

Jim Spung

From: David Werts <david.werts@comcast.net>
Sent: Friday, June 30, 2023 1:13 PM
To: Jim Spung; 'Rolland Lee'
Cc: Wayne Harper
Subject: RE: File #16C23 - Legacy Plaza CUP/Site Plan Amendment - Review Comments 06-21-2023 Response #2

Jim,

I am responding to all of your Legacy Plaza at 54th project comments in this email and already responded to your other email on June 21st with the comment about ADA parking and permitting. Let me know if you need additional commentary or questions.

See answers below in RED.

Let me know I should add or revise anything below?

Thanks,

David C. Werts

Principal



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From: Jim Spung <jspung@taylorsvilleut.gov>
Sent: Wednesday, June 21, 2023 9:03 AM
To: 'Rolland Lee' <rollandtlee5335@gmail.com>; David Werts <david.werts@comcast.net>
Subject: File #16C23 - Legacy Plaza CUP/Site Plan Amendment - Review Comments 06-21-2023

Rolland & David,

This transmittal contains City and review agency comments for the proposed CUP/Site Plan Amendments for Legacy Plaza at approximately 1758 W. 5400 S. in Taylorsville, Utah. Please contact the individual reviewer directly with any questions you have.

Taylorsville Engineering Department:

Reviewer: Ben White, City Engineer, bwhite@taylorsvilleut.gov, 801-293-8344

1. I do not see anything on previous plans related to storm water, demonstrate how the construction complies with current storm water detention and retention requirements. See revised Civil drawings with storm drainage information

Taylorsville Building Department:

Reviewer: Steve Porten, Building Official, sporten@taylorsvilleut.gov, 385-379-5495

2. No comments until building permit. **Building Plans submitted Wednesday, June 28th for permitting.**

Taylorsville-Bennion Improvement District:

Reviewer: Tammy North, District Engineer, tnorth@tbid.org, 801-968-9081

3. Pending...

Unified Fire Authority:

Reviewer: Tom Smolka, Fire Marshal, tsmolka@unifiedfire.org, 801-743-7236

4. Fire Hydrant may need to be added or moved to reach FDC. **Look forward to review, there are currently 2 fire hydrants on the north end of this parcel. One north of the future Chipotle Building and other north of the future ULTA space.**
5. If an exterior door does not enter directly to fire riser a PIV will be required. **Noted.**

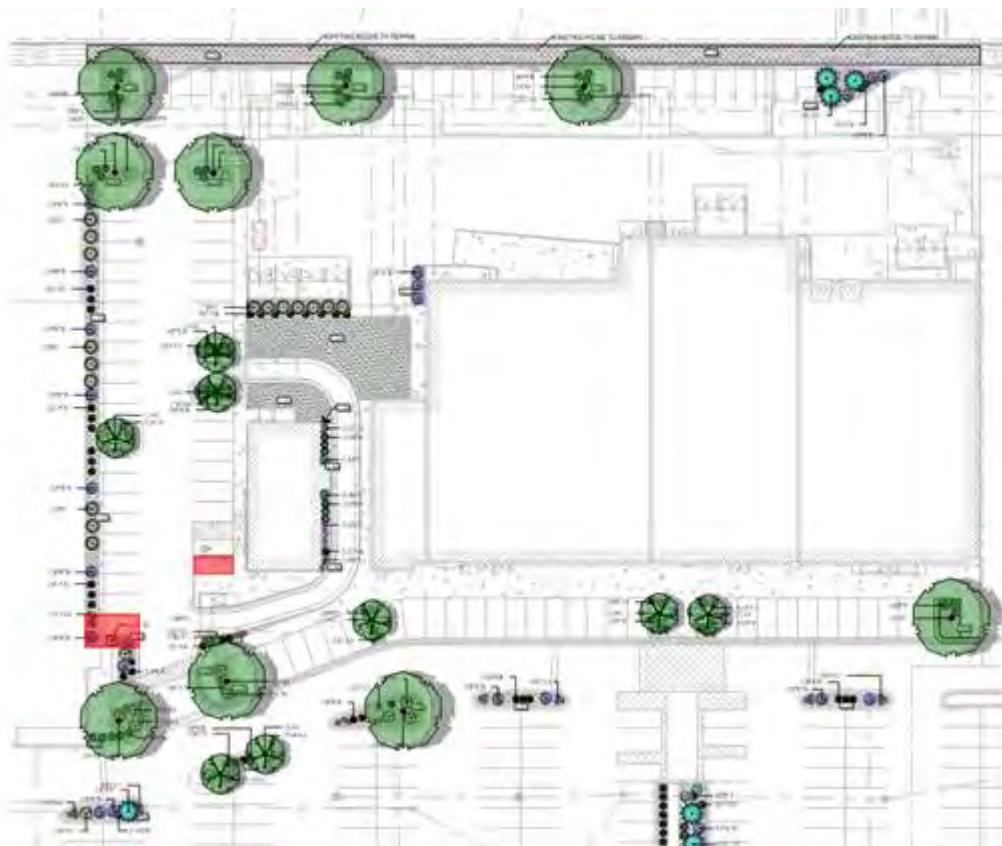
Taylorsville Community Development Department:

