

## PLANNING COMMISSION STAFF REPORT

### Zions Bank Planned Development Case #PLNSUB2009-00038 787 North Redwood Road March 11, 2009



Planning and Zoning  
Division  
Department of Community &  
Economic Development

**Applicant:** Zions Bank

**Staff:** Ana Valdemoros 535-7236  
ana.valdemoros@slcgov.com

**Tax ID:**  
08-35-377-013

**Current Zone:**  
CS (Community Shopping)

**Master Plan Designation:**  
Northwest Community Master Plan – Community Shopping

**Council District:**  
District 1– Carlton Christensen

**Lot size:**  
383,328 square feet

**Current Use:**  
Shopping Center

**Notification**  
Mailed: February 24, 2009  
Sign posted: March 2, 2009  
Agenda posted on the Planning Division and Utah Public Meeting Notice websites Feb. 24, 2009.

**Applicable Land Use Regulations:**

- Section: 21A.26.040 CS Community Shopping District
- Section: 21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts
- Section: 21A.40.060 Drive-Through Service Regulations
- Section: 21A.54.080 Standards for Conditional Use
- Section 21A.59.060 Conditional Building and Site Design Review

**Attachments:**  
A. Site Drawings and Site Plan  
B. Department Comments

### ***REQUEST***

The applicant, Zions Bank, is proposing to build a new financial institution with three covered drive-through lanes on the foundation of a recently demolished commercial structure. The subject property is located within the Redwood Plaza Shopping Center at approximately 787 North Redwood Road.

### ***STAFF RECOMMENDATION***

Based on the findings of fact listed in the staff report, staff finds that the proposal generally meets the criteria for planned developments. Therefore, staff recommends the Planning Commission approve the case PLNSUB2009-00038 as proposed with the following conditions:

### **Conditions of Approval**

1. An avigation easement for the new development is required and addressed with the Airport Department.
2. A replacement landscape plan shall be provided as part of the building permit review with final approval delegated to the Planning Director.
3. Replacement trees need to be included to mitigate the visual impacts of the parking lot as part of the building permit review.
4. Compliance with all departmental comments.



## Vicinity Map



### **BACKGROUND**

The applicant, Zions Bank, is requesting approval of a planned development to allow the construction of a financial institution with three covered drive-through lanes in the Redwood Plaza Shopping Center site located at approximately 787 North Redwood Road. The Redwood Plaza Shopping Center property is in the CS (Community Shopping District) and is approximately 383,328 square feet in size. The shopping center was constructed in 1975; therefore, the provided parking and landscaping do not meet today's current standards.



The proposed financial institution will be constructed on the existing foundation of a recently demolished single-story restaurant. The foundation footprint is 2,520 square feet in size. The area of the three lanes of the covered drive-through will be 1,214 square feet. The recently demolished structure was a Pizza Hut restaurant and received a demolition permit on December 8, 2008.

## **Proposal**

The applicant is proposing to use the existing 2,520 square foot foundation of a recently demolished structure to build a financial institution with three covered drive-through lanes, which cover an area of approximately 1,314 square feet. The new building will have a single story and a height of 14 feet. The location of the structure will be on the northeast side of the Redwood Plaza Shopping Center property with access from Redwood Road and 700 North Street. The new financial institution will operate during regular business hours on Mondays through Fridays and drive-through services on Saturdays. There will be seven employees on-site during peak hours. The project will be constructed in a single phase if all required approvals are obtained.

The proposal is located in an existing shopping center surrounded to the north by a property zoned R-1/7000 (Single Family Residential) and PL (Public Land). To the west of the site, the adjacent properties are zoned R-1/5000 (Single Family Residential) and RMF-30 (Low Density Multifamily Residential). To the east, across Redwood Road the properties are zoned R-1/5000 and CB (Community Business). To the south of the site, across 700 North Street the properties are zoned R-1/5000 and CB (Community Business). The proposal will not create additional impact to surrounding uses because it is located within the existing shopping center.

The required parking lot for the Redwood Plaza Shopping Center is 2 spaces per 1,000 square feet or 207 stalls. The center currently has 391 stalls and by constructing the three drive-through lanes of the new structure, stalls will be reduced from 391 to 364, which still meet the parking requirement.

The new structure will be of similar size to the recently demolished restaurant. However, since it is new construction, the building will comply with ADA standards. The shopping center is composed by one large structure divided into several pads and two smaller single-standing pads. The new structure will be replacing a single standing pad complementing the shopping center materials and architecture and style.

## **Comments**

### **Public Comments**

The project site is within the Westpointe Community Council and it is located 130 feet from the Rose Park Community Council and 150 feet from the Jordan Meadows Community Council. When projects are located in close proximity of different Community Councils, the proposals are exhibited in an Open House meeting. The Planning Division held an Open House on February 19, 2009, where this project was open for public questions and comments. The Westpointe Community Council Chair attended the Open House and expressed satisfaction about the new service that this project will provide to their community. No other verbal or written comments were received.

### **City Department Comments**

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements as outlined in those comments.

## ANALYSIS

### Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings (staff analysis is in italics):

**Standard 1: Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

**Analysis:** The 8.8 acre Redwood Plaza Shopping Center property where the new structure will be located is in an area covered by the *Northwest Community Master Plan* and is designated as business/commercial on the Future Land Use Map. The Future Land Use Map was last updated in 1990, and the property was zoned CS (Community Shopping) at the time of current Zoning Ordinance adoption in 1995. The proposed financial institution with drive-through facilities is an allowed use in the CS (Community Shopping) Zoning District. Any new construction in this zone requires that the Planning Commission review this type of proposals as a Planned Development. The new commercial structure will be located in an existing shopping center. The structure will be 2,520 square feet in size and the three covered drive-through lanes will cover a 1,314 square feet.

**Finding:** Staff finds that the proposed planned development is consistent with the *Northwest Community Master Plan* and the Future Land Use map that designates this area as business/commercial. Staff further finds that the proposed financial institution with drive-through through facilities is a permitted use the corresponding zoning district.

