



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for a design review amendment for the commercial building located at 4930 East 2550 North Eden, Utah
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, October 06, 2015
<b>Applicant:</b>	Dog and Bone, LLC
<b>Authorized Agent:</b>	Justin Pack
<b>File Number:</b>	DR# 2015-08

### Property Information

<b>Approximate Address:</b>	4930 East 2550 North Eden, UT
<b>Project Area:</b>	0.98 Acres
<b>Zoning:</b>	Commercial Valley-2 (CV-2)
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Commercial Development
<b>Parcel ID:</b>	22-158-0006 & 22-158-0007
<b>Township, Range, Section:</b>	Township 7 North, Range 1 East, Section 34

### Adjacent Land Use

<b>North:</b>	Commercial	<b>South:</b>	Commercial
<b>East:</b>	Commercial	<b>West:</b>	Commercial

### Staff Information

<b>Report Presenter:</b>	<b>Ronda Kippen</b> rkippen@co.weber.ut.us 801-399-8768
<b>Report Reviewer:</b>	JG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 104, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards

## Summary and Background

The applicant is requesting to amend the exterior color and architectural detail of the commercial building that was approved by the Ogden Valley Planning Commission on February 24, 2015 as part of the required design review for a conditionally permitted auto repair and service shop. During the construction process, the property owner has opted to make some improvements to the original design which includes eliminating the painted brick exterior and the wood siding along the side and rear. The new design utilizes a gabled false front parapet instead of a step false front parapet with "Autumn Blend" brick for the exterior finish.

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and appears to meet these standards. The following is staff's evaluation of the request.

## Analysis

**Design Review:** The commercial zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable to the current amendment application, such as the building and site layout. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed amendment and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* The previously approved “Complete Street” design will be asphalted, utilizing old-fashioned parking curbs. Prior to installing the parking curbs, the applicant will need to consult with Engineering Division to ensure adequate safety measures have been taken.
- *Considerations relating to buildings and site layout.* The proposal modifies the exterior finish of brick and wood siding to entirely brick and has been modified from a step false front parapet to a gabled false front parapet (see Exhibit A and B). The exterior color will be “Autumn Blend” (see Exhibit C) which is considered a natural, muted earth tone with contrasting accent colors of red, black and white. All of the windows in the building and the overhead glass doors along the front of the building will be non-reflective glass; the rear overhead doors will be white with non-reflective windows.

## Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted “quality development standards” to ensure compatibility with the Valley’s character.

## Staff Recommendation

The Planning Division recommends approval of file# DR2015-08, a design review amendment for the commercial building located at 4930 East 2550 North Eden, Utah. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Requirements of the Weber County Building Inspection Division
2. Requirements of the Weber County Engineering Division

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The “Complete Street” design will provide safe mobility for all users.
4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed design and use, including the option to have overhead doors in each unit or every other unit, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Original Architectural Renderings
- B. Proposed Architectural Renderings
- C. Brick Photo

