



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 20, 2018

To: Planning Commission
From: Community Development Department
Subject: Union Peaks Office Site Plan Review Special Development –Harada (SD-Harada)
7585 S. Union Park Avenue SPR-08-18-5468

[High Point, Community #6]

1.27 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed to property owners within 500 feet of the subject property, by U.S. Mail delivery for this meeting. A Neighborhood meeting was not required.

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR-96-47	Overlook at Union Point Master Development Plan, 1996. A development master plan for street access, driveway and utility purposes within the SD(Harada) zone , for the properties on the east side of Union Park Avenue going down the hill to the north, including 12.25 acres, 1996.
SUB-96-20	Overlook at Union Point Subdivision Plat. 1996

DESCRIPTION OF REQUEST

The applicant, Mr. Connor Johnson, representing Thrive Development, is requesting that the Planning Commission consider and approve Site Plan Review for the proposed Union Peaks Office Building development. The Planning Commission is the land use approval body for site plan review in this zoning district, as designated in the Sandy City Development Code.

BACKGROUND

This site is vacant. The site is lot 5, in the Overlook at Union Point Subdivision, which was recorded in 1996, and included most of the property on the east side of Union Park Avenue, between Creek Road and the site of “The Ridge” apartments. This area is zoned Special Development-Harada (SD-Harada), which is one of the many special development zones in Sandy City.

ANALYSIS

Access. This commercial subdivision lot has full frontage on Union Park Avenue, but because of the hill on Union Park Avenue, it does not have direct driveway access to this lot from Union Park Avenue. Vehicle access to this property is via shared joint driveways, connecting to the northwest and the southeast of the property. These driveways connect to spaced intersections located along Union Park Avenue. The vehicle trip generation and peak hour traffic flow, as projected to be generated by the proposed use will fall within acceptable parameters for Union Park Avenue, as determined by the City Transportation Engineer. Vehicle ingress and egress will be sufficient for the intended use.

Building Siting and Massing. The proposed three level (2 floors on a 10,000 square foot footprint and a loft level of approximately 500 square feet) office building is sited to meet the minimum zoning requirements for all building setbacks from the perimeter of the property. The building height for buildings oriented to Union Park Avenue is permitted to exceed the normal 35 foot height limit, at the determination of the Planning Commission. This building is oriented to Union Park Avenue and the building height is proposed to be 50.5 feet to the top of the pitched roof. Because most of this site sits considerably below the level of Union Park Avenue, the proposed building and its height does not appear as high as it really is, and therefore, staff believes it is appropriate for this site.

Parking. A surface parking lot is proposed for the site, with 86 parking stalls, which meets the requirement for off street parking stalls at the ratio of 4 parking stalls per 1,000 square feet of floor space in the building. Parking will be adequate for the proposed development.

Landscaping. A landscape planting plan has been prepared for this site that meets the ordinance requirement for parking lot buffers and building setbacks. The park strip treatment will match that of "The Ridge" Apartments abutting to the south, with 16 feet between the back of the current curb and gutter and the back of the new 10-foot wide combination multi-use trail and sidewalk. There will be a 6-foot wide turf grass parking strip with 8-foot wide street tree planters on 30-foot centers, which will encroach 2 feet into the 10-foot trail/sidewalk, where tree wells are installed.

Retaining walls. Because of the difference in the ground level of the southwest corner of the site and the street level of Union Park Avenue as it rises to the southeast, several retaining walls will be needed. These walls will transition the slope between the back of the sidewalk and the beginning of the parking lot, within the required 15-foot front yard setback for the parking lot, as shown on the site plan. These walls will need to be located at least 5 feet from the front property line and designed by a civil engineer for structural strength.

Architectural Design & Materials. The building architectural design, materials and colors generally meet the requirements of the City's Architectural Design Requirements, (Please see the attached building elevation drawings and building renderings for details on the proposed building). However, one requirement of the Sandy City Architectural Design Standards would require a commercial building using a pitched roof to have roof eave overhangs of at least 18 inches. The project architect has provided written justification as to why he is requesting that the Planning

Commission allow a modification to the architectural design stands in this project. (Please see the attached written request for a modification from the project applicant).

Signage. The SD-Harada zoning district also requires that site and building signage shall match an overall theme for the zoning district and must comply with the Sandy City Development Code relative to wall signs for multi-tenant buildings. Sign review will be by planning staff upon separate application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed Union Peaks Office Building project, located at 7585 South Union Park Avenue, as proposed, including approving the proposed building height and modifying the Architectural Design Standards to not require the 18 inch roof eave overhang, based on the staff report, and the **two findings listed below and subject to the following eight conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That the proposed building design, materials and colors meet the Sandy City Architectural Design Requirements, as modified by the Planning Commission,

CONDITIONS:

1. That the developer proceed through the final 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 comply with all Development Code requirements and those modifications required and approved by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line). Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff as part of the final site plan.
4. That the architectural design, colors and materials, proposed for this development and as approved by the Planning Commission as complying with the Sandy City Architectural Design Standards, be finalized with staff prior to the issuance of a building permit.

