



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, NOVEMBER 21, 2013**

NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:00 PM, THURSDAY, NOVEMBER 21, 2013** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST, RIVERTON UTAH.** ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



1. **DECISION / ACTION ITEMS**
 - A. **13-8009, FINAL SITE PLAN**, COMMERCIAL SITE PLAN FOR RIVERTON CLINIC BUILDING, 3852 WEST 13400 SOUTH, C-R ZONE, CHAS JOHNSON, REPRESENTING ROCKWORTH COMPANIES, APPLICANT.
2. **ADJOURNMENT**

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: November 21, 2013

**SUBJECT: FINAL SITE PLAN, RIVERTON CLINIC BUILDING, 3852 WEST 13400
SOUTH, COMMERCIAL REGIONAL ZONE, CHAS JOHNSON
REPRESENTING ROCKWORTH COMPANIES, APPLICANT**

PL NO.: 13-8009 – RIVERTON MEDICAL CLINIC

PROPOSED MOTION:

I move that the Planning Commission recommend approval of the Riverton Medical Clinic final commercial site plan, application number PL-13-8009, located at 3852 West 13400 South, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Any and all rooftop equipment shall be screened from view with parapet walls.

BACKGROUND:

Chas Johnson, representing Rockworth Companies, has submitted application for the Riverton Medical Clinic Building. The proposed site is located at the northeast corner of 13400 South and the Bangerter Highway, within the Home Depot development. The property is zoned Commercial Regional, and the surrounding property is similarly zoned. The property consists of approximately 1.5 acres.

This parcel is part of the overall Home Depot development. At the time the Home Depot project was originally approved, it was unclear how the interchange at 13400 South and the Bangerter Highway was going to develop, and so a large swath of land along the west boundary line adjacent to the Bangerter Highway was left undeveloped. UDOT has now completed construction of the continuous flow intersection, and the property needs for that intersection are met. This proposed development is on the remainder parcel of that land that was held back pending UDOT's completion of the intersection. As a result, it is an atypical parcel, in a long wedge shape. The building is at the south end, which is the widest portion of the parcel. The applicant did apply for and receive a variance from the Board of Adjustment to allow a setback of 25 feet from the Bangerter Highway right-of-way.

The building two story, with a 14,000 square foot footprint, for a total of 28,000 square feet. The

provided parking includes 76 onsite stalls, and a shared parking agreement with Home Depot. The existing Home Depot parking lot does have excess stalls beyond that required for the square footage of the store, so parking congestion is not anticipated. The office site does include stalls that will be accessed directly from the shared drive that currently comes into the Home Depot parking lot, but with the volume and pace of traffic access to this site, there should not be traffic flow conflicts that would interfere with vehicle movement through the center.

The proposed architecture is more typical of office use than of the surrounding retail buildings, but is consistent with the materials requirements of the ordinance. The building is similar in tone to the Intermountain Health Care Riverton Hospital and the Church of Jesus Christ of Latter-Day Saints IT building, and includes variation in building mass and materials. The lower course is a smooth stone with banding in different color and texture, with stucco and other accent materials throughout the rest of the building. The architectural elevation and a photo of the proposed stone are included.

With the proximity of this site to the intersection and onramp for the Bangerter Highway, UDOT would not allow solid fencing along the west boundary of the site. This is consistent with other development along the Bangerter Highway at similar intersections. The applicant is proposing the installation of a cable fencing in place of the chain-link, which will be more presentable and provide a higher standard of safety while preserving visibility on the roadway.