Map 1



Map 2

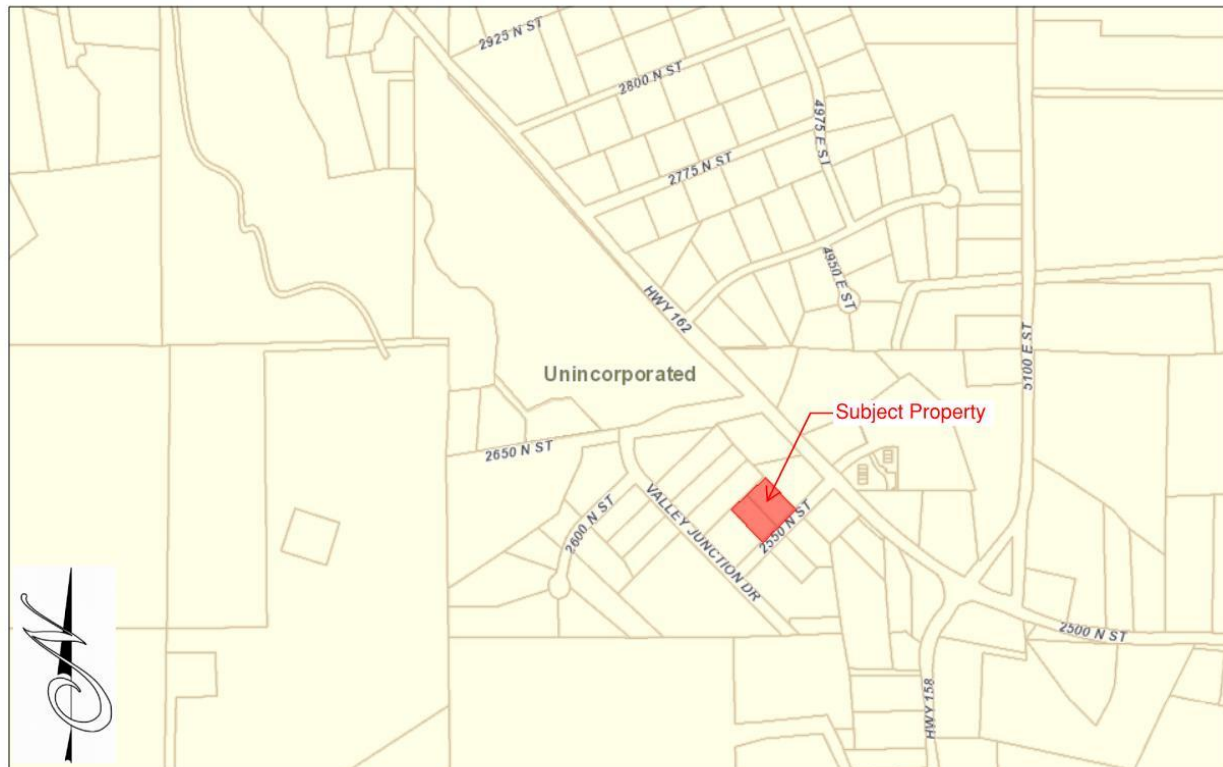
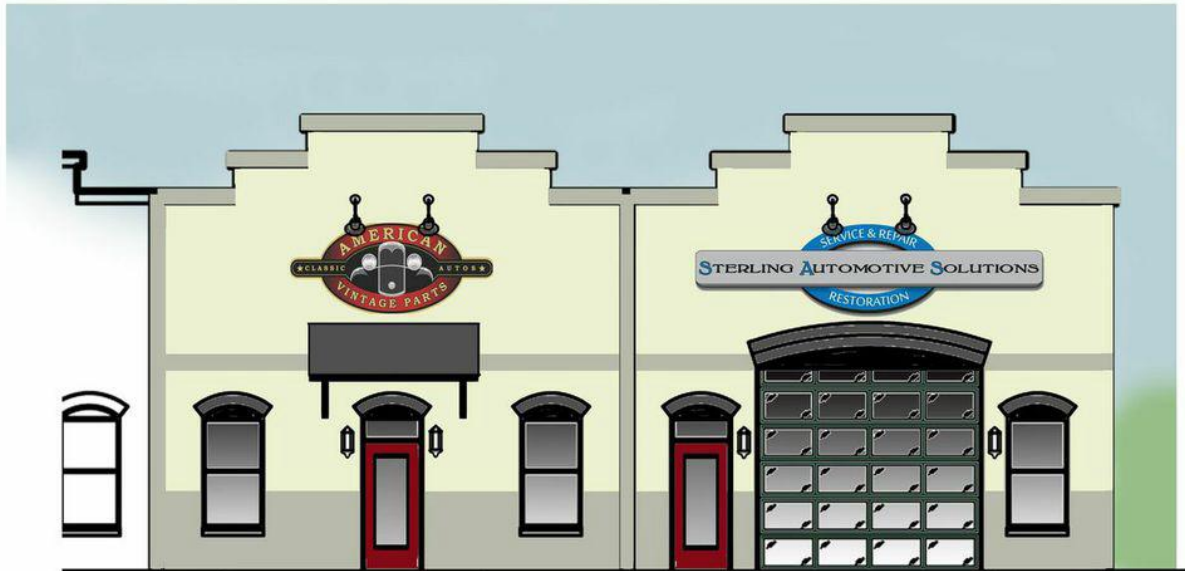