Reviewer: Jim Spung, Senior Planner, jspung@taylorsvilleut.gov, 801-955-2092

6. Confirm civil, landscape, and architectural site plans are consistent with one another. We noticed discrepancies with some site elements (the landscape island adjacent to existing Plant Fitness building). **Plans have been revised, should be consistent now.**
7. The placement of the existing electrical pedestal near the northwest corner of Building D is not ideal. The new bollards help, but the location is likely a conflict point for trucks entering/exiting the site. Is it possible to install curbing around the pedestal to provide additional visual buffering to avoid vehicle conflicts? **It is currently protected by the Vietopia Bistro elevated and curbed patio area and a concrete slope to the Building D, the site renderings do not reflect those existing features that are off the development parcel, so it looks to be on island and vulnerable but the existing condition/location should not be an issue.**
8. **§13.23.030(D)(1):** Building east of drive-through lane is 5-feet from curb. Planet Fitness building is 5.4' from curb. *"No building shall be closer than six feet (6') from any private road, driveway, or parking spaces in order to allow areas adjacent to the building for foundation landscaping and buffering of pedestrian walkways. Exceptions may be made for any portion of the building that contains a drive-up window."* **This has been changed and the 6' feet of separation exists.**
9. **§13.23.070:** Add note to repair/replace existing wall along northern boundary of site. *"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."* **Note to plans has been added that the northern fence will be repaired.**
10. **§13.23.100:** Roof-Mounted Mechanical Equipment – provide details for roof-mounted equipment to demonstrate compliance with referenced standards. See also [Design Standards Manual Page 2.11 & 2.12](#): *"Roof mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so as not to be visible from adjacent public and private streets as well as from adjacent properties (unless grade differences make screening impractical) [illustrations 2.50 and 2.51]."* **Mechanical units will meet the required code. The equipment should not be visible from the ground based on their setback locations on the roof and the building parapets, screening will be provided if necessary but is not anticipated.**
11. [Design Standards Manual Page 2.18](#): Include note on elevations that all utility equipment to be painted to match wall, per referenced standard. *"Utility boxes, pedestals and meter panels shall be painted to blend in with surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls with utility company approvals [illustrations 2.74 to 2.76]."* **Note has been added.**
12. **§13.23.170(B)(2)(a):** The Chipotle drive-through queuing lane is adjacent to the primary entrance – are there other available design options? The Planning Commission will need to approve this configuration. *"Queuing lanes shall not be located adjacent to the primary pedestrian entrance nor block required back out areas for adjacent parking spaces unless there is no other alternative for location for the building and drive-through queuing lane(s) on the site."* **Regarding comments 12 & 13, about the Chipotle drive thru lane. The primary entrance for customers parking in Chipotle's main parking lot to the West of the building will be that door on the West wall of the building not the south entrance. Also, for Chipotle this lane is just a pickup lane not an ordering**

lane, there will not be an order board or the ability for customers to order food. There is not another option and this layout is Chipotle's preferred site plan/layout.

