



Planning Commission Hearing Staff Report Hearing Date: May 22, 2019

ITEM # 2 Randy Hinckley requests Project Plan approval for a restaurant located at 2122 W Center Street in the General Commercial (CG) Zone. Fort Utah neighborhood.
PLPPA20180070

Applicant: Randy Hinckley
Staff Coordinator: Dustin Wright

Property Owner: Randy Hinckley
Parcel ID#:21:025:0188
Acreage:0.21
Number of Properties: 1
Number of Lots: 1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is June 12, 2019 6:00 p.m.*
2. **Deny** the requested Project Plan. *This action would not be consistent with the recommendations of the Staff Report.*

Current Legal Use:

Vacant property in the General Commercial Zone (CG)

Relevant History:

Previous structure has been demolished and the property is currently vacant.

Neighborhood Issues:

No issues have been made known to staff.

Summary of Key Issues:

- New restaurant to conform to the CG zone requirements.
- West Center Street Design Corridor standards to be met with development along Center St.

Staff Recommendation:

That the Planning Commission approve the Project Plan application for a restaurant located at 2122 W Center St.

OVERVIEW

The applicant is proposing a new structure to be built in the General Commercial Zone (CG) for a new restaurant. The proposed restaurant is approximately 2,000 square feet.

FINDINGS OF FACT

- The property is zoned General Commercial;

- SLU #5490 Miscellaneous retail food establishments are permitted uses in the CG zone
- The property is currently a vacant lot, previous structure has been demolished;
- The property is located in the West Center Street Design Corridor and subject to 14.34.290(3);
- There are thirteen parking stalls provided which would allow for up to fifty two seats available for the restaurant;
- CG zone requires building heights over two stories to have an elevator and the design corridor limits height to thirty five-feet;
- The proposed is twenty-three feet high with only one-story.

STAFF ANALYSIS

The proposed project plan has been reviewed and found that it will meet the requirements of the existing CG zone and the West Center Street Design Corridor. The proposed project provides thirteen parking stalls; enough to allow a restaurant use with seating up to fifty two.

The design corridor standards help enhance the landscaping and buffering above the requirements in the underlying zone. A landscaped berm will help buffer and beautify the development along the corridor.

CONCLUSIONS

Staff finds that the proposed project plan complies with the zoning requirements and the design corridor standards. There is adequate parking available for the proposed restaurant to meet code requirements.

