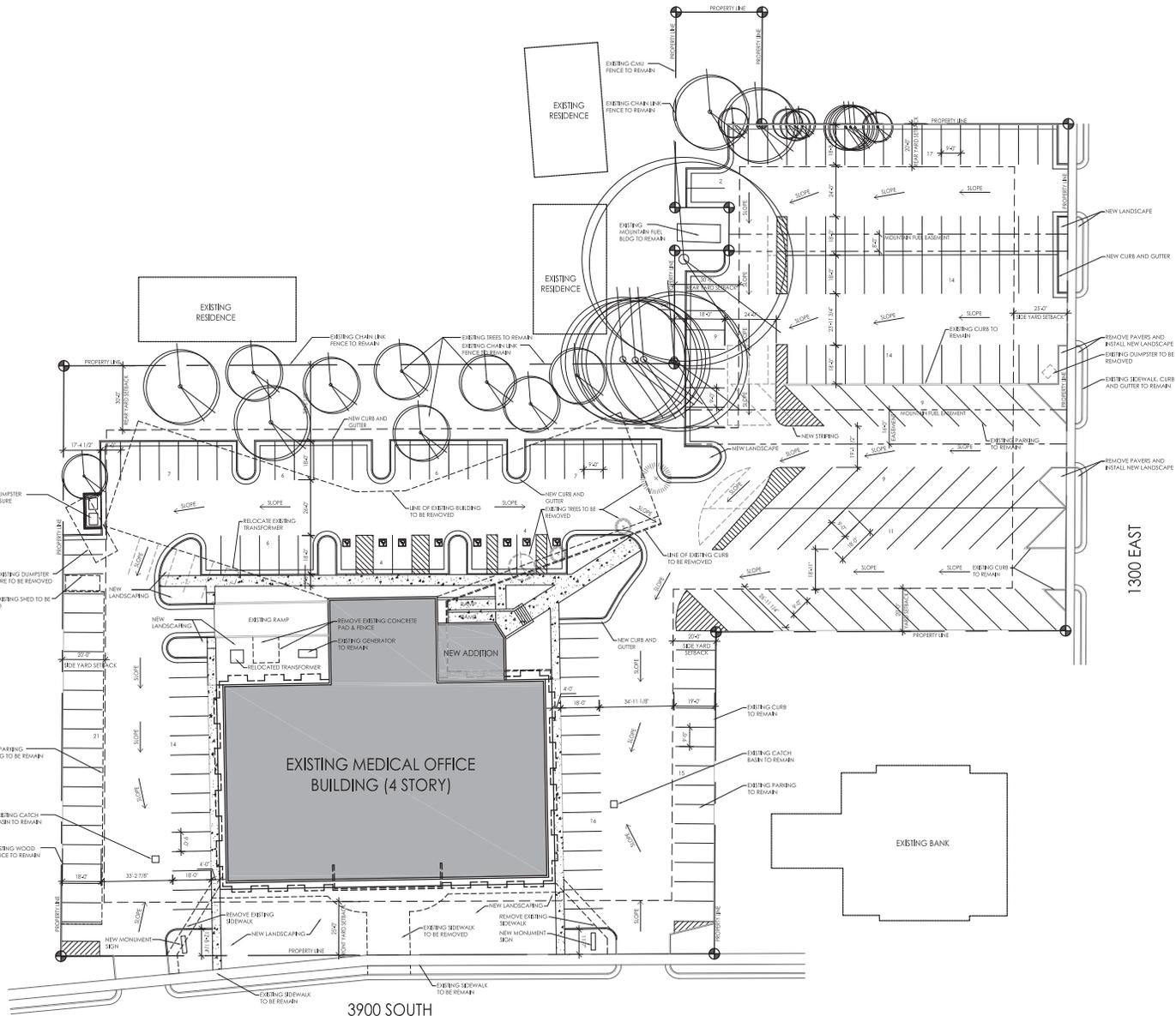
Enhanced Search

Parcels Selected: 1 Zoom Clear

ID 10: 1632428012
ID 14: 16324280120000
Address: 1255 E 3900 S
Acreage: 2.90000009
Owner: STARK 39 LLC
Owner Address: 9980 S 300 W # 310

Latitude: 40.690111 Longitude: -111.848329





PARKING COUNT	
DESCRIPTION	STALLS
TOTAL BUILDING SQ. FT.	73,000
REQ'D PARKING STALLS	
6 STALLS PER DOCTOR - 36 DOCTORS ANTICIPATED	216 REQ'D
REQ'D ADA STALLS	7
ADA STALLS PROVIDED	8
TOTAL PARKING STALLS PROVIDED	218

