

Planning Commission Staff Report

File #3P23/PU-000338-2023

Consideration of a Site Plan for the Redevelopment of the Wasatch Canyons Behavioral Health Facility located at 5770 S. 1500 W. in Taylorsville, Utah.



Department of Community Development

Date:	June 23, 2023
Meeting Date:	June 27, 2023
Agenda Item:	Consideration of a Site Plan for the Redevelopment of the Wasatch Canyons Behavioral Health Facility located at 5770 S. 1500 W. in Taylorsville, Utah.
Subject Property Address:	5770 S. 1500 W.
Applicant:	Steve Kwok, HDC Inc.
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21152510160000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.13; 13.23; 13.24; 13.25; 13.27; 13.28; and 13.32
Agenda Item #:	2 & 3

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property Aerial Image
Exhibit D: Subject Property Vicinity Map
Exhibit E: ALTA Survey
Exhibit F: Civil Plans
Exhibit G: Project Narrative

Exhibit H: Phasing Plan
Exhibit I: Building Elevations
Exhibit J: Concept Floor Plans
Exhibit K: Landscape/Irrigation Plan
Exhibit L: Lighting/Photometric Plan
Exhibit M: Stormwater Study
Exhibit N: Applicant Response Memo

Summary:

Steve Kwok, HDC Inc., on behalf of Intermountain Primary Children's Hospital and Wasatch Canyons Behavior Health, is requesting Planning Commission review and approval of a site plan for the property located at 5770 S. 1500 W., in Taylorsville, Utah (see Exhibit C). The applicant's proposal includes the phased removal of seven structures to make way for the construction of a new 100,320 square foot, 3-story medical facility, as illustrated in Exhibit F. Additional information related to the project is included in the Exhibits, as summarized below:

1. **Exhibit G Project Narrative:** Explains the project scope of work, a brief history of the site, and summarizes current and proposed operations and services.
2. **Exhibit H Phasing Plan:** Illustrates the intended phasing plan and schedule, including areas of disturbance, and available parking throughout the project.

Site Description

The subject property is a developed 9.75-acre parcel of unplatted property in the Hospital (H) zoning district. Exhibits C and G provide more information regarding the current development and use of the property.

Surrounding zoning designations are as follows:

North	South	East	West
SSD-R-Thornhill Park	I-215	Professional Office (PO) and Single-Family Residential (R-1-5)	Professional Office (PO)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as "*Professional Office*" on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the Professional Office designation (pg 3-4):

"Professional Office (PO) is a commercial classification focusing primarily on professional office uses such as legal, financial, insurance, real estate, marketing, medical and other healthcare-related fields."

The applicant's proposal is consistent with the City's General Plan.

Land Development Code Analysis

The existing and proposed land use on the site are "hospital" and "medical and health services," which are permitted uses in the Hospital zoning district as identified in §13.13.010(B)(1) of the LDC. The table below includes staff's comments related to standards that are specific to development in the Hospital zoning district, per §13.13.010(C) of the LDC. This project is also subject to applicable nonresidential development standards.

LDC Reference	Comments
13.13.010(C) Development Standards: <i>Planning commission review is required according to standards outlined in the development review process. The following standards are to be considered as applying specifically to development in a hospital (H) district in addition to general standards provided in development, site, and subdivision standards and landscaping standards.</i>	STAFF'S ANALYSIS: Although the proposed use of the site is a permitted use, Planning Commission review is required. STAFF RECOMMENDATION: None. DISCUSSION: None.
13.13.010(C)(1) <i>Area Requirements: Two (2) acres.</i>	STAFF'S ANALYSIS: The minimum area required for development in the Hospital zone is two acres. The subject site satisfies the minimum with an area of 9.75 acres. STAFF RECOMMENDATION: None. DISCUSSION: None.
13.13.010(C)(2) Frontage Requirements <i>One hundred feet (100').</i>	STAFF'S ANALYSIS: The property has approximately 692 feet of frontage along a public street (1500 West). STAFF RECOMMENDATION: None. DISCUSSION: None.
13.13.010(C)(3) Building Height Requirements: <i>Not to exceed one hundred feet (100') for the main hospital building, and not to exceed thirty five feet (35') for any other building except that any other building may exceed a height of thirty five feet (35') but no more than one hundred feet (100') when it can be found by the planning commission that the additional height is not obtrusive to surrounding areas.</i>	STAFF'S ANALYSIS: The proposed building height, measured from finished grade to the tallest point of the structure, is 64 feet (see Exhibit I). This complies with the maximum height allowed of 100 feet. The applicant is not requesting the Planning Commission approve additional height. STAFF RECOMMENDATION: None. DISCUSSION: None.
13.13.010(C)(4) Sign Standards: <i>All signs shall comply with the signage and outdoor advertising chapter of this code.</i>	STAFF'S ANALYSIS: Signage is not being reviewed as part of this application. STAFF RECOMMENDATION: Staff will coordinate with the developer to ensure compliance with applicable sign standards. DISCUSSION: None.

