



7505 South Holden Street  
Midvale, UT 84047  
Phone (801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

---

## **MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA NOVEMBER 9, 2016**

**WORKSHOP MEETING  
ALEXANDER DAHL CONFERENCE ROOM  
6:30 PM**

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

**GENERAL SESSION  
COUNCIL CHAMBERS  
7:00 PM**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **ACTION ITEM(S)**

1. MPD-21-26-276-003; OVERSTOCK PEACE COLISEUM BUILDING; 799 WEST COLISEUM WAY; REVISION TO EXTERIOR MATERIALS; BINGHAM JUNCTION ZONE/JUNCTION AT MIDVALE OVERLAY; GARDNER COMPANY AND O.COM (APPLICANTS)
2. SSMP-21-26-276-006; CHG OFFICE BUILDING AND CAMPUS; 7259 SOUTH BINGHAM JUNCTION BOULEVARD; REVISION TO EXTERIOR MATERIALS; BINGHAM JUNCTION ZONE/JUNCTION AT MIDVALE OVERLAY; GARDNER COMPANY (APPLICANT)
3. SPR-22-30-152-011; GANESH RESTAURANT; 130 EAST FORT UNION BOULEVARD; REDUCTION OF RESIDENTIAL LANDSCAPE BUFFER; REGIONAL COMMERCIAL ZONE/7200 SOUTH OVERLAY; KIRBY KIRKMAN/HKG ARCHITECTURE (APPLICANT)

### **DISCUSSION**

4. CORNER LOT SUBDIVISIONS IN SINGLE FAMILY RESIDENTIAL ZONES

### **MINUTES**

5. REVIEW AND APPROVE MINUTES OF JUNE 22, 2016; JULY 13, 2016; AUGUST 24, 2016; SEPTEMBER 14, 2016; SEPTEMBER 28, 2016; AND OCTOBER 12, 2016

### **ADJOURN**

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [www.midvalecity.org](http://www.midvalecity.org) and the State Public Notice website at <http://pnm.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

*Lesley Burns, City Planner*

*Dated this 2nd Day of November, 2016*

**Midvale City**  
Department of Community Development  
Planning and Zoning

**Planning and Zoning Commission Staff Report**

**APPLICATION:** OVERSTOCK PEACE COLISEUM BUILDING

**LOCATION:** 799 W. Coliseum Way

**APPLICANT:** Gardner Company and O.Com

**FILE #:** MPD-21-26-276-007

**REQUEST:** Revision to Exterior Materials

**MEETING DATE:** November 9, 2016

**ZONING DESIGNATION:** Bingham Junction/The Junction at Midvale Overlay

**AUTHOR:** Lesley Burns, City Planner

**APPLICABLE ORDINANCE (S):** 17-7-9.12.2.7

**AGENDA #:** 1

**SUMMARY:**

On December 10, 2014, the Planning Commission approved a Small Scale Master Plan and Conditional Use Permit for the Overstock Office Building and Campus located on 18.6 acres between Bingham Junction Boulevard and 700 West directly north of the Bingham Junction Light Rail Station and rail line. With the exception of some landscaping and an architectural element on the office building, the project has been completed. The developer and owner posted bonds to guarantee the completion of these items, and Overstock has occupied the buildings for approximately two months while the remaining work is being completed. The work to be completed on the office building includes the sunscreens (metal awnings) that are shown on the attached building elevations. These elevations were approved by the Planning Commission as part of the Small Scale Master Plan in December 2014. The original architectural review and analysis done pursuant to Section 17-7-9.12.2.7 of the zoning ordinance and provided to the Planning Commission at that time was as follows:

*“The building is proposed to be constructed of architectural concrete (a base material) with windows and etched glass panels. The main entrances will include a natural stone material. The primary wall material for the entire building is glass which covers more than 50% of all the wall areas, with the exception of the loading dock/mechanical area which is located below street level. The proposed window areas exceed the minimum opening requirement on all elevations and include appropriate detailing with metal awnings and aluminum storefront systems. The building design has incorporated elements that provide some variation in the façade with changes in materials and the metal awnings. Various architectural treatments have been used to add detail and character such as reveals in the architectural concrete, the etched glass at the top of the building,*

*and the rounded design. . . . Overall, Staff believes this building exceeds the architectural requirements of the ordinance.” (December 10, 2014 Staff Report)*

At this time, Overstock is requesting approval to eliminate the sunscreens (metal awnings) included on the approved building elevations. The applicant has submitted a written explanation and photos of the building to show the reasoning for this request.

**STAFF RECOMMENDATION:**

Staff would recommend that the Planning Commission discusses and considers the request to eliminate the sunscreens as a required architectural element on the Overstock Peace Coliseum building. If the Planning Commission determines that the building complies with the architectural standards for a commercial building in the Junction at Midvale Overlay without the sunscreens, Staff would recommend approving this request.

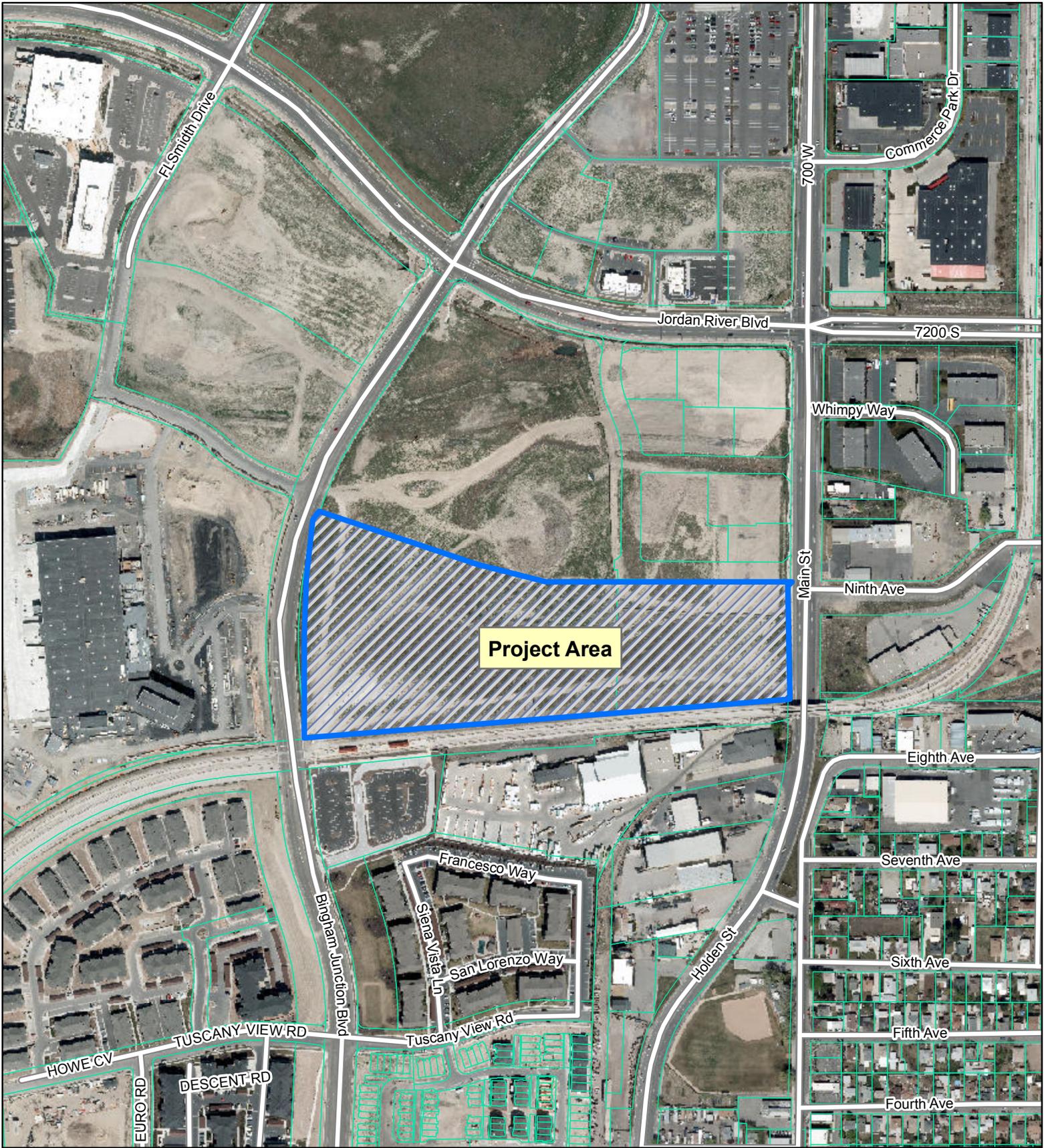
**RECOMMENDED MOTION:**

*“Based on the existing Overstock Peace Coliseum building complying with the form variations, and window and architectural treatment standards of the Junction at Midvale Overlay, I move that we approve the applicant’s request to eliminate the sunscreens (metal awnings) on the building exterior.”*

**ATTACHMENTS:**

- Vicinity Map
- Approved Building Elevations
- Proposed Building Elevations/Explanation for Change
- Applicable Architectural Standards for Junction at Midvale Overlay

**PUBLIC NOTICE:**  No  Yes



**Overstock Office Building**







**APPROVED**



**APPROVED**

## Overstock Request to the Midvale City Planning Commission

### Elimination of Sun Screens

Overstock.com is requesting a change to what was previously approved by the Midvale City Planning Commission. Specifically, Overstock is requesting approval to eliminate the sunscreens that were originally shown on the concept drawings, reviewed with the Planning Commission, and included in the construction documents. The sunscreens, located at each punched opening around the perimeter of the building, were not included as part of the construction. Due to an unintentional oversight, this change was not shared with the Midvale City staff as part of the numerous value engineering modifications that were made to the building during the course of construction.

It is Overstock's position that the sunscreens are not necessary, based on the fact that Overstock spent an additional one million dollars upgrading the glazing on the exterior of the building to View Glass. View Glass is a state-of-the-art dynamic glass which has the ability to automatically darken and shade the interior of the building depending on the time of the year, the time of day, and the exterior weather conditions. This capability provides the occupants with a more comfortable and productive work environment.

Originally the sunscreens were designed to limit, not eliminate, direct sunlight into the building and as such also provided a horizontal accent on the exterior of the building. The fact that the sunscreens are no longer necessary for sun control, Overstock and the design team do not feel that simply maintaining a horizontal steel band is consistent with the original intent of the screens. From the interior of the building the horizontal band also becomes a visual distraction to the views out of the building. While the screens did provide some additional detailing on the exterior of the building, the fact that they now provide no functional value makes them simply an applique rather than a functional design element. The design team feels that the strength of the building and its design aesthetic is in no way compromised with the elimination of the sun screens. In fact, with the integration of View Glass and the elimination of the sunscreens, the building is a more honest representation of its state-of-the-art capabilities.

The Overstock office building, the additional amenity structures, and the open landscaped site, have clearly set a new standard at Bingham Junction that not only provides an immense value to Overstock and its employees, but also the City of Midvale.