**Standard 2: Use Compatibility:** The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted based on:
  - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
  - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;



- iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
- iv. Hours of operation of the proposed use as compared with the hours of activity/ operation of other nearby uses and whether the use during hours of operation will be likely to create noise, light or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
- c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

**Analysis:** The financial institution will have three covered drive-through lanes with single-lane stacking for five cars for each point of service as required by the Code. The proposal will share the existing shopping center access from Redwood Road and 700 North. Comments from the Transportation and Building Services and Licensing Divisions indicate that revisions need to be made to the ADA access area and replacement proposal for the interior parking lot trees. These issues can be resolved as part of the building permit process. All necessary utilities are on site and available. No increase in utility service will be necessary as part of this application.

The traffic, pedestrian and parking impacts of the proposed financial institution will reduce the number of existing parking to 634 stalls but will not violate the parking requirements of 207 stalls for this commercial shopping center. The applicant is proposing to provide a bike rack as well as marked crossings for pedestrians. The use will be compatible with surrounding commercial structures, in terms of number of parking spaces taken, and the hours of operation. The proposal will not create additional impact to surrounding uses because it is located within the existing shopping center. Currently there are three trees around the perimeter of the foundation structure which will be removed as part of construction of the new building. These trees served to mitigate the visual impacts of the parking lot on adjacent properties; therefore, staff recommends that the trees be replaced as part of the new construction and permitting process. Staff has included a condition of approval reflecting this recommendation.

**Finding:** Staff finds that the proposed development is compatible with the surrounding development as it relates to the commercial character of the site, parking, buffering and hours of operation.

**Standard 3: Design Compatibility** The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and



- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

**Analysis:** The proposed use is located in an existing commercial planned development where multiple commercial pads and other single standing structures are located. The proposed financial institution with three covered drive-through lanes will be constructed using the existing foundation of a recently demolished restaurant with a drive-through lane, therefore keeping the existing footprint. The proposed height for the structure will be 14 feet. The new building and use is consistent with the surrounding commercial uses in terms of mass scale, size and design materials. The proposal will utilize the existing parking provided in the shopping center where it is located as well as its access ways from Redwood Road and 700 North.

**Finding:** Staff finds that the proposed design represents a significant improvement on the existing site, as it replaces a demolished structure with a new structure. The proposed new construction is compatible with the overall character of the surrounding uses as well as the commercial center, in terms of mass, scale, setback, height, and architectural design, and there is adequate access and circulation on site to this structure.

**Standard 4. Detriment to Persons or Property** The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

**Analysis:** The proposed use will not introduce any known pollutant to the ground or air that is not commonly associated with a commercial structure. The use will be consistent with the existing commercial shopping center and indicates reinvestment into the area.

**Finding:** Staff finds that the proposed development will not be a detriment to neighboring persons or property because of its pollutants, and hazards, and that it will be consistent with the character and type of development in the area.

**Standard 5. Compliance with Other Applicable Regulations:** The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

**Analysis:** The proposal has legal non-complying status with the landscaping requirements and is complaint with all other Zoning Ordinance requirements, including height, lot size, and parking provisions, and drive-through stacking. The property is not located within a historic district; therefore no historic design guideline review is necessary.



**Finding:** Staff finds that the proposed development complies with all Zoning Ordinance related criterion.

### **Planned Development Standards**

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned development meets the following standards:

**Standard 1:** Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.54);

**Analysis:** The proposed planned development is located in a typical location for this type of use. There will be no impact on adjacent properties since the new structure will be similar in size to the previously demolished structure, will use the same access points and will share the overall parking lot as it previously did.

**Finding:** Staff finds that the proposed development meets the minimum requirements of the Zoning Ordinance.

**Standard 2:** Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the Planning Commission or the City Council.

**Analysis:** The proposed planned development achieves the purposes for which planned development regulations were instituted and does not detract from the general purposes of the Zoning Ordinance or any plans, master plans or otherwise, adopted by the Planning Commission or City Council. All new construction in the CS (Community Shopping) Zoning Districts requires Planned Development review.

**Finding:** Staff finds that the proposed use meets the purpose of the planned development process.

Section 21A.54.150.D provides additional standards of review for a planned development and states, “Planned developments may be approved subject to consideration of the following *“general conceptual guidelines”* (italics added for emphasis, as a positive finding for each standard is not required):

**Standard 1: Minimum Area:** A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.

**Analysis:** The CS (Community Shopping) Zoning District minimum lot area requirement for a planned development is 60,000 square feet. The subject property is approximately 383,328 square feet in size, which meets the minimum lot area required.

**Finding:** The proposed development is within the existing shopping center and complies with this standard.

**Standard 2: Density Limitations:** Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density



may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.

**Analysis:** The project is solely a commercial planned development.

**Finding:** This standard is not applicable.

**Standard 3:** Consideration of Reduced Width Public Street Dedication:

**Analysis:** The project does not involve a reduced width of a public street or a public street dedication.

**Finding:** This standard is not applicable.

**Conditional Building and Site Plan Review**

In approving any planned development, the Planning Commission shall approve design criteria upon consideration of comments received from city departments and determining whether modification of specific design regulations meets the intent of the individual zoning district. The Planning Commission shall find that the proposed planned development meets the following standards of Section 21A.59.060:

**Standard A:** The development shall be primarily oriented to the street, not an interior courtyard or parking lot.

**Analysis:** The new structure will replace a recently demolished structure using the same orientation as the previous building toward Redwood Road.

**Finding:** The location of the new structure within the existing shopping center is located adjacent to the Redwood Road right of way. The orientation of the building will be the same as the recently demolished building.

**Standard B:** The primary access shall be oriented to the pedestrian and mass transit.

**Analysis:** The new structure will replace a recently demolished structure using the same footing and will have the same orientation as the previous building. The building is located adjacently to the Redwood Road right of way, where the sidewalks are improved and mass transit is readily available.

