COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (suite 250, City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (suite 300, Council chambers) beginning at **6:00 p.m. on Wednesday, July 20, 2016**, located at 1265 E. Fort Union Blvd., Cottonwood Heights, Utah.

5:00 p.m.

WORK SESSION (suite 250)

1.0 **Review Business Meeting Agenda**
(The Commission will review and discuss agenda items.)

2.0 **Discussion Items**
(The Commission will review the agenda and may also discuss the status of other pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.)

6:00 p.m.

BUSINESS MEETING (suite 300)

1.0 **WELCOME/ACKNOWLEDGEMENTS** – Commissioner Guymon

2.0 **CITIZEN COMMENTS**
(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)

4.0 **ACTION ITEMS**

4.1 **(Project #SP-16-001) Action on a request from Rick Campbell/Willow Creek Pet Center for a Program for Signs located at 2055 East Creek Road.**
(Action on a request from Rick Campbell for a Program for Signs at 2055 E Creek Road)

4.2 **(Project #CUP 16-005) Action on a request from Lloyd Architects for conditional use and master development plan for Cottonwood Dental S.P.A. located at 7167 South Highland Drive.**
(Action on a request from Lloyd Architects for conditional use and master development plan for Cottonwood Dental S.P.A. located at 7167 South Highland Drive. The proposal is for a new medical-dental office on 0.47 acres in the Regional Commercial zone.)

4.3 **(Project #CUP 16-008) Action on a request from Carl Churchill for conditional use permit for a coffee shop located at 7258 Racquet Club Drive.** *(Action on a request from Carl Churchill for a conditional use permit for a coffee shop within an existing building at 7258 Racquet Club Drive.)*

4.4 Approval of Minutes for July 6, 2016

5.0 **ADJOURNMENT**

On Friday, July 15, 2016, at 3:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at http://pmn.utah.gov

DATED THIS 15TH DAY OF JULY 2016 *Paula Melgar, City Recorder*

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at 801)944-7020 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to bberndt@ch.utah.gov.

Planning Commission Staff Report
MEETING DATE: April 20, 2016

FILE NUMBER/
PROJECT NAME: SP-16-001; Willow Creek Pet Center Program for Signs

LOCATION: 2055 East Creek Road; Willow Creek Pet Center

REQUEST: Approval of a site-wide Program for Signs that includes two 96 square-foot Monument signs

APPLICANT: Rick Campbell

RECOMMENDATION: **APPROVAL subject to conditions**

APPLICANT'S PROPOSAL

The application is a request for the Planning Commission's approval of a Program for Signs. Section 19.82.100 (Programs for Signs) of the Zoning Ordinance states, "a Program for Signs is a creative incentive for a unified visual statement that integrates the design of signs with the design of the building on which they will be displayed and with the surrounding area." The applicant is requesting approval to install two monument signs via the Program for Signs provision. The two signs are proposed on the west side of the subject property adjacent to Highland Drive. There are two existing monument signs on the property, which the applicant is seeking to replace with larger signage for the purpose of easier visibility by automobile traffic.

BACKGROUND

Zoning
The current zoning designation of the property is RR-1-43 (Residential Rural Density). The existing use on the property is the Willow Creek Pet Center, which was approved under the jurisdiction of Salt Lake County. The use of a veterinary clinic on the subject property is not allowed under the current zoning designation, and is therefore a legal-nonconforming use.

In the RR-1-43 zone, no signage is allowed under the Cottonwood Heights Sign ordinance. The two existing monument signs on the property, approved under Salt Lake County's jurisdiction, are legally nonconforming. The applicant, as owner of the property, has also allowed the city to place a monument sign on the property that serves as a Cottonwood Heights entry sign.

Staff Analysis: Both the current use on the property and the current signage on the property are allowed as legal nonconforming uses. The code currently prohibits monument signs in the RR-1-43 zone.

Sign Ordinance

The applicant's proposal to convert two existing monument signs to larger monument signs was made under the Program for Signs provision, found in chapter 19.82.100 of the Cottonwood Heights zoning ordinance. The Program for Signs provision is as follows:

A. *Purpose.* A Program for Signs is a creative incentive for a unified visual statement that integrates the design of signs with the design of the building on which they will be displayed and with the surrounding area.
B. *When allowed.* The owners of one or more adjacent premises, or one or more occupants of a shopping center or multi-use building, not located in an Area of Special Character, may submit a Program for Signs to the planning commission that need not comply with some or all of the requirements of this ordinance. The Program for Signs shall contain a visual representation of the lettering, illumination, color, size, height, placement, and location of the signs proposed for display.
C. *Standards for approval.* The planning commission may approve a Program for Signs if the signs visually represented in the program are:
    1. Consistent with the purposes of this chapter; and
    2. Compatible with the theme, visual quality, and overall character of the surrounding area or an Area of Special Character, if the signs included in the Program for Signs are located in such an area; and;
    3. Appropriately related in size, shape, materials, lettering, color, illumination, and character to the function and architectural character of the building or premises on which they will be displayed, and are compatible with existing adjacent activities.
D. *Display of signs.* A premises or occupancy for which a Program of Signs has been approved by the planning commission may only display signs that comply with the approved program, which shall supersede and replace the regulations for signs in this ordinance.

Existing & Proposed Conditions
The following is an analysis of the existing signage on site as well as the proposed enlarged signage:

Current Monument Sign adjacent to Highland Drive:

- Setback from sidewalk – approximately 16'
- Height – 6'6" excluding base
- Width – 8'
- Approximate square footage – 52 square feet
- Lighted from below

Current Monument Sign adjacent to Creek Road:

- Height – 5’7” excluding base
- Width – 7’10”
- Lighted from below
- Approximate square footage – 44 square feet

Current City Sign adjacent to Creek Road & Highland Drive:

- Height – varies
- Width – 12’
- Unlit
- Approximate Square footage – 60 square feet

Current Sign Adjacent to Creek Road:

- Sign is unpermitted and illegal, and must be removed
- Lighted from below

Proposed Monument Signs to Replace 2 existing signs:

- Height – 8’
- Width – 12’
- Approximate square footage – 96 square feet
- Internally lit cabinets
- Highland Drive Setback: 18”
- Creek Road Setback – Same as current sign

PROGRAM FOR SIGNS ANALYSIS

Analysis of 19.82.100.A - Purpose
The purpose of the Program for Signs is to establish a unified visual plan that integrates the building design and signage design in context of the property's surroundings.

The proposed monument signs are 96 square feet each (8' in height, 12' in width). The largest allowable monument sign in Chapter 19.82 is a group monument sign, which is only allowed for multi-tenant buildings (i.e. shopping centers) in the Regional Commercial zoning district. Such multi-tenant group monument signs are allowed to be 96 square feet and up to 10 feet in height.

The largest single-use monument sign allowed by the ordinance is 64 square feet, with a maximum height of 8'. This type of monument sign is allowed in the O-R-D zoning district for buildings that are part of an office park. Other single-user monument sign requirements are as follows:

- Neighborhood Commercial Zoning: 36 square feet, 6' in height
- Public Facilities Zoning (single user): 36 square feet, 6' in height
- O-R-D (single user): 36 square feet, 6' in height

As demonstrated by the ordinance, the largest single-user monument sign allowed in any city zone is 36 square feet, with a maximum height of 6'. Existing monument signs on the subject property are already larger than what the current ordinance allows.

While each proposed sign is the same size (96 square feet), there are two proposals consisting of two different materials (see page 4). The first proposal consists primarily of stone colored to match Willow Creek Pet Center. There is a lighted cabinet inset in the stone monument sign containing property information that is 5'7" x 9'7". This portion of the proposed sign will be internally illuminated and visible at night. The alternate proposal includes the same-sized cabinet, but consists of a steel structure monument wrapped with aluminum with faux rusted finish. If approved, the applicant will be required to inform staff which material is chosen for which sign, as it was not made clear by the application.

The zoning of the subject property is residential. Within the Cottonwood Heights city boundaries (north of Creek Road), all adjacent properties are also located in single-family residential zones. Staff finds that while the materials could be found to match the character of the area, the size of the signs may not.

Analysis of 19.82.100.B – When Allowed
The subject property meets the requirements of subsection B in giving the applicant the right to apply for a Program for Signs. However, every property in the city has the right to apply for a Program for Signs under this subsection, and this fact alone is not enough for staff to recommend approval. Therefore, an analysis of the proposed Sign Program has been provided to determine whether the application meets the other standards of the Program for Signs provisions found in 19.82.100.

Staff concludes that while the architectural design and materials of the proposed signs are compatible with the surrounding land uses, the size may be incompatible.

Analysis of 19.82.100.C – Standards for Approval

The ordinance gives the planning commission the ability to approve a Program for Signs if it meets three requirements.

The first standard of approval is that the proposal must be consistent with the purposes of chapter 19.82. As detailed above, staff finds that the proposal may not consistent with the purpose of the Program for Signs provision due to the size of the proposed signs.

The second standard of approval is that the proposal is compatible with the theme, visual quality, and overall character of the surrounding area. Staff's findings are that the proposed sign materials are generally compatible with the overall character of the surrounding area, which is comprised of low-density residential, and in a few instances low-impact, nonconforming commercial uses (e.g. Journey Healing Center, A-1 Driving School). The size of the proposed signs, however, is generally reserved for shopping centers in the Regional Commercial zone, and may be uncharacteristic in this location.

The third standard of approval is that the signage is appropriately related in size, shape, materials, lettering, color, illumination, and character to the function and architectural character of the building or premises on which they will be displayed, and are compatible with the existing adjacent activities. With exception to the size of the signs, the proposed signage generally meets this standard. While the shape, materials, lettering, and color would match or be compatible with the existing monument signs, the size may not.

Staff would recommend approval of this Program for Signs if the signs matched the size of the current nonconforming signs on site. The current signs are still larger than what is allowed for single-user monument signs in other city zoning districts. The materials, colors, and lighting is consistent with the character of the area, and as long as light output is regulated and lights are switched off at a certain time each night, the switch from external upward lighting to internal indirect lighting is compatible with the theme and character of the area.