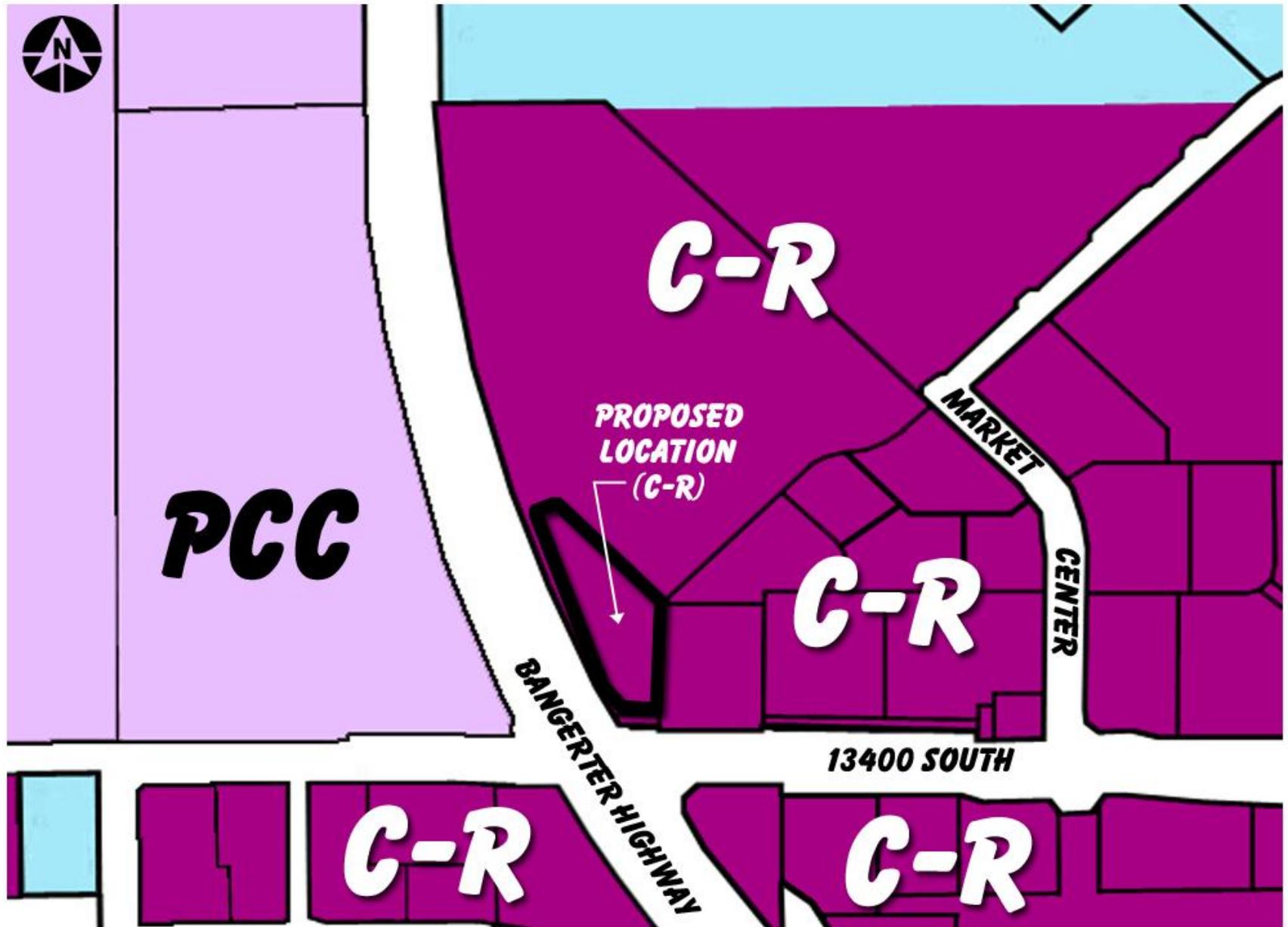
This site and structure have been reviewed by staff and, with the conditions outlined above, comply with the requirements of Riverton City's standards and ordinances.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. A copy of the Zoning Map
3. A copy of the Aerial Views
4. A copy of the Site Plan and Landscape Plans.
5. A copy of the building elevations

