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COMMUNITY DEVELOPMENT
DIRECTOR

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MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum June 15, 2023

To: Planning Commission
From: Community Development Department
Subject: VEG Animal Hospital Site Plan Review
11084 S. State St.
(South Towne, Community #9)

SPR08262022-006388
CBD Zone
1.2 Acres, 5726 Sq. Ft.

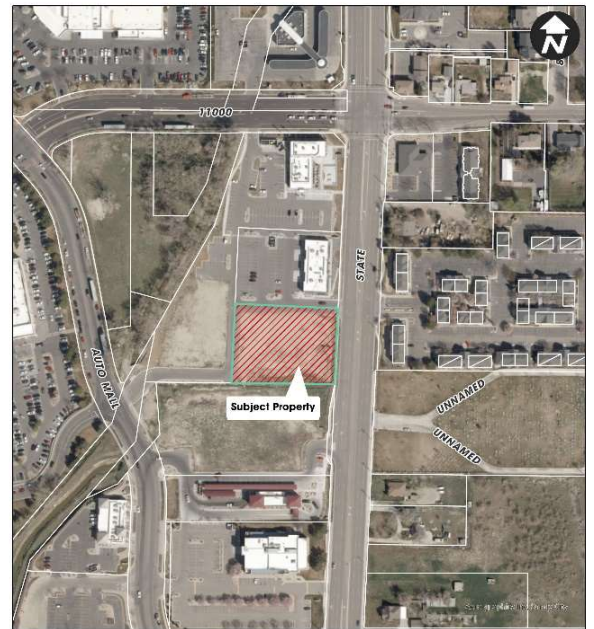
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Larson Design Group, representing Veterinary Hospital Group (VEG), is requesting Preliminary Commercial Site Plan Review for a new Animal Hospital facility to be constructed at 11084 S. State St. Wadsworth Development is the property owner and has given consent to the applicant to proceed to the Planning Commission for approval consideration. This property is located in the Central Business District (CBD) which requires Architectural Design Review and a companion Conditional Use Permit approval for the animal hospital use (see companion CUP agenda item CUP06222022-006351). The Planning Commission is the land Use Authority for these requested actions. Please see site plan review application materials (Exhibit "B").

Background

This development will be located on the entirety of lot #3 in the School Yard Commercial Subdivision. Prior development in the School Yard commercial development project included the remodeling of the old school building into a restaurant (Shake Shack in the southern one half of the school building) and a reception and event center in the northern half of the school building. Two other for-lease commercial buildings have also been constructed, one each on lot #2 and the portion of lot #1 that is west of this location. These two buildings have been leased to mostly restaurant uses. This property is located in the Central Business District, (CBD zoning district. From 11000 S. Street, south to 11400 South Street is also zoned CBD. North of 11000 S. Street is Auto Mall (Commercial) zoning. State Street is located on the east side of the CBD zoning district boundary.



SPR08262022-006388
Commercial Site
11084 S State St
Community Development Department
Cartography: Kleanore Means

Property Case History	
Case Number	Case Summary
SUB-06-18-5426	The School Yard Commercial Subdivision, approved 2018. Recorded Plat. 5.45 acre site consisting of three lots in subdivision.
SPR-06-18-5425	The School Yard Commercial Site Plan. Approved 2018, Phase 1 and Phase 2 were approved in 2018.
SPR-01-21-5986	The School Yard Dumpster Enclosure Addition, Approved March 18, 2021 to add two dumpster enclosures to the existing Phase 1 project.
SPR-02-21-5993	The School Yard Phase 3 Site Plan Review. Approved in May, 2021, Building #3 for lease commercial building is constructed and is now leasing to multiple tenants.