**Finding:** The primary access to the new structure is facing south; a new concrete sidewalk and ADA ramp will be provided an integrated with the adjacent sidewalk of the Redwood Road right of way.

**Standard C:** The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

**Analysis:** The new structure is of a modern style that includes a glass ADA door actuator. An additional seven windows throughout the building and also a large glass window of five panels embraces the northeast corner of the building.



**Finding:** The glass openings, including the ADA door actuator throughout the building is sufficient to facilitate pedestrian interest and interaction.

**Standard D:** Architectural detailing shall emphasize the pedestrian level of the building.

**Analysis:** The new structure is a one story building readily accessible for pedestrians through a large glass ADA door actuator. The glass windows are located in all faces of the building.

**Finding:** The grand glass entrance as well as the windows located throughout the building emphasizes the pedestrian level of the building.

**Standard E:** Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.

**Analysis:** The proposal has legal noncomplying status with the landscaping requirements.

**Finding:** The proposal is replacing a recently demolished structure not altering the parking lot but will remove three existing trees. The proposal will not generate additional impacts to the neighborhood and additional replacement trees are one of the conditions of approval of this planned development.

**Standard F:** Parking lot lightning shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

**Analysis:** The project is located within an existing shopping center that has legal non-complying status with parking and landscaping requirements.

**Finding:** The proposal will not generate additional glare or light into adjacent neighborhoods.

**Standard G:** Dumpsters and loading docks shall be appropriately screened or located within the structure, and

**Analysis:** The dumpster servicing the new financial institution is located within the structure.

**Finding:** This standard is met.

**Standard H:** Signage shall emphasize the pedestrian/mass transit orientation.

**Analysis:** The new bank will provide a sign on top of the entrance of the building which is oriented toward pedestrians.

**Finding:** This standard is satisfied.

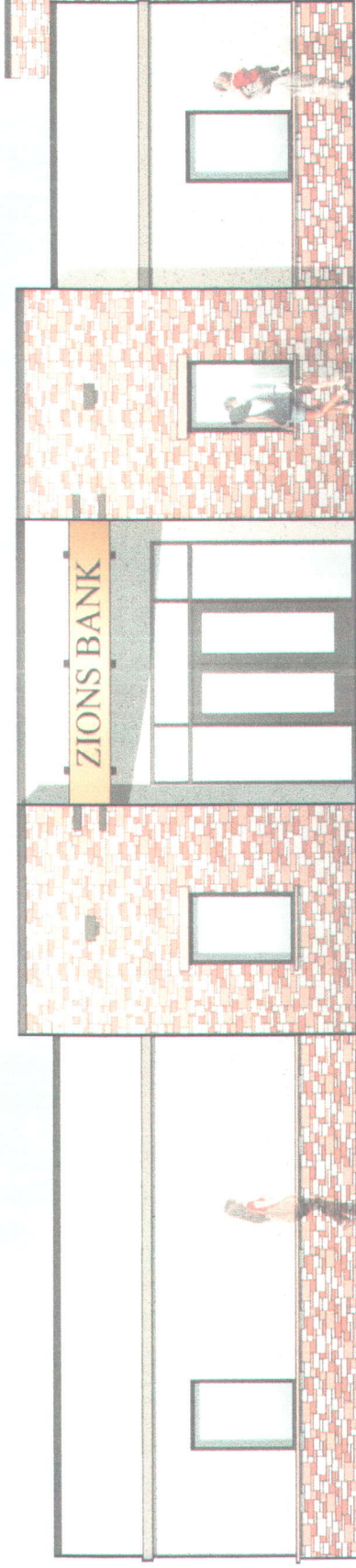
**Standard I:** Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

**Analysis:** The proposed new development complies with the purposes of the CS (Community Shopping) Zoning District which is “to provide and environment for efficient and attractive shopping center development at a community level scale” and with the general purposes of the Zoning Ordinance and the adopted master plan policies and guidelines governing the site.

**Finding:** Staff finds that the proposed use meets the purpose statement of the Cs (Community Shopping) Zoning District.