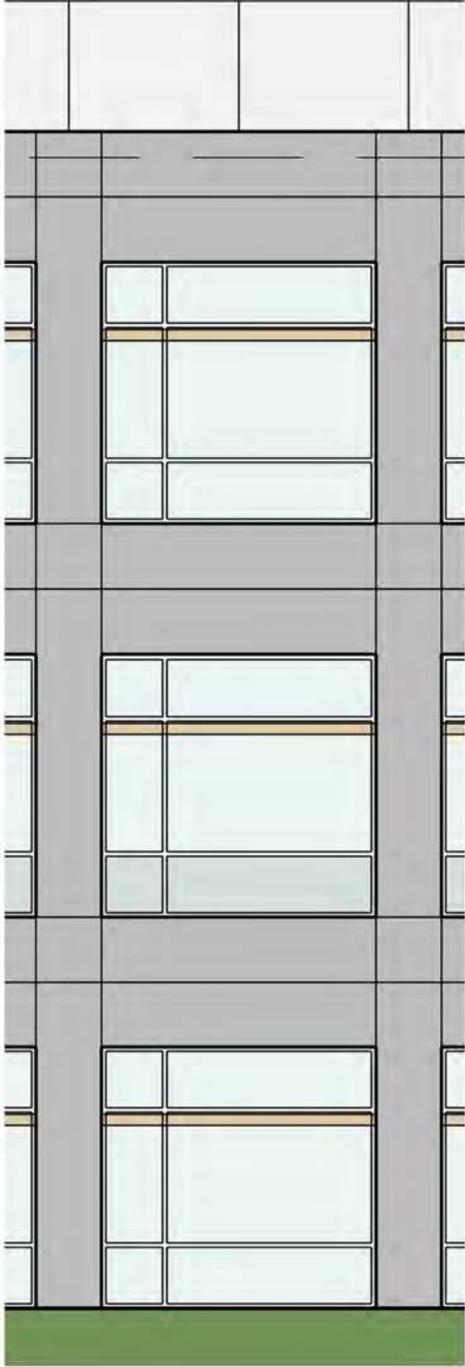


OVERSTOCK.COM

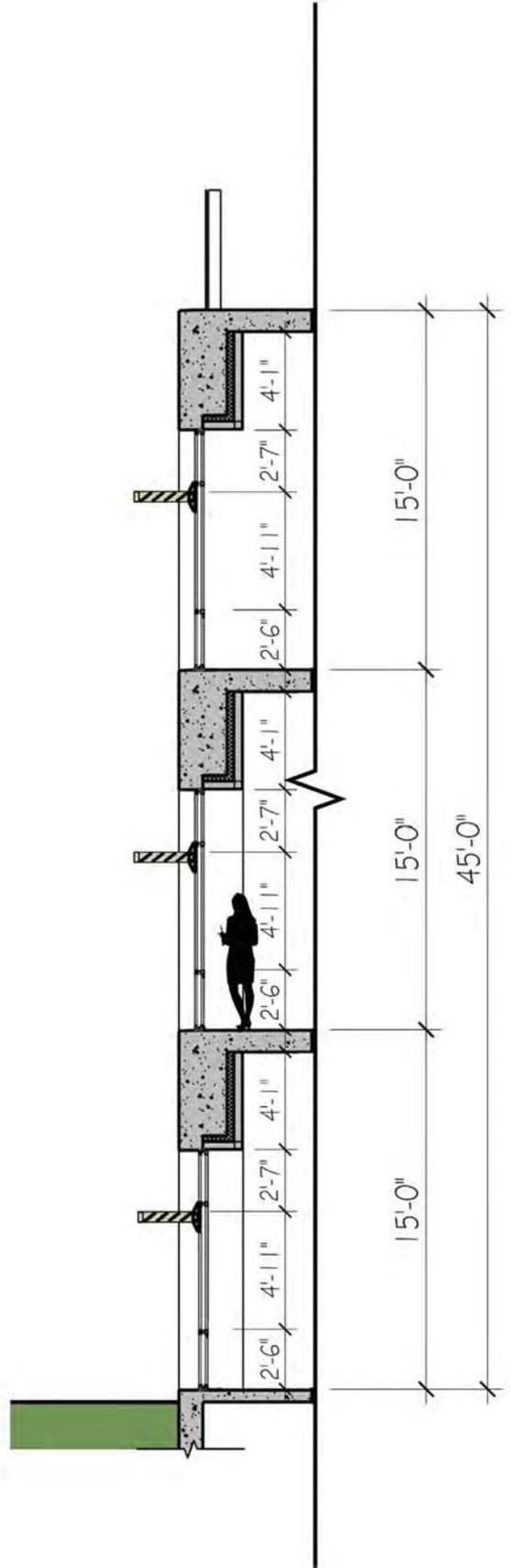
**APPROVED**



PROPOSED



AS BID



**APPROVED**



**APPROVED**



PROPOSED



PROPOSED



PROPOSED



PROPOSED



PROPOSED



PROPOSED

## Chapter 17-7-9.12.2 THE JUNCTION AT MIDVALE ZONE

### 17-7-9.12.2.7 Retail/office/flex and mixed-use architectural standards.

- F. Exterior Structure. All exterior walls of all structures shall be constructed in compliance with the following:
1. Finishes. All buildings shall use one or more of the following durable materials as significant finish: architectural pre-cast concrete, architecturally treated concrete masonry units, brick cladding, natural and cast stone, prairie stone, architectural metals, and glazing. Architectural site-cast concrete may be allowed if designed, articulated, and colored for a finished appearance on all buildings. At least fifty percent of all buildings visible from a major thoroughfare shall be composed of brick, stone, architecturally treated CMU, architectural pre-cast concrete and/or glazing.
  2. Quality. High standards for exterior materials, exterior building systems, and their application are expected. In particular, the design and application of EIFS or synthetic stucco is expected to be of a high enough quality to allow for crisp detailing and substantial relief. The wall area from finished grade to where the use of EIFS begins shall be clad by a hard, durable material such as brick, stone, architectural pre-cast concrete, or architecturally treated concrete masonry units.
  3. Form Variations. Buildings shall provide variation in the form of facades that adjoin streets. Street-facing facades shall make use of at least two of the following variations. Secondary facades shall make use of at least one of the following variations. Variations should result from significant dimensional changes in plane, color or detail as accomplished by such devices as:
    - a. Protruding bays or columns;
    - b. Recessed entries;
    - c. Upper level step-backs;
    - d. Arcades;
    - e. Off-sets, projections and shifts in the general plane of the facade;
    - f. Changes in materials or color;
    - g. Bay windows;
    - h. Vestibules;
    - i. Porches;
    - j. Balconies;
    - k. Exterior shading devices;
    - l. Nonretractable canopies or awnings;
    - m. Projecting cornices;
    - n. Eaves; or
    - o. Any other variation the planning commission may approve that meets the intent of this section.
  4. Window Treatments. Street-facing facades shall include at least two of the following window treatments with at least one window treatment per window. All other facades shall utilize at least one of the following window treatments per window. Treatments may include:
    - a. Varying the size and/or style of windows;
    - b. Windows sills;
    - c. Window grids;
    - d. Window trim;
    - e. Window headers;
    - f. Window railing;
    - g. Recessed windows;
    - h. Arcades; or
    - i. Any other treatment the planning commission may approve that meets the intent of this section.
  5. Architectural Treatments. Street-facing facades shall include at least two of the following architectural treatments. All other facades shall include at least one of the following architectural treatments. Treatments that add detail, character, and reduce the appearance of massive blank walls may include:
    - a. Ornamental details such as quoins, knee braces and exposed joists;

- b. A change of material applied to at least twenty percent of the facade;
  - c. A change of color applied to at least twenty percent of the facade;
  - d. Decorative parapets;
  - e. Reveals;
  - f. Pilasters;
  - g. Architectural banding or belt courses;
  - h. Cornice other than that at the top of the building;
  - i. Rounded design at street corners;
  - j. A change of pattern applied to at least twenty percent of the facade;
  - k. A distinguished upper floor for buildings with at least four floors; or
  - l. Any other treatment the planning commission may approve that meets the intent of this section.
- Primary public entry(s) shall be architecturally emphasized so that pedestrians can easily find them.

**Midvale City**  
Department of Community Development  
Planning and Zoning Department

**Planning and Zoning Commission Staff Report**

**APPLICATION:** CHG Office Building & Campus –  
Revision to Exterior Materials

**LOCATION:** 7259 South Bingham Junction Boulevard

**APPLICANT:** Gardner Company  
Ryan Bevan, VP Construction

**FILE #:** SSMP-21-26-276-010

**REQUEST:** Revision to Exterior Materials

**MEETING DATE:** Wednesday, November 9, 2016

**ZONING DESIGNATION:** Bingham Junction/The Junction at Midvale Overlay

**AUTHOR:** Matt Hilderman, Associate Planner

**APPLICABLE ORDINANCE (S):** MMC Chapter 17-7-9.2; 17-7-9.12.2

**AGENDA #:**

**SUMMARY:**

On June 24, 2015 the Midvale City Planning Commission moved to approve the Small Scale Master Plan for the CHG Office Building and Campus located at 7250 South Bingham Junction Boulevard. During Staff's review and information provided in the initial staff report characterized the proposed exterior of the office building as the following:

*“The building is proposed to be constructed of ceramic wall tiles that creates a base foundation and extends beyond the minimum 1/3<sup>rd</sup> overall height of the structure and the primary entrance or the ‘People Hub’ is to be constructed of primary glass opening with metal wall panels as accents. The primary wall material for the entire building is glass which covers more than 50% of all the proposed elevations. The proposed window areas exceed the minimum opening requirement on all elevations and include appropriate detailing with metal wall panels and aluminum storefront systems. The building design has incorporated elements that provide some variation in the façade with changes in materials and architectural treatments have been used to add detail and character such as EIFS and spandrel glass. Overall, Staff believes this building exceeds the architectural requirements of the ordinance.”*

On October 20, 2015 the applicant received final site plan approval of the identified project and on November 10, 2015, the applicant received final approval of the building permit application for the construction of the office building, which is currently still be constructed.

The applicant has made a request to install some accent panels along the exterior of the identified building under construction. The applicant has stated the purpose is to, “dress these buildings up a bit and give them a little more character and definition.” The applicant has provided a proposed plan and renderings of the Nichiha composite panels, an exterior alternative material that can provide the look of metal, stone, brick, concrete, wood, etc.

<http://www.nichiha.com/gallery/market-type-commercial/Office%20Buildings>

As stated in The Junction at Midvale Overlay Zone (§17-7-9.12.2.7), all new development shall comply with the following architectural standards:

1. Materials. Exterior finishes shall be of traditional, time- and weather-tested techniques and shall include a substantial use of brick, cultured brick, natural or cultured stone, prairie stone, and/or wood or synthetic wood products. Glazing may be used as a primary exterior material when glazing is proposed as a major architectural design element or look for a project area consisting of at least two buildings and including all of the buildings that are separated by a major feature such as a linear park, collector street, or similar element that sets an area apart.
2. Stucco. The use of stucco, synthetic stucco and EIFS should be limited and shall not exceed fifty percent of any elevation. The planning commission may determine, on a case-by-case basis, that the architectural detail and excellence of a structure is such that the use of stucco in excess of this standard is warranted.
3. Other Architectural Materials/Finishes. Architectural pre-cast concrete, architecturally treated concrete masonry units, and architectural metals should be used primarily to provide architectural detail and relief. Fiberglass and/or metal panels may be used in relatively small quantities. The planning commission may allow other materials and material quantities that it finds add to the architectural excellence of the structure and project.

Based on Staff's review, it appears all proposed elevations will be replacing the existing and approved E.I.F.S. material with the proposed accent panels excluding the North West Elevation Area 2 (Sheet A205) which will be replacing the existing and approved wall tiles.

The Planning Commission will need to discuss and determine if the new exterior materials complies with the intent of the ordinance and code requirements.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the revised exterior material proposal for the CHG Office Building & Campus.

**RECOMMENDED MOTION:**

*"We find that the revised building elevations for the CHG Office Building create detail and relief with the exterior materials proposed, adds to the architectural excellence of the structures and overall project, and complies with the intent of the ordinance, and we therefore approve the revised building elevations, as proposed."*

**ATTACHMENTS:**

- Vicinity Map
- Approved Elevation Plans
- Revised Elevations Plans

# Vicinity Map



 Proposed Location



Legacy Center Way

Bingham Junction Blvd

Junction View Dr

Grandeur View Wy

Jordan River Blvd

Blue Vista Ln

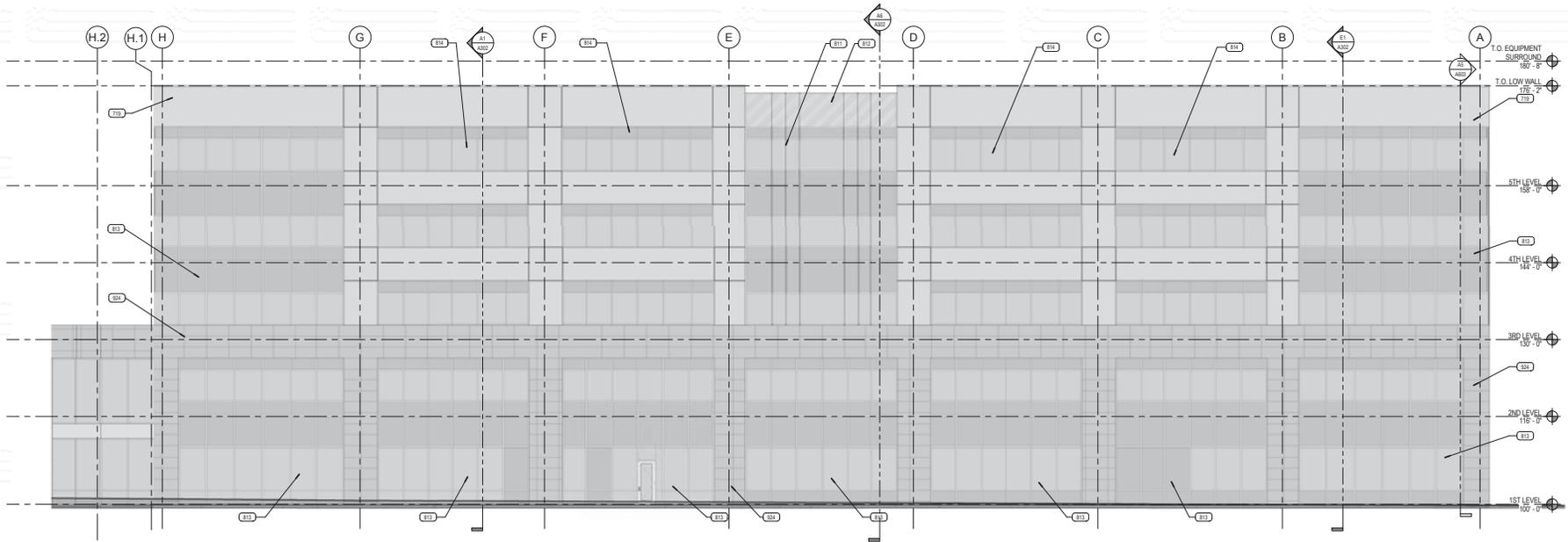
700 W

7200 S

Main St

Whimpy Way

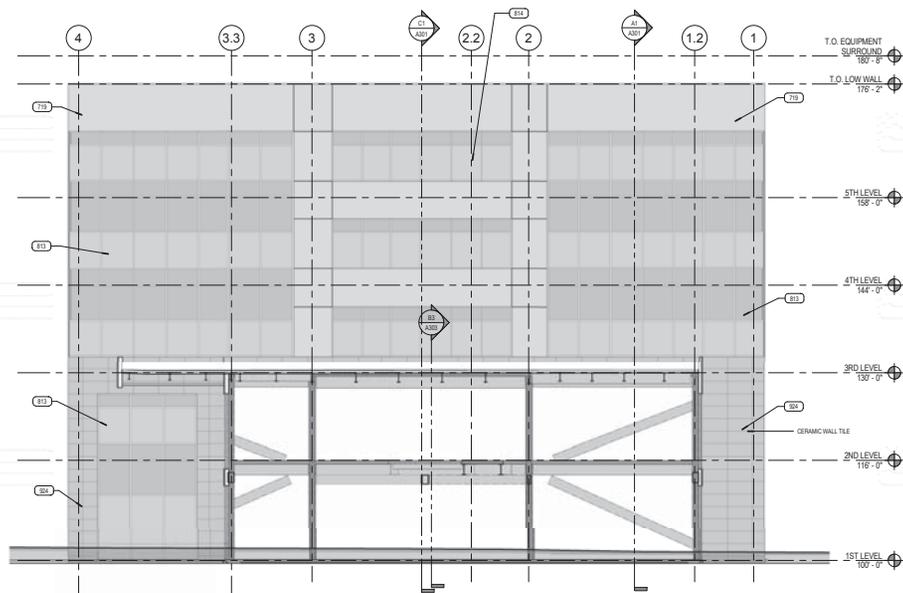
Ninth Ave



**C2 NORTH ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**NORTH EXTERIOR FINISHES**

GLASS - 5,606 sq ft = 63.0%  
E.I.F.S. - 2,052 sq ft = 23.1%  
TILE BASE - 1,232 sq ft = 13.9%  
TOTAL - 8,888 sq ft = 100%