RIVERTON CLINIC BUILDING FINAL SITE PLAN



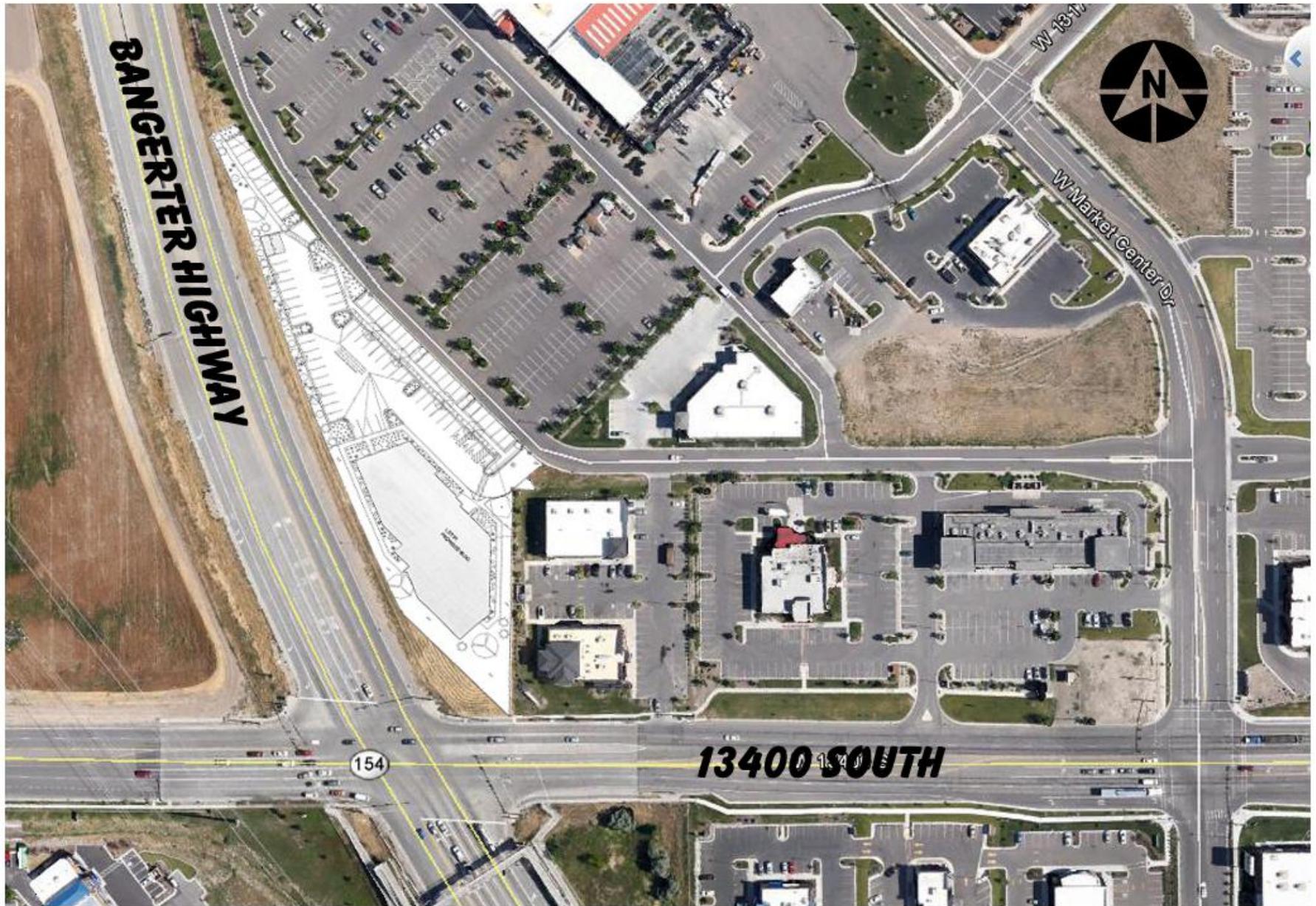
ZONING MAP

RIVERTON CLINIC BUILDING FINAL SITE PLAN



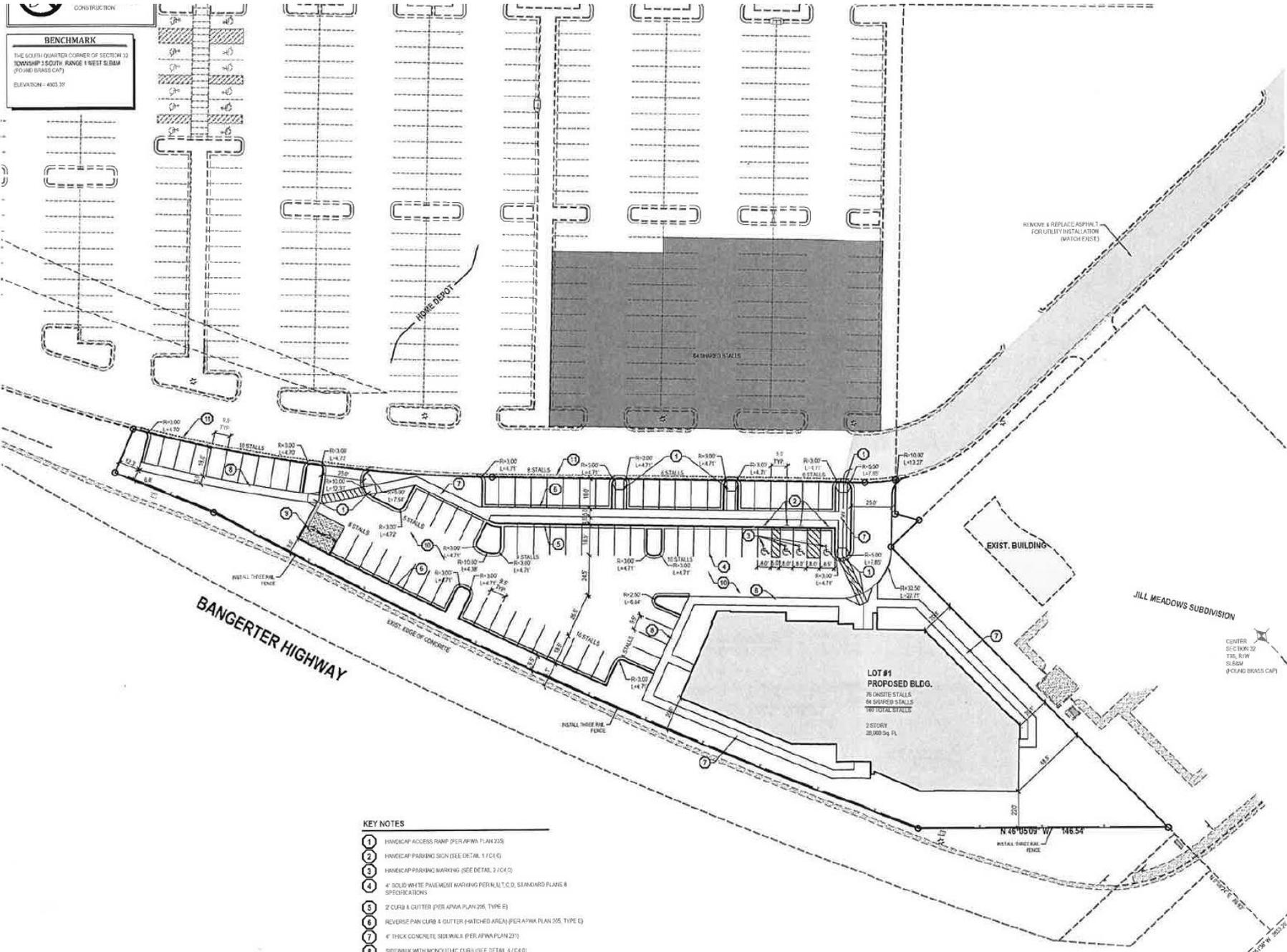
AERIAL VIEW

RIVERTON CLINIC BUILDING FINAL SITE PLAN



AERIAL VIEW WITH PROPOSED SITE PLAN

BENCHMARK
 THE SOUTH QUARTER CORNER OF SECTION 33
 TOWNSHIP 2 SOUTH, RANGE 1 WEST S.B.M.
 (ROUND BRASS CAP)
 ELEVATION = 4003.32'