13. [§13.23.170\(B\)\(2\)\(b\)](#): The Planning Commission will need to approve this configuration. *"Queuing lanes shall not be located between the building and the street unless there is no alternative for location of the building and queuing lane(s) on the site."* See above comment, additionally, there is actually landscaping, a sidewalk and a row of parking between this pickup lane and the interior parking lot drive lane(not actually a street).
14. [§13.24.020\(B\)\(3\)](#): Parking Space Size – parking spaces may be reduced from 20 to 18 feet in depth when they overhang a landscape area a minimum of 5 feet wide or where they overhang a sidewalk that is a minimum of 6 feet wide. Revise sidewalk width south of Chipotle drive-through to be 6-feet in width. This area has been widened to the 6 feet to meet the requirement.
15. [§13.24.080](#): Parking Space Requirements – provide existing tenant/land use, square footage, and parking counts for the entire shopping center. See page AS102 for parking numbers on this parcel. For the entire shopping center, which has a cross parking easement, there are 1,020 parking spaces and code requires 890 parking spaces based on the various tenant uses.
16. [Design Standards Manual Page 2.13](#): "Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise." This requirement will be met, all awnings are shown at 4 feet.
17. [Design Standards Manual Page 2.16](#): "Drive aisles shall be defined by nine foot wide parking lot planters (i.e. end caps) at the end of each row of parking. 9' x 18' planters shall include at least one tree; 9' x 36' planters shall include at least two trees and must include shrubs and ground covers [illustration 2.66]." See redlines below. The site/landscaping plan has been revised to include these additional landscape islands.



18. General Comment: All signage will be reviewed with a separate permit. Noted.
19. [§13.23.240\(B\)](#): General Site Design - The new buildings and site plan are very similar to what was approved and mostly constructed in 2015 & 2016. The sidewalks and walking paths will connect to Building D to the East and Planet Fitness & shops to the West as well as to Buildings A, B and C to the South, this connectivity was always part of the site plan. The new shops building(approximately 2,000 square feet) between Chipotle and the new anchor buildings will match identically the architectural design of all the newer buildings(Buildings A, B, C & D)

on the East half of Legacy Plaza at 54th, as well as, match the same brick and colors of the buildings to the West from Teriyaki Grill to Planet Fitness. Ownership in 2016 painted the buildings to the West and changed all the building columns to the matching brick used on the eastside of Legacy Plaza. The new anchor buildings will incorporate the same brick and stone detail used throughout the property on their storefronts along with new architectural diversity required by the national retail tenants that will occupy these stores. All parking lot access and circulation will be unchanged from the approved 2015 site plan, circulation will improve with completion of the planned parking lot and drive aisle that will now be created between Planet Fitness and the new buildings. This centrally located north/south drive aisle will provide for customer/visitor access to the internal access road that runs east/west along the northside of the property and exits to Redwood Road on the East or to the 1900 West lighted intersection on the West .

The landscaping will match the existing zero-scape design with rock planters, and include a variety of trees, grasses and plants to match existing conditions and beautify the shopping center.

The lighting plan was largely built-out with the 2015 site improvements. There will be a couple new parking lot lights added to the parking lot being added between Planet Fitness and the new buildings along with new building lighting on all sides of the new buildings, see plans.

No new pole or monument signage is proposed. Any new signage will be on the buildings and tenant branded per the sign code.

Upon completion of the construction on this last remaining vacant parcel (parcel 6A), there are no plans for construction or changes to any of the other 8 parcels(owned by various parties). There is really only one location(east of Arby's along 54th South) where a new small retail building could be added, but this area is restricted for building by the Planet Fitness lease for at least another 9 years. We are also restricted by several of the other tenant leases on locations and uses where we could build on the property. Regular maintenance of the shopping center and parking lot will be ongoing as expected and required in all of the tenant leases.

- a. General site design/site plan that shows the relationship and provides connectivity between all existing, proposed and future buildings and pads to parking facilities, pedestrian walkways, landscape areas, service entrances, roads, and abutting streets. Clarify proposed vehicle circulation routes, including updated striping to allow for safe travel throughout the center. See also [Design Standards Manual Page 2.15](#): *"Parking lots should be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces."*
- b. Architectural design and materials, refer to 13.23.240(C).
- c. Landscape plan, including appropriate landscape islands/planters, refer to 13.23.240(D).
- d. Lighting plan and light design, refer to 13.23.240(E).
- e. Sign theme, refer to 13.23.240(F).

Please upload revised plans reflecting the above comments to the online permit portal and send me an email after that's completed. Please reach out with any questions you may have.

Thank you,
Jim Spung, AICP
Senior Planner



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Jim Spung

From: David Werts <david.werts@comcast.net>
Sent: Friday, June 30, 2023 10:46 AM
To: Jim Spung
Cc: Wayne Harper; 'Rolland Lee'
Subject: RE: File #16C23 - Legacy Plaza

Jim,

I am responding to all of your Legacy Plaza at 54th project comments in this email and the other email on June 21st with a majority of the comments. Let me know if you need additional commentary or questions.