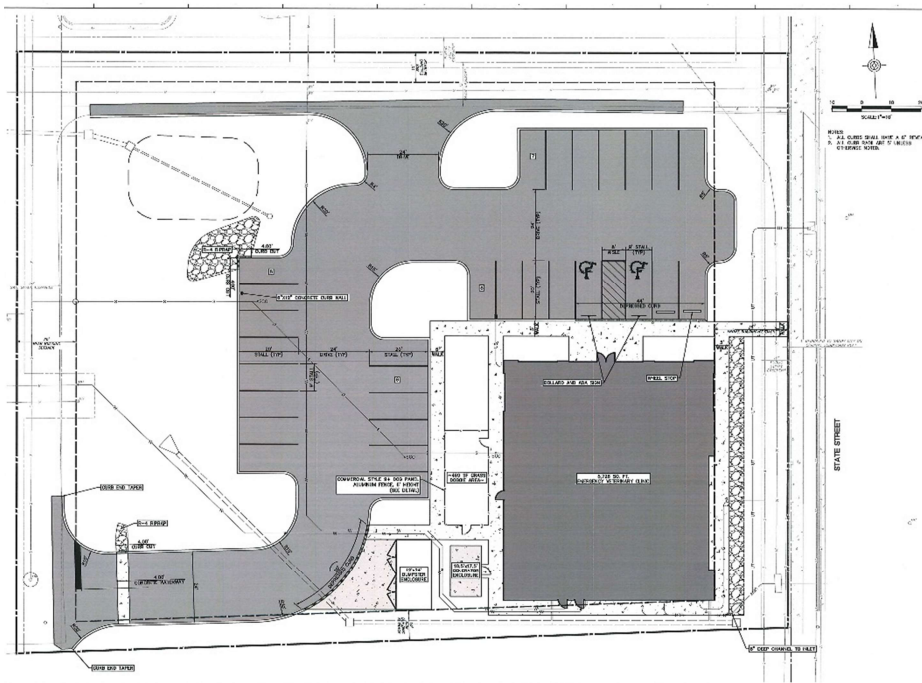
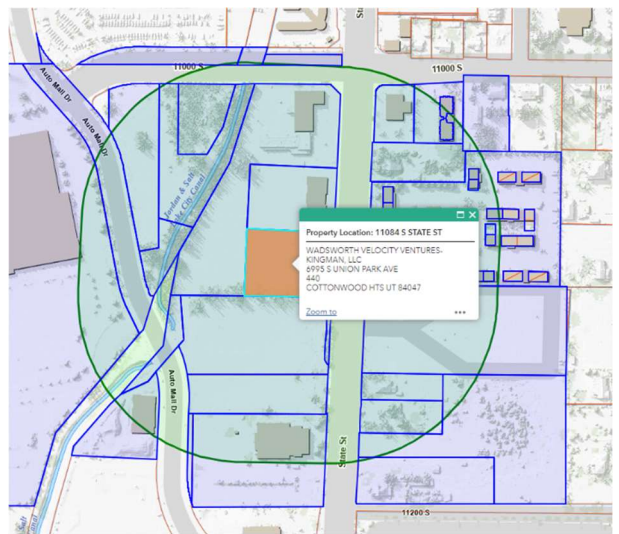
Public Notice and Outreach

Notices were mailed to property owners within a 500-foot radius of the subject parcel, to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project, due to the lack of residential zoning in the area.

Analysis

Pedestrian and Vehicle Access and On-site Circulation

All street improvements, sidewalks, landscaped parking strips and internal driveway connections are in place from prior development of the Subdivision area in conjunction with Phase 1 and Phase 2 projects. An additional parking lot driveway access has been stubbed to the south to connect with future development of that adjacent, vacant property owned by others. Pedestrian and vehicle access and on-site circulation will be adequate for the proposed development.



Zoning Review

The project will meet all of the requirements of the CBD zoning district and the Sandy City Development code. Parking for this project will meet the City requirements on site, but also have shared parking rights to all other parking stalls in the commercial center development. All required City Departments and Divisions have reviewed and recommend approval, subject to their usual requirements and conditions. An Animal Hospital land use is a Conditional Use in the CBD zoning district. (Please see the companion agenda item for the CUP consideration on this project.)

Business Operating Hours

This facility will operate as an emergency veterinary hospital for animals on a 24/7 basis. These hours are allowed at this location without needing a conditional use permit due to the lack of any residential zoning in close proximity.

Architectural Design Review

The building’s architectural design, materials and colors were reviewed by the Sandy Planning Staff and then presented to the Sandy City Architectural Design Review Committee (ARC) in a meeting held on May 31, 2023. Please see the meeting minutes from the Architectural Design Review Committee meeting, attached as Exhibit “A”. Their review considered compliance with the Sandy City Architectural Design Requirements.



The building architectural design discussion began last year with staff and centered around blending the national tenant’s branded building design and colors with the City’s Architectural Design Review Standards for commercial buildings and seeking compatibility with the existing buildings in The School Yard commercial development, as to size, form, articulation and fenestration; building materials and colors. After considerable going back and forth, a final design and building colors and materials design was submitted which staff then felt comfortable in presenting to the ARC committee. The Committee made several design improvement suggestion to the applicant as part of their consideration motion. These two refinements have been incorporated into the design now being presented to the Planning Commission for final consideration.