**A2 EAST ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**EAST EXTERIOR FINISHES**

GLASS - 11,967 sq ft = 59.7%  
E.I.F.S. - 6,150 sq ft = 26.5%  
TILE BASE - 2,668 sq ft = 13.8%  
TOTAL - 20,785 sq ft = 100%



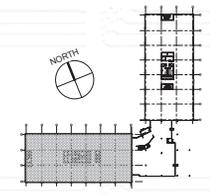
**TOTAL SOUTH BUILDING EXTERIOR FINISHES**

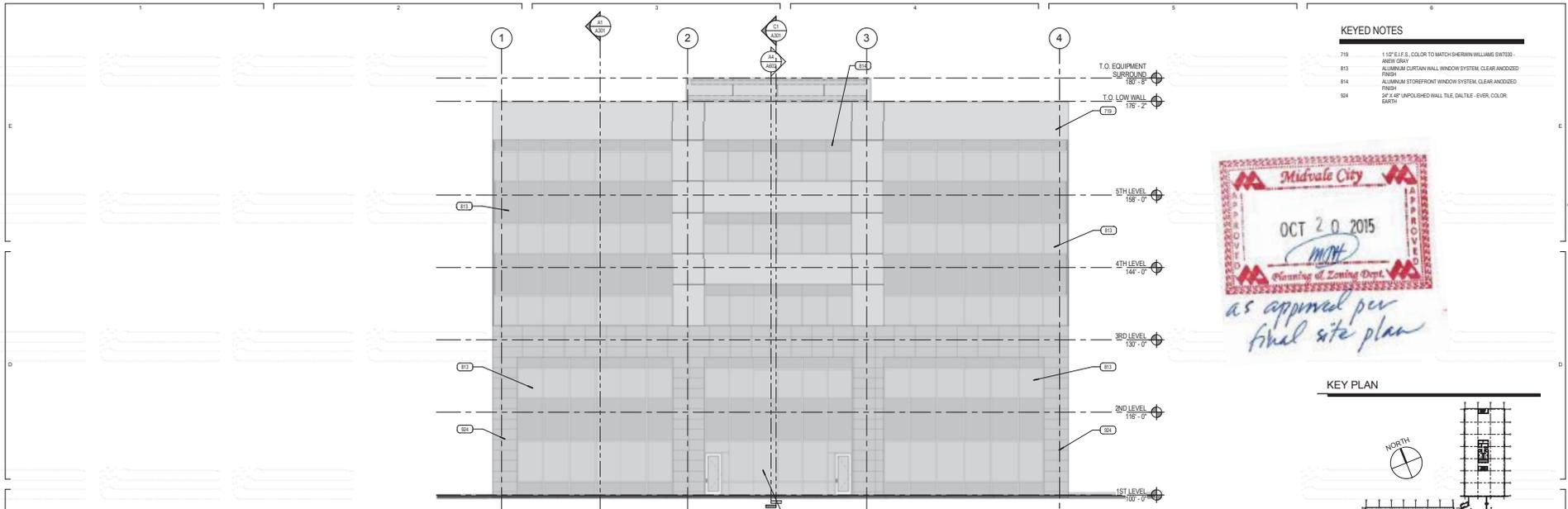
GLASS - 31,883 sq ft = 58.7%  
E.I.F.S. - 15,066 sq ft = 27.7%  
TILE - 7,388 sq ft = 13.6%  
TOTAL - 54,337 sq ft = 100%

**KEYED NOTES**

- 719 1 1/2" E.I.F.S. COLOR TO MATCH SHERMAN WILLIAMS SW7035 - ANDERSON GRAY
- 811 ALUMINUM CURTAIN WALL WINDOW SYSTEM W/ ESG VERTICAL BUILDING CLEAR ANODIZED FINISH
- 812 ALUMINUM FINISHED SPANSEL PANEL IN CURTAIN WALL SYSTEM
- 813 ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 904 24" X 48" UNPOLISHED WALL TILE, GALTILE - EVER, COLOR: EARTH

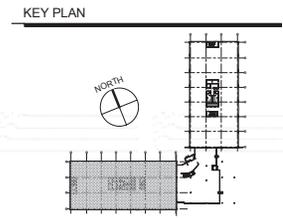
**KEY PLAN**





**KEYED NOTES**

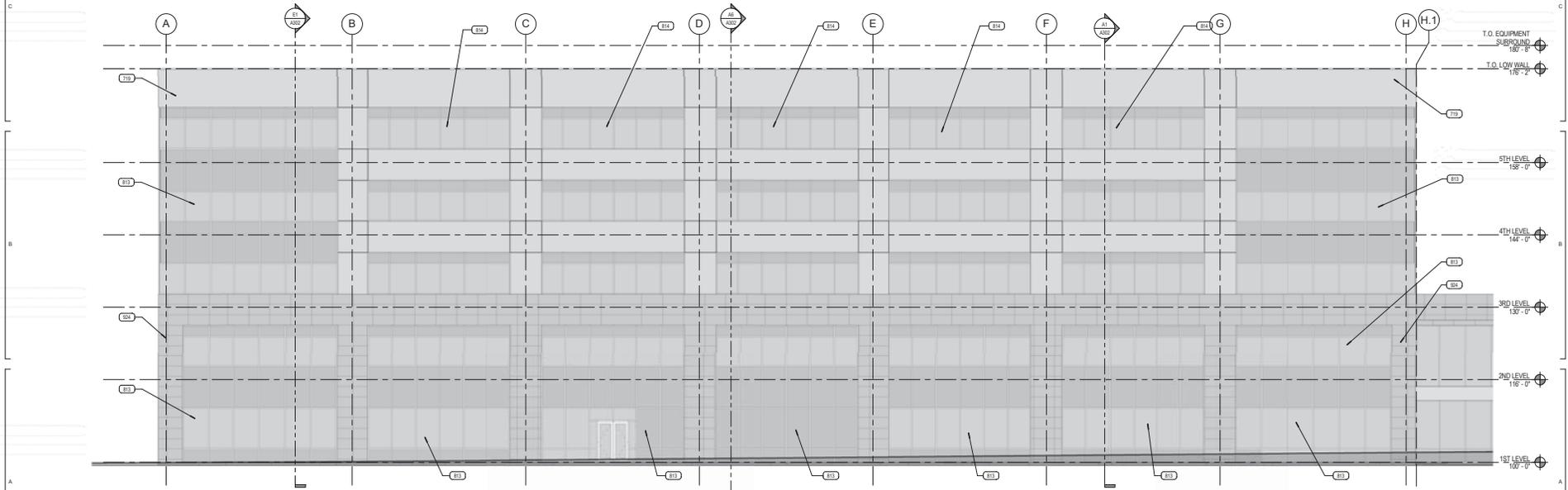
|     |  |
|-----|--|
| 719 | 1 1/2" EIFS, COLOR TO MATCH SHERWIN WILLIAMS SW7033 - ANVIL GRAY |
| 813 | ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH       |
| 814 | ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH         |
| 824 | 24" X 48" UNPOLISHED WALL TILE DALL-TILE, EVER, COLOR: GARTH     |



**WEST ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**WEST EXTERIOR FINISHES**

|              |                              |
|--------------|------------------------------|
| GLASS        | 11,880 sq. ft. = 96.0%       |
| EIFS         | 5,972 sq. ft. = 32.7%        |
| TILE BASE    | 2,068 sq. ft. = 13.7%        |
| <b>TOTAL</b> | <b>19,920 sq. ft. = 100%</b> |



**SOUTH ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**SOUTH EXTERIOR FINISHES**

|              |                             |
|--------------|-----------------------------|
| GLASS        | 3,626 sq. ft. = 96.0%       |
| EIFS         | 2,052 sq. ft. = 31.7%       |
| TILE BASE    | 850 sq. ft. = 12.3%         |
| <b>TOTAL</b> | <b>6,478 sq. ft. = 100%</b> |

**TOTAL SOUTH BUILDING EXTERIOR FINISHES**

|              |                              |
|--------------|------------------------------|
| GLASS        | 31,880 sq. ft. = 96.7%       |
| EIFS         | 15,066 sq. ft. = 27.7%       |
| TILE         | 7,368 sq. ft. = 13.6%        |
| <b>TOTAL</b> | <b>54,314 sq. ft. = 100%</b> |



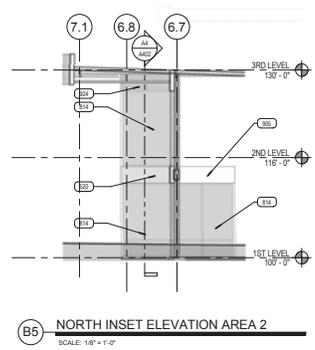
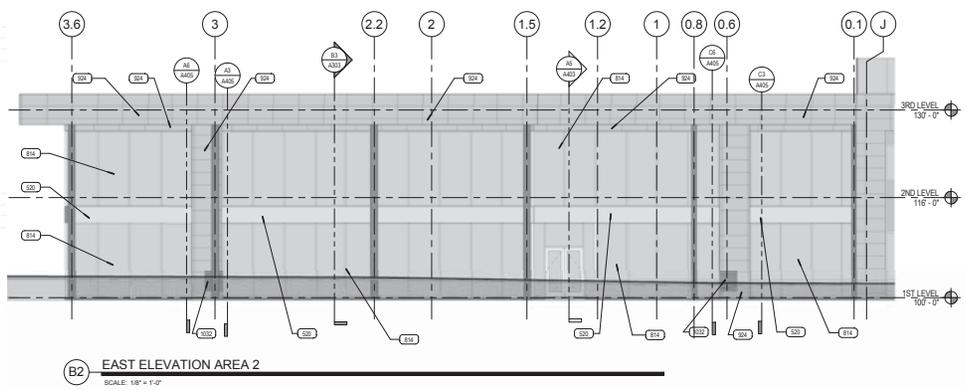
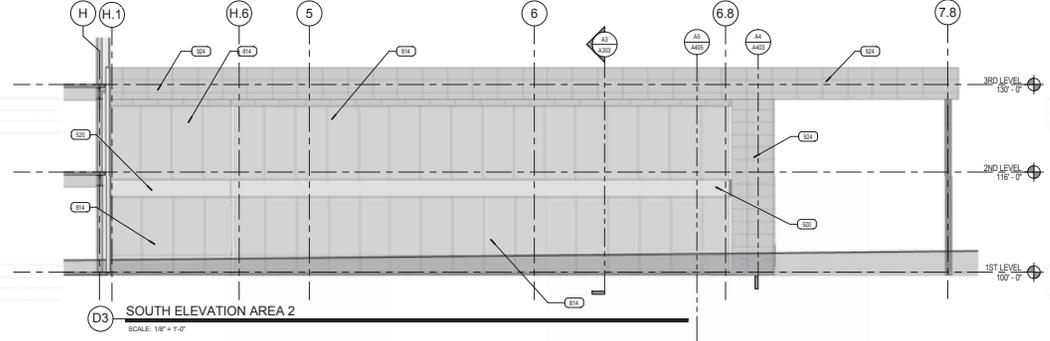
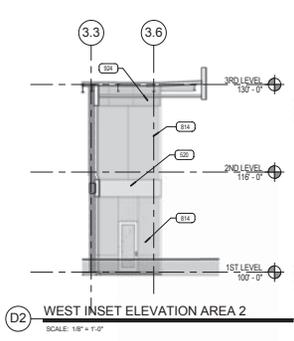
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

VCBO NUMBER: 14325  
CLIENT NUMBER:        
DATE: JULY 29, 2015

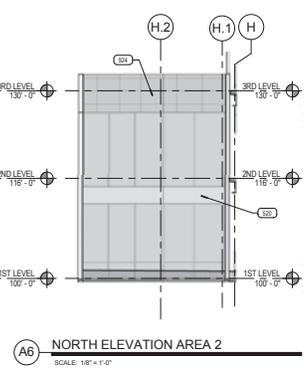
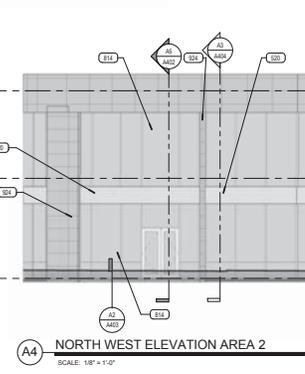
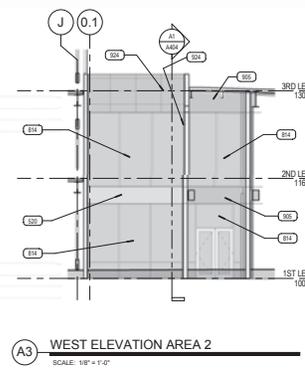
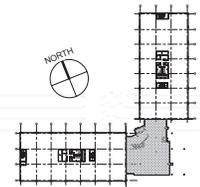
**CHG OFFICE BUILDING**  
GARDNER COMPANY  
7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
CONSTRUCTION DOCUMENTS - PERMIT SET

**KEYED NOTES**

- 500 ACM ALUMINUM PANEL SYSTEM CLEAR ANODIZED FINISH
- 614 ALUMINUM STOREFRONT WINDOW SYSTEM CLEAR ANODIZED FINISH
- 905 5/8" O.P. BR. PAINTED WHERE EXPOSED
- 904 3/4" O.P. UNPOURED WALL TILE ON TILE-EVER, COLOR EARTH
- 1032 FIRE PLACE - BR ALTERNATE