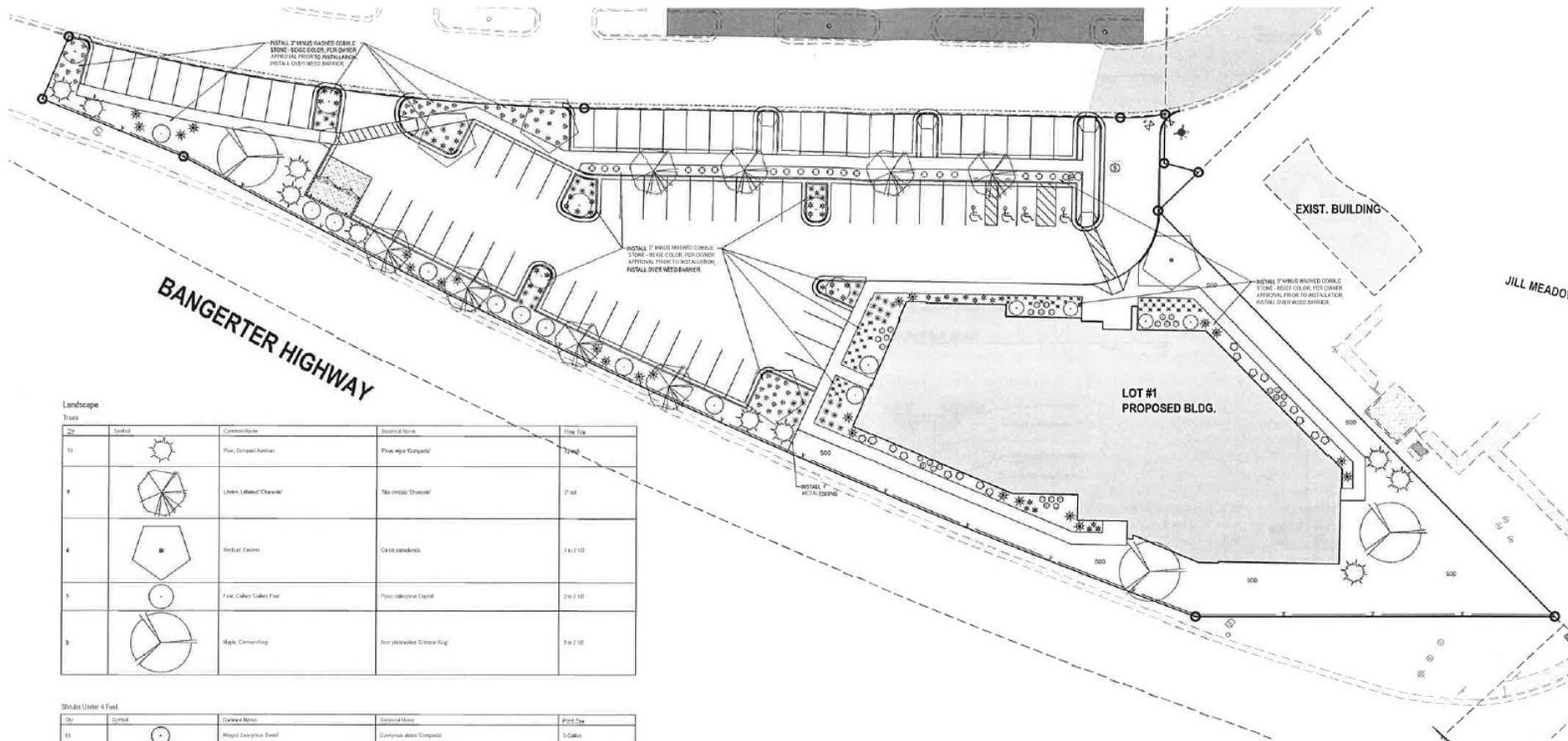
- NOTE**
1. ALL DIMENSIONS SHALL BE PER PLANS AND SPECIFICATIONS.
 2. ALL WORK SHALL BE PER STANDARD SPECIFICATIONS AND SPECIFICATIONS.
 3. NOTIFY ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
 4. A SIGHT-OF-WAY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SPECIFICATIONS.
 6. COORDINATE ALL UTILITIES AND UTILITIES DEPT. RECORDS.
 7. ALL PROPOSED SURFACES SHALL BE PER PLANS AND SPECIFICATIONS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJACENT PROPERTY DAMAGE.
 11. SEE GRADING PLAN FOR ELEVATIONS.
 12. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 13. ALL IMPROVEMENTS SHALL BE PER PLANS AND SPECIFICATIONS.
 14. ALL PAVEMENT SHALL BE PER PLANS AND SPECIFICATIONS.
 15. ALL SURFACE MARKINGS SHALL BE PER PLANS AND SPECIFICATIONS.