The building architectural design, materials and colors will be compatible with those elements used for the Phase 2 and Phase 3 buildings. The front of this building and the entrances and the primary windows are oriented toward the north and the new parking lot. Doing this helps orient the new building to the center of the development and not toward State St. Doing this is acceptable with the larger project being located outside of the Cairn’s Design District, which ends at 10600 South St.

Planning staff and the Sandy City Architectural Design Review Committee recommends that the Planning Commission approve the building architectural design, materials and colors as now proposed by the applicant.

Staff Concerns

Planning staff does not have any concerns about this proposed project being approved by the Planning Commission.

Recommendation

Staff recommends that the Planning Commission determine that Preliminary Commercial Site Plan Review is complete for the VEG Animal Hospital project, located at 11084 S. State St., and also to approve the proposed building architecture, materials and colors as now proposed by the applicant, based on the staff report and the following findings and subject to the following conditions:

Findings:

1. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan, subject to the City Department's requirements and conditions.
2. That the proposed animal hospital building will be compatible with the design of the adjacent Phase 2 and Phase 3 buildings.

Conditions:

1. That the developer proceeds through the Final Commercial Site Plan Review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and any specific modifications allowed by the Planning Commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. That the architectural design, colors, and materials proposed for the animal hospital building (and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards) shall be finalized with staff prior to the issuance of a building permit.
4. That complete building construction plans be submitted to the Sandy City Building and Safety Division for building permit review and approval processing, to run concurrently with the Final Commercial Site Plan Review process with staff.

Planner:



Douglas L. Wheelwright, Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2022\SPR08262022-006388 VEG\VEG ANIMAL HOSPITAL SPR P.C. STAFF REPORT FOR JUNE 15, 2023 MEETING.DOCX

Exhibit "A"

**Architectural Review Committee Meeting – Follow-up
May 31, 2023**

Members Present:

Cheryl Bottorff
Lyle Beecher
Alison Stroud
Daniel Schoenfeld
Scott Westra

Staff Present:

James Sorenson
Brian McCuiston
Doug Wheelwright
Mike Wilcox
Jennifer Gillen

Those Absent:

Steve Burt
Cyndi Sharkey - Alternate
Brynn Bohlender

5:00 p.m. Veterinary Emergency Group (VEG) Animal Hospital Clinic, located at 11084 S. State St. This 1.2-acre commercial subdivision lot will be developed with a 5,726 sq ft single story, emergency veterinary clinic, with a parking lot. This building will be the final commercial building being added to the "School Yard" commercial development. Kathy James, Amiela Sweeney, Gregory Coleman, Jeffrey Parsons (Larson Design Group)

Doug opened the meeting stating that there were discrepancies on the plans between the labeled materials on the drawings and the color board and wanted them to clarify this.

Jeff Parsons stated there is a very minimal amount of EFIS on the building. The color swatch for the EFIS and color swatch for the cement board siding is the same exact color (Sherwin-Williams 7009 Pearly White).

Doug explained the layout of the building and the surrounding structures. This will be the 4th building and final development in the "School Yard" commercial development project. He also asked them to reply to why they are not facing the front doors of the building towards State Street.

Gregory Colman said that they were advised early on to rotate the building so that the parking area wasn't between State Street and the front of the building. This would help in an emergency to allow for quick access to the entrance of the building for the customers.

Doug explained that on the west side of the building there will be a fenced in play area for the animals as well as a dumpster enclosure and generator.

Jeff said that to address the city design ordinance they added articulation both in building footprint and change in the height elevations along the building. Then on the front (north) of the building there is a raised parapet which bumps out two feet and a canopy over the top of the entrance. The material being used is a split face CMU with a small portion of the EFIS. The EFIS will have some reveal lines to add articulation to it. The remaining façade will be covered with cement board siding. They adjusted the parapets so the RTUs will be concealed at zero site line

(there will be 3 RTUs). The building is symmetrical on both sides, except for the glazing on the west side.

Doug brought up comments that Steve Burt had who was not able to attend:

- 1) The building design overall seems fine but, because of facing the building north, the east face of the building (facing the street) seems convoluted and doesn't respect the importance of facing the street. Perhaps, if the EIFS on the east façade was replaced by added split face block on that side it would simplify the appearance.
- 2) Will the existing light pole remain in front of the building, on the north access roadside?

