

## **STAFF REPORT**

### **Department of Metropolitan Development Division of Planning Current Planning Section**

**Case Number:** 2022-MOD-020  
**Address:** 4755 Statesmen Drive (*Approximate Address*)  
**Location:** Washington Township, Council District #3  
**Zoning:** D-P  
**Petitioner:** Sycamore Springs Partners, LLC, by Adam Dehart  
**Request:** Modification of Site Plan related to 95-Z-53 as modified by 99-AP-9 to legally establish a commercial building and provide for a parking lot expansion.

### **RECOMMENDATION**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ The subject site is home to a small office center dating back to the late 1990s and early 2000s.
- ◇ The Comprehensive Land Use Plan recommends Village Mixed-Use for the site. This land use typology is intended for village centers with a mixed-use core of small neighborhood office/retail nodes, public and semi-public uses, open space and light industrial development.

#### **MODIFICATION OF SITE PLAN**

- ◇ This site was part of a 1995 rezoning (95-Z-53) of 128 acres from the SU-3, C-1, and D-A districts to the D-P district to provide a mixed-use development of 322 single-family dwellings, 70 townhouse units and six acres of office and retail development.

(Continued)

**STAFF REPORT 2022-MOD-020 (Continued)**

- ◇ The D-P district allows a petitioner to request a customized district with its own list of permitted uses, development statement and site plan. Development on the site is then contingent on those items. Proposed development is a D-P district is submitted to the Administrator's Approval process to ensure that it aligns with the development statement and site plan.
- ◇ The subject site was laid out in the original site plan for office development on its southern portion and open space on the northern portion. The originally proposed office development took place in the late 1990s and early 2000s. An additional office building was constructed in the area originally intended for open space. It appears that this building was issued permits without being granted an Administrator's Approval.
- ◇ Recently, an Administrator's Approval was requested for a proposed parking lot to the north of the north building. This action brought to light the need for a modification to the originally approved site plan.
- ◇ The modification of site plan would establish the existing north office building and would provide for a 13-car parking lot on the north side of the building. The site plan also shows a new sidewalk along 82<sup>nd</sup> Street.
- ◇ A parking lot in this location would not be out of character with development in the vicinity.
- ◇ Staff would note that a walkway from the 82<sup>nd</sup> Street sidewalk to the building entrance is required by Ordinance.

**GENERAL INFORMATION**

**EXISTING ZONING, CONTEXT AREA, AND LAND USE**

D-P	Metro	Office building
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**SURROUNDING ZONING AND LAND USE**

North	D-6II	Multi-family dwelling complex
South	D-P	Single-family dwellings
East	C-S	Retail center
West	D-P	Retail center, office building, two-family dwellings

COMPREHENSIVE LAND USE PLAN	The Washington Township Comprehensive Land Use Plan (2020) recommend Village Mixed-Use.
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(Continued)

## **STAFF REPORT 2022-MOD-020 (Continued)**

### **THOROUGHFARE PLAN**

82<sup>nd</sup> Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 141-foot existing right-of-way and a 134-foot proposed right-of-way.

Statesmen Drive is a private street and isn't classified in the Official Thoroughfare Plan for Marion County, Indiana.

### **FLOODWAY / FLOODWAY FRINGE**

The site is not located within a floodway or floodway fringe.

### **WELLFIELD PROTECTION DISTRICT**

This site is not located within a wellfield protection district.

### **STREAM PROTECTION CORRIDOR**

This site is not located in a stream protection corridor.

## **ZONING HISTORY – SITE**

**95-Z-53, DP-3; 8101 Dean Road**, requested the rezoning of 127.6 acres from the SU-3, C-1, and D-A districts to the D-P district to provide for 322 single-family dwellings, 70 townhouse units and six acres of commercial development, **approved**.

**85-Z-175; 5101 East 82<sup>nd</sup> Street**, requested the rezoning of 40 acres from the A-2 district to the D-6II district, **denied**.