NOTICING

Noticing was sent to all property owners within 300 feet of the subject property, pursuant with city and state noticing requirements, and city courtesy noticing policy.

Additional Information

1. Conditions of Approval
2. Findings
3. Context Aerial
4. Context Zoning
5. Proposed Signage
6. Potential Animal Control Contract
7. Model Motions

CONDITIONS OF APPROVAL

Staff recommends approval of SP-001, an application for a Program for Signs at 2055 East Creek Road, with the following conditions:

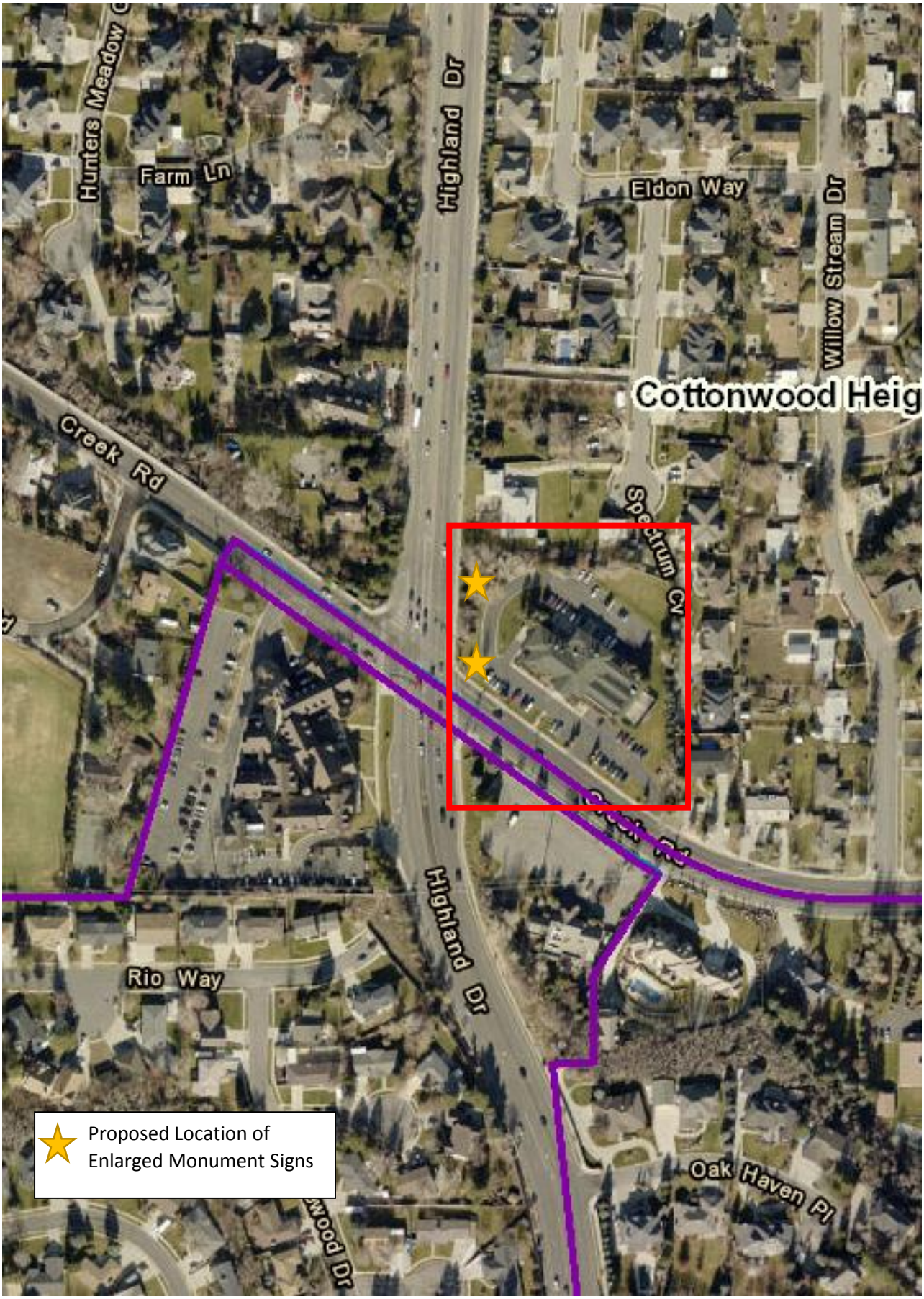
1. The size of the proposed monument signs must be reduced to match the size of the existing monument signs that are proposed to be replaced;
2. Sign lighting must be regulated to avoid excessive brightness, and to turn off each night at a predetermined time. The exact brightness and switch-off time shall be determined during review of the building permit application and approved by city staff;
3. The applicant must remove the illegal sign on the property shown at the top of page 4 of this staff report. The sign was not grandfathered in and was never legally approved. This sign shall be removed prior to construction of any new signage;
4. The applicant must obtain a building permit prior to construction of new signage;
5. The signage shall meet the 18" setback requirement for monument signs, as found in Chapter 19.82 ("Signs") of the Zoning Ordinance;
6. Prior to building permit approval, the applicant shall determine which of the two proposed sign materials will be used.

FINDINGS FOR RECOMMENDATION

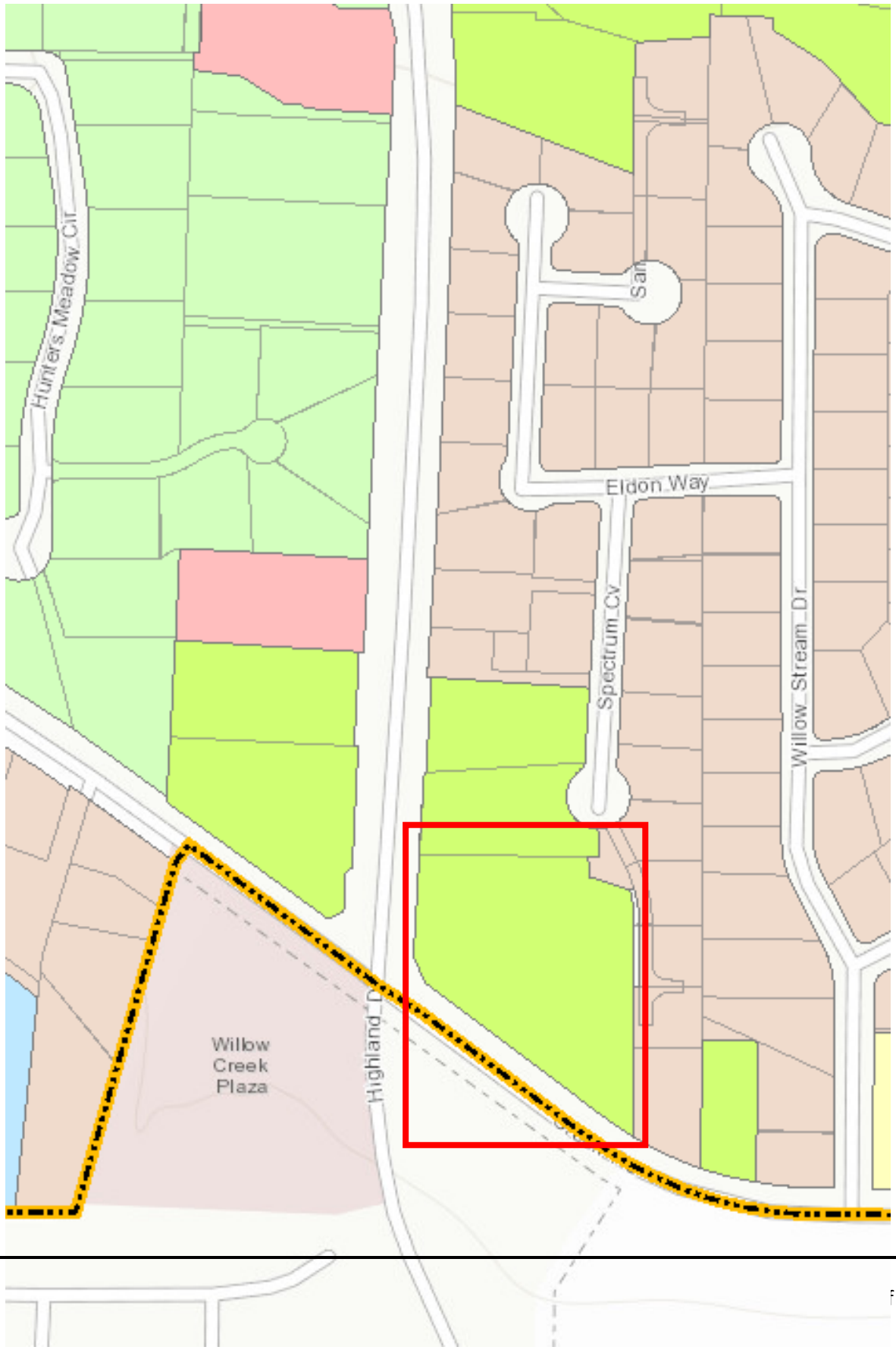
Staff's recommendation of approval of the Program for Signs application is based on the following findings:

1. The Program for Signs application, with attached conditions of approval, is consistent with the purposes of chapter 19.82 and 19.82.100 in the Cottonwood Heights zoning ordinance;
2. The Program for Signs application, with attached conditions of approval, is compatible with the theme, visual quality, and overall character of the surrounding area, based on the current zoning and land use of the surrounding area, and based on the types of signage allowed and prohibited chapter 19.82 of the Cottonwood Heights zoning ordinance;
3. The Program for Signs, with attached conditions of approval, is appropriately related in illumination or character to the architectural character of the building or premises on which the signage will be displayed, and is compatible with existing adjacent activities.