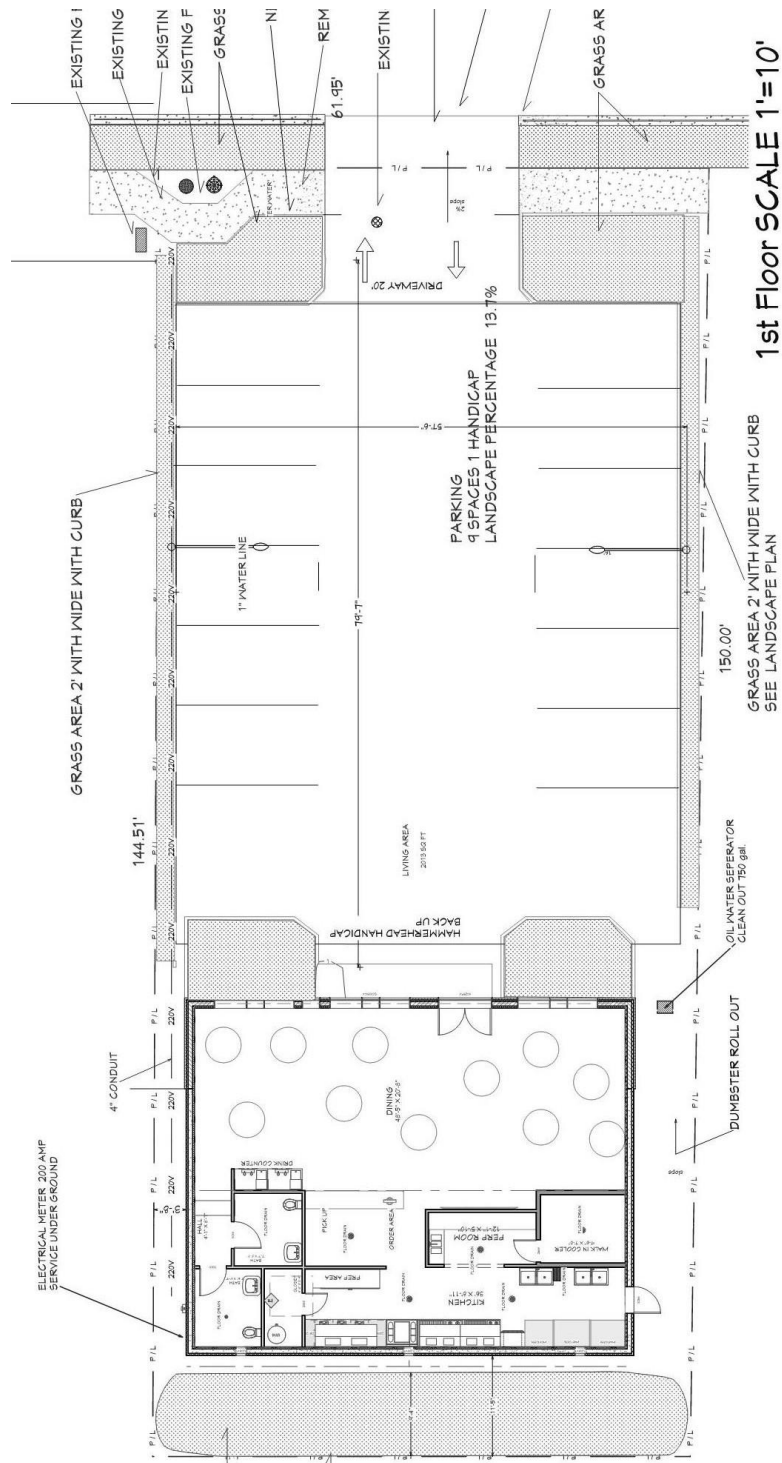
STAFF RECOMMENDATION

Move to approve the Project Plan application for a restaurant located at 2122 W Center St.