See answers below in RED.

David C. Werts

Principal



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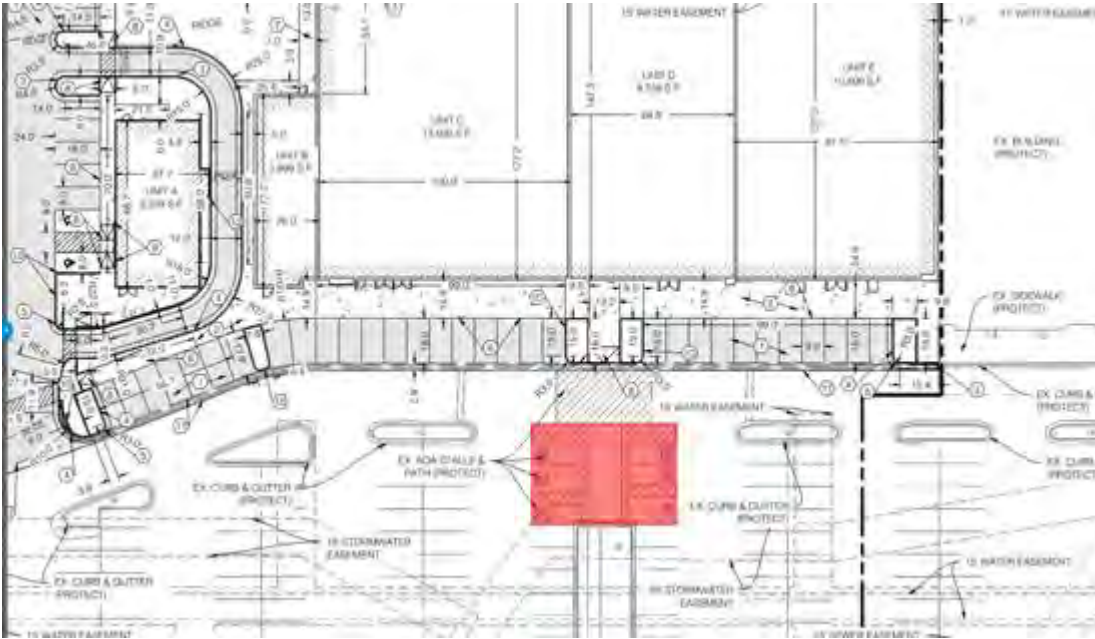
From: Jim Spung <jspung@taylorsvilleut.gov>
Sent: Wednesday, June 21, 2023 9:22 AM
To: David Werts <david.werts@comcast.net>
Cc: Wayne Harper <wharper@taylorsvilleut.gov>; 'Rolland Lee' <rollandtlee5335@gmail.com>
Subject: File #16C23 - Legacy Plaza

David,

We just emailed review comments for the Legacy Plaza project, please take a look and let me know if you have any questions. Due to public noticing requirements and to allow your team additional time to address review comments, we have moved this item to the July 11th Planning Commission meeting. Staff finds the Planning Commission is more likely to support the project if the majority of review comments are addressed and the noted elements for the entire center are addressed; otherwise they may table/continue the item to a future meeting resulting in further delays. Also – we forget to include one review comment:

- Our building official is out this week, but I believe the IBC will require that any ADA stalls provided be located as close as possible to the entrances they serve. With the addition of the nose-in parking in front of the buildings, it is likely you will be required to designate some of those stalls as ADA compliant rather than the existing ADA stalls currently marked across the drive aisle. **The revised site plan added 4 ADA stalls in the nose in parking spaces. Two ADA spaces are to the east in front of Five Below and ULTA, and two ADA spaces are to the West in front of Chipotle and new retail shops.**

Regarding the comment below regarding the Permit, we have submitted for the Building Permit to the Building Department on Wednesday, June 28th in order to be reviewed under the current IBC and to help us continue to refine the construction plans with the City's feedback to be able to begin construction as soon as possible.



To avoid further delays, you are welcome to apply for building permits to get that process going – we can conduct the CUP/site plan review concurrently with the building permit review. So you are aware, beginning July 1, 2023 the State of Utah and Taylorsville will begin using the 2021 edition of the IBC – if you submit your building permit application(s) prior to that date the permit(s) will be reviewed under the current IBC. Please let me know if you have any questions.

Best,
Jim Spung, AICP
 Senior Planner



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