SITE INFORMATION			
DESCRIPTION	SQ. FT.	%	
TOTAL SITE AREA	2.9 ACRES	126,324	100 %
LANDSCAPED AREA		25,462	20%
IMPERVIOUS AREA		84,062	67%
BUILDING AREA (FOOTPRINT)		16,800	13%

A SITE PLAN
SCALE: 1" = 20'-0"



**THE RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.**

310 South 600 East
Salt Lake City, Utah 84102
P: 801.335.6886
F: 801.335.6880

PROJECT: DOXY HATCH MEDICAL OFFICE BUILDING
3900 SOUTH 3900 WEST, SUITE 310
SALT LAKE CITY, UT 84124
DATE: 12/20/2012
DESCRIPTION: CIP SUBMITTAL

**ROCKWORTH
COMPANIES**
800 SOUTH 1000 WEST, SUITE 310
SALT LAKE CITY, UT 84124

**DOXY HATCH
MEDICAL OFFICE BUILDING**
3900 SOUTH 3900 WEST, SUITE 310
SALT LAKE CITY, UT 84124

DATE: 12/20/2012
DESCRIPTION: CIP SUBMITTAL

PROJECT # 12-2012
DRAWN BY: [Name]
CHECKED BY: [Name]

A001



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



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



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



THE RICHARDSON
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PARTNERSHIP,
L.L.C.