STAFF'S ANALYSIS: The proposed parking on-site complies with the parking standards established in Chapter 13.24 of the LDC. The table below details required and proposed vehicle parking spaces.

13.13.010(C)(5) Parking Standards:
Parking shall comply with off street parking standards contained in this code.

Due to the phased nature of the project, temporary off-site staff parking will be provided at a neighboring property until all phases of construction are completed (see Exhibit H).

STAFF RECOMMENDATION: Staff will coordinate with the applicant to ensure the temporary off-site parking satisfies the standards in §13.24.030: *Special Access and Parking Provisions*.

DISCUSSION: None.

Table of Proposed Parking Ratios

USE	SQUARE FOOTAGE / BED COUNT	PARKING RATIO	REQUIRED PARKING	PARKING PROVIDED
HOSPITAL	36 PATIENT BEDS	2 SPACES PER BED	72	<u>Per 208.2 Minimum ADA</u> 201-300 = 7 Min ADA
MEDICAL / HEALTHCARE INTENSIVE SERVICES OUTPATIENT CLINIC CRISIS ASSESSMENT INTAKE CENTER CLINICAL ANCILLARIES INPATIENT SHARED SPACES SUB-TOTAL	13,756 SF 7,393 SF 4,544 SF 4,188 SF 3,130 SF 33,011 SF	5 SPACES PER 1,000 SF	165	<u>Per 208.2.1 Hospital Outpatient Facility</u> 165 x 10% = 16.5 Patient / Visitor
BUSINESS / ADMINISTRATION MAIN ENTRANCE / LOBBY FACILITY / SUPPORT SERVICES SUB-TOTAL	3,520 SF 6,408 SF 9,928 SF	4 SPACES PER 1,000 SF	40	<u>FINAL PHASE</u> (281) New Parking (24) New ADA Parking (2) New EV Parking
RESTAURANT CAFE	2,979 SF	10 SPACES PER 1,000 SF	30	
307 TOTAL				<u>307 TOTAL</u>

LDC Reference

13.13.010(C)(6) Landscaping:
All developments shall follow the landscape requirements of the landscaping standards chapter, except that a minimum of fifteen feet (15') of landscaping shall be placed between parking areas and side and rear property lines, and minimum setback areas between building, and side and rear property lines shall also be landscaped.

Comments

STAFF'S ANALYSIS: The proposed landscape plan (Exhibit K) provides a 15-foot landscape area along the south property line, adjacent to the vehicle parking area south of the proposed building. The west and north property lines do not abut parking areas; therefore, they are not subject to the minimum 15-foot landscape requirement.

STAFF RECOMMENDATION: City staff will continue working with the applicant to ensure the final approved plan sets satisfy all applicable landscaping standards.

DISCUSSION: None.

13.13.010(C)(7) Lighting

Reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking, and loading areas provided they are equipped with proper devices concentrating the illumination upon the above and preventing any bright, direct illumination upon adjacent property or any public right of way.

STAFF'S ANALYSIS: The proposed photometric lighting plan (see Exhibit L) complies with applicable lighting requirements.

STAFF RECOMMENDATION: None.

DISCUSSION: None.

13.13.010(C)(8) Residential Compatibility
Developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood. Building materials shall be reviewed for compatibility with adjoining residential properties and shall use quality building material, predominantly brick, stone, and masonry.

STAFF'S ANALYSIS: The proposed exterior building materials include brick, glass, and concrete. A single-family neighborhood with a zoning designation of R-1-5 is adjacent to the southeast corner of the property; however, the closest portion of the proposed building to the residential property line is approximately 220 feet. A 15-foot landscape buffer has also been provided between the uses. The proposed building elevations comply with applicable design standards.

