



Legislation Text

File #: SPR-02-19-5604, **Version:** 1

Agenda Item Title:

BD Medical Warehouse Addition
9450 S. State Street
[Community #2 - Civic Center]

Presenter:

Douglas L. Wheelwright

Description/Background:

Description of Request

The applicant, Mr. Jake Tate, P.E., of Anderson Wahlen & Associates Engineers, representing Becton, Dickinson & Co., property owner, is requesting that the Planning Commission review a site plan for a proposed warehouse building addition to the existing BD Medical Device Manufacturing Campus. This request also includes the review and approval of the proposed building's architectural design, building materials and colors, under the requirements of the Sandy City Architectural Design Standards. The Planning Commission is the land use approval body for these actions, as designated in the Sandy City Development Code.

BACKGROUND

This approximately 40 acre site is owned by the Becton, Dickinson & Co., and has been operating as a medical device manufacturer at this location since at least the early 1970's. The facility is highly productive and its products are marketed world-wide. BD Medical is committed to this site and plans to continue to expand its operations here for the foreseeable future. In recognition of BD's longstanding and unique business presence, at BD's request, Sandy City rezoned the site from Central Business District (CBD) zoning to a Special Development-Medical Device Manufacturing zoning district in June of 2018. This was also done in anticipation of some significant phased expansion at this location. This project is the first phase of those planned expansions.

The campus is located on the southwest corner of 9400 South Street and State Street. Zoning to the east, across State Street, and to the south is zoned CBD. Existing zoning to the north, across 9400 South Street is Regional Commercial (RC). To the west of the property is a steep slope downward and the East Jordan Canal, running along the top of the hill. Zoning to the west is Residential, R-1-6 and Residential Multi-family (RM-12). The existing campus has many mature trees, which screen the buildings from view from State Street and from the south.

Recommended Action and/or Suggested Motion:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the proposed master development and phasing plan and determine that preliminary site plan for phase one is complete and that the building architectural design, materials and colors are approved, based on the staff report, and the **three findings listed below and subject to**

the following seven 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 buildings design, materials and colors meet the Sandy City Architectural Design Requirements.
- C. That the location of the proposed warehouse building provides sufficient buffering and distance within the current campus to minimize the potential negative effects of the primarily pre-engineered metal building, and that the modifications proposed by the development design team have substantially mitigated the look of the building so as to not appear as a strongly discouraged metal building.

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 be in compliance with all Development Code requirements and those modifications required/allowed 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 (i.e. transformers, switch gear, telephone, cable TV, etc.) shall be shown on the final site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
- 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.