CONTEXT AERIAL



CONTEXT ZONING



PROPOSED SIGNAGE CONCEPTS

SAMPLE MOTIONS

Approval
I motion that we approve project #SP-16-001, an application from Rick Campbell / Willow Creek Pet Center, for a site-wide Program for Signs located at 2055 East Creek Road.

- Add or modify any conditions of approval…
- Add or modify findings for any conditions imposed…

Denial
I motion that we deny project #SP-16-001, an application from Rick Campbell / Willow Creek Pet Center, for a site-wide Program for Signs located at 2055 East Creek Road, based on the following findings.

- Add any additional findings for denial…

Planning Commission Staff Report
MEETING DATE: July 6, 2016

FILE NUMBER/
PROJECT NAME: **CUP-16-005 COTTONWOOD DENTAL S.P.A.**

LOCATION: **7167 South Highland Drive**

REQUEST: **Conditional Use Permit and Site Plan Approval**

APPLICANT: **Lloyd Architects**

STAFF
RECOMMENDATION: **Approval, with conditions**

PROPOSAL
The applicant is proposing to construct a new professional office building located on the east side of Highland Drive at 7167 South. The subject property was the former site of a house which was converted to a day care, which has been removed. The proposed building contains two stories and basement parking, with a total of 6,540 square feet. The proposed site plan includes 33 parking stalls, with 26 surface parking stalls and 7 underground stalls. 23 parking stall are required. The proposed use of office is recognized as a conditional use in Chapter 19.40 of the municipal code. The applicant is seeking approval of a conditional use permit as well as approval of a site plan, as proposed.

CONTEXT
Development Information

- Zoning: Regional Commercial (CR)
- Existing Use: None (vacant)
- Proposed Use: Professional Office (Dental)
- Gross Lot area: 0.47 acre
- Gross Building area: 8,928 square feet
    - Basement – 2,390 square feet
    - 1st floor – 3,686 square feet
    - 2nd floor – 2,852 square feet
- Building Height allowed: Three stories or 35', whichever is less
- Building Height from existing grade: 28'-6" (not including rooftop mechanical equipment)
- Parking required: 23 stalls
- Parking provided: 33 stalls; 26 surface, plus 7 "private" underground stalls.
- Landscaping Required: 15% (if property is over 1 acre)
- Landscaping Provided: 23%

Adjacent Zoning

- North: CR- Regional Commercial
- South: CR- Regional Commercial
- East: R-1-8 Residential
- West: CR- Regional Commercial

BACKGROUND

Land Use Plan
The subject property is designated as Mixed Use on the Land Use Plan element of the General Plan. The mixed use category is intended to contain "residential, commercial and office within the same area, and may be "varied either vertically or horizontally."

Analysis: Staff finds that the proposal meets the intent of the General Plan.

Zoning
The zoning designation of the property is Regional Commercial (CR). The zoning ordinance states that the intent of the CR zone is to "…serve the community, the region and the traveling public by providing for larger scaled commercial uses that are typically land intensive and are not well-suited to being located in neighborhoods, which are designed to…be compatible with adjacent residential neighborhoods…"

Analysis: Staff finds that the applicant's proposal meets the intent of the CR zone. The proposed use is less intense than other uses allowed in the zone.

- **19.40.030 Conditional Use:** "Office, administration or professional"
- **19.40.050 Lot area:** Minimum lot area: 20,000 s.f. Lot size is 20,625 s.f.
- **19.40.060 Lot Width:** Minimum width: 65 feet. Lot width: 131.83 feet.
- **19.40.070 Front yard:** Minimum depth: 20 feet. Building is set back approx. 31 feet
- **19.40.080 Side yard:** No side yard setback; property is bordered by CR zoning.
- **19.40.090 Rear yard:** No rear yard setback is required for this property.
- **19.40.100 Maximum Height:** No more than 3 stories or 35 feet. Building is approx. 28'-6"
- **19.40.110 Coverage:** Maximum coverage: 50%. Site coverage is approx. 25%.
- **19.40.120 Master Development Plan Required:** Site plan will be approved with this application.
- **19.40.130 Landscaping:** Typically 15% if over 1 acre in size. 23% landscaping provided.
- **19.40.140 Lighting:** Maximum height: 18 feet for poles. Product information provided shows 15 feet. All lighting next to residential uses shall be full-cut-off lighting. The property adjacent to the east is residential and lighting near the property must be shielded.
- **19.40.150 Screening:** Screening required for trash receptacles. Cans are proposed, which are not required to be screened. A masonry or concrete fence seven feet high shall be constructed and maintained by the owner along any property between a development in the CR zone and residential use. A seven foot masonry fence is proposed.
- **19.40.160 Landscaped Setback:** The front yard setback area (20 ft.) shall be landscaped and maintained with live plant material. The required landscaped area may be reduced to 15 feet if 50% of the landscaped area is planted with shrubs, flowers, and trees; and the landscaped area includes a berm that is a minimum of two feet high and 15% or more of the total site is landscaped if the property is less than 1 acre.

PERTINENT INFORMATION

Architectural Review

The Architectural Review Commission (ARC) is required to review the proposed project, due to its location in the city's Gateway Overlay District and as required by zoning ordinance 19.49.080 (A):

"Certificate required. It is unlawful for any person or entity to make any external alterations or external repairs of any substantial nature (such as color changes and sign erection) in any manner whatsoever to any area, site, building or structure within a Gateway Overlay District, without first obtaining a certificate of design compliance from the ARC as provided in this chapter."

The ARC reviewed the project on April 27, 2016. A Certificate of Design Compliance was issued for the project, subject to conditions, which the applicant has satisfied. Conditions posed by the ARC were:

- Applicant shall provide additional trees on the site, specifically towards the front of the building.
- Because there is a lot of PENNISETUM ALOPECUROIDES around the north and east side of the building, accents shall be added to that planting.
- Applicant shall organize the plantings into either strong architectural patterns or in massings.
- A color and material sample board shall be provided.
- Staff can coordinate ARC acceptance of the conditional changes to the landscaping plan via email correspondence.

Analysis: The proposed plan and layout of the project has been reviewed and approved by the ARC. The applicant submitted updated plans incorporating the conditions of the ARC as well as a color and material sample board and those updated plans and color board were accepted by the ARC. The project has received a Certificate of Design Compliance.

Building and Site Plan

The project design is for the proposed two-story building to be generally located towards the front of the site, with the parking in the rear and 7 parking stalls located under the building. The proposed building will consist of a combination of wood and metal cladding and cast concrete brick.
The building contains a butterfly roof with large west-facing windows that define the architecture as modern /contemporary. Landscaping and architecture has been approved by the ARC, and will contain drought-tolerant, water-wise species. The building meets height and setback requirements of the zone.

Curb, Gutter, Sidewalk, and Driveway

There is existing curb gutter and sidewalk in front of the property. The property contains a second access point on Highland Drive, which will be kept and utilized as direct access to the underground parking.

Analysis: The submitted plans show all required improvements. Further technical corrections will be made as part of the building permit review process. Compliance with all APWA standards will be verified twice: once through building permit review and again through site inspection of all improvements during construction.

Fire Safety

The fire department has reviewed the proposal and provided conditions of approval. Those conditions have been incorporated in the conditions of approval.

Parking
The amount of parking required for a medical-dental office building, in accordance with Chapter 19.80.050 "Assessing parking requirements," and as found in the standards of the ITE Summary of Parking Generation Rates is 3.53 stalls per 1,000 square feet of gross floor area. With a gross floor area of 6,540 square feet, a total of 23 stalls is required. 26 stalls are provided as surface parking, with an additional 7 stalls being located underground. The underground parking will maintain a 7-foot clearance.

Analysis: The proposed parking provided meets the standards of the code.

Lighting
Site lighting will consist of parking lot lights, shown as 15 feet in height, as well as pedestrian walkway lighting and building lighting. All lighting must be night-sky friendly, and all lighting adjacent to or in the general vicinity of the adjacent residential property to the east must be screened.

Analysis: The proposal meets or will meet lighting standards as outlined in the code.

Landscaping
A total of 15% site landscaping is required for properties over 1 acre in the CR zone. The code is not specific regarding landscaping on properties less than 1 acre in size. The proposal does contain 23% site landscaping, which has been approved by the ARC. The front yard area (20 feet deep) is required to be "landscaped and maintained with live plant material…" The applicant is requesting that amount be reduced to fifteen (15) feet. Section 19.40.160 provides for that depth to be reduced to 15 feet provided that:

A. 50% of the landscaped area is planted with shrubs, flowers, and trees; and
B. The landscaped area includes a berm that is a minimum of two feet high as measured from the grade of the sidewalk; and
C. The following portion of the total site is landscaped: 15%

Analysis: The applicant has provided 23% total site landscaping. The criteria for a reduction in the "front yard area" landscaping to 15 feet of depth have been met, and the landscaping plan has been approved by the ARC.

Fencing
Chapter 19.40.150 (F) of the code requires that "a masonry or concrete fence seven feet high shall be constructed and maintained along any property between a development in the CR zone and residential use…" A seven-foot CMU wall is proposed to be constructed along the east (rear) property line, adjacent to a residential use in the R-1-8 zone.

Signage
No signage is approved with this application. Any signage proposed for the site must meet the signage requirements of the CR zone and Section 19.82 "Signs" of the code.