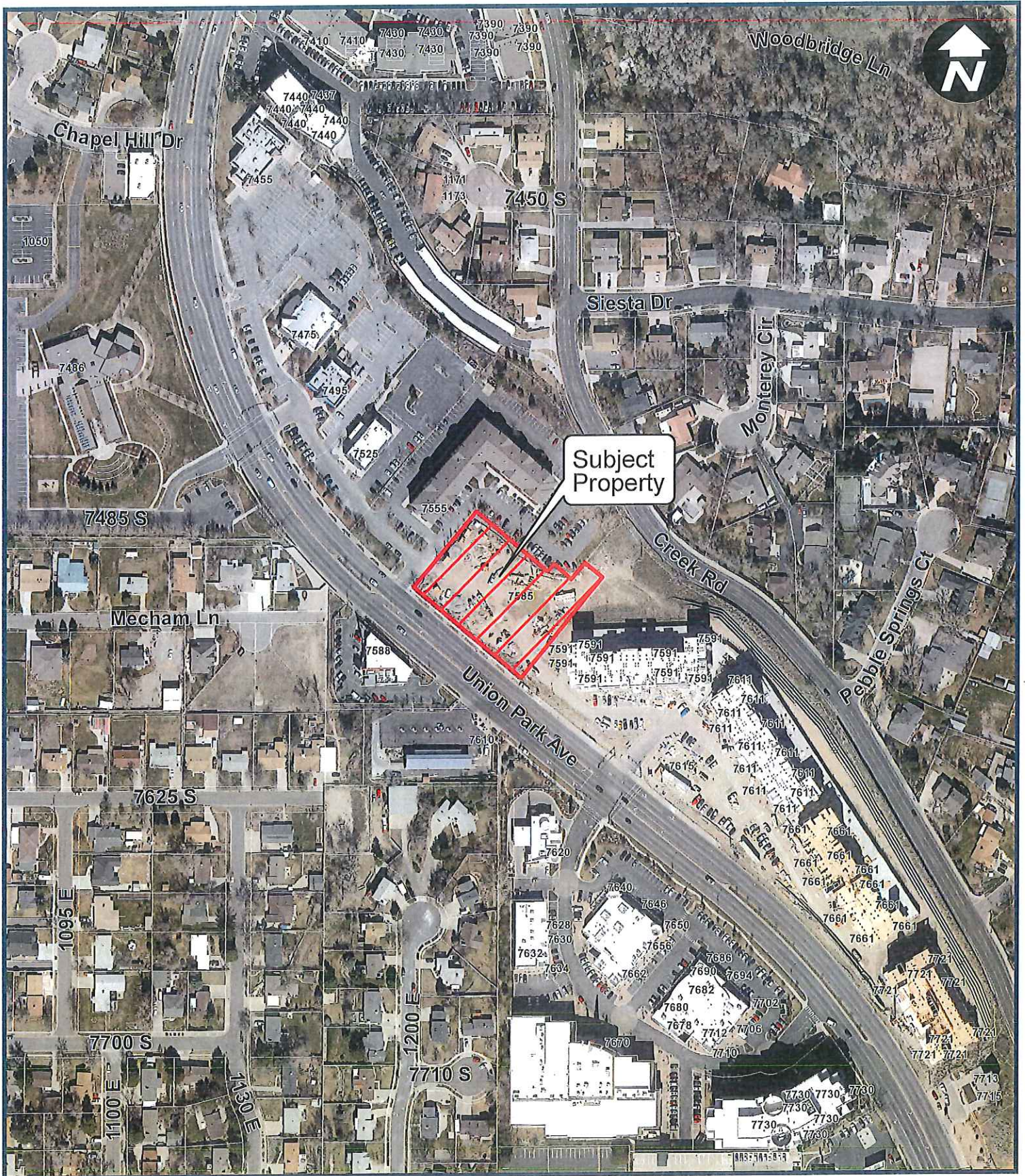
5. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That the future wall sign for this office building must comply with the Sandy City Sign Ordinance relative to wall signs for multi-tenant buildings.

Planner:

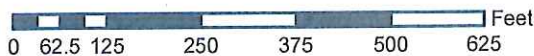
Reviewed by:



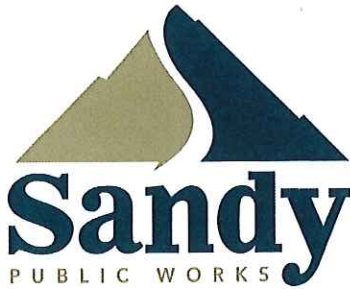
Douglas L. Wheelwright
Development Services Manager



**SPR-08-18-5468 :: Union Peaks Office
7585 S. Union Park Ave.**



PRODUCED BY MITCH VANCE
THE COMMUNITY DEVELOPMENT DEPARTMENT



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: August 17, 2018

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: Thrive Office
Plan Case Number: SPR-08-18-005468
Project Address: 7585 South Union Park Avenue

A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.