**Attachment A:  
Proposed Site Plan and Elevations**



ZIONS BANK  
ROSE PARK BRANCH  
PRESCOTT MUIR ARCHITECTS



PLANNED DEVELOPMENT REVIEW  
01.12.09

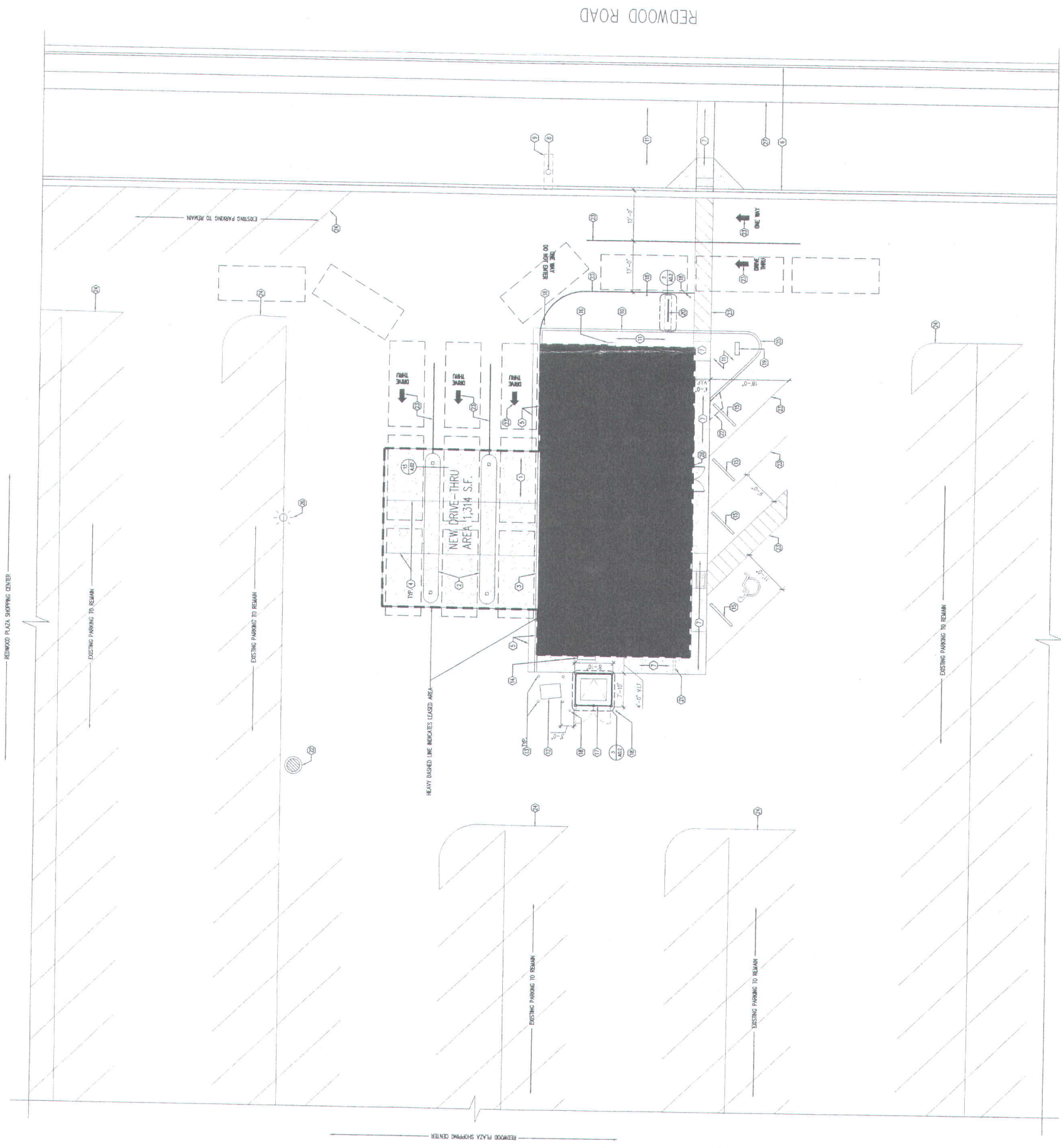
NOT TO SCALE

Index of Drawings		SHEET TITLE	
NO.			
	ARCHITECTURAL DRAWINGS		
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A1.1	ARCHITECTURAL SITE PLAN		
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A2.1	EXTERIOR ELEVATIONS		
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C3.1	DETAILS		
C4.1	EROSION CONTROL PLAN		



- SITE PLAN KEYED NOTES**
1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH CIVIL AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
  2. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND RECORD ANY CHANGES WITH THE LIMIT OF ASSURANCE AS NOTED ON THE PLAN.
  3. THE CONTRACTOR WILL BE REQUIRED TO INSTALL A TEMPORARY FENCE ALL STANDING DISTANCE FROM THE PROJECT SITE. THE LIMIT OF ASSURANCE WILL BE THE LIMIT OF ASSURANCE UNLESS DIRECTED BY OWNER.
  4. SHRUBS ARE ALL UNDO AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND RELOCATION OF ALL SHRUBS TO THE LIMIT OF ASSURANCE UNLESS DIRECTED BY OWNER.
  5. CONTRACTOR SHALL SUBMIT ALL SITE WORK AND COORDINATE ALL SITE WORK WITH THE CONTRACT DOCUMENTS.
  6. ALL SITE CONSTRUCTION SHALL BE 1/4" WIDE SAW CUT JOINTS, RE. CIVIL.
- SITE PLAN KEYED NOTES**
1. NEW CONCRETE PAVEMENT 18" W/ INTERLACED COLOR - BLACK
  2. 6" HIGH CONCRETE ISLAND COLOR - NATURAL COLOR CONCRETE
  3. 6" HIGH CONCRETE ISLAND COLOR - NATURAL COLOR CONCRETE
  4. 1/4" WIDE SAW CUT CONCRETE JOINT RE. CIVIL
  5. 1/4" WIDE SAW CUT CONCRETE JOINT RE. CIVIL
  6. CONCRETE CURB AND GUTTER, RE. CIVIL
  7. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
  8. NEW CONCRETE SIDEWALK AND ADA RAMP TO REMAIN
  9. EXISTING PULVIN SON POLE PAINT TO MATCH EXISTING SHRUBS
  10. EXISTING PULVIN SON CABINET ABOVE SHRUBS
  11. NEW CONCRETE SIDEWALK AND ADA RAMP TO REMAIN
  12. NEW CONCRETE CURB
  13. UNDESIGNED AREA
  14. EXISTING TRANSFORMER TO REMAIN
  15. EXISTING STEEL BOLLARD TO REMAIN PROVIDE FULL BOLLARD COVER, WETTER TO DETAIL FOR SPECIFICATIONS
  16. NEW ELECTRICAL CT CANS AND METER, RE. CIVIL
  17. EXISTING CONCRETE GAS STOP, RE. CIVIL
  18. NEW GAS METER, RE. MECHANICAL
  19. TRASH ENCLOSURE, SEE MINIMUM SPECIFICATION
  20. NEW STEEL BOLLARD RE. CIVIL
  21. SITE DIRECTIONAL SIGN, N.C.
  22. MAGAZINE BICYCLE RACK - 12000-5-RE-P, SET IN GROUND IN CONCRETE BASE, RE. CIVIL
  23. LOCATION OF ROOF DRAIN LEADER TO DRAINAGE SYSTEM, PROVIDE 2" MIN. CONCRETE COVER
  24. LOCATION OF EXISTING STORM DRAIN
  25. NEW PAINT STRIPPING, RE. CIVIL
  26. EXISTING PAINT STRIPPING TO REMAIN, CONTRACTOR TO PROTECT DRAINAGE
  27. EXISTING CURB TO REMAIN, RE. CIVIL
  28. PROTECT EXISTING LIGHT POLE TO REMAIN
  29. EXISTING CONCRETE SIDEWALK TO REMAIN
  30. ADA DOOR ACTUATOR