## **ZONING HISTORY – VICINITY**

**2022-ZON-026; 4825 East 82<sup>nd</sup> Street (east of site)**, requested the rezoning of 1.6 acres from the C-S district to the C-S district to add Health and fitness facility; gymnasium; instruction in baseball, gymnastics or swimming; trampoline park; or other similar indoor commercial amusement/recreation establishment to the permitted uses and a modification of commitments related to 95-Z-171 as amended by 98-AP-6 to provide for the above uses, **approved**.

**98-Z-87; 5205 East 82<sup>nd</sup> Street (east of site)**, requested the rezoning of 41.2 acres from the C-S district to the C-S district to provide for a veterinary clinic, **approved**.

**95-Z-171; 4825 East 82<sup>nd</sup> Street (east of site)**, requested the rezoning of 45 acres from the D-A, C-1, and C-4 districts to the C-S district to provide for mixed-use office and retail development, **approved**.

(Continued)

**STAFF REPORT 2022-MOD-020 (Continued)**

**90-Z-118; 4625 East 82<sup>nd</sup> Street (west of site)**, requested the rezoning of 5.8 acres from the D-A district to the D-5 district, **denied**.

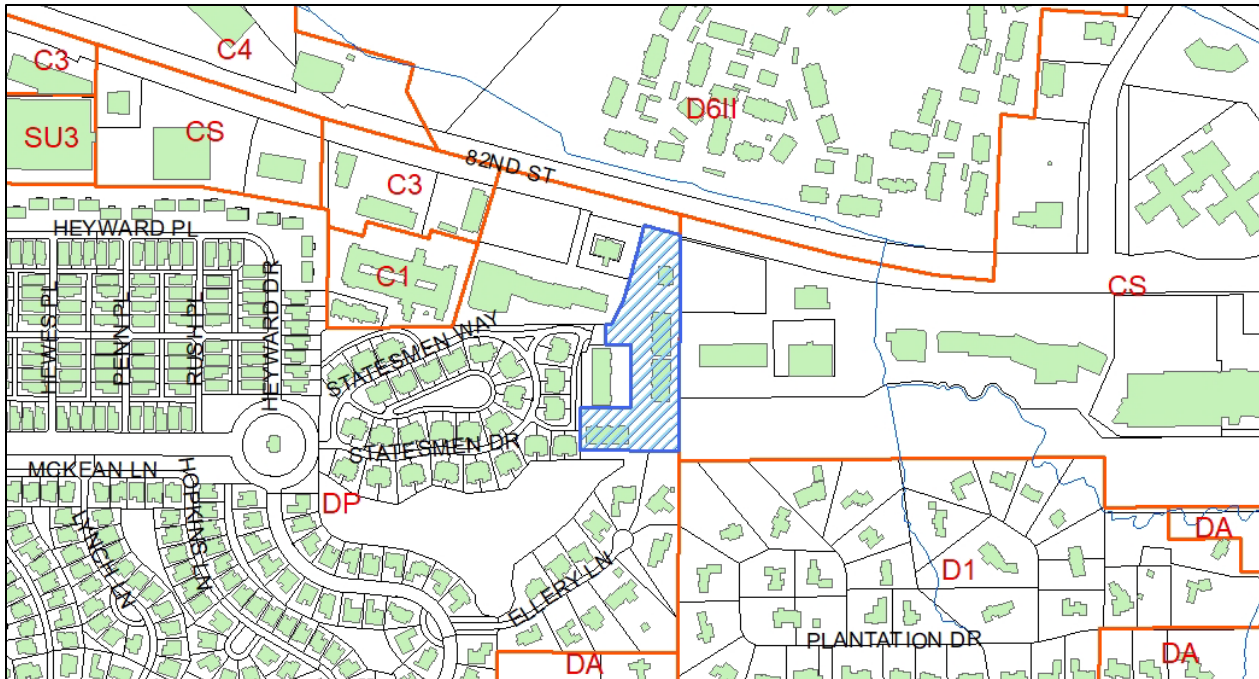
**86-Z-44; 4602 East 82<sup>nd</sup> Street (north of site)**, requested the rezoning of 61.2 acres from the A-2 district to the D-6II district, **approved**.