Lyle stated that staff will make sure that the lighting is correct.

Doug said that they would be required to file a photometric plan.

Mike thought that Steve would like to replace the EIFS on the east elevation with a split face CMU that would extend back further so that it matched the plane with the changes in materials where it switched to hardy board. He also thinks he would like to extend the CMU all the way back around until the change in plane of the roof (eliminating the EIFS altogether on that side). This would also need to be done on the west side as well.

Amie said she thought VEG would be open to exploring that.

Jeff agreed that they would look at revising the finishes to extend the CMU and eliminate the EIFS on the east and west building faces.

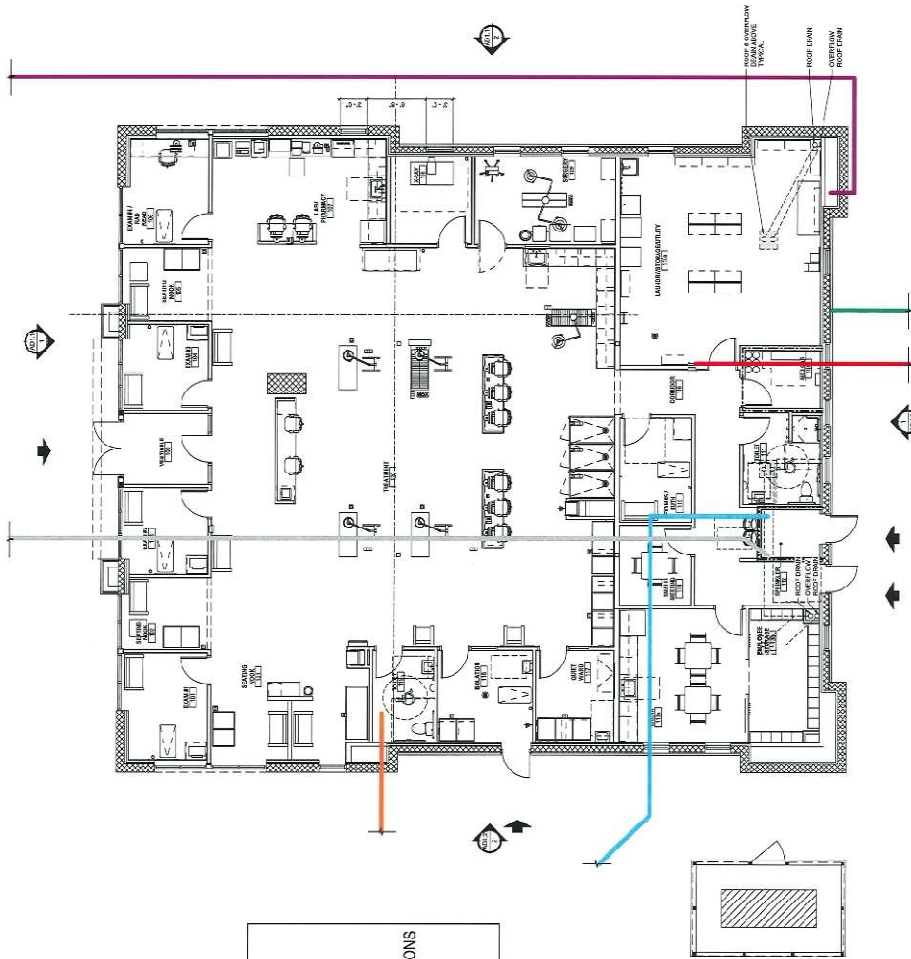
Mike wanted to know if they have explored doing clerestory windows to bring in natural light while helping to break up the façade rather than just faux windows. He also wanted to know if there was an option for clear glass windows or similar treatments on the south façade. He felt it looked a little bland.

Jeff said that all windows are covered with a film over the glass to look like reflective windows, but they don't actually poke through the wall. The pharmacy and x-ray room have cabinets and walls that cover two of the windows up front on the east side. He also said that the south end of the building is just the back of house space, and the wall goes to full height so, there would be no way to get light into that part of the building.

Mike said to help with look of the building on the south side, another option could be to put tall trees along that side, and to carry the faux windows around to the south side of the building.

