Planning Commission Application Summary

Project Name: Draper Lofts-Hilton Homewood Suites (fka Draper Pointe Mixed Use)
Address: 490 West 13490 South / 13488 South 200 West
Current Zoning: CSD-DPMU
Hearing Date: August 27, 2015

Summary of Request
The applicant is requesting that a Site Plan be approved to allow for the development 249 apartments and a hotel.

Background
The property obtained its CSD-DPMU zoning designation on April 21, 2015. The rezone approved a hotel and apartments on the property, with a density range of 25-40 dwelling units per acre.

General Plan and Zoning
The Land Use Map of the General Plan calls for the Destination Commercial land use designation for the subject property. The General Plan originally designated the property as a growth area. The Growth Area land use category was designed to support a mix of four land uses: multi-family residential, office, commercial and industrial/manufacturing uses. The CSD-DPMU (Draper Point Mixed Use CSD) zoning designation is not included in the General Plan. The intent of the zone is to allow a master planned mixed use district.

Analysis
The site plan includes five 4-story buildings, and a maintenance building. All buildings will be contemporary in nature. The apartments will have a density of 32.1 dwelling units per acre, well within the approved range. The hotel will provide 121 rooms. Excess landscaping has been provided by both uses. The hotel provides for the minimum parking standards, while the apartments have an excess of 102 parking spaces.

Deviations (If applicable)
None.

Staff Recommendation
Staff is recommending approval of the site plan.
To: Draper City Planning Commission  
Business Date: August 27, 2015

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Planner III  
Planning Division  
Community Development Department

Re: Draper Lofts-Hilton Homewood Suites (fka Draper Pointe Mixed Use) – Site Plan Request

Application No.: 150720-13488S  
Applicant: Adam Lankford, representing Wasatch Group  
Project Location: Approximately 490 West 13490 South / 13488 South 200 West  
Zoning: CSD-DPMU (Draper Pointe Mixed Use Commercial Special District) Zone  
Acreage: Approximately 10.78 Acres (Approximately 469,576.8 ft²)  
Request: Request for approval of a Site Plan in the CSD-DPMU (Draper Pointe Mixed Use Commercial Special District) zone regarding a 249 unit apartment community and a Homewood Suites Hotel.

SUMMARY
This application is a request for approval of a Site Plan for approximately 10.78 acres located on the south side of 13490 South, at approximately 490 West 13490 South. The property is currently zoned CSD-DPMU (Draper Pointe Mixed Use Commercial Special District). The applicant is requesting that a Site Plan be approved to allow for the development of apartments and a hotel.

BACKGROUND
The property obtained its CSD-DPMU zoning designation on April 21, 2015. The rezone approved a hotel and apartments on the property, with a density range of 25-40 dwelling units per acre.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Destination Commercial land use designation for the subject property. The General Plan itself is silent on the Destination Commercial land use. According to the land use map included within the General Plan, dated April 20, 2004, the area was originally designated as a growth area. The Growth Area land use category was designed to support a mix of four land uses: multi-family residential, office, commercial and
The subject property was originally incorporated into includes several developed properties with a range of uses such as Allegro at Corner Canyon Apartments, Brickerhaven Subdivision, IKEA, Furniture Row, Cazco Industrial Park, and Reynolds Office Complex. Since the 2004 map, the Growth Area has been reclassified based on the individual uses that were eventually developed.

The CSD-DPMU (Draper Point Mixed Use CSD) zoning designation is not included in the General Plan. The intent of the zone is to allow a master planned mixed use district. The CSD-DPMU zone abuts on the north and east sides. The M1 (Light Industrial) zone is located on the south and the TSD (Transit Station District) abuts on the west.

**Site Plan Layout.** The site plan follows the concept plan approved with the rezone, with four apartment buildings located in the front and middle of the property and a hotel located to the rear of the property, along Bangerter Highway. Drive aisles will be located along the perimeter of the site and down the center of the property. There are a total of 249 dwelling units being proposed with the apartments. With 7.74 acres of the overall site being dedicated to the apartments, there will be 32.1 dwelling units per acre. Well within the 25-40 dwelling units per acre range approved with the zoning district. The hotel will include 121 rooms, and is not subject to the density range. The total area of the hotel improvements is 3.04 acres.

Secondary emergency access will be provided from the property to the east, the Academy Mortgage site. A cross access agreement is currently being reviewed by both owners and is a condition of approval.

**Landscaping.** The site is required to have a minimum of 20% overall landscaping and open space. The apartments have 26.5% landscaping, including open space landscaping, parking lot landscaping, outdoor amenity areas such as the pool area and indoor amenity areas such the clubhouse. Three of the apartment buildings will include a courtyard ranging from 6,834 square feet to 9,023 square feet in size. The fourth building will include the pool and clubhouse area. The Hotel features 35.4% open space, including amenity space and parking lot landscaping.

**Parking.** According to the CSD-DPMU zone parking for multi-family residential is based on the number of bedrooms in each unit, with parking per unit ranging from 1 to 2 stalls. With 249 units, the required number of parking spaces is 336. The applicant is providing 438 parking spaces, including 180 surface stalls, 176 covered carport stalls, 73 garage stalls and 9 stalls to be shared with the hotel. Garage parking will be integrated into the apartment buildings. The hotel will be providing one parking space per room, or 121 parking spaces, with an additional 9 stalls shared with the apartments.

**Architecture.** All buildings will be contemporary in nature and four stories in height. The CSD-DPMU zone allows for up to four story apartment buildings and up to five story hotels. The actual height of the apartment buildings are 48-feet tall, and the hotel is 57-feet tall. Apartment buildings will feature brick, hardiboard, composite and stucco materials with wrought iron on private balconies. The zoning ordinance requires a minimum of 15% brick or stone and at least three building materials. Each building does meet this standard. The hotel will be 100% primary materials and include brick, hardiboard, EIFS, fiber cement board, metal and stucco.