- KEY NOTES**
- 1 HANDICAP ACCESS RAMP (PER APWA PLAN 225)
 - 2 HANDICAP PARKING SIGN (SEE DETAIL 1/CA1)
 - 3 HANDICAP PARKING MARKING (SEE DETAIL 2/CA1)
 - 4 4" SOLID WHITE PAVEMENT MARKING PER MUTCD, STANDARD PLANS & SPECIFICATIONS
 - 5 2" CURB & GUTTER (PER APWA PLAN 206, TYPE E)
 - 6 REVERSE PAV CURB & GUTTER (HATCHED AREA) (PER APWA PLAN 205, TYPE G)
 - 7 4" THICK CONCRETE SIDEWALK (PER APWA PLAN 221)
 - 8 SIDEWALK WITH MONOLITHIC CURB (SEE DETAIL 4/CA1)

13400 SOUTH ST
 (PUBLIC ST)

52	X	Drain	Hardscape	1 Detail
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500 - BLUE PEGGIE GRASS MIX
 PLANT COUNT IS PROVIDED AS A REFERENCE, CONTRACTOR SHALL PROVIDE NUMBER OF PLANTS
 AS SHOWN ON PLAN.



Landscape

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Pine, Compact Austrian	Pinus nigra 'Complanata'	7' x 6'
4		Ulmus, Labeled 'Chancel'	Tilia cordata 'Chancel'	7' x 6'
4		Redbud Cramer	Cercis canadensis	3 1/2' x 10'
5		Ficus, Calico / Calico Pear	Ficus californica 'Calico'	2 1/2' x 10'
3		Maple, Cammerling	Acer glaberrimum 'Cammerling'	3 1/2' x 10'

Shrubs Under 4 Feet

Qty	Symbol	Common Name	Botanical Name	Plant Size
15		Winged Euonymus Dwarf	Corydalis alleni 'Compacta'	1.0 Galia
16		Deutzia	Philadelphus 'Abbotswood'	1.0 Galia
21		Pink Weigela	Philadelphus 'Compass'	1.0 Galia
30		Burney 'Glossy-Purple'	Staphylea trifolia 'Glossy-Purple'	1.0 Galia
4		English Laurel	Ligustrum 'English'	1.0 Galia