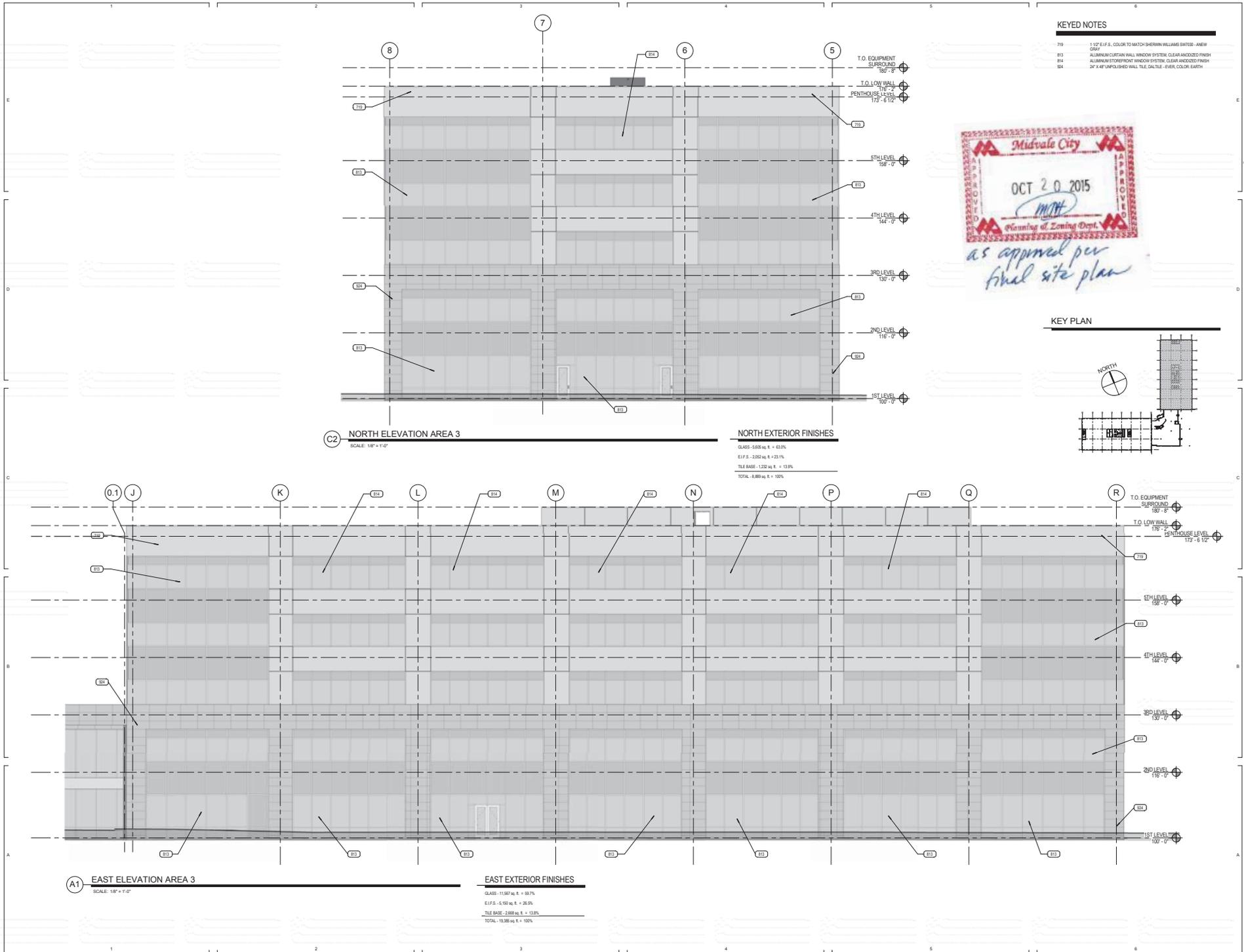


**KEY PLAN**



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

VCBO NUMBER: 14325  
 CLIENT NUMBER:        
 DATE: JULY 29, 2015

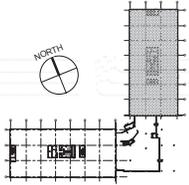


**KEYED NOTES**

|     |  |
|-----|--|
| 719 | 1/2" E.I.F.S. COLOR TO MATCH SHERWIN WILLIAMS SW7005 - ANEW GRAY |
| 813 | ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH       |
| 814 | ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH         |
| 814 | 34" X 48" UNPOLISHED WALL TILE, GALTILE - EVER, COLOR: EARTH     |



**KEY PLAN**



**C2 NORTH ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**NORTH EXTERIOR FINISHES**

|              |                             |
|--------------|-----------------------------|
| GLASS        | 5,559 sq. ft. = 62.0%       |
| E.I.F.S.     | 2,292 sq. ft. = 25.1%       |
| TILE BASE    | 1,222 sq. ft. = 13.9%       |
| <b>TOTAL</b> | <b>9,073 sq. ft. = 100%</b> |

**A1 EAST ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**EAST EXTERIOR FINISHES**

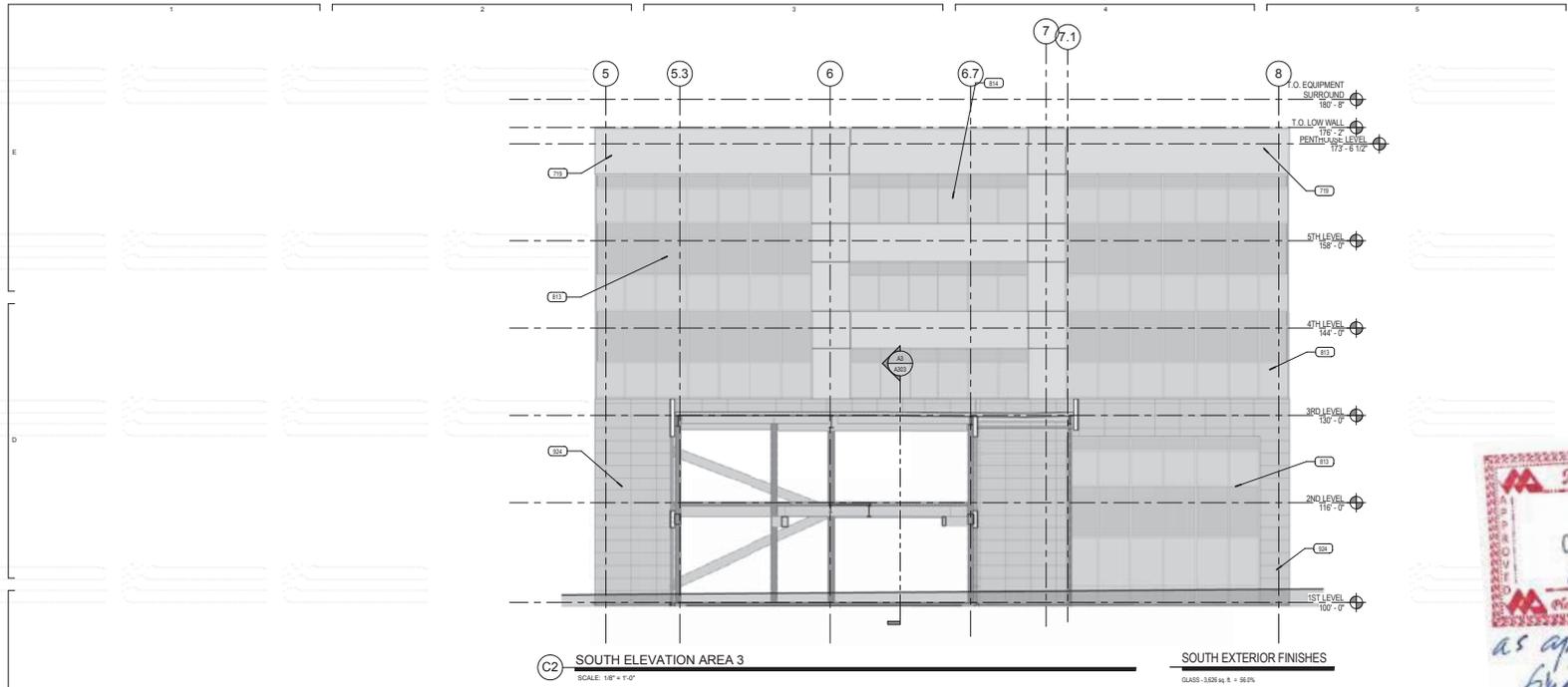
|              |                              |
|--------------|------------------------------|
| GLASS        | 11,597 sq. ft. = 59.7%       |
| E.I.F.S.     | 5,162 sq. ft. = 26.9%        |
| TILE BASE    | 2,688 sq. ft. = 13.9%        |
| <b>TOTAL</b> | <b>19,365 sq. ft. = 100%</b> |



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

VCBO NUMBER: 14325  
CLIENT NUMBER:  
DATE: JULY 29, 2015

**CHG OFFICE BUILDING**  
GARDNER COMPANY  
7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
CONSTRUCTION DOCUMENTS - PERMIT SET



**C2 SOUTH ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

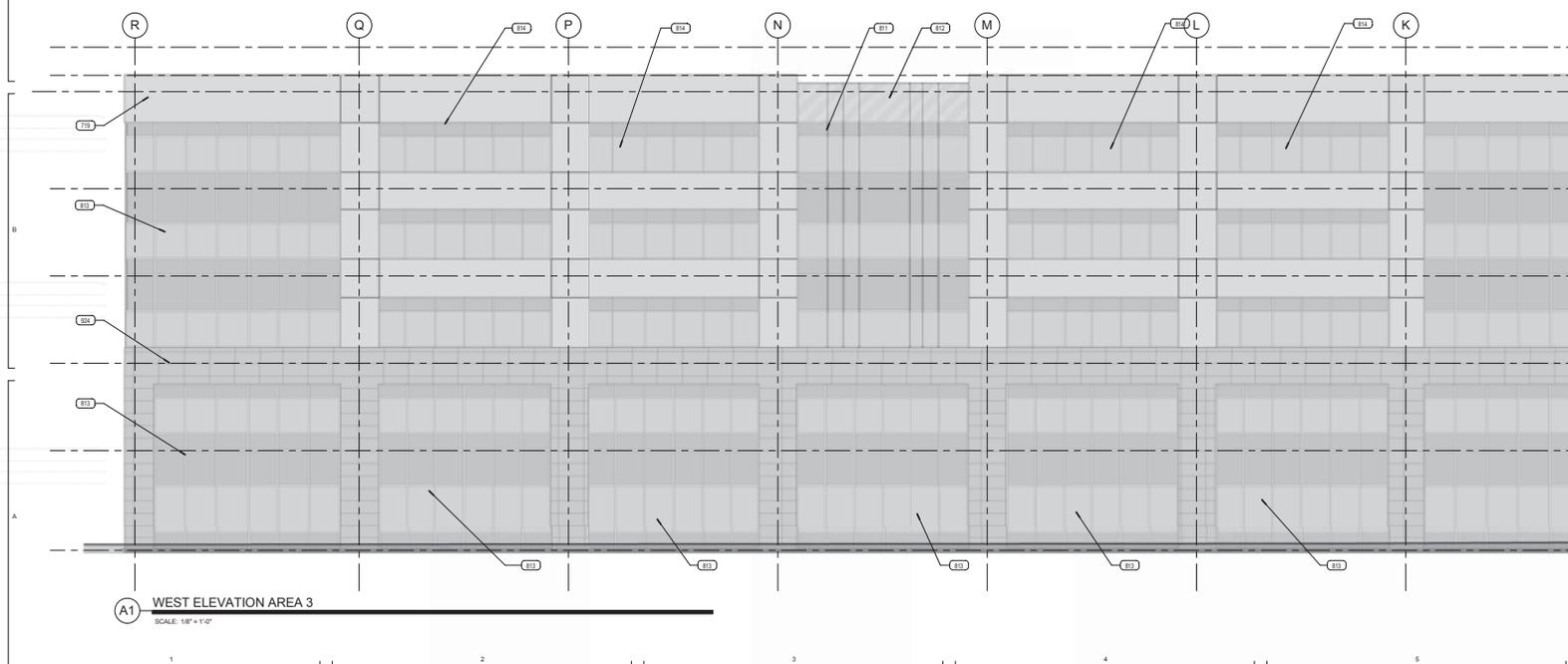
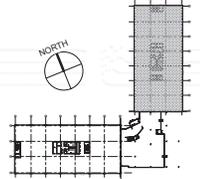
**SOUTH EXTERIOR FINISHES**

|                                    |
|------------------------------------|
| GLASS - 3252 sq. ft. = 93.7%       |
| EIFS - 2352 sq. ft. = 31.7%        |
| TILE BASE - 400 sq. ft. = 12.3%    |
| <b>TOTAL - 6478 sq. ft. = 100%</b> |

**KEYED NOTES**

- 719 1 1/2" EIFS, COLOR TO MATCH SHERWIN WILLIAMS SW7000 - ANEW GRAY
- 811 ALUMINUM CURTAIN WALL WINDOW SYSTEM W/ 55G VERTICAL MULLIONS, CLEAR ANODIZED FINISH
- 812 ALUMINUM FINISHED SPANDREL PANEL IN CURTAIN WALL SYSTEM
- 813 ALUMINUM CURTAIN WALL WINDOW SYSTEM CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM CLEAR ANODIZED FINISH
- 814 24" X 48" UNPOLISHED WALL TILE, GALTILE - EYER, COLOR: EARTH

