



## ARCHITECTURAL REVIEW COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Architectural Review Commission will hold a meeting (City Council Work Room) beginning at **6:00 p.m. on Wednesday, November 16, 2016**, located at 2277 E Bengal Blvd, Cottonwood Heights, Utah.

### **6:00 p.m. 2.0 ACTION ITEMS**

#### **2.1 (Project # SPL-16-002) Action on a request from Brad Watson for a Certificate of Design Compliance for Starbucks Café and Drive-Thru, located at 7025 South Highland Drive.**

*(Action will be taken on a request from Brad Watson for a Certificate of Design Compliance for Starbucks Café and Drive-Thru, located at 7025 South Highland Drive)*

#### **2.2 Approval of Minutes for November 16, 2016**

*(The Architectural Review Commission will move to approve the minutes of November 16, 2016 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission is in agreement, at which time the minutes shall be deemed approved.)*

### **3.0 ADJOURNMENT**

*On or before Friday, November 11, 2016, at noon 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](http://www.cottonwoodheights.utah.gov) and the State Public Meeting Notice website at <http://pmm.utah.gov>*

DATED THIS 11<sup>th</sup> DAY OF NOVEMBER, 2016

Paula Melgar, City Recorder

*Architectural Review 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](mailto:bberndt@ch.utah.gov).*

# MEMO

To: Architectural Review Commission  
From: Andy Hulka, Associate Planner  
Date: November 10, 2016  
Subject: 7025 South Highland Drive; Starbucks Retro-fit

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## INTRODUCTION

The purpose of this memo is to introduce the proposal for a significant remodel and addition to repurpose the existing Sonic Drive-In into a Starbucks Café. The property is located at 7025 South Highland Drive, which is in the Regional Commercial (CR) zone and is also in the Gateway Overlay Zone. The size of the property is 0.46 acres, or 20,037 square feet. After the renovation is complete, the building footprint will be approximately 1,742 square feet, which is approximately 8% of the total lot size. The current building is a one-story building that is approximately 1,428 square feet. The renovated building will be 18 feet tall.

The applicant has submitted building elevations and a proposed site plan. These plans show details pertaining to architectural and site plan review. Attached to this memo are copies of each relevant plan.

## ARCHITECTURE

Architecturally, the building consists primary of brick, which will be stained “artic white.” The coping, doors, and awnings will be painted or coated “flat black.”

## SITE PLAN / LANDSCAPING

The proposed landscape concept plan indicates that the existing landscaped areas will be preserved, with additional landscaping to be installed to the north and east of the structure. The existing trees will remain and new trees will be planted in the new landscaped area to the north. Additional shrubs will be planted in the new landscaped areas to the north and east.

The on-site parking will include twenty three (23) parking stalls, with twenty (20) stalls located on the south side of property and three (3) stalls on the north side of the property.

There are no proposed changes in the location of the trash enclosure. However, there is a requirement that the trash enclosure must be screened with material that matches the architecture of the primary building.

## APPROVAL PROCESS

Prior to the issuance of any permit for building and/or site work, staff will review the final plan submittal for compliance with applicable city ordinances pertaining to setbacks, building height, landscaping, parking, etc.

The ARC is required by ordinance to review all developments in the Gateway Overlay District for design compliance:

*19.49.060 Gateway Overlay District*

*C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.*

Additionally, the ARC is required by chapter 19.87 Site Plan Review to ensure compliance with the city's adopted design guidelines and review the location of mechanical equipment; trash enclosures, storage areas and external structures; exterior materials; landscape guidelines; building lighting; and parking lot and street lighting.

The purpose of the ARC is to issue a Certificate of Design Compliance to all new construction or significant remodel/addition to all structures within the city's Gateway Overlay District. Issuance of such Certificate will ensure that the applicant has complied with pertinent city ordinances regarding architecture and site design.