CONDITIONS OF APPROVAL

Staff recommends approval to the Planning Commission of project CUP 16-005, by Lloyd Architects, for a conditional use permit and site plan approval of a professional office building at 7167 South Highland Drive, with the following conditions:

1. The applicant shall meet all relevant portions of the Municipal Code, including Chapter 19.40 ("Regional Commercial"), Chapter 14 ("Highways, Sidewalks and Public Places), Chapter 19.87 ("Site Plan Review Process"), Chapter 19.49 ("Gateway Overlay District"), and all other applicable laws, ordinances and regulations pertaining to the proposed use.
2. Exterior lighting poles shall be a maximum height of eighteen (18) feet (15 feet is shown on product literature provided with the application).
3. Exterior lighting shall be low intensity, shielded from uses on adjoining lots and shall be full-cut-off lighting, directed away from the adjacent residential use to the east.
4. A masonry or concrete fence seven feet high shall be constructed and maintained along the east property line, adjacent to the residential use, as shown on the site plan.
5. The setback landscaping area in the front (west) of the building is herewith reduced to fifteen (15) feet, having met applicable criteria of Section 19.40.160 of the code.
6. A minimum of 23 parking stalls shall be provided. Plans show 26 surface parking stalls and 7 stalls underneath the building.
7. The landscaped areas shall comply with Section 19.76.160 "Intersecting streets and clear visibility."
8. No signage is approved with this application. Signs are approved separately and shall meet the applicable standards of the CR zone
9. Building is to be Fire Sprinklered per IBC 406.6 and IFC 903.2.10 parking located beneath other groups.
10. Building is to be fire alarmed per NFPA 72.
11. FDC to be located within 100 feet of a fire hydrant. The hydrant located to the north on Highland Drive could be close to 100 feet depending on location of FDC. If that distance is over 100 feet, a hydrant will be required to be installed within 100 feet.
12. All public improvements, as required by the city engineer, shall either be:
    a. Required to be installed, inspected, and approved prior to issuance of a building permit and ensured through a one-year warranty bond in the amount of 10% of total improvement cost, or;
    b. Ensured through a development bond in the amount of 110% of total improvement cost, as approved by city staff.
13. All site lighting shall be indicated to be full-cutoff in order to eliminate light pollution to adjacent properties.
14. The applicant shall demonstrate compliance with the fire departments conditions of approval, as found on the Fire Department's written review dated May 31, 2016.
15. All technical corrections to the construction documents shall be made prior to issuance of a building permit, as approved by staff.
16. Revise Grading Plan based on the following comments:
    a. A reinforced 6-inch ADA Sidewalk from frontage shown on site plan does not match that shown on grading plan. Replace existing sidewalk at drive approaches with thickness and specifications to meet APWA.
    b. A significant part of the parking lot & building is not being detained and is currently designed to drain onto Highland Drive. Show areas not detained on the plan set and calculate the flow created by this undetained area. Subtract the undetained flow from the original discharge

requirement. (Allowable Flow = (0.2 cfs * Area) – (Undetained Flow)). This is the new allowable discharge for your development. Please include this in the final calculations.
c. Use Utah APWA standards for all ADA Ramps, SD Improvements and all other site improvements. Provide details on construction plan set.
d. Show elevation of existing 48-inch Storm Drain Pipe on Highland Drive.
e. Piping shall be RCP.
f. Use NOAA IDF Curve – Cottonwood Weir, Utah (42-1759) from NOAA Atlas 14 for all storm drain calculations.
g. Submit calculations for storm water treatment sizing.
h. Provide additional freeboard for detention area on north side of parking lot, where storm water could potentially drain onto adjacent property if system failed.

17. Revise Erosion Control Plan based on the following comments:
a. Complete and submit a notice of intent (NOI) to the Utah Division of Water Quality, prior to commencement of construction activities. Please submit a copy of the NOI to Cottonwood Heights.
b. Designate only a single entrance for construction.
c. Show detail for stabilized entrance, include minimum size of aggregate rock as 4 to 6-inches.
d. Include an inspection schedule for physical BMP controls onsite. Inspections must occur after every major storm event and on a weekly basis.

18. The following items are required for engineering approval:
a. Label each retaining wall on site plan for reference to retaining wall calculations and submittals.
b. Material strength parameters used in the design of the retaining wall must be based on a separate geotechnical report.
c. Submit cross-sectional drawings including surface grades and structures located in front of and behind the retaining wall. If the wall is supporting a slope, then the cross-section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of the slope.
d. Include drainage design, including a free-draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall.
e. Submit design calculations for all retaining walls greater than 4-ft in exposed height. Calculations shall ensure stability against overturning, base sliding, excessive foundation settlement, bearing capacity, and internal shear.
f. Use Cottonwood Heights T-Patch Detail for all road cuts on Highland Drive. (See Attached).
g. Show Slurry Seal on ½ of Highland Drive, extending 20-ft past the area of the road cut on each end. Include rack seal on all seams. Seams are to be saw cut.
h. Provide signed and recorded access easement providing shared access on adjacent property.
i. Provide signed and recorded easement allowing construction of curb walls on adjacent property as shown on construction documents.
j. Submit a Geotechnical report based on city ordinances.
k. Prepare a construction cost estimate breakdown for the bond for public improvements that will be dedicated to the city.
l. Submit the construction drawings with engineering wet stamp and signature.
m. Submit letters of approval from Salt Lake City Department of Public Utilities & Cottonwood Sewer District.

n. Submit a traffic impact study addressing the following comments:

i. Trip generation analysis
ii. Sight distance analysis based on AASHTO
iii. Access management analysis, including recommendations on queuing at the entrance and access on adjacent property with transition.
iv. Safety analysis
v. Queue analysis
vi. Functional roadway upgrades analysis
vii. Striping, signage, and lighting
viii. Conclusions and recommendations

19. Submit a shared access agreement for the proposed shared drive access with the property immediately adjacent to the south.
20. The underground parking shall contain two (2) signs indicating clearance of the drive approach and underground parking garage opening of seven feet. One sign shall be located on the building.

FINDINGS FOR APPROVAL

This recommendation is based on the following findings:

1. The proposed project meets the applicable provisions of Chapter 19.40, "Regional Commercial," of the code.
2. The proposed project meets the applicable provisions of Chapter 19.49, "Gateway Overlay District," of the code.
3. The project has been approved by the Architectural Review Commission and has received a Certificate of Design Compliance, as required by Section 19.49.080 of the code.
4. The proposed project meets the applicable provisions of Chapter 19.87, "Site Plan Review Process," of the code.
5. That the proposed project will continue to meet the applicable provisions of Chapter 19.84, "Conditional Uses," of the code:
    a. That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
    b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
    c. That the use will comply with the intent, spirit and regulations of this title and will be compatible with and implement the planning goals and objectives of the city;
    d. That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;
    e. That nuisances which would not be in harmony with the neighboring uses will be abated by the conditions imposed;
    f. That protection of property values, the environment, and the tax base for the city will be assured;
    g. That the use will comply with the city's general plan;
    h. That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;
    i. That the internal circulation system of the proposed development is properly designed;
    j. That existing and proposed utility services will be adequate for the proposed development;

k. That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;
l. That architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city's general plan, subdivision ordinance, , land use ordinance, and any applicable design standards;
m. That landscaping is appropriate for the scale with the city's general plan, subdivision ordinance, land use ordinance, and any applicable design standards;
n. That the proposed use preserves historical, architectural and environmental features of the property;
o. That operating and delivery hours will be compatible with adjacent land uses.

6. That the project meets the applicable provisions of Title 14, "Highways, Sidewalks and Public Places," of the Cottonwood Heights Municipal code.

MODEL MOTIONS

Sample motion for approval – "I move we approve project CUP 16-005, by Lloyd Architects, for a conditional use permit and site plan approval of a professional-medical office building at 7167 South Highland Drive, subject to the conditions of approval and based on the findings listed in the staff report dated July 6, 2016, and modified by the conditions and/or findings below:"

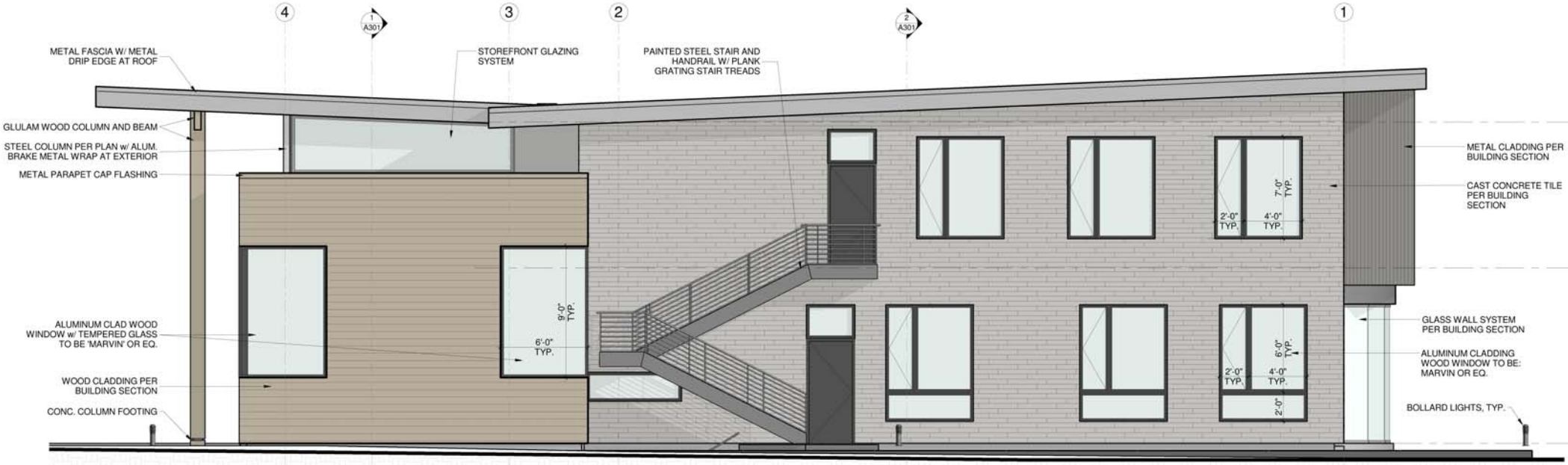
1. List any additional conditions…
2. List any additional findings…