**KEY PLAN**



**A1 WEST ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**WEST EXTERIOR FINISHES**

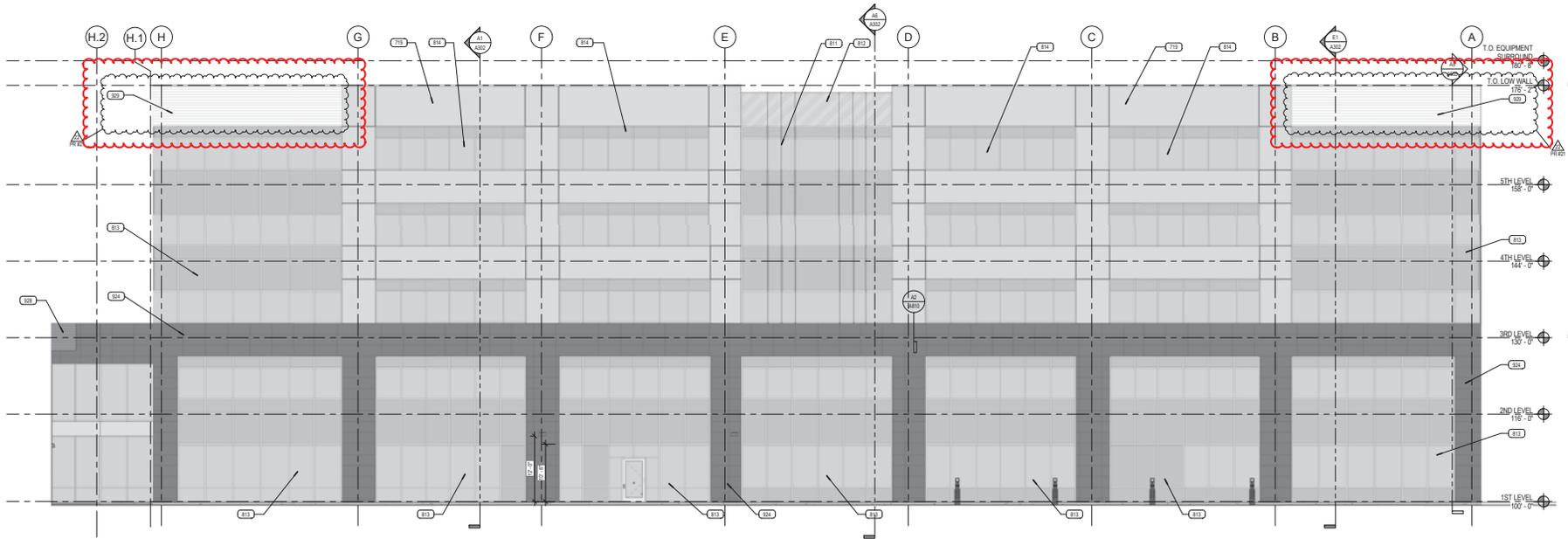
|                                      |
|--------------------------------------|
| GLASS - 11,965 sq. ft. = 56.6%       |
| EIFS - 5,872 sq. ft. = 29.7%         |
| TILE BASE - 2,668 sq. ft. = 13.7%    |
| <b>TOTAL - 20,505 sq. ft. = 100%</b> |



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

VCBO NUMBER: 14325  
CLIENT NUMBER:  
DATE: JULY 29, 2015

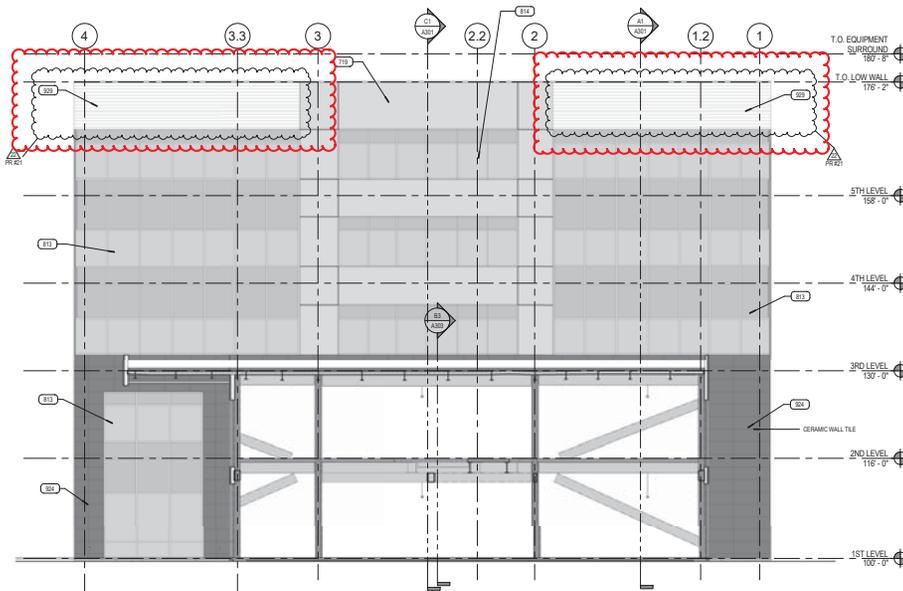




**C2 NORTH ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**NORTH EXTERIOR FINISHES**

GLASS - 5,605 sq ft = 63.0%  
E.I.F.S. - 2,052 sq ft = 23.1%  
TILE BASE - 1,232 sq ft = 13.9%  
TOTAL - 8,889 sq ft = 100%



**A2 EAST ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**EAST EXTERIOR FINISHES**

GLASS - 11,567 sq ft = 59.7%  
E.I.F.S. - 6,150 sq ft = 26.5%  
TILE BASE - 2,668 sq ft = 13.8%  
TOTAL - 19,385 sq ft = 100%

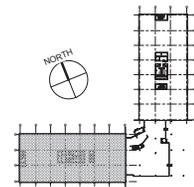
**TOTAL SOUTH BUILDING EXTERIOR FINISHES**

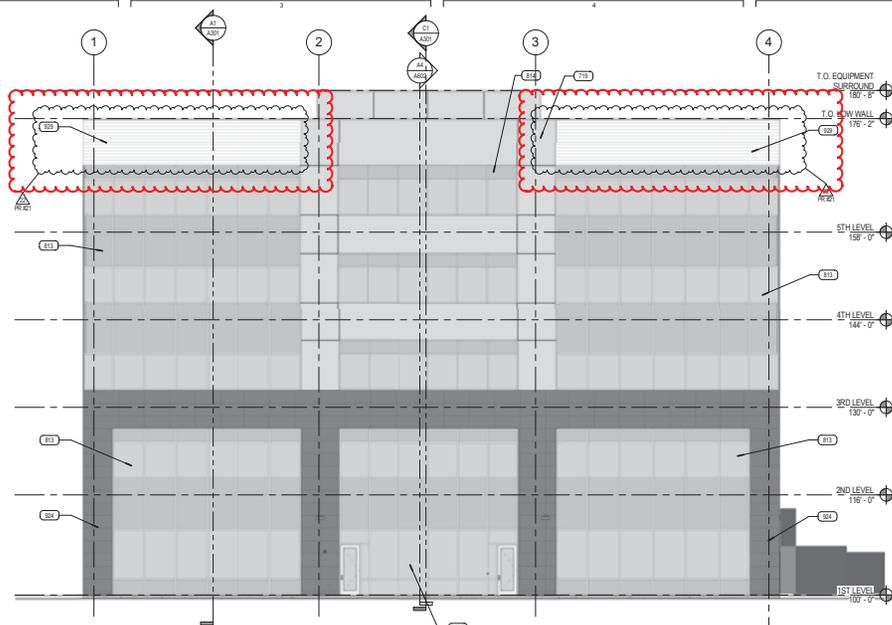
GLASS - 31,863 sq ft = 58.7%  
E.I.F.S. - 15,066 sq ft = 27.7%  
TILE - 7,368 sq ft = 13.6%  
TOTAL - 54,297 sq ft = 100%

**KEYED NOTES**

- 719 1 1/2" E.I.F.S. COLOR TO MATCH SHERWIN WILLIAMS SW700 - ANDER GRAY
- 811 ALUMINUM CURTAIN WALL WINDOW SYSTEM W/ ESG VERTICAL BUILDING CLEAR ANODIZED FINISH
- 812 ALUMINUM FINISHED SPANDREL PANEL IN CURTAIN WALL SYSTEM
- 813 ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 815 24" X 48" UNPOLISHED WALL TILE DALL-TILE - EXHIBITION, COLOR: MEDIAN TMI - 8158
- 816 FIBER CEMENT PANEL SYSTEM
- 817 FIBER CEMENT PANEL SYSTEM OVER EXISTING EPS SYSTEM, PROVIDE CONTINUOUS ISOLATION AT ALL FINISHING SYSTEMS.

**KEY PLAN**





**C2 WEST ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

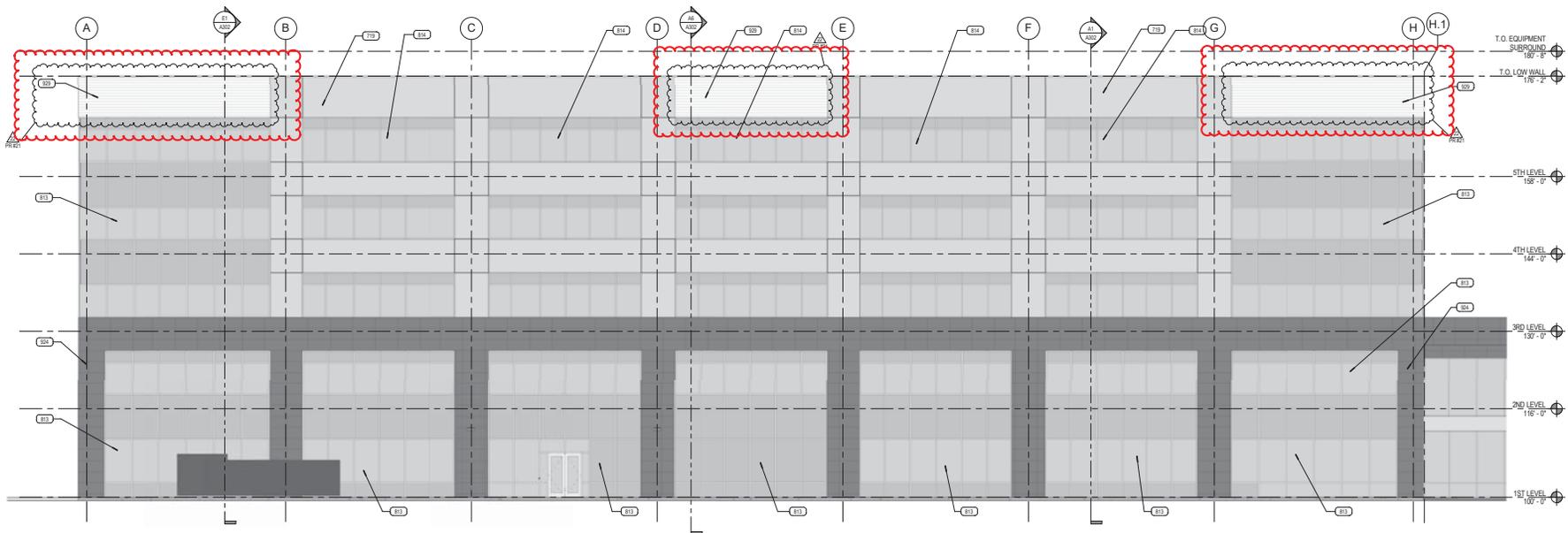
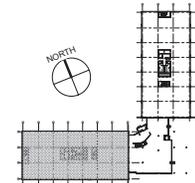
**WEST EXTERIOR FINISHES**

GLASS - 11382 sq. ft. = 66.0%  
 E.F.S. - 5373 sq. ft. = 29.7%  
 TILE BASE - 2,888 sq. ft. = 13.7%  
 TOTAL - 19543 sq. ft. = 100%

**KEYED NOTES**

- 719 1 1/2" EIFS, COLOR TO MATCH SHERMAN WILLIAMS SW703 - ANVIL GREY
- 813 ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH
- 934 24" X 48" UNPOLISHED WALL TILE, DUAL TILE, EXHIBITION COLOR, MODERN TAN, 5/8"
- 939 FIBER CEMENT PANEL SYSTEM OVER EXISTING EPS SYSTEM, PROVIDE CONTINUOUS SEALANT AT ALL JUNCTION STRIPS

**KEY PLAN**



**A1 SOUTH ELEVATION AREA 1**  
SCALE: 1/8" = 1'-0"

**SOUTH EXTERIOR FINISHES**

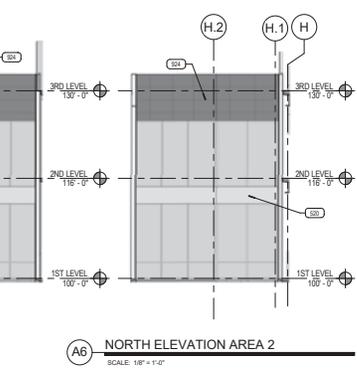
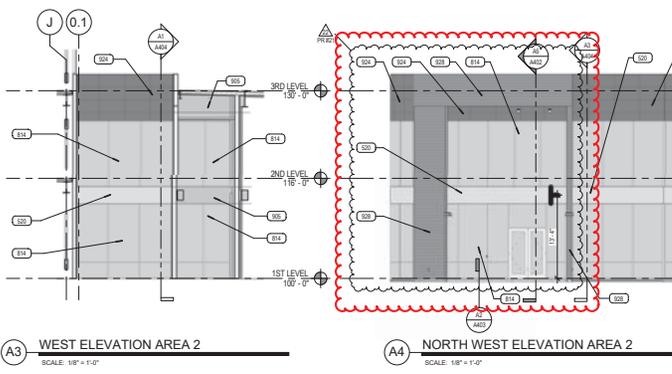
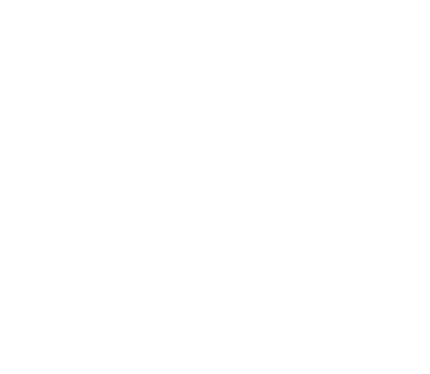
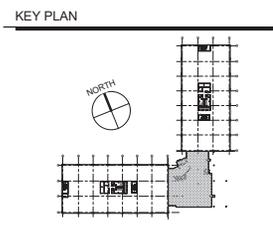
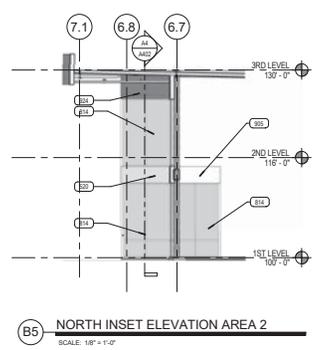
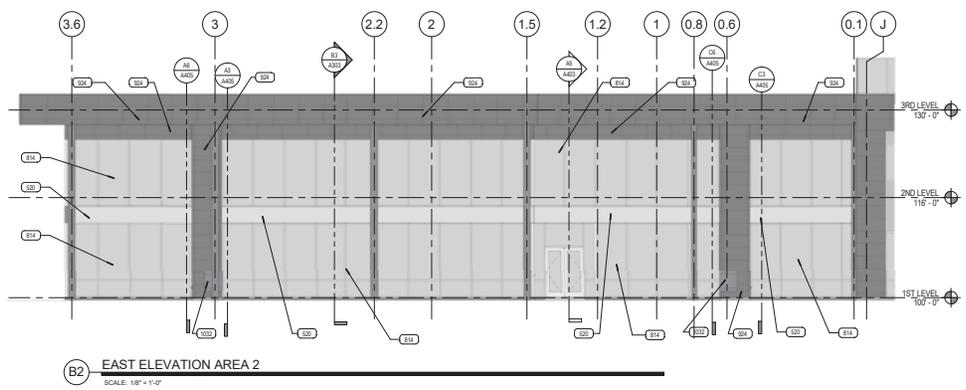
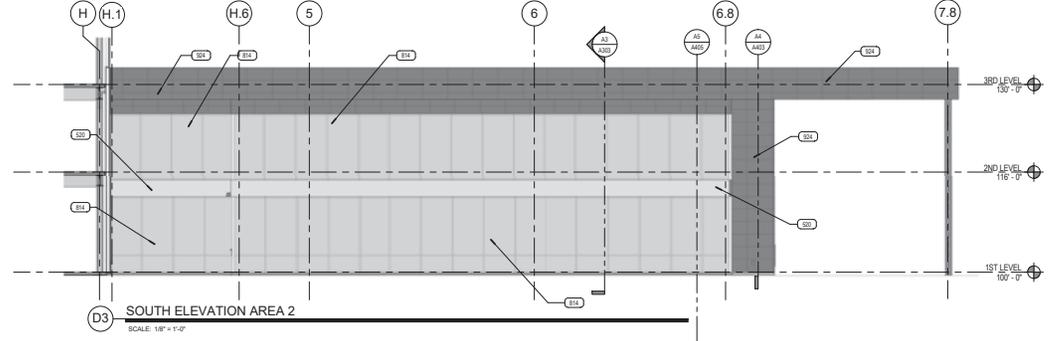
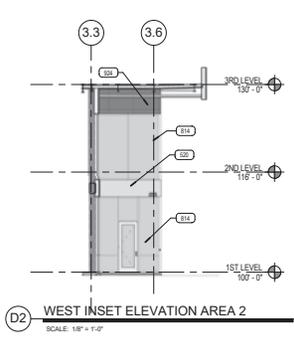
GLASS - 3526 sq. ft. = 66.0%  
 E.F.S. - 2262 sq. ft. = 41.7%  
 TILE BASE - 850 sq. ft. = 13.3%  
 TOTAL - 6,478 sq. ft. = 100%