**Subject: Sample Motion**

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The following is a sample motion for the item on the ARC agenda dated November 16, 2016:

**Project SPL-16-002 – Starbucks Retro-fit**

I move to issue a Certificate of Design Compliance for the architecture and site plan of project SPL-16-002, Starbucks Retro-fit, a commercial building at 7025 South Highland Drive with the following conditions:

- List any conditions of approval...



Landscape Concept Plan

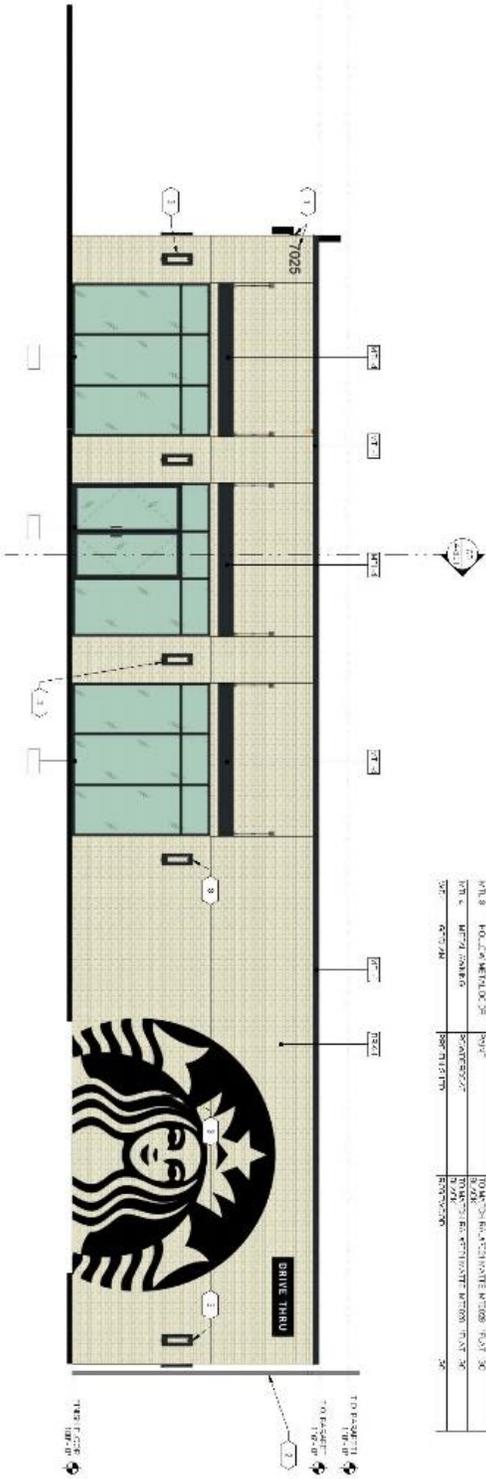
C1 EXTERIOR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



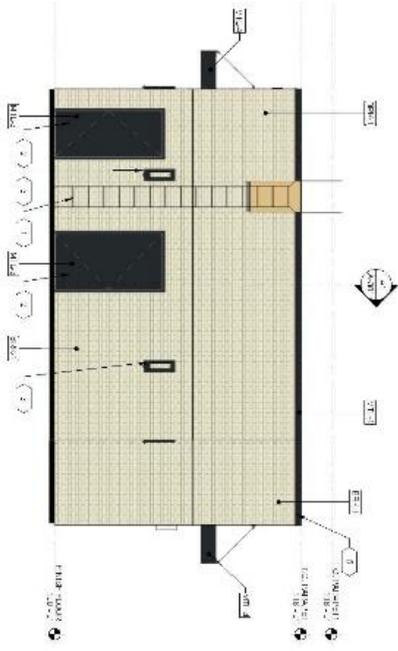
- REFERENCE NOTES**
1. EXTERIOR FINISH SCHEDULE
  2. EXTERIOR ELEVATIONS
  3. EXTERIOR MATERIALS SCHEDULE
  4. EXTERIOR LIGHTING SCHEDULE
  5. EXTERIOR SIGNAGE SCHEDULE