Motion

Lyle Beecher made a motion to give a positive recommendation to the Planning Commission to approve the Veterinary Emergency Group (VEG) Animal Hospital Clinic project, with the comment that they would like the CMU block to continue and replace the EIFS on the north and south sides. Consider placing some other faux window fenestration on the south elevation to match around the rest of the building to create four-sided architecture. Cheryl Bottorff seconded. All in favor of the motion



UTILITIES	
—	ELECTRICAL
—	SANITARY
—	WATER
—	TELECOMMUNICATIONS
—	FIRE MAIN
—	GAS

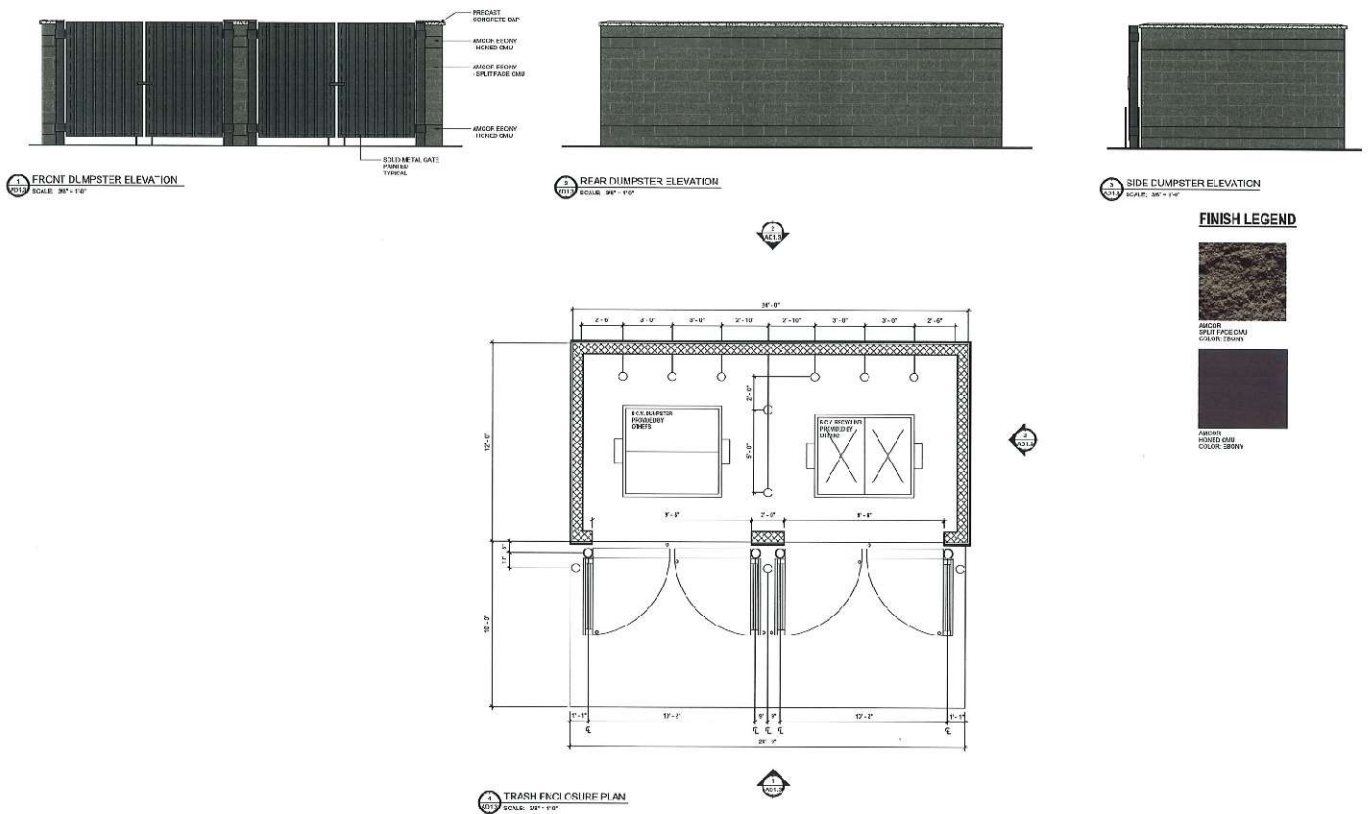


FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

FLOOR PLAN

SANDY, UT

AD1.0
DATE: 01/05/22



TRASH ENCLOSURE PLAN & ELEVATIONS

SANDY, UT

AD1.3

DATE: 06/05/23