**85-Z-82; 4602 East 82<sup>nd</sup> Street (north of site)**, requested the rezoning of 82 acres from the A-2 district to the C-S district to provide for multi-family dwellings, offices and retail development, **withdrawn**.

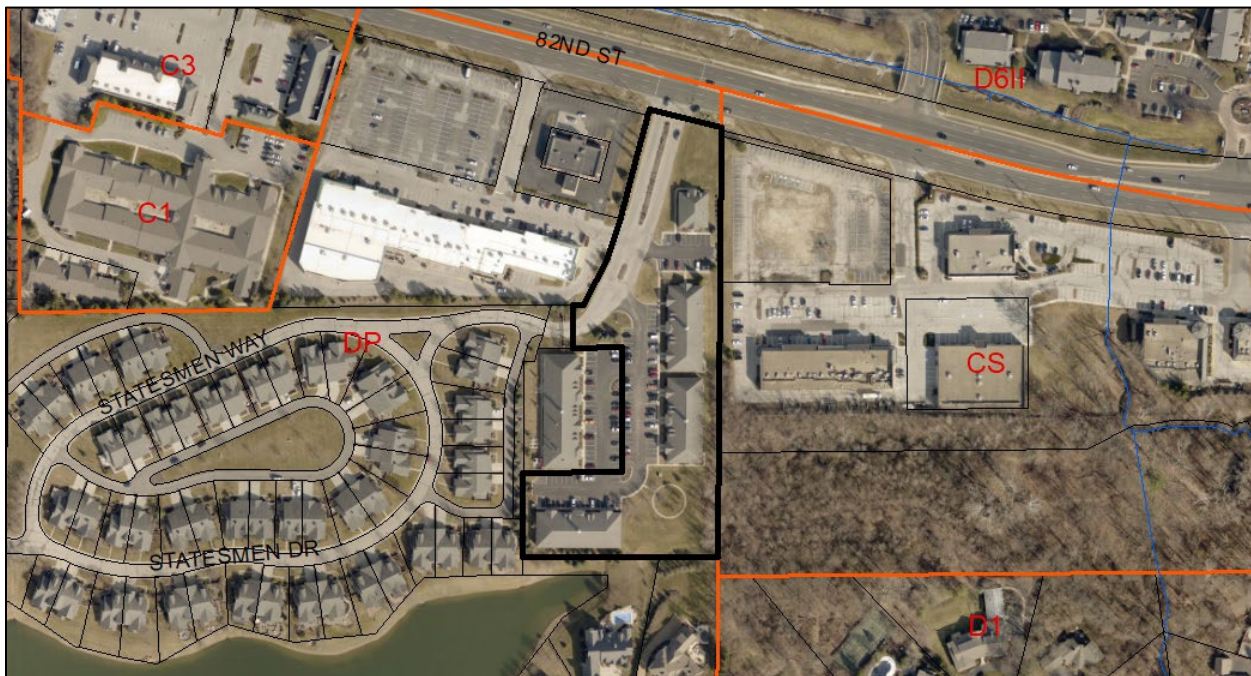
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**STAFF REPORT 2022-MOD-020, Location**



**STAFF REPORT 2022-MOD-020, Aerial photograph (2021)**



STAFF REPORT 2022-MOD-020

SEAL

STAFF REPORT 2022-MOD-020

DATE: 05/11/2022

BY: [Signature]

FOR: [Signature]

PROJECT: PARKING LOT EXPANSION

LOCATION: 1000 S. 1000 E. ST. SALT LAKE CITY, UT 84143

CLIENT: SYCAMORE SPRINGS PARTNERS, LLC

DESIGNER: KEELER-WEBB ASSOCIATES, INC.

DATE: 05/11/2022

BY: [Signature]

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**STAFF REPORT 2022-MOD-020, Photographs**



Looking south at the subject site from 82<sup>nd</sup> Street.



Looking south along Statesmen Drive. The subject site is to the left.



Looking east along the north edge of the site where the parking lot is proposed.



Looking south at the southern portion of the site.



Looking south on Statesmen Drive.