NOTE: SHRUBS REMOVED WITH THE EXISTING PAVEMENT & FOUNDATION HAVE BEEN PREVIOUSLY REMOVED



ARCHITECTURAL SITE PLAN  
1" = 10'-0"











Topographic Survey  
Zions Bank  
Salt Lake City, Utah

GREAT BASIN ENGINEERING - SOUTH  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
501 Lake City (801)521-1225 Fax (801)521-9551

Designed by

Drawn by

Checked by

Client Name

Project Name

Sheet Number

Date

Scale

Notes

Remarks

Other

Comments

Revisions

Drawings

Specifications

Standards

Codes

Regulations

Permits

Approvals

Signatures

Seals

Stamps

Logos

Emblems

Decorations

Patterns

Textures

Gradients

Contours

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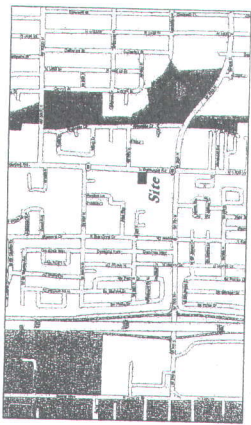
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Vicinity Map  
Not to Scale

Scale : 1" = 20'



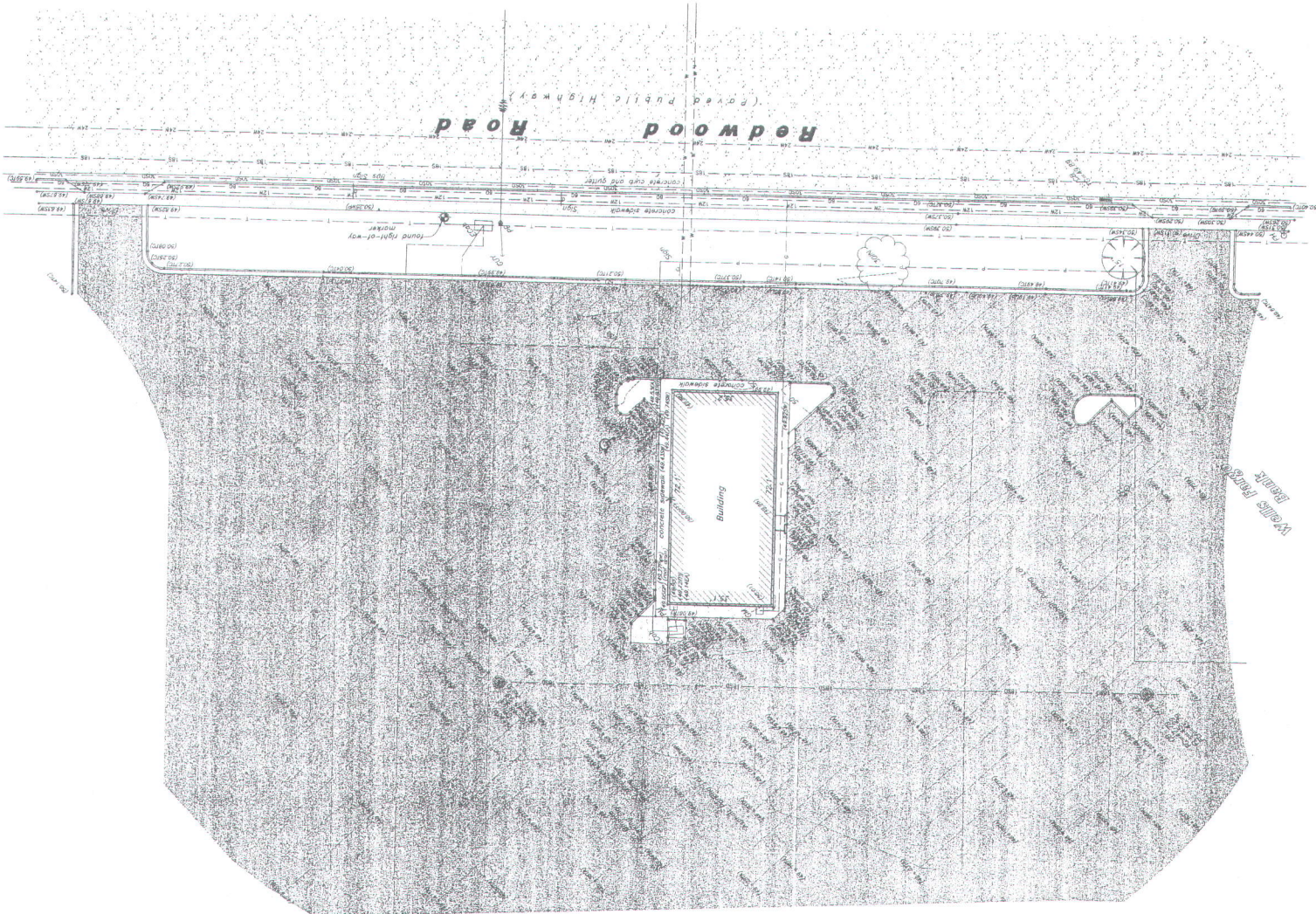
- Legend**
- |                   |    |                    |     |
|-------------------|----|--------------------|-----|
| Top of Asphalt    | TA | Gas Meter          | GM  |
| Edge of Asphalt   | EA | Fire Hydrant       | FH  |
| Top of Rock       | TR | Buried Phone Cable | BPC |
| Top of Concrete   | TP | Curbed Water Line  | CWL |
| Lip of Curb       | LC | Curbed Sewer Line  | CSL |
| Working Point     | WP | Gas Line           | GL  |
| Top of Culvert    | TC | Sign               | S   |
| Spot Elevation    | SE | Power Pole         | PP  |
| Contour           | C  | Overhead Power     | OP  |
| Delicious Tree    | DT | & Cable TV Line    | CTV |
| Coniferous Tree   | CT | Ground Post        | GP  |
| Asphalt           | A  | Light Pole         | LP  |
| Concrete          | C  | Catch Basin        | CB  |
| Existing Building | B  | Power Meter        | PM  |
|                   |    | Inlet Box          | IB  |

Notes

The location and/or identities of existing utilities shown on these plans is based on records of the company and/or other sources. No underground explorations were performed.