**TOTAL SOUTH BUILDING EXTERIOR FINISHES**

GLASS - 31,800 sq. ft. = 66.7%  
 E.F.S. - 15,066 sq. ft. = 27.7%  
 TILE - 7,308 sq. ft. = 13.6%  
 TOTAL - 54,174 sq. ft. = 100%

**KEYED NOTES**

- SSD ALUMINUM BEAM METAL BEAM SURROUND, CLEAR ANODIZED FINISH
- BS4 ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH
- SS5 5/8" O.P. BS4 PAINTED WHERE EXPOSED
- BS4 3/4" O.P. UNPAINTED WALL TILE, CASITILE-EXHIBITION, COLOR: MODERN TAN, EX-8
- SS8 FIBRE CEMENT PANEL SYSTEM
- SS3 FIRE PLACE, BS0 ALTERNATE

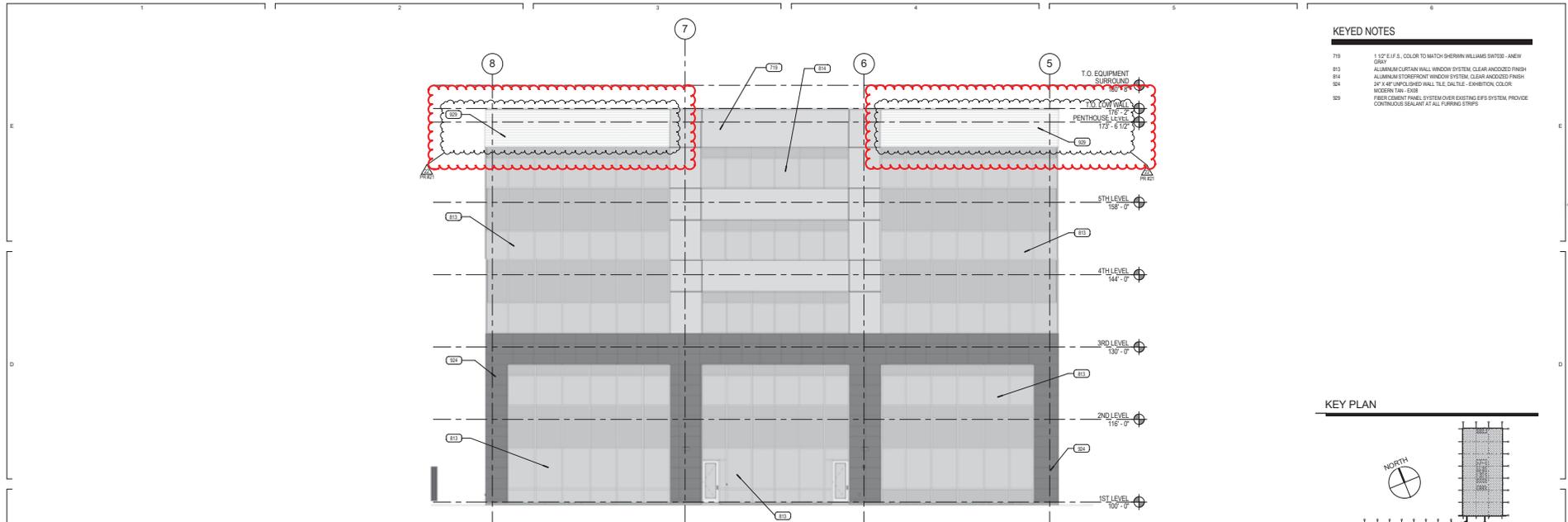


| REV | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 17  | 04-20-2016 | FR 815      |
| 22  | 07-19-2016 | FR 821      |

VCBO NUMBER: 14325  
CLIENT NUMBER:  
DATE: JULY 29, 2015

**CHG OFFICE BUILDING**  
GARDNER COMPANY  
7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
CONSTRUCTION DOCUMENTS - PERMIT SET

EXTERIOR ELEVATIONS AREA 2  
**A205**

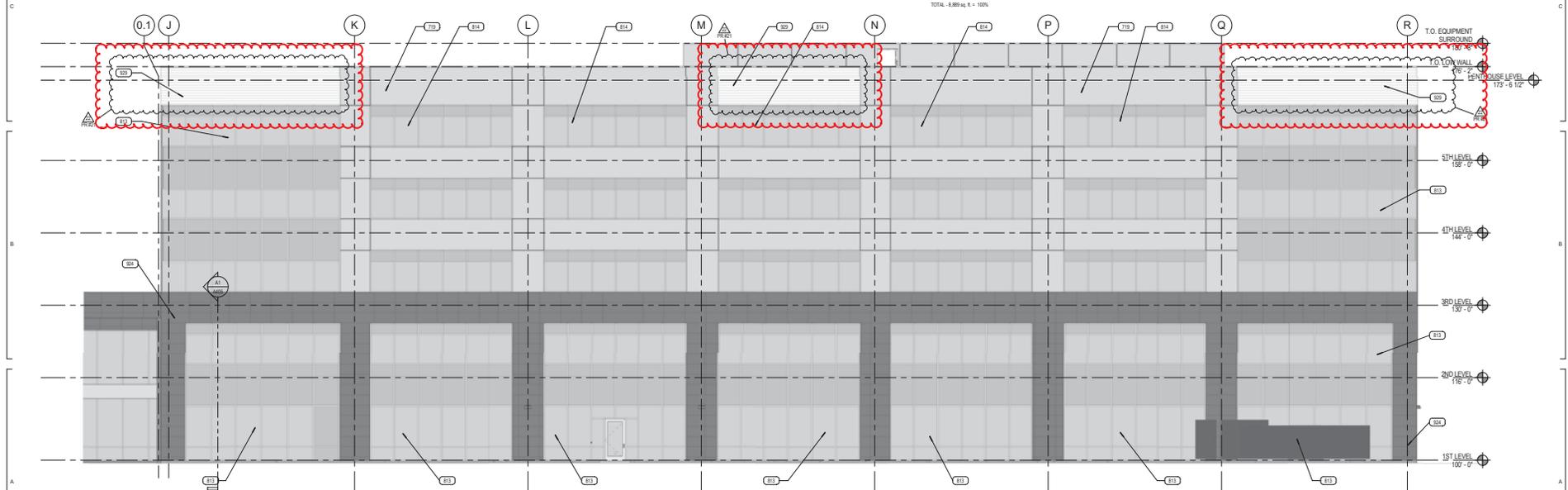
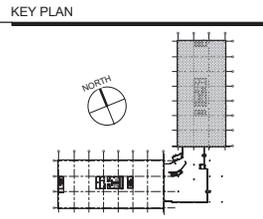


**C2 NORTH ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**NORTH EXTERIOR FINISHES**  
 GLASS - 5,650 sq. ft. = 62.0%  
 E.I.F.S. - 2,350 sq. ft. = 25.1%  
 TILE BASE - 1,220 sq. ft. = 13.9%  
 TOTAL - 9,220 sq. ft. = 100%

**KEYED NOTES**

|     |   |
|-----|---|
| 719 | 1 1/2" E.I.F.S. COLOR TO MATCH SHERWIN WILLIAMS SW7005 - ANEW GRAY                                    |
| 813 | ALUMINUM CURTAIN WALL WINDOW SYSTEM, CLEAR ANODIZED FINISH  |
| 814 | ALUMINUM STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED FINISH  |
| 904 | 36" X 48" UNPOLISHED WALL TILE, GALTILE - EXHIBITION COLOR  |
|     | MODERN TILE - ESB   |
| 909 | FIBER CEMENT PANEL SYSTEM OVER EXISTING EIFS SYSTEM, PROVIDE CONTINUOUS SEALANT AT ALL FURRING STRIPS |



**A1 EAST ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

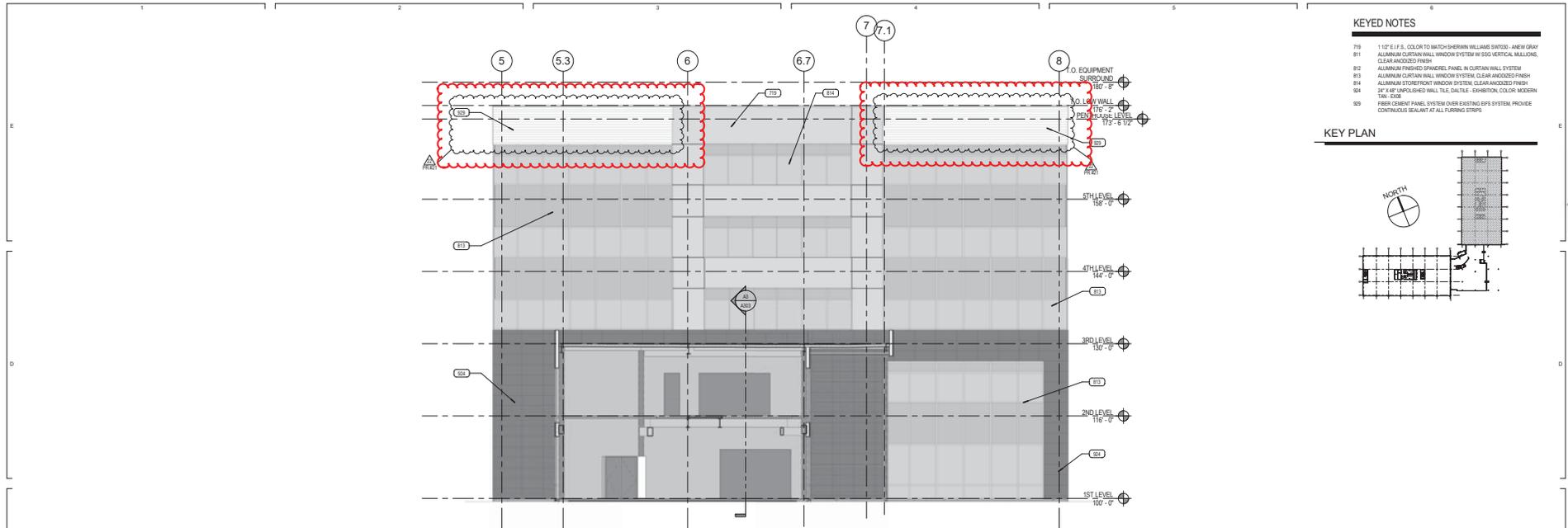
**EAST EXTERIOR FINISHES**  
 GLASS - 11,597 sq. ft. = 59.7%  
 E.I.F.S. - 5,160 sq. ft. = 26.0%  
 TILE BASE - 2,668 sq. ft. = 13.3%  
 TOTAL - 19,365 sq. ft. = 100%



| REV | DATE       | DESCRIPTION | PR      |
|-----|------------|-------------|---------|
| 22  | 07.19.2016 |             | PR: K21 |

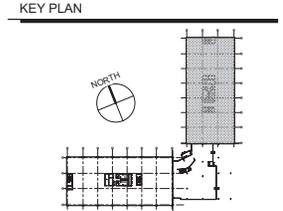
VCBO NUMBER: 14325  
 CLIENT NUMBER:  
 DATE: JULY 29, 2015

**CHG OFFICE BUILDING**  
 GARDNER COMPANY  
 7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
 CONSTRUCTION DOCUMENTS - PERMIT SET