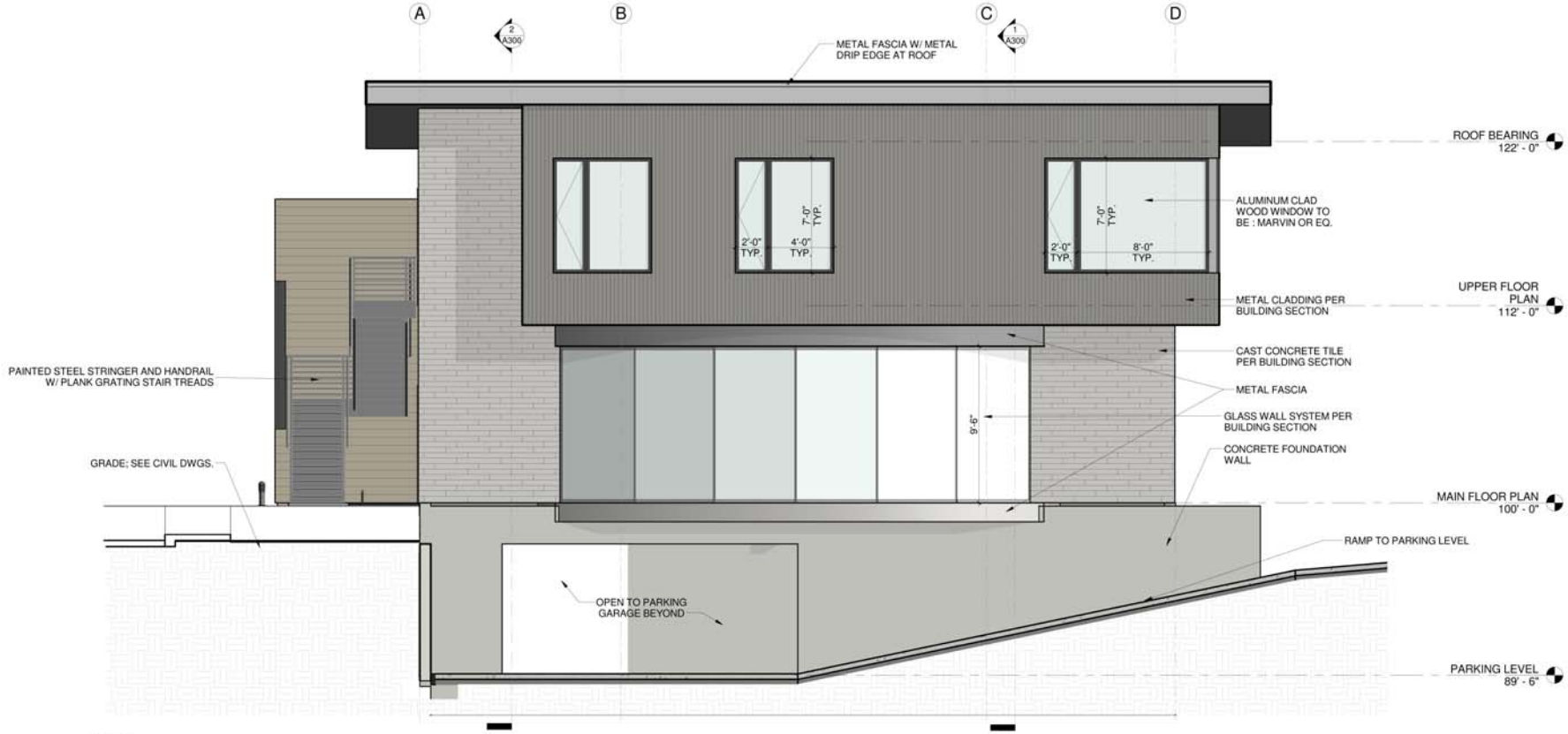
Sample motion for denial – "I move that we deny project CUP 16-005, by Lloyd Architects, for a conditional use permit and site plan approval of a professional-medical office building at 7167 South Highland Drive based on the following findings:"

1. List findings for denial…

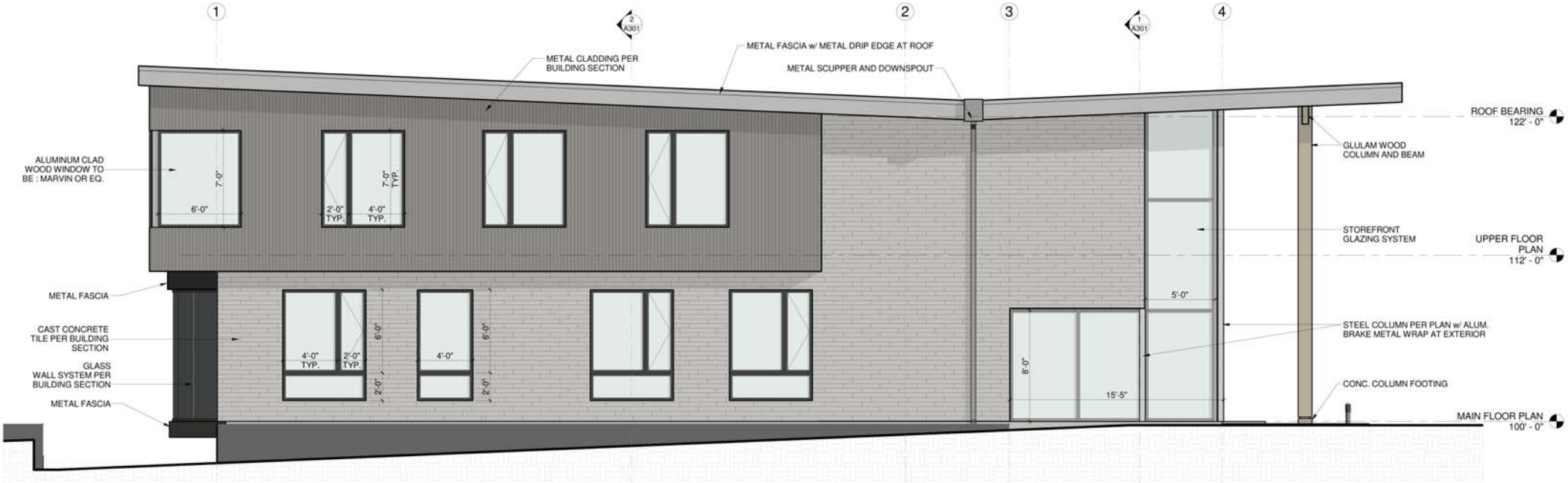
D
C
B
A
1 A300
2 A300
TOP OF STOREFRONT BEYOND, SHOWN DASHED
METAL FASCIA W/ METAL DRIP EDGE AT ROOF
ROOF BEARING 122' - 0"
METAL DOWNSPOUT (BEYOND)
METAL CLADDING PER BUILDING SECTION (BEYOND)
GLULAM WOOD BEAM
GLULAM WOOD COLUMN (STEEL COLUMN @ STOREFRONT BEYOND), TYP.
STEEL BEAM w/ ALUM. BRAKE METAL WRAP AT EXTERIOR
STOREFRONT GLAZING SYSTEM
BOLLARD LIGHT, TYP
CONC. COLUMN FOOTING, TYP.
METAL PARAPET CAP FLASHING
UPPER FLOOR PLAN 112' - 0"
ALUMINUM CLAD WOOD WINDOW w/ TEMPERED GLASS TO BE 'MARVIN' OR EQ.
WOOD CLADDING PER BUILDING SECITON
MAIN FLOOR PLAN 100' - 0"
4'-0" TYP.
13'-3"
4'-0" TYP.
9'-0"
7'-0"
6'-0"
5'-6" TYP.
5'-0"
9'-0" TYP.
4'-6"
10'-4"
10'-4"
10'-4"

1 SOUTH
1/4" = 1'-0"


4
3
2
1
1 A301
2 A301
METAL FASCIA W/ METAL DRIP EDGE AT ROOF
STOREFRONT GLAZING SYSTEM
PAINTED STEEL STAIR AND HANDRAIL W/ PLANK GRATING STAIR TREADS
GLULAM WOOD COLUMN AND BEAM
STEEL COLUMN PER PLAN w/ ALUM. BRAKE METAL WRAP AT EXTERIOR
METAL PARAPET CAP FLASHING
ALUMINUM CLAD WOOD WINDOW w/ TEMPERED GLASS TO BE 'MARVIN' OR EQ.
WOOD CLADDING PER BUILDING SECTION
CONC. COLUMN FOOTING
METAL CLADDING PER BUILDING SECTION
CAST CONCRETE TILE PER BUILDING SECTION
GLASS WALL SYSTEM PER BUILDING SECTION
ALUMINUM CLADDING WOOD WINDOW TO BE: MARVIN OR EQ.
BOLLARD LIGHTS, TYP.
9'-0" TYP.
6'-0" TYP.
7'-0" TYP.
2'-0" TYP.
4'-0" TYP.
6'-0" TYP.
2'-0" TYP.
4'-0" TYP.
2'-0"


A
B
C
D
2 A300
1 A300
METAL FASCIA W/ METAL DRIP EDGE AT ROOF
ROOF BEARING 122' - 0"
ALUMINUM CLAD WOOD WINDOW TO BE : MARVIN OR EQ.
7'-0" TYP.
2'-0" TYP.
4'-0" TYP.
8'-0" TYP.
UPPER FLOOR PLAN 112' - 0"
METAL CLADDING PER BUILDING SECTION
CAST CONCRETE TILE PER BUILDING SECTION
METAL FASCIA
GLASS WALL SYSTEM PER BUILDING SECTION
9'-6"
CONCRETE FOUNDATION WALL
PAINTED STEEL STRINGER AND HANDRAIL W/ PLANK GRATING STAIR TREADS
GRADE; SEE CIVIL DWGS.
MAIN FLOOR PLAN 100' - 0"
RAMP TO PARKING LEVEL
OPEN TO PARKING GARAGE BEYOND
PARKING LEVEL 89' - 6"