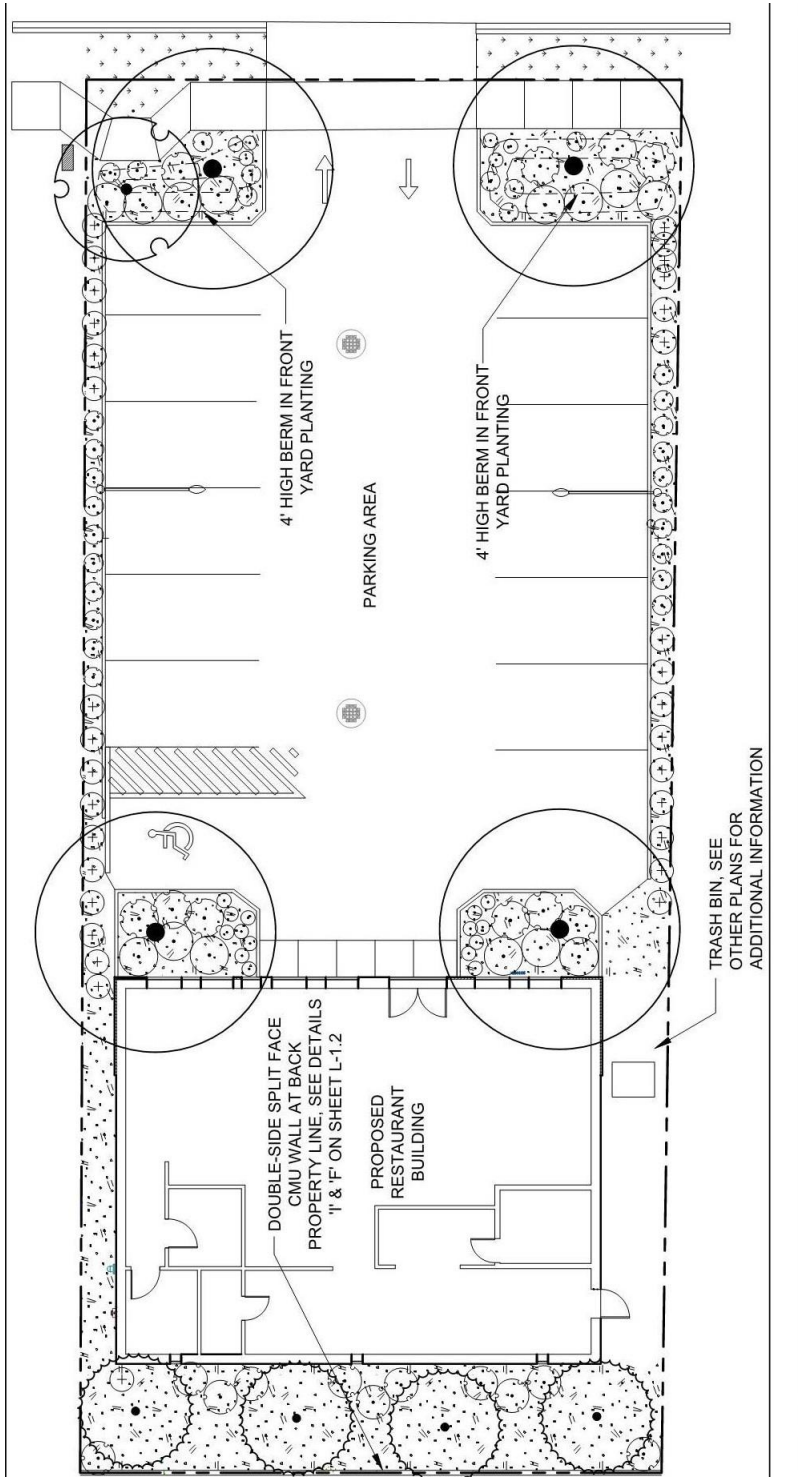
ATTACHMENTS

1. Site Plan
2. Landscape Plan
3. Elevations

Attachment 1 - Site Plan



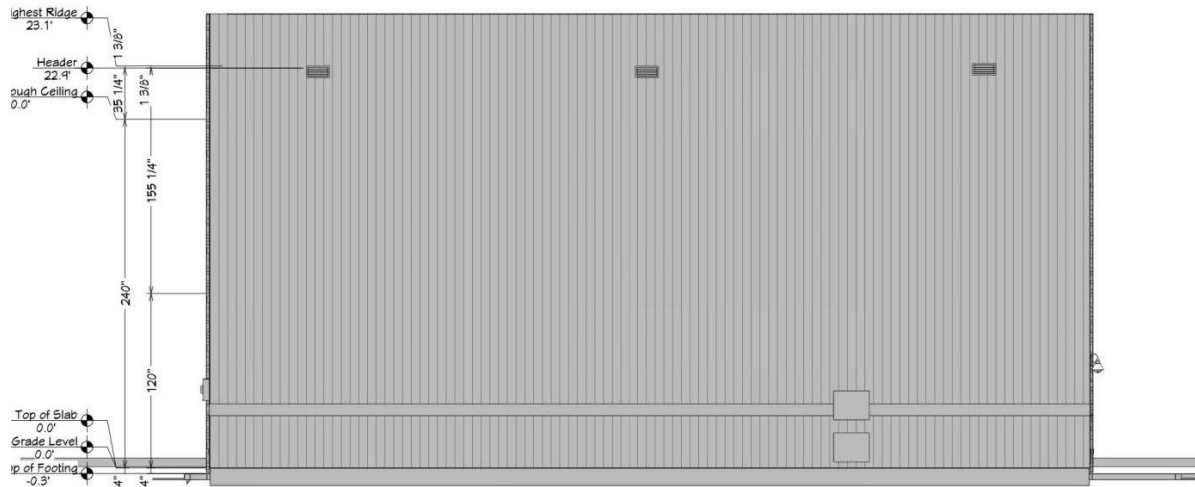
Attachment 2 - Landscape Plan

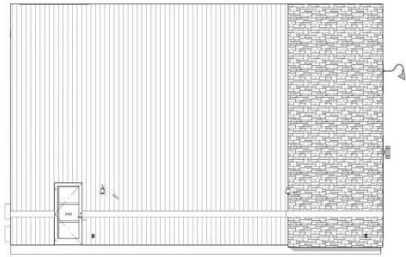


Attachment 3 – Elevations

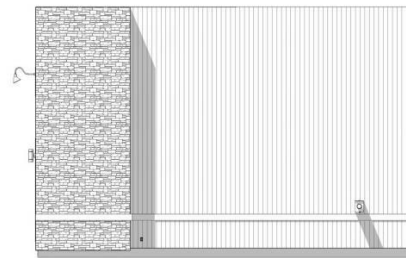


FRONT ELEVATION 1"=1/4"





WEST ELEVATION 3/16"=1'



EAST SIDE 1'=3/16"