EXTERIOR FINISH SCHEDULE			
NO.	MATERIAL	FINISH STYLE	COLOR
1	WOOD GRAIN	SPRINKLE	SPRINKLE
2	WOOD GRAIN	SPRINKLE	SPRINKLE
3	WOOD GRAIN	SPRINKLE	SPRINKLE
4	WOOD GRAIN	SPRINKLE	SPRINKLE
5	WOOD GRAIN	SPRINKLE	SPRINKLE
6	WOOD GRAIN	SPRINKLE	SPRINKLE
7	WOOD GRAIN	SPRINKLE	SPRINKLE
8	WOOD GRAIN	SPRINKLE	SPRINKLE
9	WOOD GRAIN	SPRINKLE	SPRINKLE
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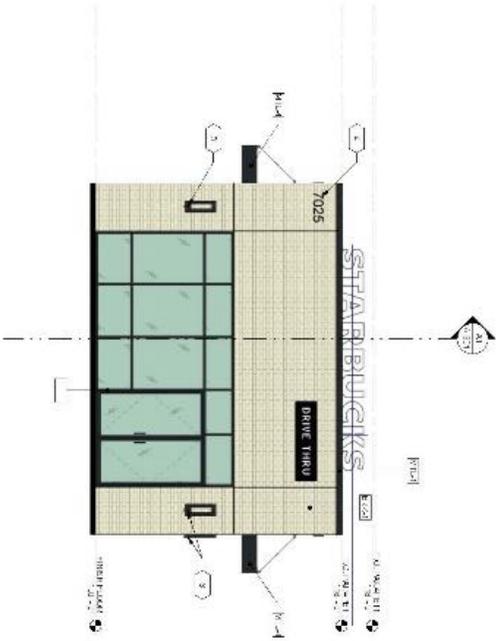
A1 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"



**A1** EXTERIOR ELEVATION - EAST  
SCALE: 1/4" = 1'-0"



**A3** EXTERIOR ELEVATION - WEST  
SCALE: 1/4" = 1'-0"



**EXTERIOR FINISH SCHEDULE**

NO.	INTERVAL	FINISH STYLE	EX. OR.	RESPONSIBILITY
001	INTERIOR - FINISH	INTERIOR FINISH	001	GC
002	EXTERIOR - FINISH	EXTERIOR FINISH	002	GC
003	PAINT	PAINT	003	GC
004	GLASS	GLASS	004	GC
005	MECHANICAL	MECHANICAL	005	MECHANICAL CONTRACTOR
006	ELECTRICAL	ELECTRICAL	006	ELECTRICAL CONTRACTOR
007	PLUMBING	PLUMBING	007	PLUMBING CONTRACTOR
008	MECHANICAL	MECHANICAL	008	MECHANICAL CONTRACTOR
009	ELECTRICAL	ELECTRICAL	009	ELECTRICAL CONTRACTOR
010	PLUMBING	PLUMBING	010	PLUMBING CONTRACTOR
011	MECHANICAL	MECHANICAL	011	MECHANICAL CONTRACTOR
012	ELECTRICAL	ELECTRICAL	012	ELECTRICAL CONTRACTOR
013	PLUMBING	PLUMBING	013	PLUMBING CONTRACTOR
014	MECHANICAL	MECHANICAL	014	MECHANICAL CONTRACTOR
015	ELECTRICAL	ELECTRICAL	015	ELECTRICAL CONTRACTOR
016	PLUMBING	PLUMBING	016	PLUMBING CONTRACTOR
017	MECHANICAL	MECHANICAL	017	MECHANICAL CONTRACTOR
018	ELECTRICAL	ELECTRICAL	018	ELECTRICAL CONTRACTOR
019	PLUMBING	PLUMBING	019	PLUMBING CONTRACTOR
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049	PLUMBING	PLUMBING	049	PLUMBING CONTRACTOR
050	MECHANICAL	MECHANICAL	050	MECHANICAL CONTRACTOR

- REFERENCE NOTES**
1. PARTISAN ARCH.
  2. BSR INCLUDE TO REVIEW
  3. EXTERIOR FINISH SCHEDULE
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