

Planning Review for DR 2013-03

I have put together the following comments that are required to be addressed prior to being scheduled for a Planning Commission agenda.

- I see that there are renderings and elevations submitted. Please submit a list of exterior materials and colors.
- What are the anticipated future uses of the building? It looks like a large dental office is proposed for one unit. Have you consider the other future uses in the parking calculations?
- I don't see any signage proposal submitted. Did you want a monument sign or any wall signs for the building?
- Are there any plans for outdoor lighting either on the building, in the landscaping, of for the parking areas?
- I only have a utility and a landscaping plan submitted; are there other site plans or grading plans?
- I don't see anything showing setbacks for the proposed building. For this property the front setback should be 50 feet and the side yard setbacks are zero.
- Is a loading and unloading area needed for the proposed and future uses of the site? None are shown in the parking layout.
- A dumpster location has not been shown. It would be anticipated that one will be needed. Screening of the dumpster may be appreciated by the surrounding owners.
- Building mechanicals and utilities are not shown. If these items are to be located on the ground, please have them screened or concealed to insure harmony with adjacent development.
- The existing fence on the south side of the site, will it be removed? If not it will impede traffic as shown. Is a different fence proposed? Is nothing proposed?
- When does construction want to start? Will agreements for improvements and an escrow be needed prior to occupancy?

Below I have provided the portion of the Zoning Ordinance that is to be addressed with a Design Review. If you have any questions please let me know or submit the missing information for review.

Ben Hatfield

Planner

Weber County

Planning Division

801-399-8766

bhatfield@co.weber.ut.us

2380 Washington Blvd., Ste. 240

Ogden, Utah 84401-1473

36-4 Considerations in Review of Applications

The Planning Commission and/or the Planning Director shall consider the following matters, and others when applicable, in their review of applications and where the plan is found deficient the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

- 1) Considerations relating to traffic safety and traffic congestion:
 - a) The effect of the development on traffic conditions on abutting streets

- b) The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways
 - c) The arrangement and adequacy of off-street parking facilities to prevent traffic congestion
 - d) The location; arrangement, and dimensions of truck loading and unloading facilities. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks.
 - e) The circulation patterns within the boundaries of the development. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex.
 - f) The surfacing and lighting of off-street parking facilities
- 2) Considerations relating to outdoor advertising:
- a) The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development.
- 3) Considerations relating to landscaping:
- a) The location, height and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development
 - b) The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in item G, to prevent dust and erosion and provide a visual break for the monotony of building materials, concrete and asphalt
 - c) A minimum landscape space of 10% of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required by Chapter 18-C, Ogden Valley Architectural and Landscape Ordinance
 - d) The number and type of mature and planted size of all landscape plantings
 - e) The method of irrigation and approximate location of the water meter, point of connection, sprinkler and/or drip irrigation heads, and any blow-out or winterizing system. Water conserving methods, such as bubblers and drip systems and electronic timer devices are encouraged
 - f) The location, type, and size of any existing trees over 4" caliper that are to be removed
 - g) Landscape Standards. Plant sizes at the time of installations shall be as follows:
 - i) Deciduous trees shall have a minimum trunk size of two (2) inches caliper.
 - ii) Evergreen trees shall have a minimum height of six (6) feet as measured from top of root ball.
 - iii) All woody shrubs shall have a minimum height or spread of eighteen (18) inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
 - iv) Vines shall be five (5) gallon minimum size.
 - v) Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one (1) growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30% shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.
 - vi) Turf grass, if used, shall be limited to no more than 50% of the landscaping requirement.
 - vii) Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark or similar types of landscaping materials.

- viii) Water conserving landscaping methods and materials are recommended and encouraged.
 - h) Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of three (3) inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.
 - i) The owner of the premises shall be responsible for the maintenance, repair and replacement, within thirty (30) days of removal, of all landscaping materials on the site. In cases where the thirty (30) day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.
- 4) Considerations relating to buildings and site layout:
- a) Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.
 - b) Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel.
- 5) Considerations relating to utility easements, drainage, and other engineering questions:
- a) The provision within the development for adequacy of storm and surface water drainage and retention facilities and for utilities to and through the property
- 6) Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval:
- a) Does any proposed phase or phasing sequence of an approved Concept or Preliminary Development Plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize?
 - b) Is this plan or phase thereof a more detailed refinement of the approved concept plan?
 - c) Are any modifications of a major nature that first need to follow the procedure for amending the approved concept plan?