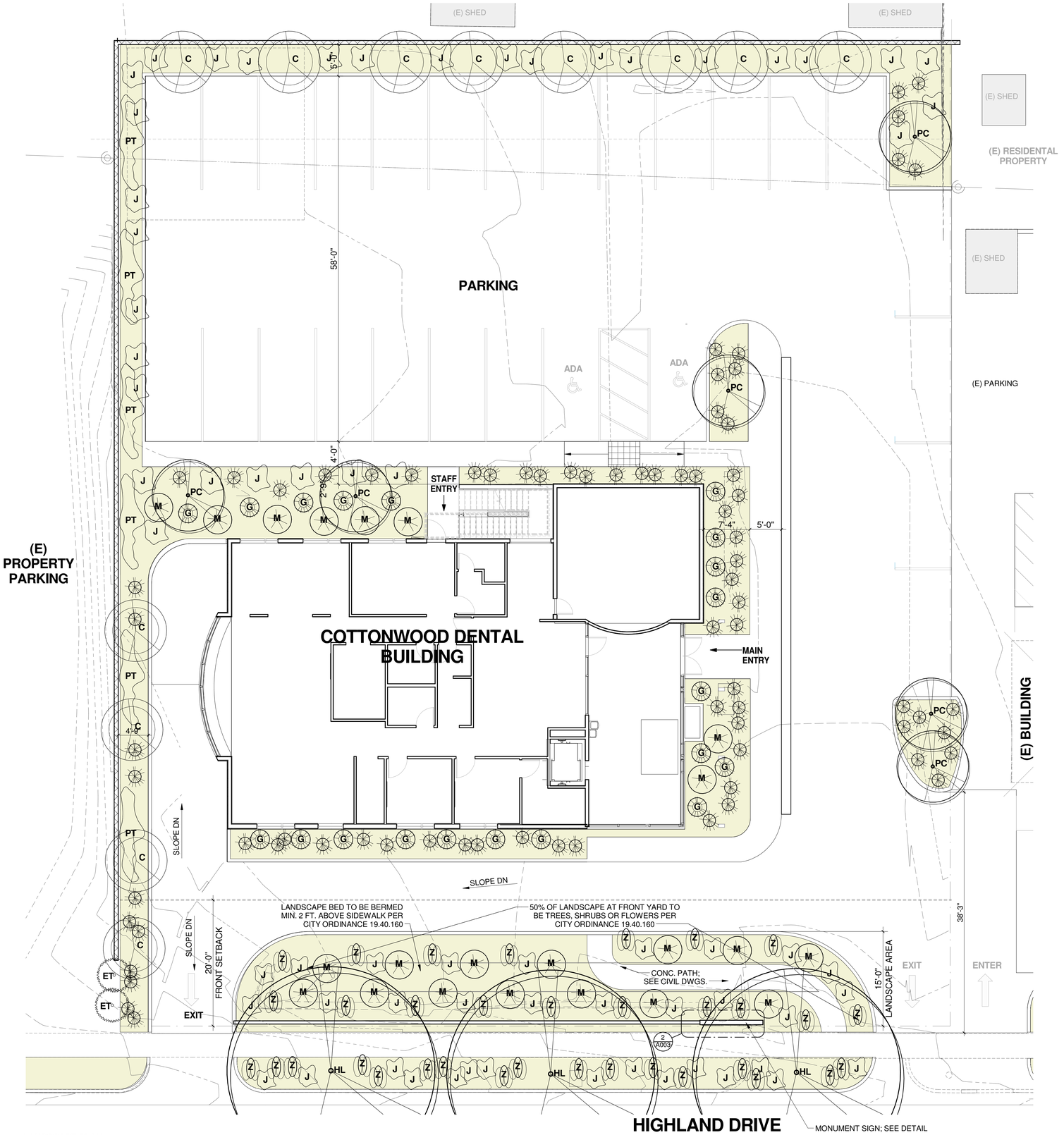
1 NORTH
1/4" = 1'-0"


1
2
3
4
2 A301
1 A301
METAL CLADDING PER BUILDING SECTION
METAL FASCIA w/ METAL DRIP EDGE AT ROOF
METAL SCUPPER AND DOWNSPOUT
ROOF BEARING 122' - 0"
GLULAM WOOD COLUMN AND BEAM
ALUMINUM CLAD WOOD WINDOW TO BE : MARVIN OR EQ.
7'-0"
6'-0"
7'-0" TYP.
2'-0" TYP.
4'-0" TYP.
STOREFRONT GLAZING SYSTEM
UPPER FLOOR PLAN 112' - 0"
METAL FASCIA
5'-0"
CAST CONCRETE TILE PER BUILDING SECTION
6'-0"
4'-0"
STEEL COLUMN PER PLAN w/ ALUM. BRAKE METAL WRAP AT EXTERIOR
GLASS WALL SYSTEM PER BUILDING SECTION
2'-0"
8'-0"
15'-5"
CONC. COLUMN FOOTING
METAL FASCIA
MAIN FLOOR PLAN 100' - 0"

SOUTHWEST CORNER PERSPECTIVE

WEST PERSPECTIVE - HIGHLAND DR.

SOUTHEAST CORNER PERSPECTIVE



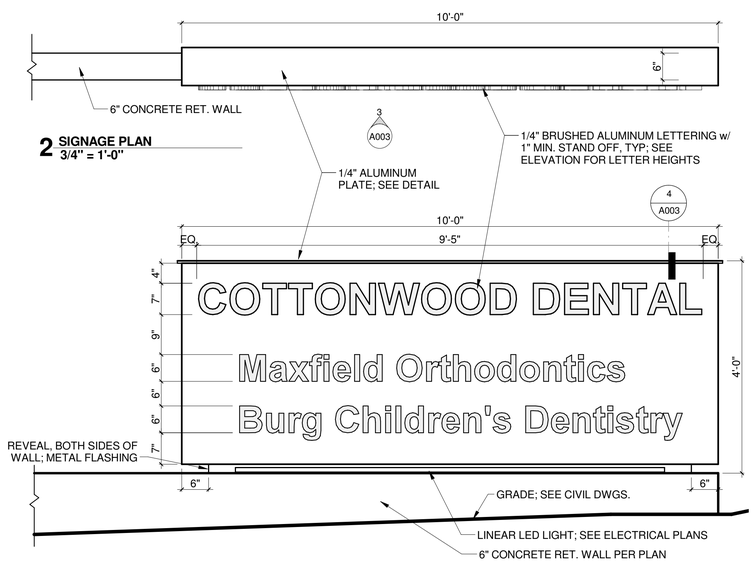
1 LANDSCAPE PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
2. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

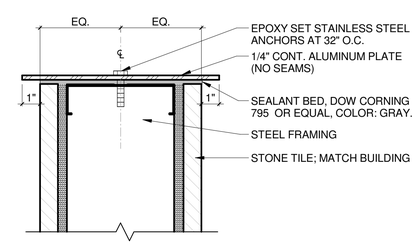
PLANT SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	DIAMETER	HEIGHT	EVER-GREEN	DROUGHT TOLERANT	QUANTITY
	TREE						
ET	EXISTING TREE	WHITE FIR	12'	18'	YES	NO	2
ETR	EXISTING TREE TO BE REMOVED	-	-	-	-	-	-
PC	PYRUS CALLERYANA (CAPITAL)	'FLOWERING PEAR'	8'-12'	25'-35'	NO	NO	5
C	CARPINUS BETULUS 'FRANZ FONTAINE'	'COLUMNAR HORNBEAM'	12'-15'	30'-35'	NO	NO	8
HL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	'HONEY LOCUST'	35'	35'	NO	YES	3
	SHRUB						
J	JUNIPERUS PROCUMBENS	'GREEN MOUND'	4'-6'	6"-12"	YES	YES	50
	ORNAMENTAL GRASS						
M	MISCANTHUS SINENSIS	'CHINESE SILVER GRASS'	4'-6'	4'-6'	NO	YES	27
PA	PENNISETUM ALOPECUROIDES	'DWARF FOUNTAIN GRASS'	2'-3'	1'-2'	NO	YES	70
G	CALAMAGROSTIS X ACUTIFLORA	'AVALANCHE'	1'-2'	3'-5'	NO	YES	20
	FLOWERING						
Z	ZAUSCHNERIA GARRETTI	'ORANGE CARPET'	6"-18"	12"-18"	NO	YES	20
	VINE						
PT	PARTHENOCISSUS TRICUSPIDATA	'BOSTON IVY'	-	-	NO	NO	6



2 SIGNAGE PLAN
3/4" = 1'-0"

3 SIGNAGE ELEVATION
3/4" = 1'-0"



4 SIGNAGE WALL CAP DETAIL
3" = 1'-0"

Lloyd Architects
573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
801/328.3245
LLOYD-ARCH.COM