Exhibit A- Original Architectural Renderings



Painted Brick Siding



Painted Banding on brick, Conc. Caps



Door casings Window casings Windows



All Pedestrian Doors



All Garage Doors



Exhibit B- Proposed Architectural Renderings

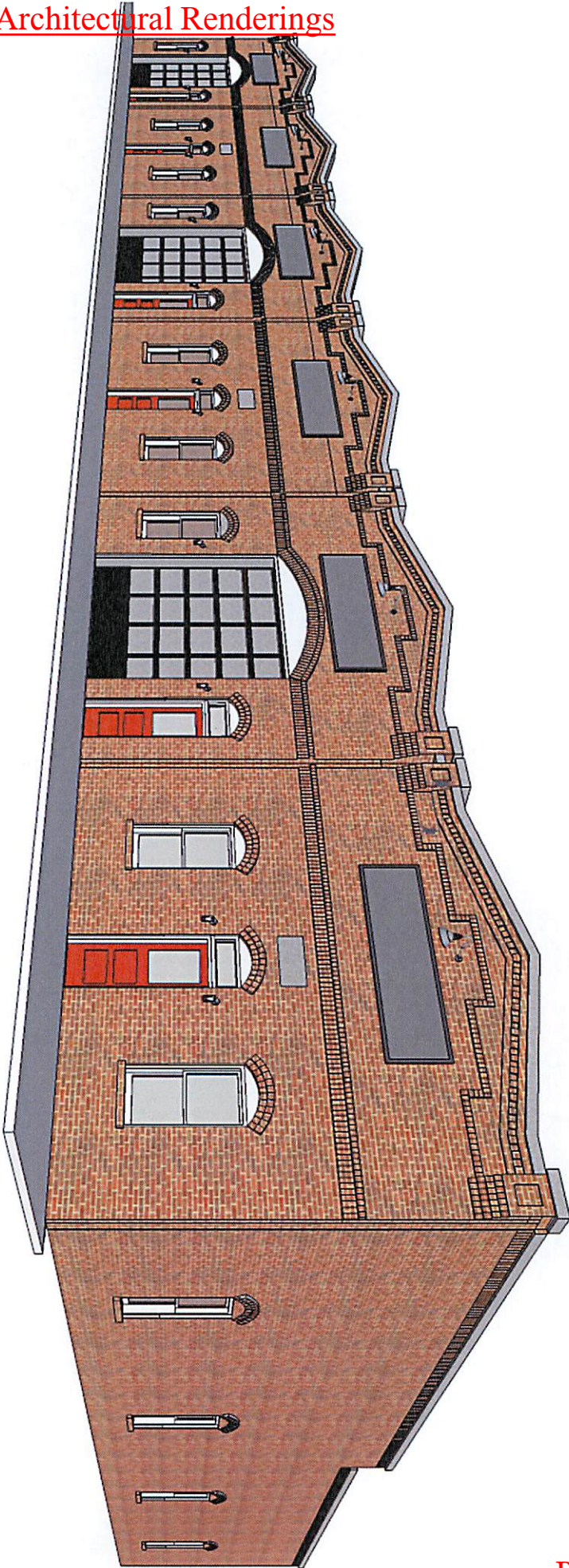


Exhibit B- Proposed Architectural Renderings

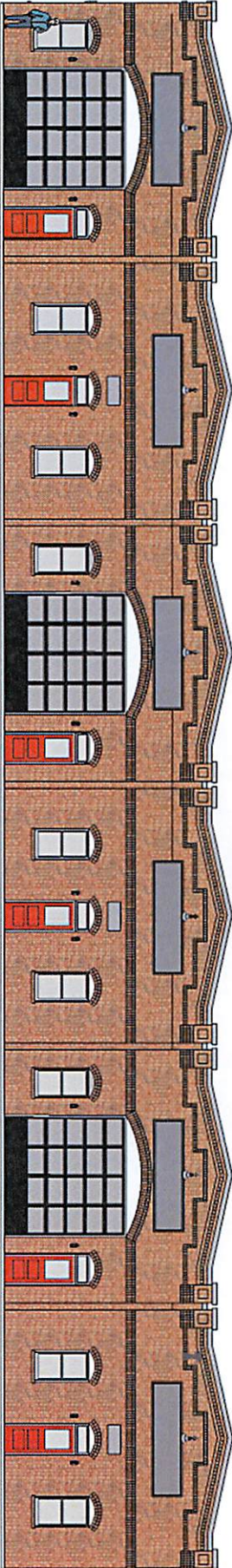
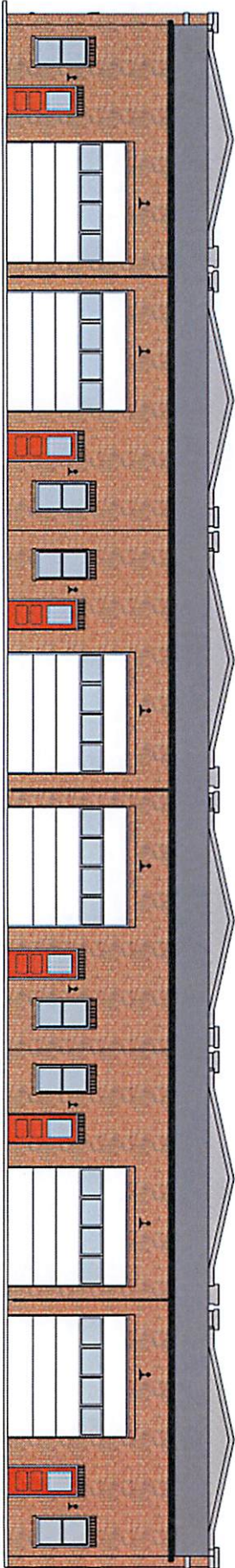




Exhibit B- Proposed Architectural Renderings

