

Pleasant View Warehouse

Approx. 3155 North Highway 89

Site Plan Proposal

February 3, 2022

Pleasant View Warehouse

- Unanticipated delay in critical components for this item.
- Staff recommendation
 - Table for consideration during Planning Commission Meeting on April 7, 2022*

SunPro Development

Approx. 995 West 2700 North

Site Plan Proposal

February 3, 2022

Current Proposal

Zone – C-2 General Commercial

C-2 General Commercial

Zoning compliant with proposed use at the time of application



SunPro
Site Plan Proposal

Site Plan Process

- Application
- Detailed location, site and building plans provided
- Review and verification of meeting various requirements (city code, setbacks, parking, design standards, landscape, LID, etc.)
- UDOT approval (based on location)
- Development Review Committee (DRC)
- Several meetings with developer to work through proposal details
- Planning Commission Review/Consideration

SunPro
Site Plan Proposal

Site Plan - Characteristics

- Two facilities on site – Office/retail and millwork buildings
- Customer and facility parking
- Outdoor storage area
- Private driveway extending through parcel onto 2550 North
- Concrete Masonry Unit (CMU) fencing – extending around the property
- 1000 West Roadway conversion to two-way (in partnership with City)
- Curb, gutter and sidewalk improvements along the roadway (excluding 2700 which already has improvements)

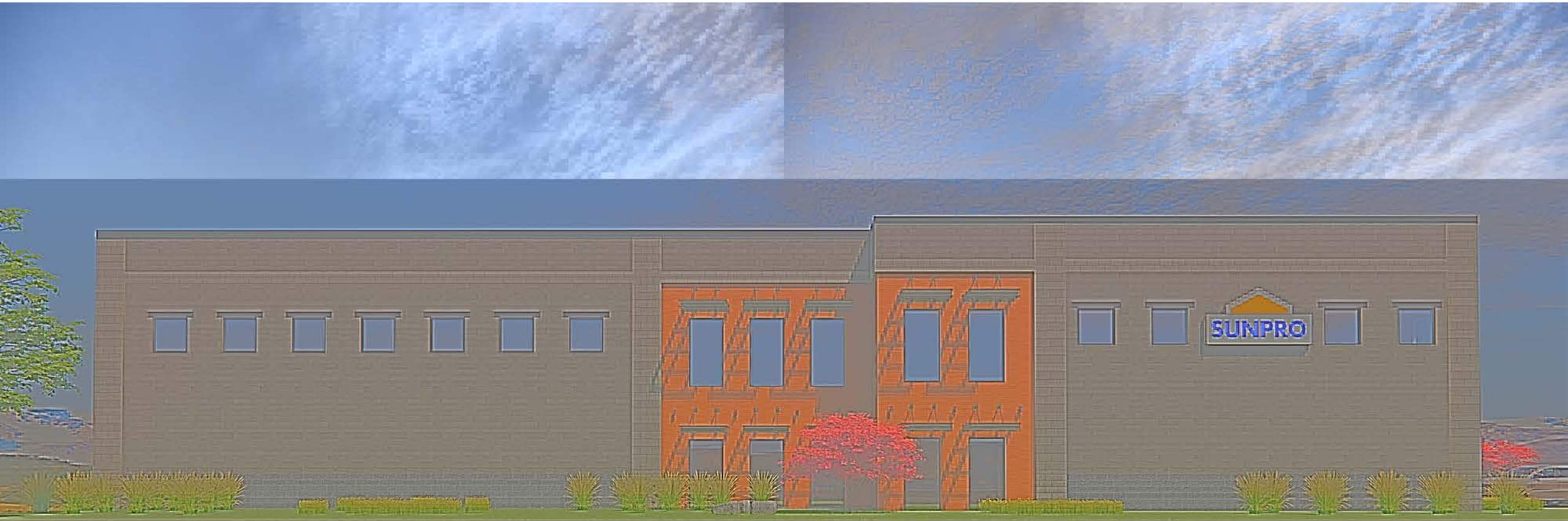
SunPro
Site Plan Proposal

Public Comments

No public comments received to date relative to the development of this site plan



