ENSIGN

Civil Engineering
Structural Engineering
Land Surveying
Urban Design
Planning

December 14, 2009

West Valley City
Community & Economic Development Department
c/o Steve Pastorik
3600 Constitution Boulevard RM 240
West Valley City, Utah 84119

RE: PHAM PROPERTY REZONE 4085 SOUTH 4000 WEST

To whom it may concern:

1. The current West Valley City General Plan classification for this parcel is Non Retail Commercial.

2. The current West Valley City Zoning classification for this parcel is Residential Mixed-use (RM).

3. The requested change to the General Plan classification is to Neighborhood Commercial.

4. We are requesting a zone change to C-1.

5. We are proposing this change based on the following criteria.

    a. The most recent use on the property was a residential house that had been converted into a daycare. The applicant would like to construct a new retail building on this property. They have current tenants who would like to move to this location and feel it would be a good location.

    b. West Valley City's general plan has established 7 acres as the maximum allowable area for a C-1 zone. By including the applicants property into the C-1 zone it would create a 7 acre zone. The applicant believes this would enhance the existing businesses and increase the viability of this property.

    c. The adjoining property to the North of the applicants' property is zoned Residential, however it is being used as a commercial use. The adjoining property to the East is zoned RB, it is a residential structure that has been converted to an office use.

    d. The neighborhood area to the North of this property is primarily single family residential. The area to the South is multifamily and single family. The area to the West is neighborhood retail. The area East is commercial

and single family residential. The applicant believes by rezoning this to the C-1 zone it would provide additional retail options within a walkable distance to many of the local residences, while enhancing the existing uses.

e. Transportation impacts with this rezone are anticipated to be minimum. The existing intersection currently has a signal. Our proposed site plan would relocate the existing drive approach onto 4100 South further east away from the intersection. Our West drive approach would be located as far from the intersection as possible based on the properties size and shape. The site has been designed to discourage drivers from using access through the parking lot as a 'short cut' to by pass the intersection.

f. Public infrastructure such as water, sewer, and storm drain are currently existing and would be reused or replaced as necessary.

g. Redevelopment of this property will provide an opportunity for the property to comply with West Valley City's current zoning requirements, such as set backs, landscaping, and parking requirements. The applicants objectives is to develop the property to be a benefit to the local community and West Valley City.

Thank you for your consideration in this matter. Please call with any questions.

Cameron Duncan AICP
Project Manager

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST
48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

4000 WEST STREET

N 00°01'50" W 89.00'

N 89°53'25" E 267.50'

PROPOSED BLDG.
5,740 sq. ft.
25 STALLS REQUIRED
28 STALLS PROVIDED

INSTALL TRASH ENCLOSURE

S 45°04'13" E 42.42'

N 89°53'25" E 237.50'

N 00°01'50" W 215.00'

4100 SOUTH STREET

AREA CALCULATIONS TABLE		
DESCRIPTION	AREA	PERCENTAGE
PAVEMENT	15,899 sq. ft.	51%
ROOF	5,740 sq. ft.	19%
LANDSCAPING	9,724 sq. ft.	31%
TOTAL SITE	31,363 sq. ft.	100%

NOTE

1. ALL DIMENSIONS TO THE ONLINE NOTED OTHERWISE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CITY STANDARD PLANS AND SPECIFICATIONS.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

ENSIGN

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TOOELE
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LAYTON
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CONTACT INFO:

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THE NEW
PHAM RETAIL BUILDING
4085 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH

NOT FOR CONSTRUCTION

NO. DATE REVISION

CONCEPT
SITE PLAN

PROJECT NUMBER
4787
DATE
10/17/08
DRAWN BY
K. Cooper
PROJECT ENGINEER
—
PROJECT MANAGER
G. Dewes

C 1.0