COTTONWOOD DENTAL
7167 S HIGHLAND DRIVE, COTTONWOOD HEIGHTS, UT 84121

SEAL

PRINT DATE:
06/10/2016
--

PROJECT PHASES:
- SCHEMATIC DESIGN 03/2016
- DESIGN DEVELOP. 05/2016
- CONSTRUCTION DOCUMENTS

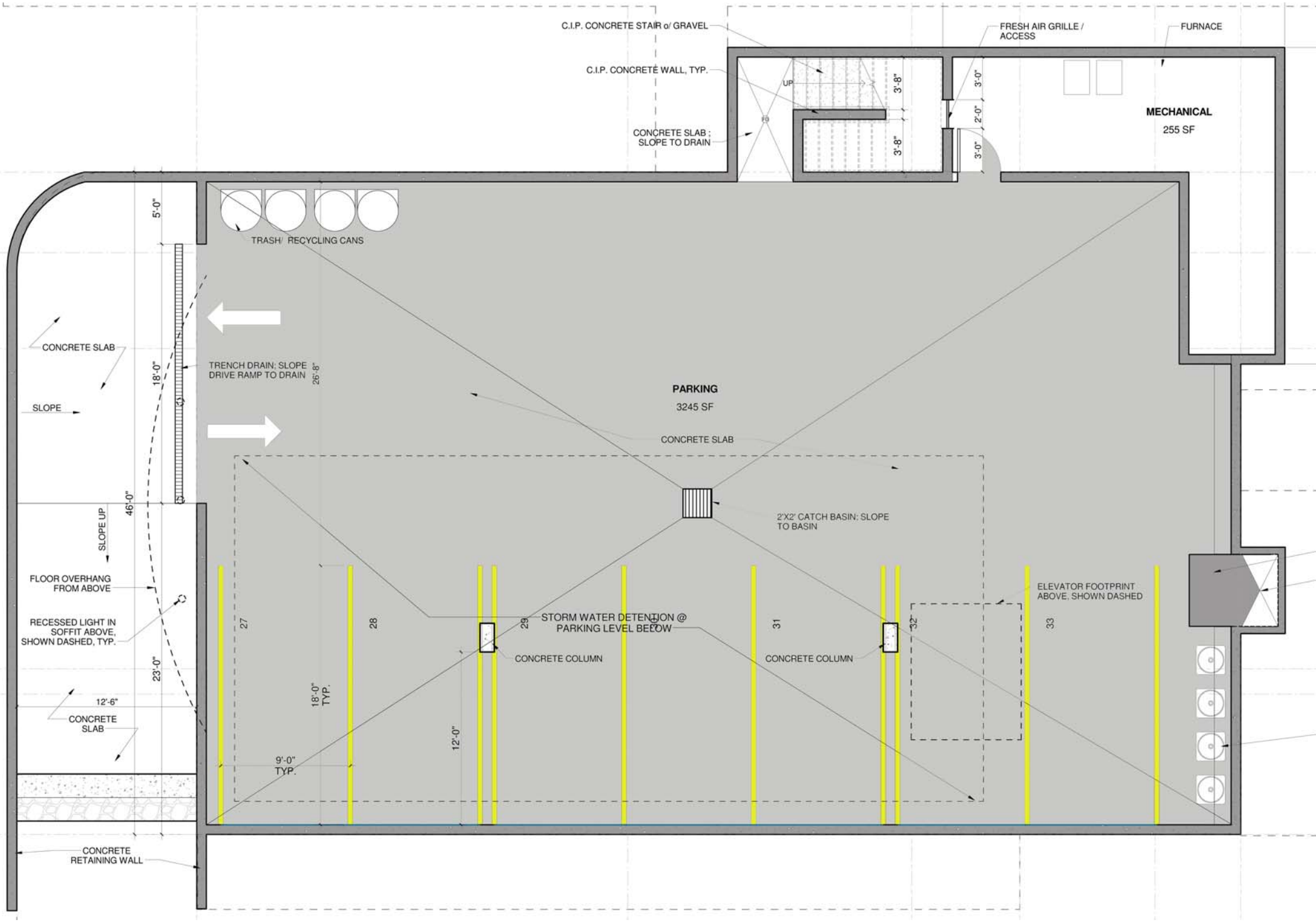
DRAWING REVISIONS:

NO.(Δ)	TYPE	DATE

SHEET TITLE
LANDSCAPE PLAN AND SIGNAGE

SHEET NO.
A003

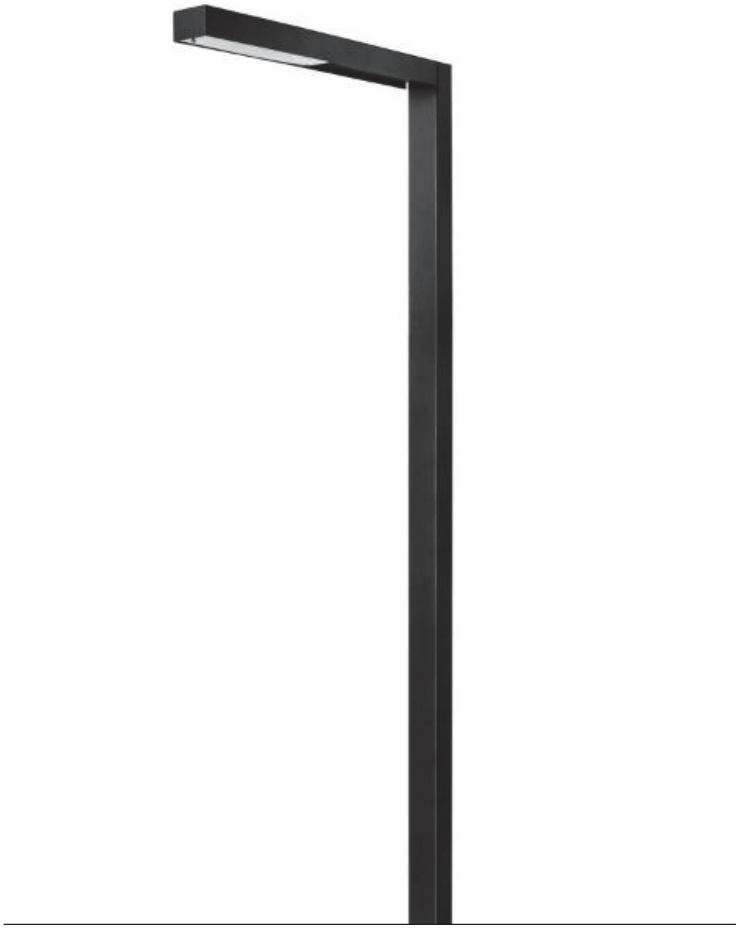
IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY


C.I.P. CONCRETE STAIR o/ GRAVEL
C.I.P. CONCRETE WALL, TYP.
CONCRETE SLAB ; SLOPE TO DRAIN
UP
DN
3'-8"
3'-8"
3'-0"
2'-0"
3'-0"
FRESH AIR GRILLE / ACCESS
FURNACE
MECHANICAL
255 SF
TRASH/ RECYCLING CANS
5'-0"
CONCRETE SLAB
SLOPE
18'-0"
TRENCH DRAIN; SLOPE DRIVE RAMP TO DRAIN
26'-8"
PARKING
3245 SF
CONCRETE SLAB
46'-0"
SLOPE UP
2'X2' CATCH BASIN; SLOPE TO BASIN
FLOOR OVERHANG FROM ABOVE
RECESSED LIGHT IN SOFFIT ABOVE, SHOWN DASHED, TYP.
ELEVATOR FOOTPRINT ABOVE, SHOWN DASHED
27
28
29
31
32
33
STORM WATER DETENTION @ PARKING LEVEL BELOW
CONCRETE COLUMN
CONCRETE COLUMN
23'-0"
12'-6"
CONCRETE SLAB
18'-0" TYP.
12'-0"
9'-0" TYP.
CONCRETE RETAINING WALL

LINEA 450 LED

Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LV - 2 LEVO Modules	WW -3000K	ME - Type III	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Alum	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	S - Type II		B - Twin Mount	X - Other (specify)	S - Steel	GG - Graphite Grey	N - None
								CC - Custom Color	

Ordering Information

Specifications are subject to change without notification

Planning Commission Staff Report
MEETING DATE: July 6, 2016

FILE NUMBER/
PROJECT NAME: **CUP-16-008 ALPHA COFFEE**

LOCATION: **7258 South Racquet Club Drive**

REQUEST: **Conditional Use Permit**

APPLICANT: **Carl Churchill**

STAFF
RECOMMENDATION: Approval, with conditions

PROPOSAL
The applicant is proposing to construct a coffee shop inside the existing building located at 7258 South Racquet Club Drive. The building is an existing 2-story structure on the north side and because the property slopes higher to the rear (south), there is only one story on the south side. The building is the current location of Western River Expeditions as well as Mountain Accord offices. The proposed coffee shop, Alpha Coffee, will occupy the western portion of the upper floor. The proposed use will occupy approximately 1700 square feet of space.

The proposed location was the former site of a dental office. The new use of a coffee shop constitutes a change of use and must be approved as a conditional use permit. The new coffee shop will not result in any exterior changes, nor will it affect the existing site plan. Modifications will be made to the interior to accommodate the new tenant.

CONTEXT
Development Information
- Zoning: Neighborhood Commercial (NC)
- Existing Use: None (vacant), former dental office
- Proposed Use: Delicatessen or Restaurant
- Gross Lot area: 0.64 acre
- Total area of proposed use: 1,764 square feet
- Parking required: 10 stalls
- Parking provided: 10 stalls

Adjacent Zoning
- North: Fort Union Boulevard, Public Facilities (PF)
- South: R-1-8, Single-Family Residential
- East: Racquet Club Drive, Regional Commercial (CR)
- West: R-1-8, Single-Family Residential

BACKGROUND

Land Use Plan

The subject property is designated as Residential Low Density on the Land Use Plan element of the General Plan.

Analysis: Staff finds that the proposal meets the intent of the General Plan because the non-residential use is pre-existing and predates the land use plan element, and complies with current zoning.

Zoning

The zoning designation of the property is Neighborhood Commercial (NC). The zoning ordinance views the NC zone as protecting and enhancing neighborhood commercial areas by "promoting the concentration of businesses that provide convenience goods and services used frequently by local residents. The ordinance further states that the zone "provides for a scale and character of development that is consistent with pedestrian-orientation and which tends to attract and promote a walk-in clientele."

Analysis: Staff finds that the applicant's proposal meets the intent of the NC zone as defined in the ordinance. The applicant's proposal complies with the use and intent of the zone and is commensurate with other adjacent uses. The site is pedestrian accessible, and has good proximity to transit.

PERTINENT INFORMATION

Architectural Review

The project area is located within the city's Gateway Overlay District. No Certificate of Design Compliance is required with this application, because no external changes to the building or the site are planned.

Building, Site Plan and Landscaping

The project occurs entirely within an existing building. The site plan, parking lot and site landscaping all remain as was previously approved.

Fire Safety

The fire department will review building plans for interior tenant improvements and require any necessary elements to meet the fire code.

Parking

The amount of parking required for a "High Turnover (Sit-Down) Restaurant (Urban) is 5.55 stalls per 1,000 square feet of gross floor area. With a gross floor area of 1,764 square feet, a total of 10 stalls is required. The site currently contains 38 stalls, leaving 28 of those available for the two other office uses in the building, which is more than sufficient for the office uses.