Benchmark

Finished floor for existing building  
Assigned Elevation = 50.00 feet

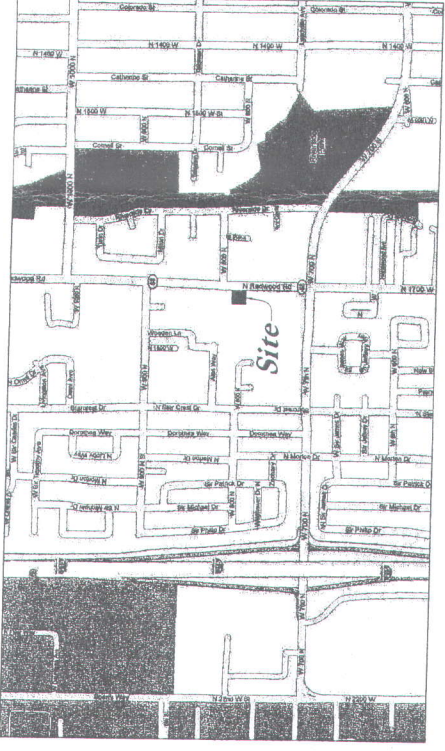




# Zions Bank

**787 North Redwood Road**

**Salt Lake City, Utah**



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10 Dec, 2008

SHEET NO.

2

[www.infostall.com](http://www.infostall.com)

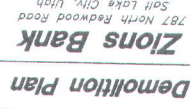
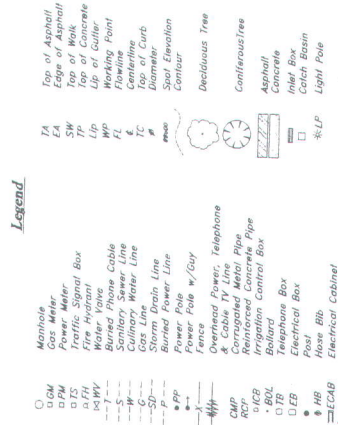
**Know what's below.**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)

**Architect**  
Prescott Muir Architects  
171 West Pierpont Avenue  
Salt Lake City, Utah  
(801)521-9111

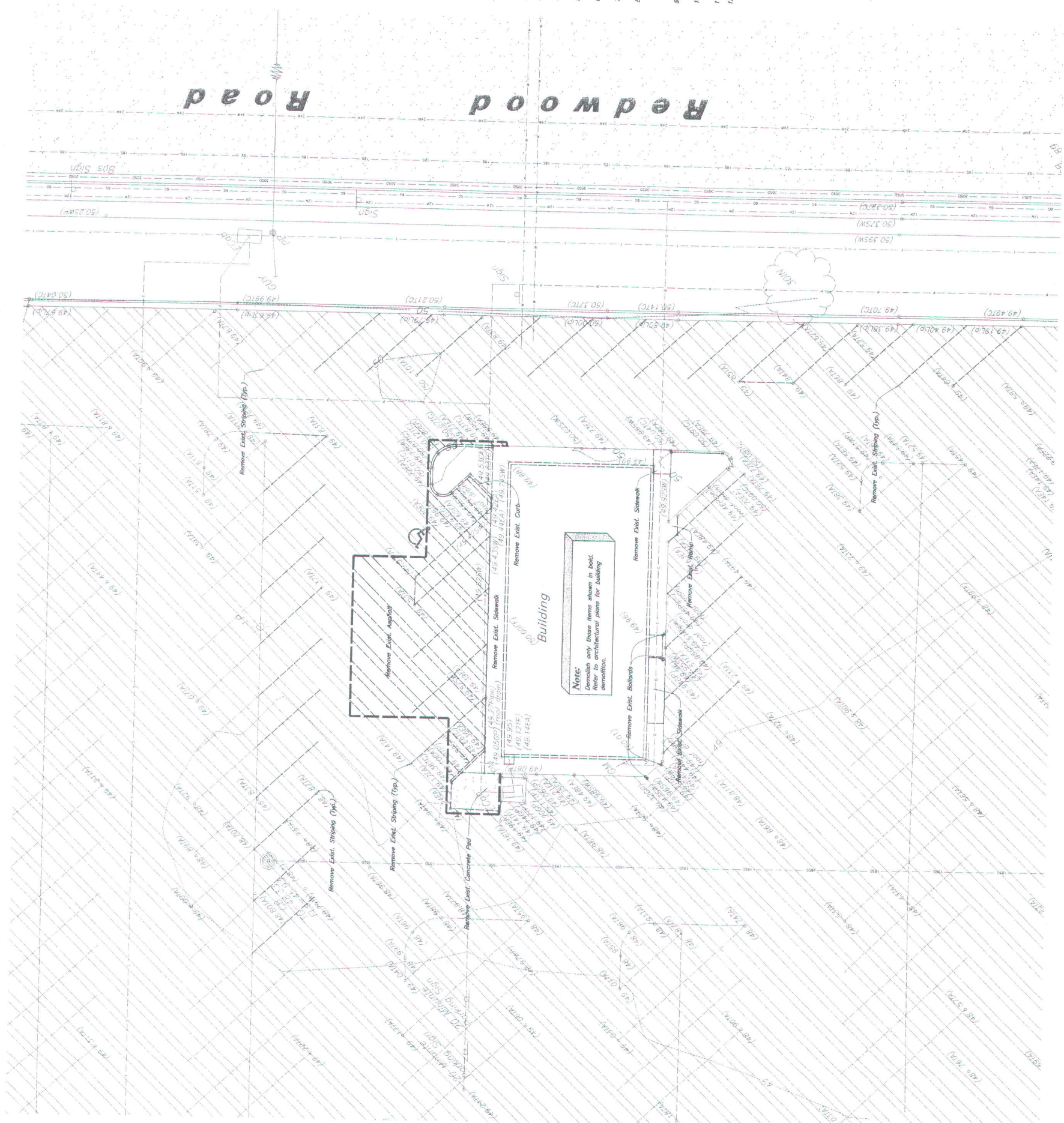
**Civil Engineering**  
Great Basin Engineering  
2010 North Redwood Road  
Salt Lake City, Utah  
(801)521-8529