September 12, 2018

Britney Ward, PE
Transportation Engineer
10000 Centennial Parkway
Sandy, UT 84070

Subject: Union Peaks Office Trip Generation Letter

Dear Britney,

Union Peaks, LLC is building an office building on a vacant lot at 7585 Union Park Avenue in Sandy. The development is expected to be 20,500 square feet. Figure 1 shows the site location in relation to nearby signals and neighboring properties.

Figure 1: Site Location



With development of this site, the most significant day-to-day change will be the addition of trips to/from the development. This report summarizes the trip generation and the possible traffic impacts with the new development.



1 TRIP GENERATION

Avenue estimated vehicle trips generated by the proposed development based on the characteristics of the intended land use and the intensity of development. The project trip generation was derived from trip rates published by the Institute of Transportation Engineer's (ITE) *Trip Generation Handbook, 10th Edition*. This handbook provides trip generation standards and recommendations for various land uses based upon nationwide studies of existing developments in comparable settings. Avenue selected the land use type which most accurately reflects the planned use of the project site, which was general office building (ITE Code 710).

For this land use, the variable used to estimate the number of vehicle trips for the development was 1,000 ft² GFA. Table 1 reports the vehicle trip generation estimates for the previous and proposed land uses and splits the trips into number of entering (in) and exiting (out) trips for the AM and PM peak hours.

Table 1: Trip Generation Estimate

ITE Land Use	ITE Code	Number of Units	Unit Type	Weekday Daily	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
General Office Building	710	20.5	1000 ft ²	228	46	40	6	25	4	21

Based on the trip generation data above, the proposed development is expected to have 228 daily weekday vehicle trips with 46 trips during the AM peak hour and 25 trips during the PM peak hour.

2 TRAFFIC IMPACTS

The Union Peaks development anticipates using two cross access agreements through paved parking areas of adjacent properties rather than a direct access point to/from Union Park Avenue. The north cross access agreement is with mixed use development including a hotel and spa. The south cross access agreement is with the newly-built Ridge Apartments. The accesses into the surrounding developments are located at signalized intersections located at 7500 South and 7625 South, which are primarily used for access into adjacent developments. With the new Thrive Life development, traffic at these intersections will inevitably increase. However, it is not expected to have a major impact on the operations of the signals or roadways. Although peak periods for the Thrive Life development may coincide with other adjacent developments, the direction which the vehicles are traveling will primarily be in the opposite direction. For example, during the AM peak period, many commuters will leave the apartments, but workers going to the Union Peaks development will be arriving. As such, the internal circulation of the adjacent developments will likely operate at a similar level as it currently operates.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

David Bezzant, PE
801-207-7660

Doug Wheelwright

From: Connor Johnson <connor@thrivecorp.com>
Sent: Monday, September 10, 2018 4:26 PM
To: Doug Wheelwright
Cc: Steve Broadbent
Subject: Re: Planning Commission Date for Thrive Development
Attachments: Thrive Union Peaks Architecture.pdf

Doug,

We would like to ask for an exception to the provision in the Sandy City Architectural Design Standards that requires all pitched roofs to have an 18" overhang.

We would like to eliminate the eave overhangs on this building, and give the exterior a more contemporary appearance. Long overhangs are essential architectural elements of American Colonial, Prairie Style, and traditional suburban houses. These eaves are traditionally used to move rainwater far away from the house and discharge rain and snow-melt into gutters and downspouts away from the building. We are attempting to achieve a modern Scandinavian farmhouse style office building with a more contemporary, minimal architectural style. Examples of this can be found locally in the Jackson & Leroy office building, nationally by Stuart Silk Architects, as well as internationally by architects such as Cargo Architecture, and YOO. The pitched roof shape with no eave overhang is used by countless architects across the western world when interpreting a traditional "house" style with a modern flare. See below for a few image links and the attached PDF. We believe that this modern style will fit nicely in Sandy as it incorporates traditional architectural shapes and elements that are found in the area, but puts a modern twist on the traditional pitched roof. Additionally, we are required by the city to drain the roof internally; we are not allowed to have external downspouts. The elimination of the eaves allows us to logically meet this requirement and have the water drain into the building, instead of unnecessarily pushing water away from the building on extended eaves and then channeling water back inside.

Jackson & Leroy Building: <http://utahstyleanddesign.com/a-timeless-tale/>

Stuart Silk Architects: <https://onekindesign.com/2016/11/07/contemporary-shingle-style-washington/>

Cargo Architecture: <https://cargoarchitecture.ca/#/villa-borale/>

YOO Barnhouse: [https://www.thelakesbyyoo.com/wp-content/uploads/2018/06/Lakes by Yoo Barnhouse-Brochure.pdf](https://www.thelakesbyyoo.com/wp-content/uploads/2018/06/Lakes%20by%20Yoo%20Barnhouse-Brochure.pdf)

Thanks for your help on this project.

Best,

Connor Johnson
Thrive Development
801-856-9105