Analysis: The site contains sufficient parking

Lighting
No lighting will be changed with this project. Street lighting will remain as approved.

Landscaping
No landscaping will be changed with this project. Landscaping will remain as approved.

Signage
No signage is proposed with this application. Any signage proposed for the site must meet the signage requirements zoning code.

CONDITIONS OF APPROVAL
Staff recommends approval to the Planning Commission of the request for approval of CUP 16-008, by Carl Churchill, for a conditional use permit for a coffee shop located at 7258 South Racquet Club Drive, with the following conditions:

1. The applicant shall meet all relevant portions of the Municipal Code, including Chapter 19.37 "Neighborhood Commercial", and all other applicable laws, ordinances and regulations pertaining to the proposed use;
2. That applicant shall demonstrate compliance with the fire departments conditions of approval.
3. All technical corrections to the construction documents shall be made prior to issuance of a building permit, as approved by staff.
4. Signage must be approved under separate permit, in accordance with Chapter 19.82 "Signs" of the zoning code.

FINDINGS FOR APPROVAL
This recommendation is based on the following findings:

1. The proposed project meets the applicable provisions of Chapter 19.37, "Neighborhood Commercial," of the zoning code.
2. That the proposed project will continue to meet the applicable provisions of Chapter 19.84, "Conditional Uses," of the zoning code:
    a. That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
    b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
    c. That the use will comply with the intent, spirit and regulations of this title and will be compatible with and implement the planning goals and objectives of the city;
    d. That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;
    e. That nuisances which would not be in harmony with the neighboring uses will be abated by the conditions imposed;

f. That protection of property values, the environment, and the tax base for the city will be assured;
g. That the use will comply with the city's general plan;
h. That existing and proposed utility services will be adequate for the proposed development;
i. That appropriate buffers were approved with the existing site plan;
j. That parking, landscaping and lighting were approved previously and no changes are proposed with this application.
k. That operating and delivery hours will be compatible with adjacent land uses.

MODEL MOTIONS

Sample motion for approval – "I move we approve application CUP 16-008, a request from Carl Churchill, for a conditional use permit for a coffee shop located at 7258 South Racquet Club Drive, subject to the conditions of approval and based on the findings listed in the staff report dated July 6, 2016, and modified by the conditions and/or findings below:"

1. List any additional conditions…
2. List any additional findings…

Sample motion for denial – "I move that we deny application CUP 16-008, a request from Carl Churchill, for a conditional use permit for a coffee shop located at 7258 South Racquet Club Drive based on the following findings:"

1. List findings for denial…

ALPHA
COFFEE

We are Carl and Lori Churchill. Carl is a combat veteran and retired from the US Army as a Military Intelligence Colonel after 21 years of service. Carl was born in Germany and raised all over the world. He came to Utah in 1976, graduated from Alta HS and from the University of Utah where he was an Army ROTC Distinguished Military Graduate. He met Lori while stationed with 9th Infantry Division and the two of us have been married for 27 years. We have lived in Cottonwood Heights since 2002, raised our two children here (both are currently attending the University of Utah), and been active in the community.

On Sept 11th, 2010 we co-founded Lock-n-Load Java, an online retailer of premium coffee and cocoa with a mission to give back a portion of profits to well run military charities and to send donated coffee to deployed troops. We are a Service Disabled Veteran Owned Business and Military Spouse co-owned business. We have successfully and profitably grown our company to great success. We are currently rebranding from Lock-n-Load Java to Alpha Coffee while retaining the mission and commitment to the military and veteran community.

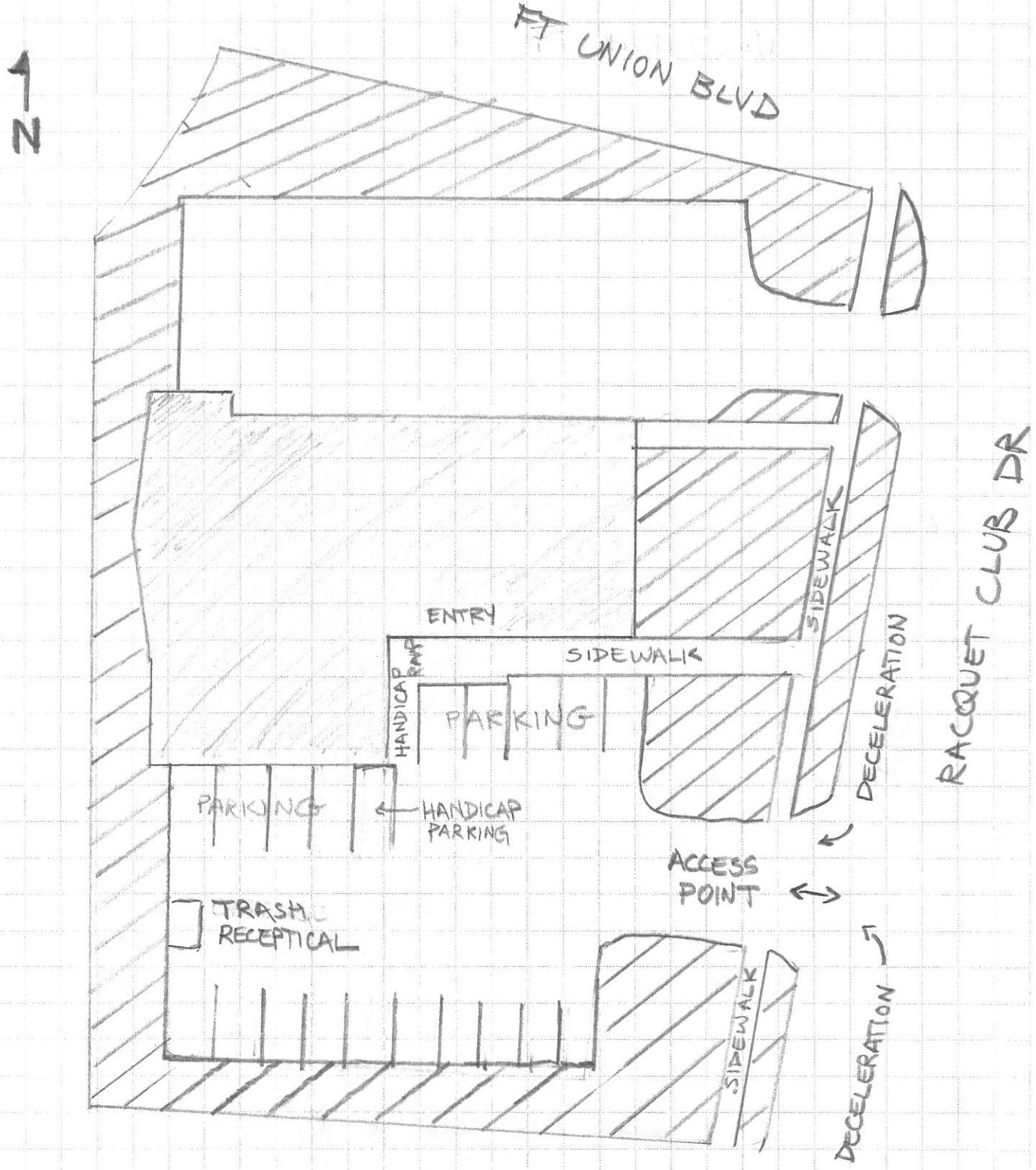
We are proposing to open a coffee shop in Cottonwood Heights where we can package and ship goods out to our online retail customers while serving premium coffee and cocoa drinks to on-premise customers as well. We anticipate our fans from across Utah and the nation will visit us at Alpha Coffee Headquarters.

The building we will be leasing is located at 7258 Racquet Club Drive and is owned by Brian Merrill of Western River Expeditions - who occupies the lower floor. We will be occupying a large portion of the space that a dental lab previously occupied on the upper floor. We plan to create an inviting space offering premium coffee and cocoa that is professionally and profitably run by involved and dedicated owners. We are a military family run business and take great pride in our business and our customers' satisfaction.

We are not asking for a zoning change, simply a change of use from Dental Lab to Coffee Shop.

Enclosed are the documents we have prepared to explain our request. We are happy to answer any questions and look forward to adding another successful business that the people of Cottonwood Heights will be extremely proud of.

ALPHA COFFEE PROJECT



SCALE = 1 inch = 26.5 ft.

LANDSCAPING

BUILDING

PARKING DIMENSIONS: 10'W x 20'D

: 20 TOTAL STALLS

including 1 HANDICAP STALL

6/7/16 PREPARED BY CARL CHURCHILL

SORENSON,
SYLVIA M &
HOUSE,
RANDY P &
R-1-8
Residential
Single Family
Apple Valley 2
Subdivision
HOUSE,
RANDY P &
NELSON,
JOANN W
PETERSEN,
KERI L &
TWIN PEAKS
PROPERTIES, LC
NC Neighborhood
Commercial
Raquet
Club Row
Subdivision
TWIN PEAKS
PROPERTIES, LC
MOULTON,
RICHARD J &
CANYON HILLS
PROFESSIONAL
BLDG
CR Regional
Commercial
Canyon Hills
Professional Bldg
Subdivision
MU Mixed
Use
CANYON
CENTRE
CAPITAL LLC

Glen Goins

From: phillip.thompson1@comcast.net
Sent: Tuesday, June 28, 2016 3:09 PM
To: Glen Goins
Subject: Coffee Shop Remark

To: Glen Goins, Senior Planner
From: Phil Thompson, 3689 Racquet Club Circle
Re: Notice for Alpha Coffee
Date: June 28, 2016
Glen:
Obligations do not permit me to attend the Public Hearing on July 6 -- so please let this email attest that I personally know Carl Churchill to be a stand-up member of our neighborhood, and his proposed coffee shop will most assuredly make a positive contribution to the community.
Thanks very much,
~Phil Thompson