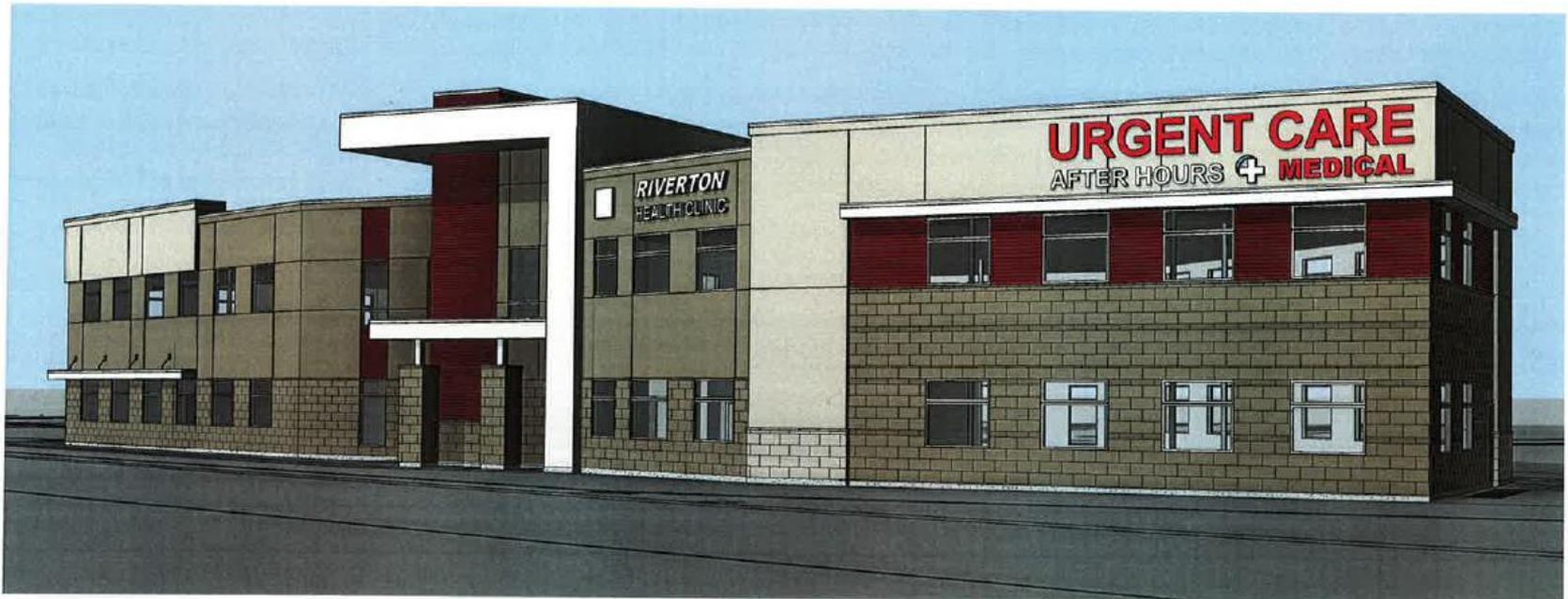
TREE REQUIREMENT
 26 TREES PER ACRE REQUIRED
 1,425 SQUARE FEET PER TREE = 36 TREES REQUIRED
 26 TREES PROVIDED

LANDSCAPE AREA CALCULATION
 500 6,534 Sq Ft. 6%
 ROCK 16,000 Sq Ft. 15%



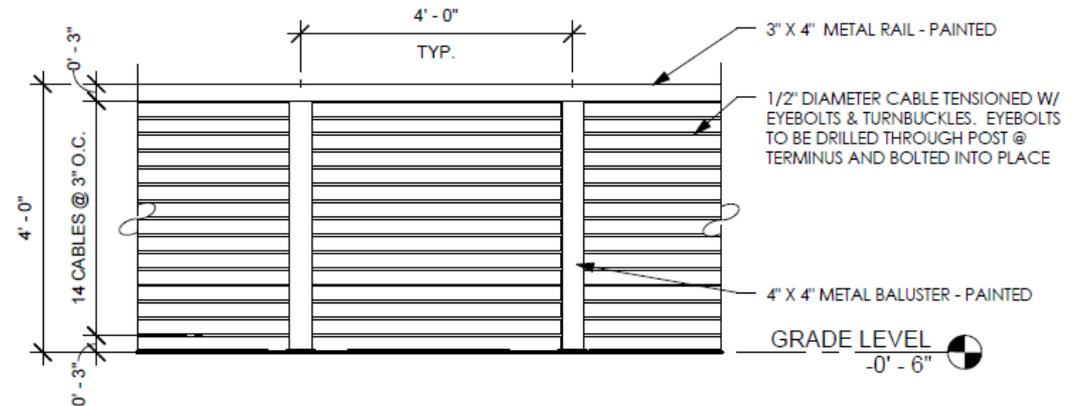


1 FRONT PERSPECTIVE
SCALE:



2 BACK PERSPECTIVE
SCALE:

Fence Detail



② CABLE RAIL FENCE ELEVATION
1/2" = 1'-0"