A maintenance building will also be built equaling 1,080 square feet in size and be 12-feet tall. The building will utilize the same façade materials as the apartments.

**Lighting.** The site lighting will match throughout and be 14-feet in height. The applicant has modified the lighting design from the concepts provided within the zoning district exhibits. The lights will be more simple and streamlined. In total 40 light poles will be provided for the site. The applicant has meet foot candle requirements with a maximum of 5.3 foot candles. The Zoning Ordinance lighting standards.
allows up to 8 foot candles maximum for both during hours and after hours.

**Criteria For Approval.** The criteria for review and potential approval of a Site Plan request is found in Sections 9-5-060(e) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

(e) Standards for Approval. The following standards shall apply to the approval of a site plan.

(1) The entire site shall be developed at one time unless a phased development plan is approved.

(2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:

(i) Considerations relating to traffic safety and traffic congestion:

(A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;

(B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;

(C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;

(D) location, arrangement, and dimensions of truck loading and unloading facilities;

(E) vehicular and pedestrian circulation patterns within the boundaries of the development;

(F) surfacing and lighting of off-street parking facilities; and

(G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.

(ii) Considerations relating to outdoor advertising:

(A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.

(iii) Considerations relating to landscaping:

(A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;

(B) planting of ground cover or other surfaces to prevent dust and erosion;

(C) unnecessary destruction of existing healthy trees; and
(D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.

(iv) Considerations relating to buildings and site layout:

(A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and

(B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.

(v) Considerations relating to drainage and irrigation:

(A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and

(B) the need for piping of irrigation ditches bordering or within the site.

(vi) Other considerations including, but not limited to:

(A) buffering;

(B) lighting;

(C) placement of trash containers and disposal facilities; and

(D) location of surface, wall and roof-mounted equipment.

(3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.

(4) In a planned center, individual uses shall be subject to the following requirements:

(i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.

(ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.

(iii) Development guidelines for a center shall, as a minimum, address the following topics:

(A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
(B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
(C) landscaping and open space standards;
(D) signage;
(E) exterior lighting;
(F) parking, pedestrian and vehicular circulation, and access to the site;
(G) rights of access within the center (use of cross-easements, etc.);
(H) development phasing and improvements/amenities to be completed with each phase;
(I) outdoor sales, storage and equipment;
(J) fencing and walls; and
(K) maintenance standards and responsibilities.

(5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan submission and has issued a recommendation for approval for the request with the following proposed comments:

1. Provide copies of the signed and recorded shared and cross access agreements and the shared parking agreement.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission and have issued a recommendation for approval for the request with the following proposed comments:

1. Address all outstanding redlines.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan submission and has issued a recommendation for approval for the request without further comment.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, is reviewing the geotechnical and geologic hazards report submitted as a part of the Site Plan submission. There are a few items that still need to be addressed within the report, however; nothing that would prevent the project from building built as planned.

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Site Plan submission and has issued a recommendation for approval for the request with the following proposed comments:
1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required.

2. Fire Hydrants are required. There shall be a total of 20 hydrants required for the total project which works out to be 4 hydrants per building spaced at 200ft. increments, 40 feet minimum distance out from the building.

3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and approved by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

4. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor.

5. Fire Sprinklers Required. There needs to be a hydrant with-in a 100 feet of the FDC.

6. Standpipes May Be Required. This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.

7. Post Indicator Valve with Tamper Required.

8. Fire Alarm Required.


10. 2A-10BC Fire Extinguishers required.

11. Visible Addressing Required.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Site Plan submission and has issued a recommendation for approval for the request without further comment.

Tree Commission Review. The Draper City Tree Commission has completed their review of the Site Plan submission and has issued a recommendation for approval for the request without further comment.

South Valley Sewer District Review. The South Valley Sewer District is currently reviewing the development plans for serviceability. A letter from the District verifying serviceability will be required as a condition of approval.

Noticing. The applicant has expressed his desire to obtain a Site Plan for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan Request by Adam Lankford, representing the Wasatch Group for the Draper Lofts-Hilton Homewood Suites, application #150720-13488S, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

2. That all requirements of the Draper City Building and Planning Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. Obtain Final Geotechnical report review and approval. All requirements of the approved geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
5. Provide a will serve letter from South Valley Sewer District.
6. Secondary access to the property is required per International Fire Code.
7. Provide copies of the signed and recorded shared and cross access agreements and the shared parking agreement.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
   a. The site plan will provide support uses for the destination commercial land use district.
   b. The site plan will further the purpose of the originally designated Growth Area by allowing the called for mix of uses, including multi-family residential and hotel uses.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

**MODEL MOTIONS**

Sample Motion for Approval – “I move we approve the Site Plan Request by Adam Lankford, representing the Wasatch Group for the Draper Lofts-Hilton Homewood Suites, application #150720-13488S, based on the findings and subject to the conditions listed in the Staff Report dated August 18, 2015 and as modified by the conditions below:”

1. List any additional findings and conditions…

Sample Motion for Denial – “I move we deny the Site Plan Request by Adam Lankford, representing the Wasatch Group for the Draper Lofts-Hilton Homewood Suites, application #150720-13488S, based on the following findings:”

1. List any additional findings…
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Draper City Engineering Division

Draper City Building Division

Draper City Operations Division

Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel
Draper Lofts/ Hilton Homewood Suites
Zoning Map
EXHIBIT E
LANDSCAPE PLAN