

Minutes of the Design Review Committee meeting held on November 22, 2016, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Ned Hacker, Chair
Ray Black
C.J. Kulp
Freddy Pimentel
Jared Hall, Community Development Manager
Brad McIlrath, Assistant Planner
Applicants

Excused: Jay Bullwinkle

1. APPROVAL OF MINUTES

Mr. Hacker asked for approval of minutes from December 29, 2015. Mr. Black made a motion to approve the minutes as presented. Seconded by Mr. Kulp.

The minutes were approved unanimously (4-0).

2. BOARD REPORTS

There were no board reports.

3. Excused ---Jay Bullwinkle

4. WINGER'S USA -4790 South State Street – Project #16-159

Eric Slaymaker was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Certificate of Appropriateness for a major alteration of Wingers Restaurant located at the property addressed 4790 S. State Street. The proposal includes the expansion of the current lobby area, the addition of a walk-in cooler, the addition of a patio dining area east of the lobby area and in the location of two current parking spaces. The cooler will be 180 square feet, the lobby will increase by 80 square feet and the patio dining area will be 440 square feet. The total net usable floor area of the building will increase from 3,179 square feet to 3,237 square feet. In order to accommodate the new cooler, the dumpster will be moved from its current location to be south of the cooler. The proposed building additions and remodel will incorporate materials consistent with the design guidelines of the Murray City Center District. The new facades will include earth-tone E.I.F.S. along the east wall and the new entrance would include porcelain wood grain tile. The existing windows will be replaced by glass overhead sectional doors that would open up to the patio dining area. The overhead door frames will be made of steel and the doors will be bronze overhead glass doors. The primary entrance will remain along with the existing façade color and materials around the remaining building area. The building is currently nonconforming as to building setbacks and parking for the Murray City Center District. Parking for

restaurants in the Murray City Center District is calculated at the rate of one (1) parking space for each 500 square feet of net floor area. Parking is also limited to a maximum of one (1) parking space for every 265 square feet of net floor area. Based upon these calculations and the total net floor area of 3,237 square feet, a minimum of seven (7) parking spaces are required for this use with a maximum of twelve (12) spaces allowed. Due to the auto-oriented nature of this business use, (and as part of the hearing officer review) Staff is recommending that the parking lot remain unchanged except for the removal of two (2) spaces to provide the patio dining area. With the new parking lot layout, a total of thirty-six (36) spaces would be provided. Staff determines that this amount of parking spaces provided is appropriate for this use and would more appropriately accommodate customer parking demand. No landscaping alterations are proposed as part of this expansion and remodel except for the areas that will be replaced by the patio area. As part of the requirements for a certificate of appropriateness, the property is reviewed for compliance with current landscaping standards and modifications may need to be made in order to comply with those current standards. As a minimum, the property must comply with the landscaping standards found in Chapters 17.68 and 17.170 of the Murray Municipal Code. In order to expand a nonconforming structure and to allow the parking lot configuration to remain in place, approval must be granted by the Murray Hearing Officer prior to review by the planning commission. Staff determines that the expansion and parking lot is appropriate for this business use and would recommend approval of the expansion to the hearing officer. If approved by the hearing officer for the expansion of a nonconforming structure, the planning commission could then complete the review for the certificate of appropriateness. Staff therefore recommends that the Design Review Committee forward a recommendation of approval for the new building additions for the property addressed 4790 S. State Street to the Planning Commission with the following conditions:

1. Approval for the expansion of a nonconforming structure and parking lot area shall be obtained prior to review of the project by the Murray Planning Commission.
2. The project shall comply with the minimum landscaping requirements of the Murray City Center District as outlined in Chapters 17.170 and 17.68 of the Murray Municipal Code.
3. The project shall comply with the design standards outlined in Chapter 17.170 for the Murray City Center District and the MCCD Design Guidelines.

Mr. Pimintel stated that the MCCD requires properties to have bicycle facilities such as bike racks and asked why there were not bicycle racks shown as part of this plan.

Mr. Slaymaker reviewed to the proposed project and the changes and stated that they would be more than happy to add bicycle racks if required by the city.

Mr. Black made a motion to forward a recommendation of approval to the Planning Commission for a Certificate of Appropriateness for a building addition located at the property addressed 4790 S. State Street, subject to conditions. Seconded by Mr. Pimentel.

A Mr. Hacker

A Mr. Black

A Mr. Pimentel

A Mr. Kulp

Motion passed, 4-0.