CONSISTANT

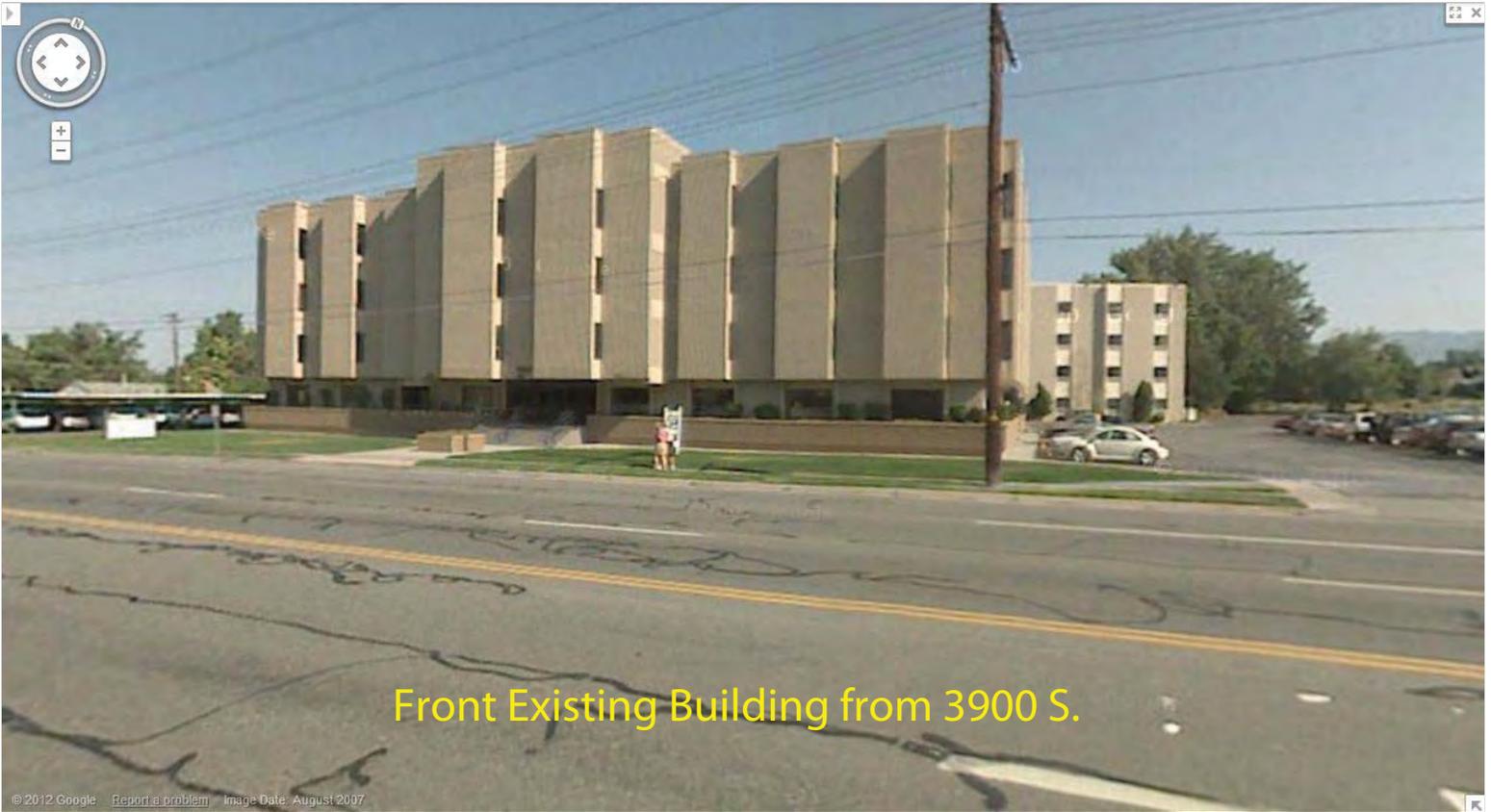
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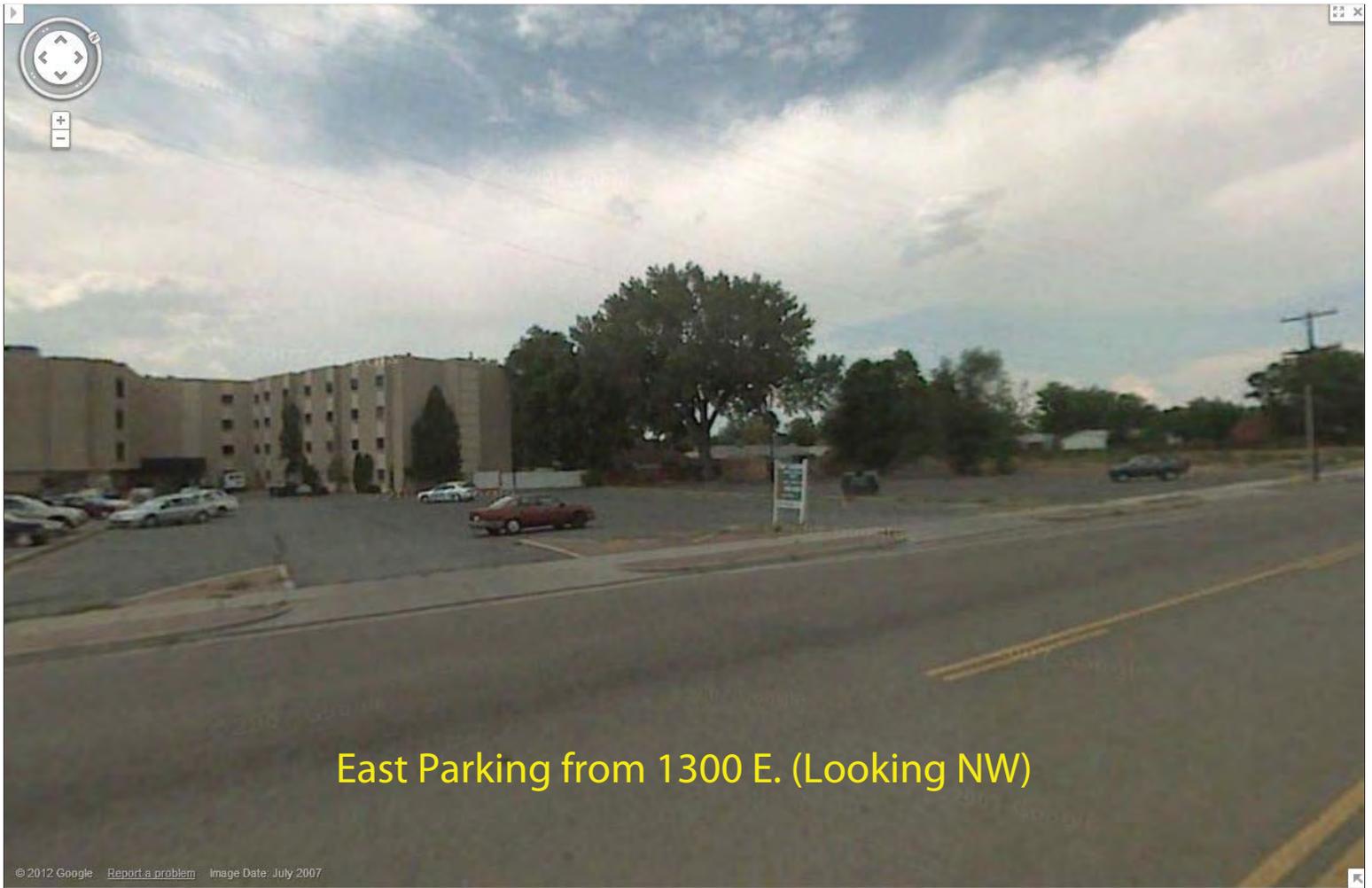
ROCKWORTH
COMPANIES
9980 SOUTH 300 WEST, SUITE 310
SANDY, UTAH 84070
OWNER