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architects and engineers

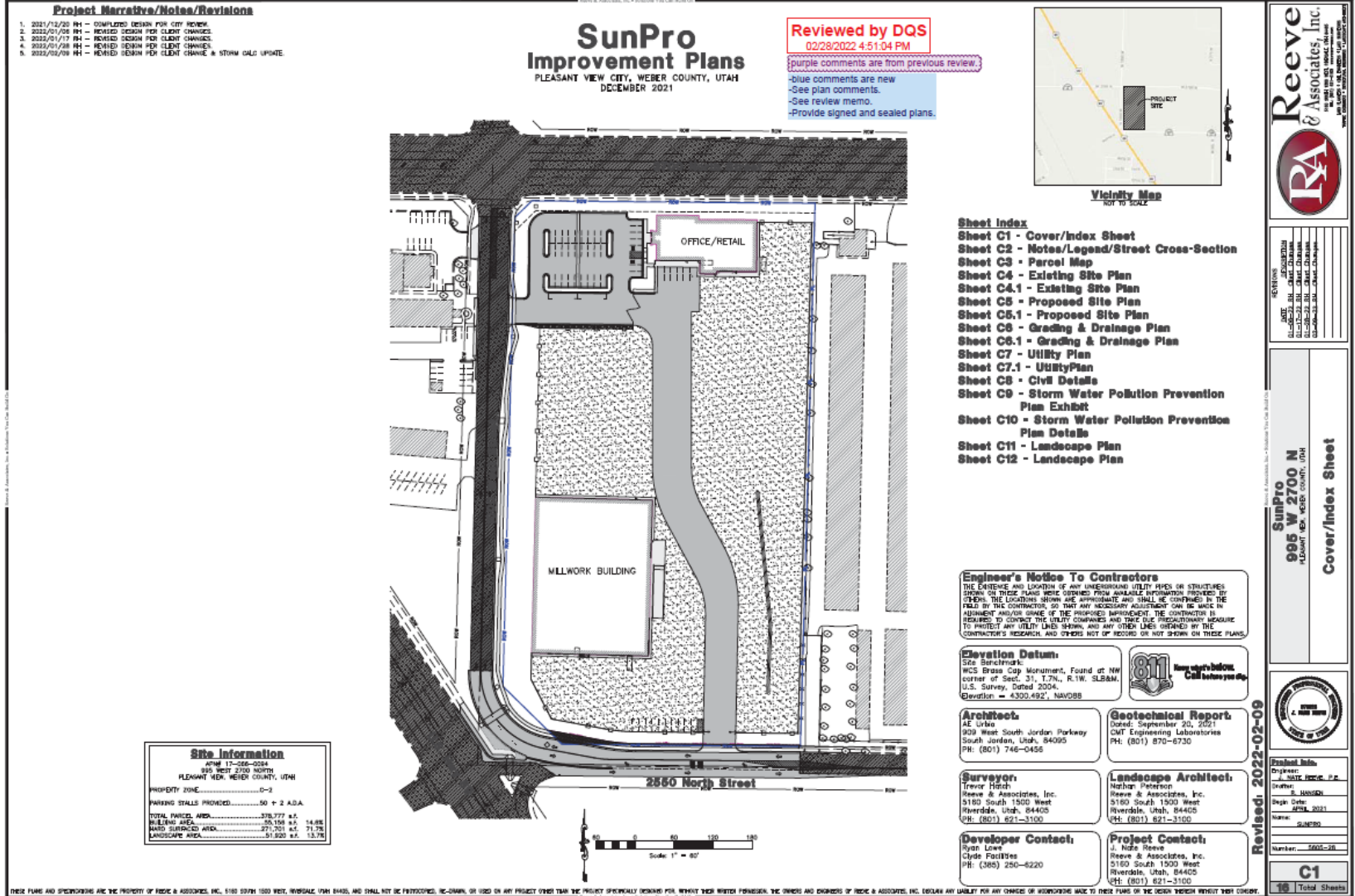


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architects and engineers

*Fencing
Example*



SunPro Site Plan Proposal



SunPro
Site Plan Proposal

Recommended Conditions for Approval

1. City Council Approvals
 - Ordinance amendment regarding distance from UDOT Roadways
 - Escrow and Storm Water Agreements
2. Finalize Storm Sewer Connection and Storm Water Construction Activity Permits
3. Secondary Water Will-Serve
4. Right-of-Way Dedication and Easements
5. Final Site Plan approval from the City's Development Review Committee (DRC)
6. Conditional Use Permit (CUP)* - City Code was inconclusive at time of application so CUP process will be completed as a formality to clarify allowable use.



Questions?

Ordinance Amendments

Adjusting City Noticing Requirements

February 3, 2022

Ordinance
Amendments
Noticing

Noticing Requirements

- Adhere to State Law – Cities must at least meet state minimum but can have standards that extend beyond this
- Proposal
 - Added consistency with 500-foot radius requirement
 - Having mailings follow similar protocols
 - All items posted on City and State websites (consistent with practice)



Questions?