



Weber County Planning Division

Design Review Administrative Approval Blacksmith Village Phase 1 - Building B Architectural Design Amendments

Site Plan Name: Blacksmith Village Phase 1 (DR 2011-01)

Date Submitted: September 5, 2012

Land Serial Number: 22-047-0040

Approximate Address: 2145 North 5500 East
Eden, UT 84310

Planning Division Staff Review: Sean Wilkinson

Background

Blacksmith Village Phase 1 (DR 2011-01) was given design review approval from the Ogden Valley Planning Commission on March 22, 2011. A Land Use Permit was issued on June 8, 2011 and construction on the project commenced soon after. Recently, the project construction manager met with the Planning and Building Inspection Divisions to discuss the possibility of amending the architectural design of a portion of Building B. Building B is located south of the project entrance and contains 2,578 square feet. The design amendments are proposed for the south end of the building (see Exhibit A).

The proposed amendments consist of the following:

- The southern-most window and double-door portions of the building, which were slightly recessed, will now be moved forward in line with the main portion of the building.
 - The window just north of the entrance will be replaced by a door, thus allowing each of the units in the building to have individual outside entrances.
 - The double-door entrance will be replaced by a single door.
 - The new windows appear to be smaller and have a different design.
 - The lighting attached to the building wall has been lowered and the design is different.
 - A stepped parapet similar to the one on the Blacksmith Shop will replace the current design which has only one small step, thus making this portion of the building slightly taller.
 - The new building façade has an inset area in the brick for signage.
 - Other minor design and color details will be different, however, the sign shown in Exhibit C on the south wall of Building B is an example only and is not approved.
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Planning Division Review

In reviewing the proposed design amendments, the Planning Division considered the following questions:

1. Are the design amendments in conformance with the approved conceptual development plan?

The proposed amendments are minor, affect only one building, and do not change the approved building area or setbacks. In addition, the design changes will help to balance the overall project by using an architectural style on the south end that is more consistent with the Blacksmith Shop on the north end.

2. Are the design amendments in conformance with the conditions of the approved Zoning Development Agreement, especially regarding new commercial buildings projecting similar architectural styles and using similar materials to the Blacksmith Shop.

The proposed amendments are more in conformance with the architectural style of the Blacksmith Shop than the approved design, especially with the parapet and window changes. The building will still use brick which is similar in color and style to the brick on the Blacksmith Shop.

3. For purposes of historic preservation and in conjunction with the previous question, does the new design too closely resemble the Blacksmith Shop?

The Planning Division had concerns about the new design being too similar to the Blacksmith Shop, thus undermining its historic value. However, the applicant has provided an illustration (Exhibit D) that shows the differences between the two buildings. Based on the information provided in Exhibit D, the Planning Division has determined that there are notable differences between the architectural details of the two buildings including signage, door and window design/detail, chimney, and lighting.

4. Are the amendments in compliance with the requirements of the Weber County Zoning Ordinance?

The proposed amendments are in compliance with the height, area, setback, and other requirements of the zoning ordinance. The approval granted by the Planning Commission on March 22, 2011 is still in force, except for the amendments listed in this staff report.

5. Are review agency conditions and requirements complete?

Updated building plans have been submitted to the Building Inspection Division for review. Approval from the Building Inspection Division is required prior to construction of the proposed amendments. All previous agency review comments remain in force.

Planning Division Findings

- The proposed amendments were submitted on September 5, 2012.
- The proposed amendments are in compliance with the approved conceptual development plan, zoning development agreement conditions, and March 22, 2011 design review approval as described above.
- The historic value of the Blacksmith Shop will not be affected by the proposed amendments as shown in Exhibit
- New building plans have been submitted to the Building Inspection Division for review. Construction of the proposed amendments cannot begin until approval of the plans has been granted.

Based upon the findings listed above, the Blacksmith Village Phase 1 - Building B architectural design amendments are hereby approved

Date of Administrative Approval: Monday, September 10, 2012



Jim Gentry
Weber County Assistant Planning Director

Exhibits

- A. Existing Phase 1 Conceptual Drawing
- B. Existing Building B Detail
- C. Proposed Building B Detail
- D. Blacksmith Shop / Proposed Amendments Design Comparison

The exhibits are considered the approved documents associated with this site plan.