DOXEY HATCH MEDICAL
OFFICE BUILDING
3900S. 1235 E. SALT LAKE CITY,
UT 84124

NO.	REVISION	DATE

EXTERIOR
ELEVATIONS
A202

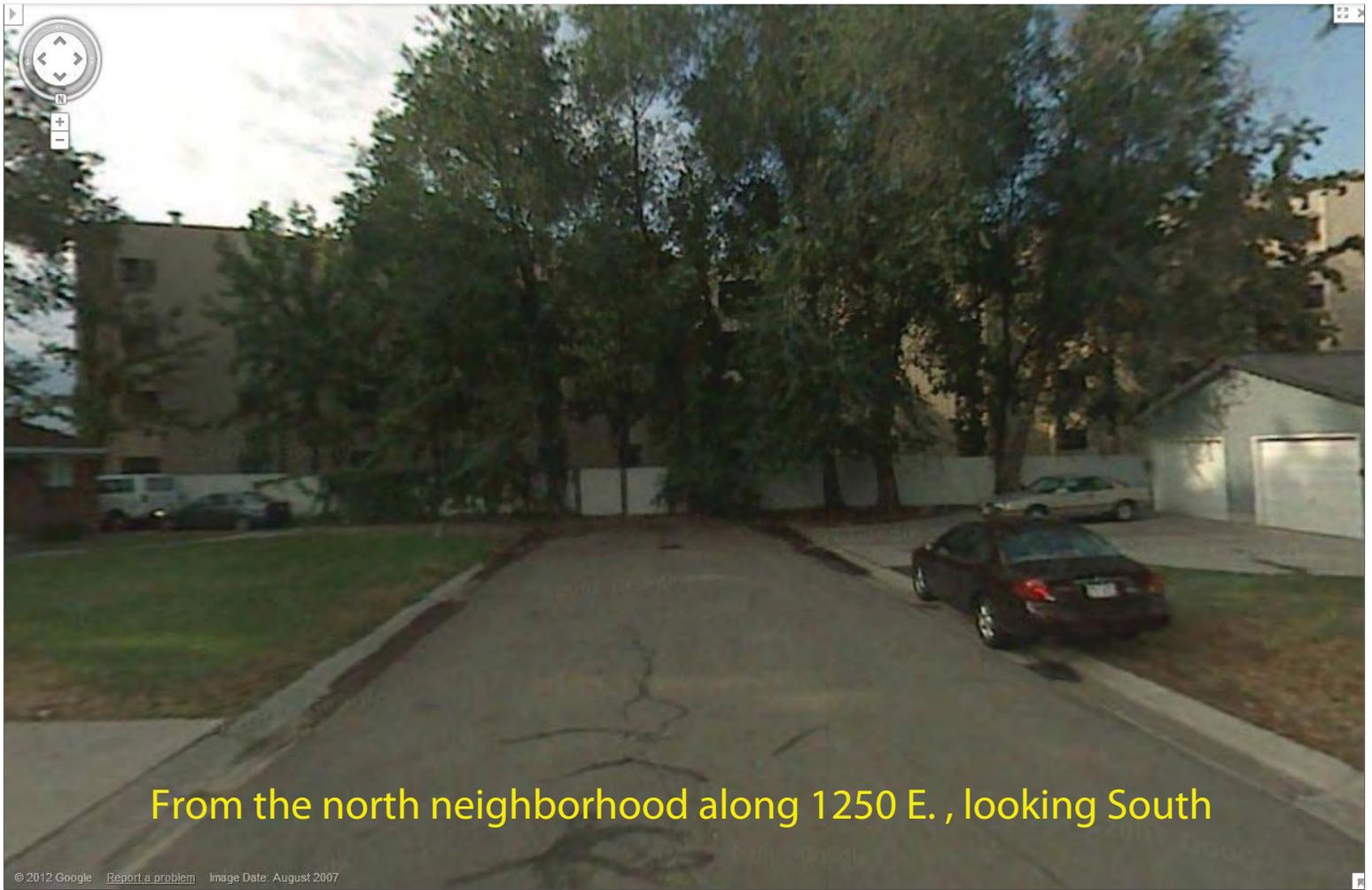




East Parking from 1300 E. (Looking NW)



East Parking & Building from 1300 E. (Looking W)



From the north neighborhood along 1250 E. , looking South