**Owner**  
Zions Bank  
PO Box 30880  
Salt Lake City, Utah  
(801)844-7100



[illegible]

1. Permits and/or notices for clearing for this contract are to include all areas shown within demolition drawings or by notes.
2. Refer to site improvement plans for more details on limits of removal.
3. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
4. Contractor shall remove all debris, rubble, and other materials resulting from demolition to an approved transfer station.
5. Do NOT interrupt any services or disrupt the operation of any businesses shown outside the project area.
6. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
7. Remove debris, rubble, and other materials resulting from the demolition and site clearing operations from the site.
8. The location and/or situation of existing utilities as shown on these plans is based on records in the various utility companies and water and sewer departments. Contractor shall be responsible for locating and marking all utilities on being started or completed. Contractor shall protect and relocate utilities during construction.
9. Contractor shall be responsible for disposing of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
10. Contractor shall verify with city any street removal, curb cuts and any restoration required for utility the removal.
11. Initial traffic warning devices as needed in accordance with local standards.
12. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.









**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Office (801) 521-7288 Fax (801) 521-9251  
Salt Lake City (801) 521-8529

Designed by: SY
Drafted by: SY
Client Name: Prescott Mill Archi
08-139DT

[illegible]

11 **Not Used**  
Not to Scale



13 **Not Used**  
Not in Scale

12	Not Used	Not a Scale

15 *Not Used*

14

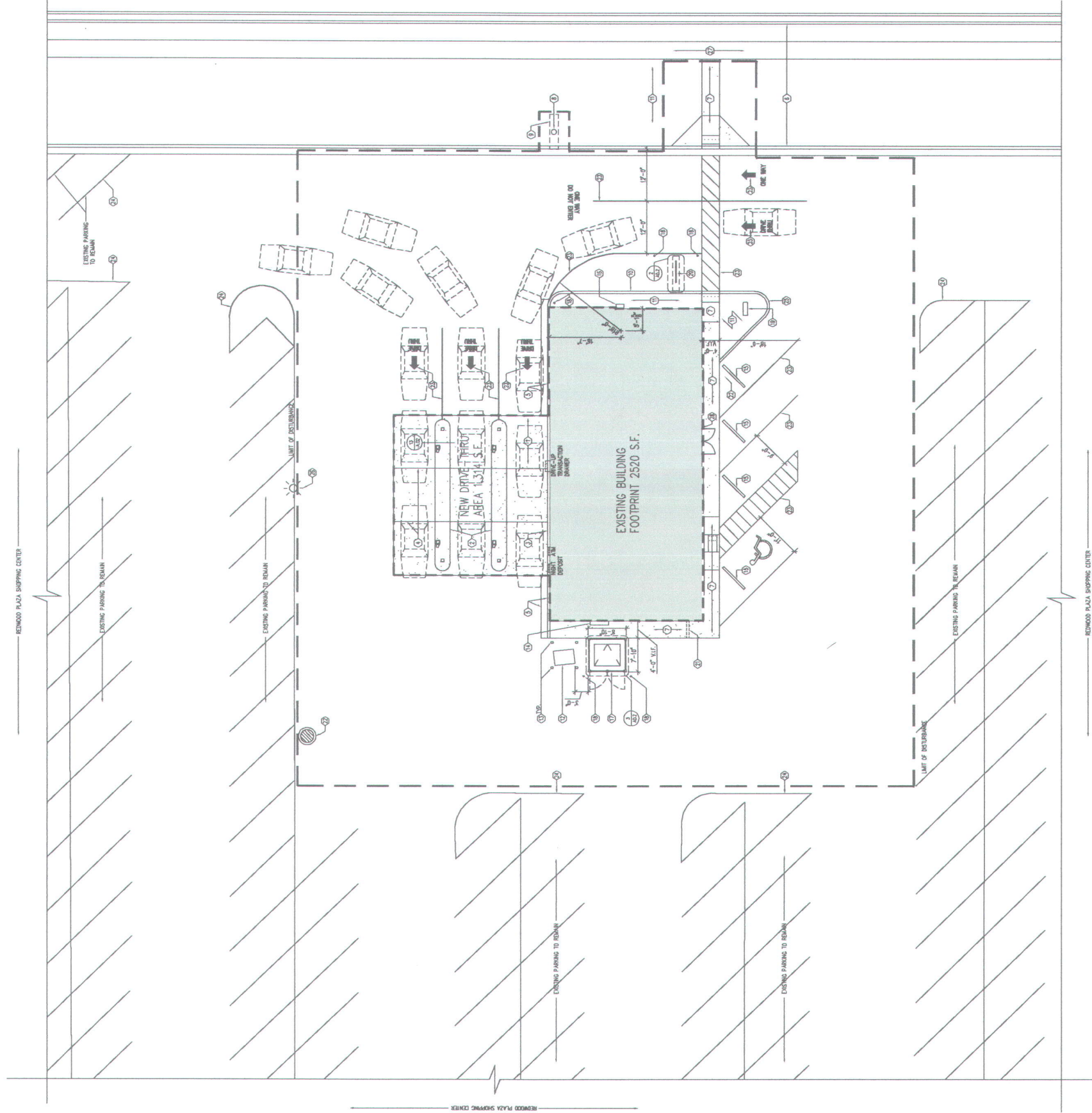


Gravel Sock Curb Inlet Protection Detail

Not to Scale



REINSET SITE PLAN 8/13/09



ARCHITECTURAL SITE PLAN

$$\underline{\underline{1^{\circ} = 10' - 0''}}$$
$$z \oplus$$

PRESCOTT MUIR ARCHITECT 171 WEST PIERPONT AVE. SALT LAKE CITY, UTAH 84101 TEL: 801.521.9111 FAX: 801.521.9158	ARCHITECTURAL SITE PLAN	ZIONS FIRST NATIONAL BANK 787 NORTH REDWOOD ROAD SALT LAKE CITY, UTAH 84101	PROJECT NO.: 20064 DRAWN BY: BS	THESE DOCUMENTS ARE THE PROPERTY OF PRESCOTT MUIR ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THESE DOCUMENTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	DATE: 12/10/09 SCALE: 1/8" = 1'-0"	A0.1	SHEET NO.: 12/10/09
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**Attachment B:  
City Departmental Comments**