**KEYED NOTES**

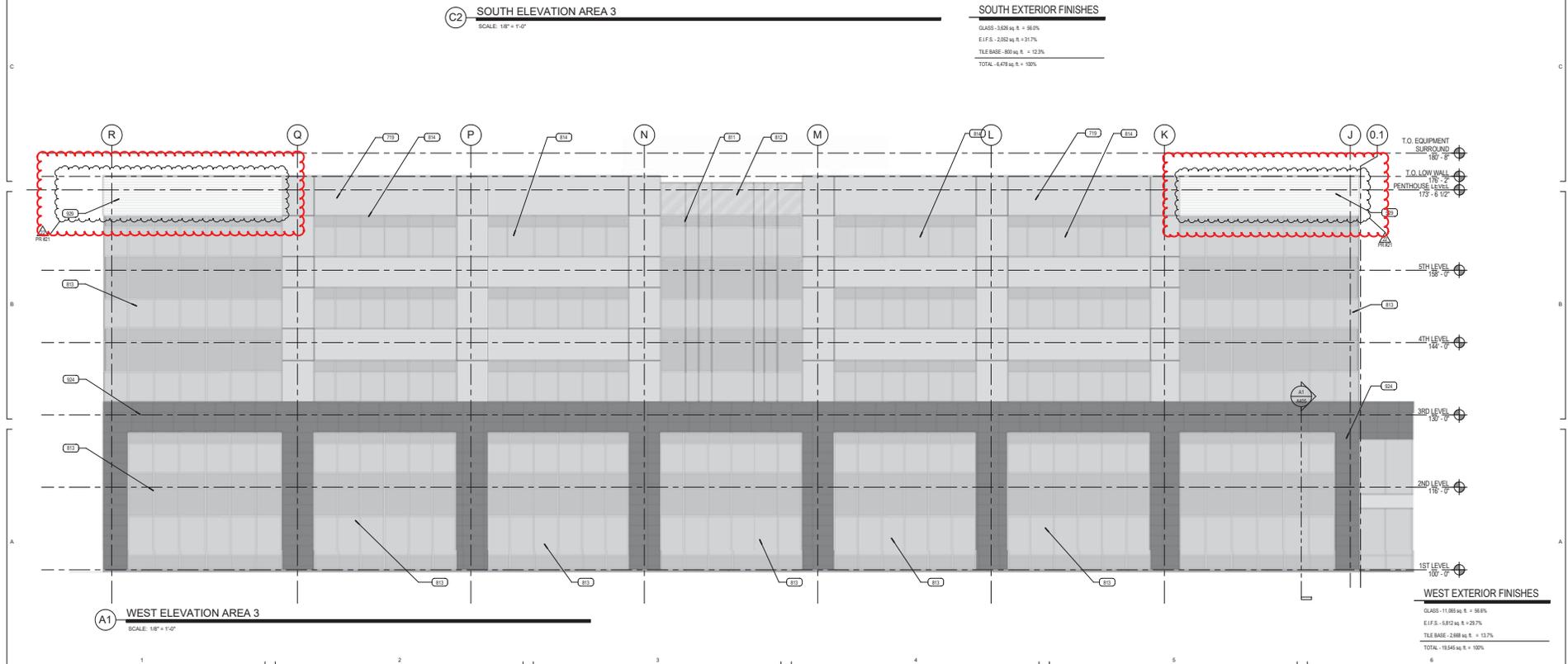
- 719 1 1/2" E.F.S. COLOR TO MATCH SHERWIN WILLIAMS SW700 - ANEW GRAY
- 811 ALUMINUM CURTAIN WALL WINDOW SYSTEM W/ 8SS VERTICAL MULLIONS, CLEAR ANODIZED FINISH
- 812 ALUMINUM FINISHED SPANDREL PANELS IN CURTAIN WALL SYSTEM
- 813 ALUMINUM CURTAIN WALL WINDOW SYSTEM CLEAR ANODIZED FINISH
- 814 ALUMINUM STOREFRONT WINDOW SYSTEM CLEAR ANODIZED FINISH
- 815 24" X 48" UNPOLISHED WALL TILE 3/16" T&G - FORMITON, COLOR, WOODEN T&N - EXD
- 816 FIBER CEMENT PANEL SYSTEM OVER CASTING GYS SYSTEM, PROVIDE CONTINUOUS SEALANT AT ALL FERRING STRIPS



**C2 SOUTH ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**SOUTH EXTERIOR FINISHES**

|              |                             |
|--------------|-----------------------------|
| GLASS        | -3225 sq. ft. = 93.2%       |
| E.F.S.       | -2352 sq. ft. = 31.7%       |
| TILE BASE    | -600 sq. ft. = 12.3%        |
| <b>TOTAL</b> | <b>-6478 sq. ft. = 100%</b> |



**A1 WEST ELEVATION AREA 3**  
SCALE: 1/8" = 1'-0"

**WEST EXTERIOR FINISHES**

|              |                               |
|--------------|-------------------------------|
| GLASS        | -11,965 sq. ft. = 56.6%       |
| E.F.S.       | -5,872 sq. ft. = 29.7%        |
| TILE BASE    | -2,688 sq. ft. = 13.7%        |
| <b>TOTAL</b> | <b>-20,525 sq. ft. = 100%</b> |

**VCBO ARCHITECTURE**  
14325  
7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
CONSTRUCTION DOCUMENTS - PERMIT SET

**CHG OFFICE BUILDING**  
GARDNER COMPANY  
7259 SOUTH BINGHAM JUNCTION BLVD., MIDVALE, UTAH 84047  
CONSTRUCTION DOCUMENTS - PERMIT SET

**EXTERIOR ELEVATIONS AREA 3**  
A207

REV DATE DESCRIPTION  
22 07.19.2016 PR K21

VCBO NUMBER: 14325  
CLIENT NUMBER:  
DATE: JULY 29, 2015





**Midvale City**  
Department of Community Development  
Planning and Zoning

**Planning and Zoning Commission Staff Report**

|                                  |   |
|----------------------------------|---|
| <b>APPLICATION:</b>              | <b>GANESH RESTAURANT</b>                  |
| <b>LOCATION:</b>                 | 130 East Fort Union Boulevard             |
| <b>APPLICANT:</b>                | Kirby Kirkman, AIA<br>HKG Architecture    |
| <b>FILE #:</b>                   | SPR-22-30-152-011                         |
| <b>REQUEST:</b>                  | Reduction of Residential Landscape Buffer |
| <b>MEETING DATE:</b>             | November 9, 2016                          |
| <b>ZONING DESIGNATION:</b>       | Regional Commercial / 7200 South Overlay  |
| <b>AUTHOR:</b>                   | Matt Hilderman, Associate Planner         |
| <b>APPLICABLE ORDINANCE (S):</b> | 17-7-12.6 (A) (8)                         |
| <b>AGENDA #:</b>                 | 3   |

**SUMMARY:**

An administrative site plan application for a proposed Indian cuisine restaurant was received on October 6, 2016 and proposing to acquire three parcels of vacant property, approximately 0.998 acres, between 124 East – 136 East Fort Union Boulevard. This area is part of the Regional Commercial (RC) Zone and includes the 7200 South Overlay Zone. Typically, this would be an administrative site plan review handled by Staff. The applicant, however, is requesting a reduction to the 30-foot wide residential landscape buffer required between this commercial use and the existing residential uses located directly south and east.

The applicant is requesting a twenty-foot (20') reduction along the east property line, making the landscaped buffer ten-feet (10') wide with a six-foot high pre-cast concrete fence separating the two uses. The proposed landscape plan includes several varieties of deciduous trees. These proposed landscaping features are anticipated to reach a mature height of 25 feet to 40 feet. The applicant is also requesting between an eighteen-foot (18') to twenty-five foot (25') reduction along the south property line, making this landscaped buffer area between five-feet (5') to twelve-feet (12') in width with a six-foot high pre-cast concrete fence and several varieties of deciduous trees and evergreen trees and shrubs. These proposed landscaping features are anticipated to reach a mature height of 6 feet to 30 feet. A copy of the proposed site and landscaping plans are attached.

The Zoning Ordinance, specifically Section 17-7-12.6 (A) (8), allows the Planning Commission some discretion in the width of this landscaped buffer if landscaping is not practical and a six-foot high, completely sight-obscuring fence is utilized.

The landscaped buffer is intended to provide adequate screening, buffering and separation to protect existing residential development from the impacts of new commercial development. There are four residential properties adjacent to this proposal. This proposal is similar to the wall and landscaping treatment being used along the existing parking lot boundary and associated restaurant property to the west. The proposed six-foot concrete fence will mitigate all vehicle headlight impacts. The fence and proposed landscaping will mitigate noise impacts, as well as provide a visual separation between the two adjacent uses. Although a full site plan review has not been done at this time, the general parking layout

and landscaping being proposed for the parking lot area complies with the City's commercial parking lot standards. If this project moves forward, the applicant will be required to comply with the City's exterior parking lot lighting requirements, as well as all other new development standards.

**STAFF RECOMMENDATION**

Based on the reduced landscape buffer with the proposed six-foot concrete fence and landscaping providing adequate screening, buffering and separation to protect the adjacent residential uses from the impacts of a commercial development, Staff recommends that the Planning Commission allows a reduction to the 30-foot residential landscape buffer requirement along the south and east property lines of the proposed restaurant use known as Ganesh Cuisine Restaurant at 130 East Fort Union Boulevard with the following conditions:

1. The landscape buffer shall be constructed as shown on the revised site plan and shall include the proposed trees, shrubs, and landscaping, as shown.
2. A six-foot high pre-cast concrete fence shall be constructed along the south and east property boundary of the proposed area, as shown on the revised site plan.
3. The proposed restaurant use site plan shall comply with all other applicable requirements of the Regional Commercial Zone and the 7200 South Overlay.

**RECOMMENDED MOTION:**

*“Based on the reduced landscape buffer with the proposed six-foot concrete fence and landscaping providing adequate screening, buffering and separation to protect the adjacent residential uses from the impacts of a commercial development, I move that we allow a reduction to the 30-foot residential landscape buffer requirement along the south and east property lines of the proposed restaurant use known as Ganesh Cuisine Restaurant at 130 East Fort Union Boulevard with the following conditions:*

1. *The landscape buffer shall be constructed as shown on the revised site plan and shall include the proposed trees, shrubs, and landscaping, as shown.*
2. *A six-foot high pre-cast concrete fence shall be constructed along the south and east property boundary of the proposed area, as shown on the revised site plan.*
3. *The proposed restaurant use site plan shall comply with all other applicable requirements of the Regional Commercial Zone and the 7200 South Overlay.”*