STAFF RECOMMENDATION: Given the size and scale of this project, staff has determined matching the materials and colors of the adjoining residential development would result in a lower-quality and less-durable project.

DISCUSSION: None.

In addition to the above standards specific to the Hospital zoning district, staff recommends the Planning Commission review and discuss the screening measures adjacent to the existing single-family zoning district east of the subject property. There is an existing 6-foot-tall white vinyl fence installed along the property line, which appears to be in good condition. Section 13.23.070 of the LDC includes the following language:

A. Masonry Wall: For commercial and industrial developments abutting residential districts (except recognizable holding zones for future commercial or industrial development), an opaque masonry wall shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses.

Acceptable construction materials for walls shall be brick, stone, precast concrete panel, concrete block, or such other masonry materials as the Director may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the chief building official.

B. Height: Except where otherwise provided, the opaque masonry wall shall be a minimum of six feet (6') not to exceed eight feet (8') in height. If requested by the adjacent residents, the Planning Commission may approve a variation in wall height based upon unusual circumstances, e.g., views, landscaping, etc. A lower height wall may be required adjacent to a front property line for sight distance and traffic safety.

C. Grade: Where there is a difference in elevation on opposite sides of the wall, the height of the required wall shall be measured from the highest elevation.

D. Signs Are Prohibited: No signs or sign supports other than directional signs shall be permitted on any required wall.

E. Other: Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, e.g., hillside developments, developments adjacent to dedicated open space, the Director shall review and may approve other methods of screening such as

bermed landscaping, open style fencing, screen height, placement of screen, or other types of screening.

Staff does not recommend the existing fence be replaced with a masonry or precast wall as the installation of such may require that existing mature trees be removed and may be more intrusive to neighboring properties. Instead, staff recommends the existing fencing remain in-tact in accordance with subsection (E) above. Staff also recommends the applicant coordinate with the adjacent property owners that would be affected by any existing and future barriers that may be installed along the common property line.

Staff has reviewed the application and found it to be in general compliance with the Taylorsville Land Development Code. City Staff and review authorities will continue to work with the applicant to address outstanding review comments. Construction and development activity is not permitted until all applicable permits/approvals have been secured by the applicant.

The Planning Commission is authorized to grant preliminary site plan approval and may defer final site plan review and decision-making authority to the Director.

Public Comment

Public noticing and hearing requirements are not required and do not apply to this permitted use application.

Findings

1. The application (File#3P23/PU-000338-2023) was initiated by Steve Kwok, HDC, Inc. on behalf of Intermountain Primary Children's Hospital and Wasatch Canyons Behavior Health
2. The subject property is a developed 9.75-acre parcel of unplatted property in the Hospital (H) zoning district (Parcel ID: 21152510160000).
3. The applicant's proposal includes the phased removal of seven structures to make way for the construction of a new 100,320 square foot, 3-story medical facility, as illustrated in the Exhibits included in this Report.
4. The subject property is in the Hospital (H) zoning district.
5. The subject property is in the "Professional Office" designation in the City's General Plan.
6. The applicant's proposal is consistent with the City's General Plan.
7. The existing and proposed land uses on the site are "hospital" and "medical and health services," which are permitted uses in the Hospital zoning district as identified in §13.13.010(B)(1) of the LDC.
8. The application has been reviewed by City departments and review agencies. Prior to final approval, city staff will continue coordinating with the applicant to address all outstanding review comments.
9. Planning Commission review is required according to standards outlined in the development review process, in accordance with §13.13.010(C) of the LDC.
10. The Planning Commission is the decision-making authority for preliminary site plan review. Staff recommends the Director be authorized to conduct the final site plan review.

Conditions of Approval

Staff does not recommend conditions of approval be associated with this preliminary site plan approval.

Staff Recommendations

Staff recommends the Planning Commission approve File #3P23/PU-000338-2023, a preliminary site plan for the redevelopment of the Wasatch Canyons Behavioral Health Facility located at 5770 S. 1500 W. in Taylorsville, Utah, as identified in the Exhibits of this Staff Report, subject to the findings outlined in this Staff Report.

Recommended Motion

I move that we approve File #3P23/PU-000338-2023, a preliminary site plan for the redevelopment of the Wasatch Canyons Behavioral Health Facility located at 5770 S. 1500 W. in Taylorsville, Utah, as identified in the Exhibits of this Staff Report, subject to the findings outlined in this Staff Report.