**Valdemoros, Ana**

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**From:** Miller, David  
**Sent:** Monday, January 26, 2009 8:40 AM  
**To:** Valdemoros, Ana  
**Cc:** McCandless, Allen  
**Subject:** Petition PLNSUB2009-00038 Conditional Use Approval for a Planned Development

**Categories:** Program/Policy

Ana,  
Thank you for the notice regarding petition for conditional use approval for a planned development at 787 North Redwood Rd. This address is in the Salt Lake City's airport influence zone "C" and is listed as a area exposed to moderate levels of aircraft noise and having specific height restrictions. Salt Lake City requires an avigation easement for new development in this zone. The owner or developer should contact me at the address or email below, to complete the avigation easement. This project creates no observed impacts to airport operations.

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 145550  
Salt Lake City, UT 84114-5550  
801.575.2972  
david.miller@slcgov.com

BUILDING SERVICES

**Valdemoros, Ana**

---

**From:** Brown, Ken  
**Sent:** Wednesday, January 28, 2009 2:58 PM  
**To:** Valdemoros, Ana  
**Cc:** Butcher, Larry; Walsh, Barry  
**Subject:** Petition PLNSUB2009-00038 Conditional Use Approval For Planned Development at 787 N. Redwood Rd.  
**Categories:** Program/Policy

**Date:** January 28, 2009

**To:** Ana Valdemoros, Planning Division

**From:** Ken Brown  
Senior Development Review Planner  
535-6179

**Re:** Petition PLNSUB2009-00038 Conditional Use Approval For Planned Development at 787 N. Redwood Rd.

The Building Services Division review comments are as follows:

1. The parking lot at this location is non-complying in regards to parking lot landscaping and this proposal intends to further reduce the number of interior parking lot trees that shade this parking lot by removing some existing trees without a replacement proposal.
2. Table 21A.44.060F Schedule Of Minimum Off Street Parking Requirements states "5 stacking spaces on site per cashier, teller or similar employee transacting business directly with drive-through customers at any given time in addition to the parking required for that specific land use". 21A.40.060 Drive-Through Service Window Regulations state "The amount of stacking space for automobiles awaiting service shall be at least five (5) spaces on site per service window based on single line stacking; and Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot". This proposal does not appear to provide 5 stacking spaces per transaction location, which would not block access to required parking spaces.



ENGINEERING

## Valdemoros, Ana

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**From:** Weiler, Scott  
**Sent:** Monday, January 26, 2009 11:40 AM  
**To:** Valdemoros, Ana  
**Cc:** Drummond, Randy  
**Subject:** Conditional Use for PUD at 787 N. Redwood Road  
**Categories:** Program/Policy

Ana,

Engineering has no objection to the proposed Conditional Use. The public sidewalk at the proposed site is in satisfactory condition.

Scott

P.S. I tried to enter my comments into PLNSUB2009-00038 but the workflow hadn't progressed that far to allow me to do so.

FIRE

**Valdemoros, Ana**

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**From:** Itchon, Edward  
**Sent:** Monday, January 26, 2009 9:32 AM  
**To:** Valdemoros, Ana  
**Subject:** PLNSUB2009-00038 Planned Development 787 N Redwood Rd.

No Issues



PUBLIC UTILITIES

## Valdemoros, Ana

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**From:** Stoker, Justin  
**Sent:** Thursday, February 05, 2009 3:32 PM  
**To:** Valdemoros, Ana  
**Subject:** PLNSUB2009-00038 (787 North Redwood Rd)  
**Categories:** Program/Policy

Public Utilities has no outstanding issues with regards to this project.

**Justin D. Stoker, PE**  
**Salt Lake City Public Utilities**  
1530 S. West Temple, SLC, UT 84115  
ph. (801) 483-6786 - [justin.stoker@slcgov.com](mailto:justin.stoker@slcgov.com)

TRANSPORTATION

**Valdemoros, Ana**

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**From:** Walsh, Barry  
**Sent:** Tuesday, February 03, 2009 5:03 PM  
**To:** Valdemoros, Ana  
**Cc:** Young, Kevin; Weiler, Scott; Butcher, Larry; Itchon, Edward; Garcia, Peggy  
**Subject:** Pet PLNSUB2009-00038  
**Categories:** Program/Policy

February 3, 2009

Ana Valdemoros, planning

Re: petition PLNSUB2009-00038 Conditional Use review for 787 North Redwood Road.

The division of transportation review comments and recommendations are as follows:

The proposed conversion from restaurant, one drive up window, to a bank, with three drive up windows requires parking revisions that reduces the provided parking with in the community shopping center but does not eliminate required parking.

The plan submitted, see redline drawing, needs to be revised to address the required five car stacking geometrics and circulation to align with the drive-thru windows, parking stalls that are to remain and vehicular circulation. Note that the stacking lane is not to include or block the pedestrian access corridor.

We also recommend revision of the building entry walk to provide the required ADA access area with out the vehicular parking conflict as shown. Dimension the parking stop locations as required.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Scott Weiler, P.E.  
Larry Butcher, Permits  
Ted Itchon, Fire  
Peggy Garcia, Public Utilities  
File

2/24/2009