4. 48TH & STATE OFFICE BUILDING –4816 S State Street, 4837 S Poplar Street, 40 & 48 East 4800 South – Project #16-161

Stan Hoffman was the applicant present to represent this request. Jared Hall reviewed the location and request for a Certificate of Appropriateness for a new office building to be constructed at the properties addressed 4816 S. State Street, 4837 S. Poplar Street, 40 & 48 East 4800 South. Located on the southwest corner of 4800 South and State Street, the proposed building is approximately 125,000 square feet. The ground floor is designed for a bank, restaurant and other retail uses. The remaining four floors are office spaces. Utah State University intends to occupy one floor with an extension campus. The building requires improvements to State Street and 4800 South as well as a parking field to the west of the structure. The project must include the provision of a 12 foot wide pedestrian zone including a minimum of 8 foot sidewalks and four foot wide "furnishing zones" providing landscaping and benches. Vehicular access to the site is planned directly from 4800 South and from a proposed New Hanauer Street. An egress only lane is planned out to State Street to serve the bank tenant drive-through facility. Parking is calculated for all intended users (office, restaurant, bank, retail) at one space per 500 square feet of net usable floor area. Net usable floor area is 23,000 square feet per floor for a total of 115,000 square feet for a total minimum parking requirement of 230 stalls. The proposed site plan indicates 81 stalls, or roughly 35% of the requirement. The applicant will be working with the city to provide temporary parking on city owned properties until the completion of future New Hanauer Street and a planned public parking structure intended to accommodate new development in this area.

Lighting must conform to MCCD standards, including pedestrian scale lighting associated with all public areas and pedestrian pathways provided in the site plan. Code requires that new buildings west of State Street are built to a minimum height four stories or forty feet. The proposed building is five stories, with an overall height of 91 feet. Corner buildings are required to provide entrances on each frontage. Additionally, functional entries must be provided every 75 feet. In order to comply with this standard, at least two entrances will need to be added on the north elevation. The applicant has submitted a preliminary planting and landscaping plan for review. In order to maintain a pedestrian scale, buildings in the MCCD must meet the ground with a "base element" that could include architectural smooth concrete, masonry, or stone. This proposal may not have fully addressed this element. As a non-residential structure, blank walls may not exceed 30 linear feet without interruption. Primary entrances are pedestrian scaled. The appropriate kinds of plane, roofline, entrance and material variations are generally present, but more could be done with application of this principle especially along 4800 South. Materials used include glass, stone, metal, plastered columns, textured wall panels, and simulated wood panels. Colors appear generally appropriate as muted earth tones.

Planting materials must conform to the MCCD standards. Based on analysis of the design review guidelines staff recommends that the overall design is consistent with the

design guidelines and recommends that the Design Review Committee recommend approval of the new construction proposed to the Planning Commission. Staff therefore recommends that the Design Review Committee forward a recommendation of approval for the new office building to be constructed at the properties addressed 4816 S. State Street, 4837 S. Poplar Street, 40 & 48 East 4800 South. to the Planning Commission with the following conditions:

1. The building plans must comply with the sustainability requirements as contained in the MCCD zone.
2. Landscaping plans must be prepared that adhere to all standards of chapter 17.68 and the MCCD zone requirements.
3. Site and building lighting must conform to standards of the MCCD zone.
4. Building setback from State Street must be adjusted not exceed 25 feet.
5. Building materials, colors and massing must be amended or approved as required by the Design Review Committee.
6. The applicant shall provide a plan to provide temporary parking to meet requirements until the public parking structure is completed.

There was a discussion about the building design and materials by the committee. Mr. Pimentel stated that because of the amount of glass used on the ground floor, the building appeared to be floating. He added that it is difficult to require specific building materials and design in order for buildings to look historic because it is something that is unique to the time era and place that buildings are constructed. He agreed with the design standard requiring the building to add a base element that meets the ground.

Mr. Black made a motion to forward a recommendation of approval to the Planning Commission for a Certificate of Appropriateness for the new office building to be located at the property addressed 4816 S. State Street, 4837 S. Poplar Street, 40 & 48 East 4800 South subject to conditions. Seconded by Mr. Pimentel.

A Mr. Hacker

A Mr. Black

A Mr. Pimentel

A Mr. Kulp

Motion passed, 4-0.

5. Items from Staff

No additional items from staff.

Meeting adjourned.

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Jared Hall,
Community Development Division Manager