**ADJACENT LAND USES:**

**North:** Fort Union Boulevard/Regional Commercial with 7200 South Overlay (commercial)

**South:** SF-1 DO (residential)

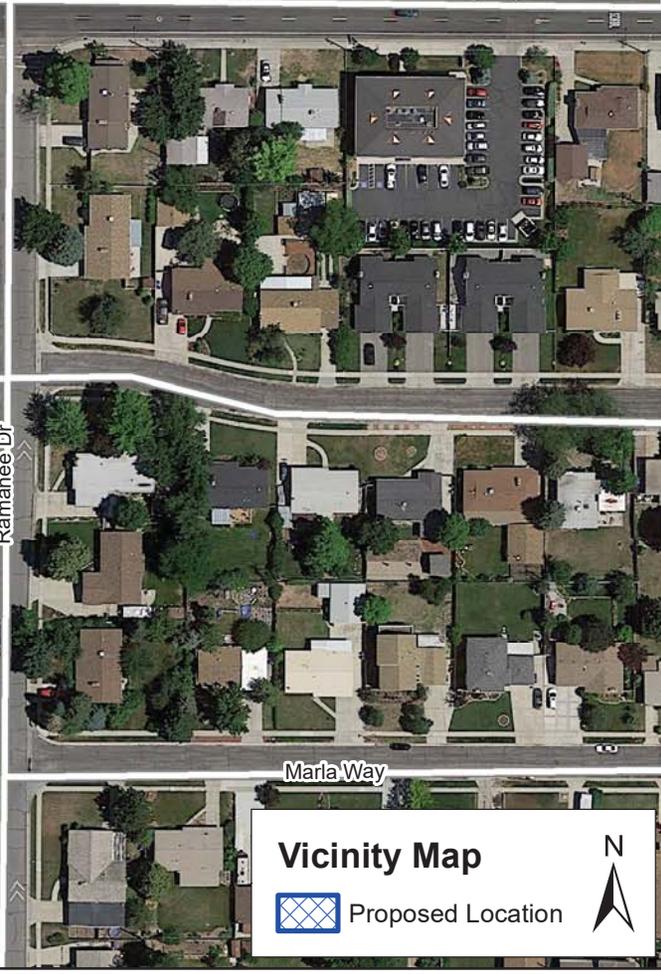
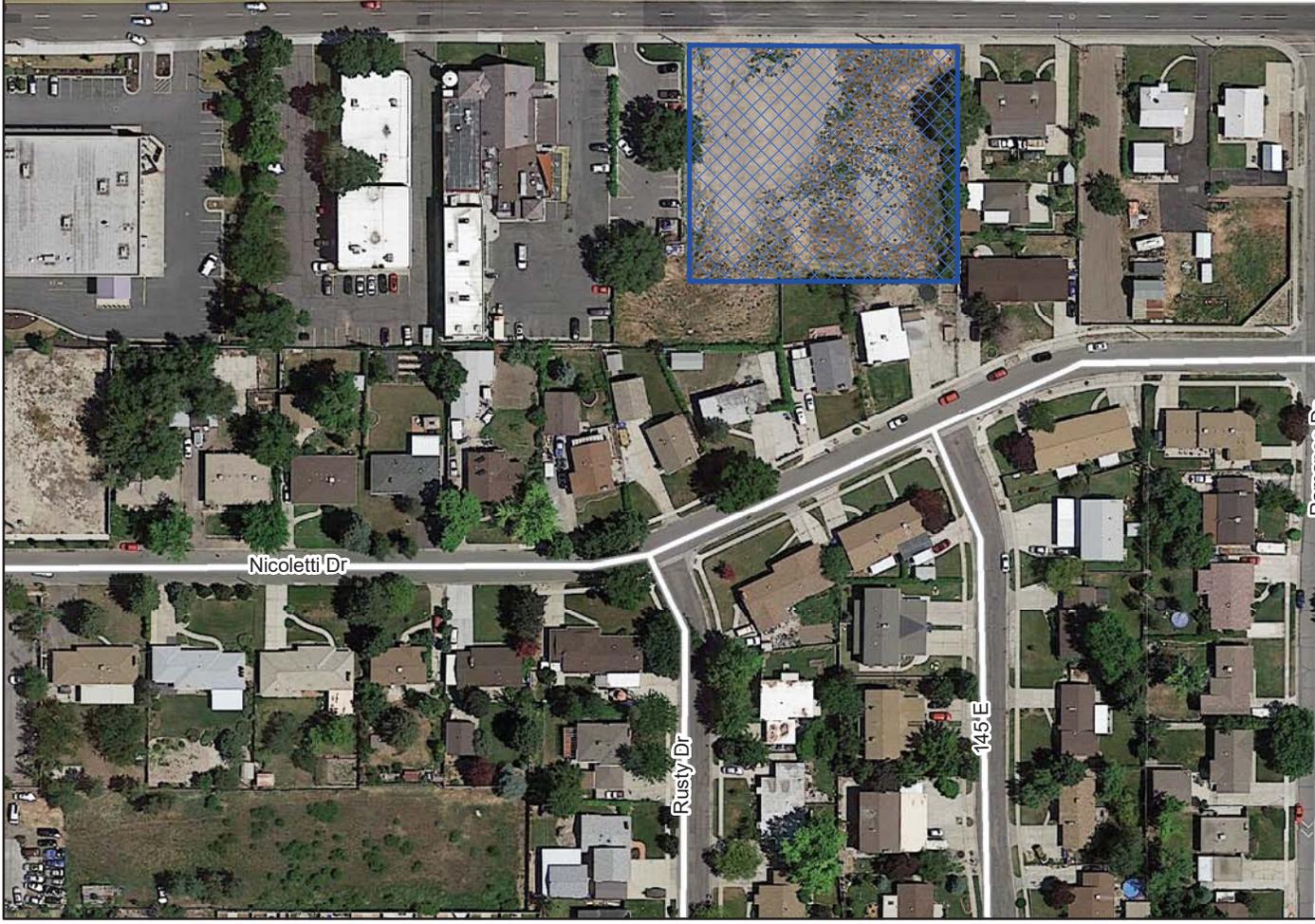
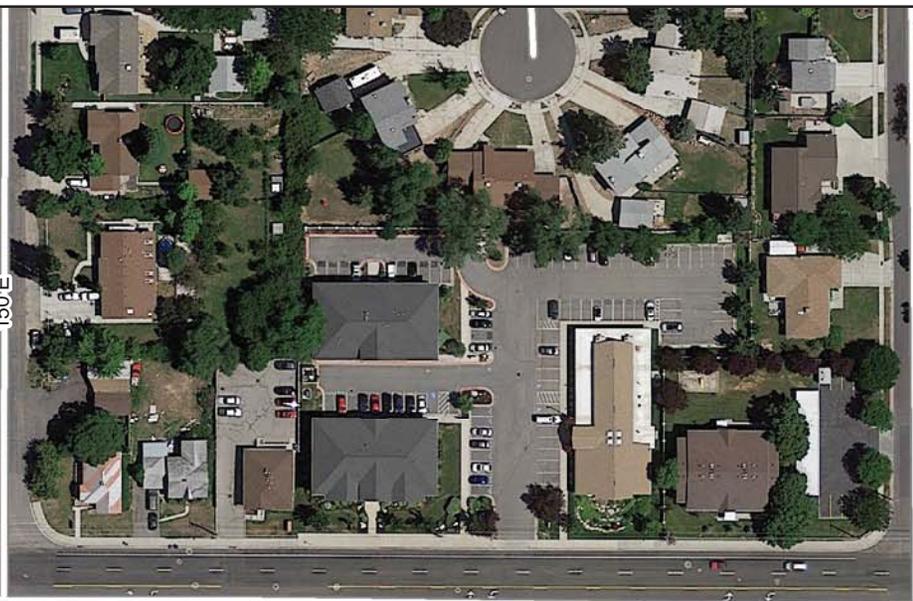
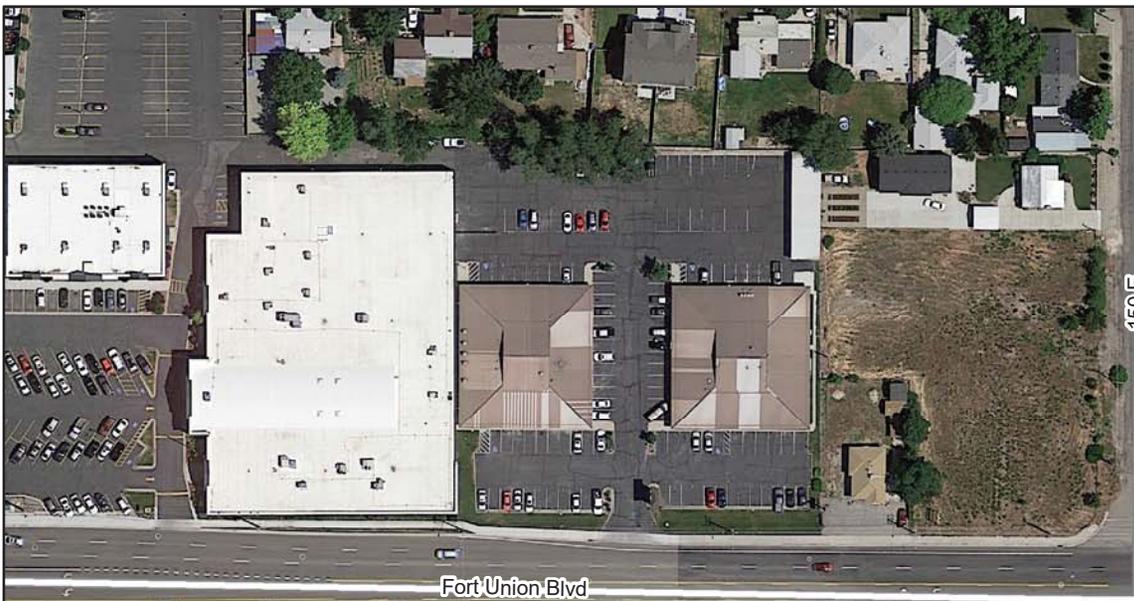
**East:** SF-1 DO (residential)

**West:** Regional Commercial with 7200 South Overlay (commercial)

**ATTACHMENTS:**

- Vicinity Map
- Revised Site and Landscape Plans

**PUBLIC NOTICE:**  No  Yes



**Vicinity Map**

 Proposed Location



to: Midvale City, Utah Planning & Zoning  
Matt Hilderman  
date: November 1, 2016  
re: Request for Adjustments

Dear Matt:

We are asking the Planning Commission to allow the following adjustment to the 'Zoning Standards' for a new project to be built at 130 East Fort Union Blvd., in the "R-C" Zone. The building will be 6,900 sq. ft. and will have a restaurant and leasing space. Structure is one story tall, and the exterior design meets the City 'Architectural Standards'. Parking ratios required by the City have been met (1 space per 100 sq. ft. of Restaurant use, and 5 spaces per 1,000 sq. ft. for the leasable space), as well as the landscaping ratios, coverage, etc.

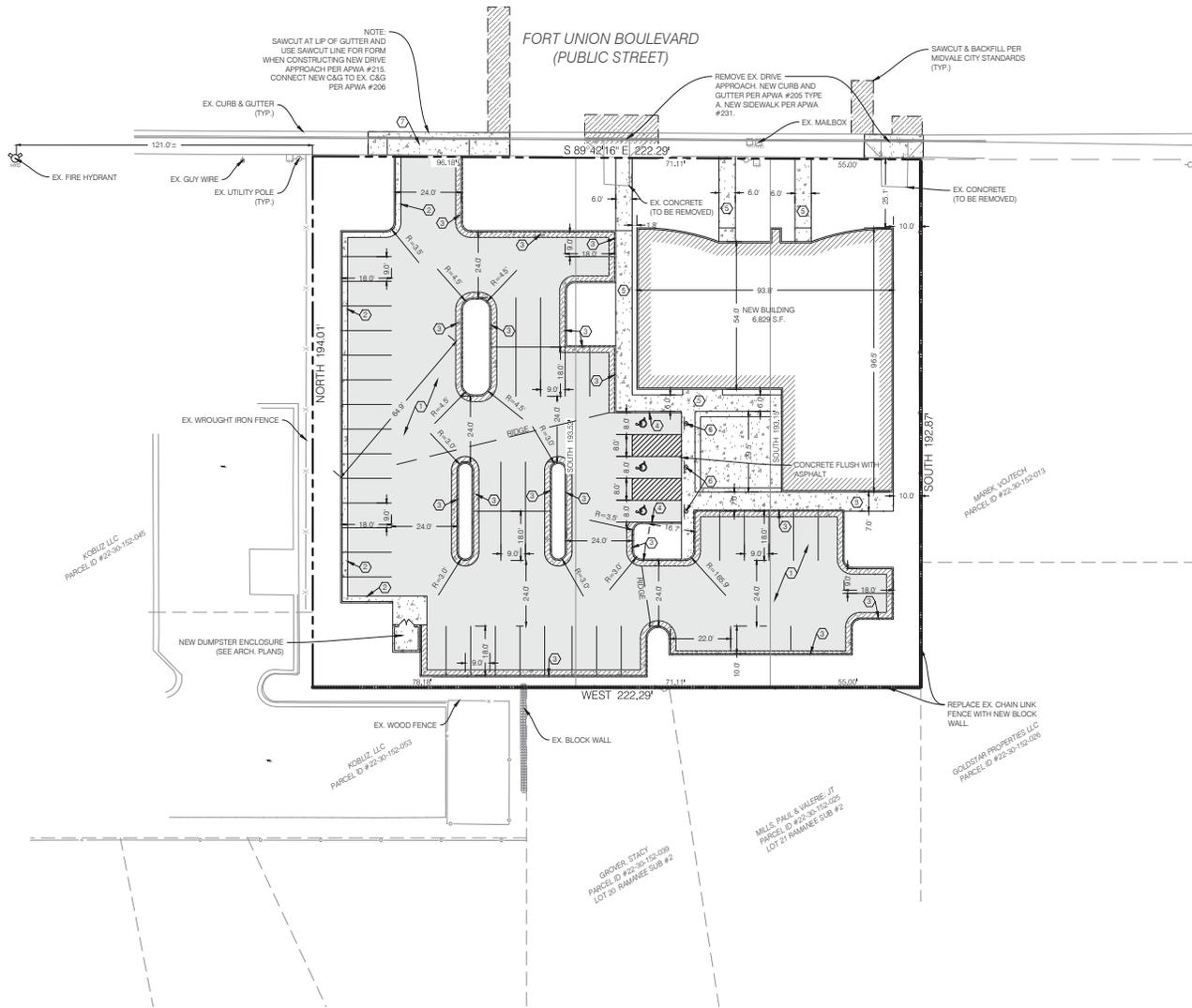
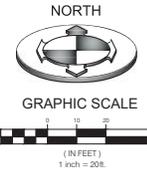
We are asking for a reduction in the thirty-foot wide 'landscaped buffer' area in the following areas:

1. East side of the project: A ten foot wide planting area - we have increased the number of trees and a six foot high precast fence will be placed on the property line. The trees, when mature will vary from 10 to 30 feet tall and up to 15 feet in diameter. There will not be any operable glazing installed on the east side as well.
2. South side of the property shall be receiving the same six-foot high precast fence to matching the existing at the neighbor to the west. There will be a heavily landscaped planter approximately twelve feet wide with trees that will vary from 12 to 30 feet tall and up to 15 feet in diameter, and parking. The closest the building will be to the south property line will be seventy-two feet.

We hope that the City would agree with this request, and we can move forward in completion of the construction documents.

Thank you for the opportunity to work with you and the City  
Please call if there are further requirements or questions

Kirby M Kirkman, A.I.A.  
HKG ARCHITECTURE



**CONSTRUCTION KEY NOTES REFERENCE**

| NO. | DESCRIPTION                                   | DETAIL   |
|-----|---|----------|
| ①   | ASPHALT PAVEMENT WITH GRANULAR BASE           | 1/CDT.01 |
| ②   | CONCRETE CURB AND GUTTER PER APWA #205 TYPE A | 2/CDT.01 |
| ③   | RELEASE CURB & GUTTER                         | 3/CDT.01 |
| ④   | CURB WALL                                     | 4/CDT.01 |
| ⑤   | SIDEWALK PER APWA #231                        |          |
| ⑥   | ADA SIGN                                      |          |
| ⑦   | DRIVE APPROACH PER APWA #215                  |          |
| ⑧   | CURB TRANSITION                               |          |

**AREA TABLE**

| PARTICULARS | S.F.   | %    |
|-------------|--------|------|
| BUILDING    | 6,828  | 15.9 |
| HARDSCAPE   | 23,507 | 54.7 |
| LANDSCAPE   | 12,663 | 29.4 |
| TOTAL       | 42,998 | 100  |

**PARKING AREA TABLE**

| PARTICULARS        | S.F.   | %    |
|--------------------|--------|------|
| INTERIOR LANDSCAPE | 2,726  | 12.4 |
| PARKING LOT        | 21,942 | 100  |

**PARKING COUNT**

| RESTAURANT PARKING<br>1 SPACE PER 100 S.F.<br>(3,900 S.F.) | LEASAGE AREA PARKING<br>5 SPACES PER 1,000 S.F.<br>(3,000 S.F.) | NO. OF STALLS<br>REQUIRED<br>(INCL. ADA) | NO. OF STALLS<br>PROVIDED<br>(INCL. ADA) | ADA |
|--|---|--|--|-----|
| 39   | 15  | 54                                       | 54                                       | 3   |

**ISAAC J. RICHES**  
REGISTERED PROFESSIONAL ENGINEER  
No. 97528008  
STATE OF UTAH

**BENCHMARK ENGINEERING & LAND SURVEYING**  
1919 SOUTH STATE STREET SUITE # 100  
SANDY, UT 84086 (801) 242-7102  
www.benchmarkcivil.com

**BENCHMARK CIVIL**

**GANESH RESTAURANT**  
130 EAST FORT UNION BOULEVARD  
MIDVALE, UTAH

PROJECT NO. 1808159

**SITE PLAN**

CSP.01  
3 OF 9





