

ADMINISTRATIVE HEARING STAFF REPORT

Newhouse Apartments Subdivision

Minor Subdivision Preliminary Plat

PLNSUB2013-00017

540 East 500 South

Hearing date: May 9, 2013



Planning and Zoning
Division
Department of Community
Development

Applicant: Jeff Randall on behalf
of Strategic Capital Group

Staff:
Elizabeth Buehler (801) 535-6313
elizabeth.buehler@slcgov.com

Tax ID:
16-06-476-030, 16-06-476-032,
16-06-476-033, 16-06-476-014

Zone: RO Residential Office

Master Plan: Central Community

Council District:
District 4, Luke Garrott

Current Lot Size:
.80 acres, 34,848 square feet

Current Use: Vacant office
building and parking lot

**Applicable Land Use
Regulations:**

- 20.31 Subdivision Amendments
- 21A.24.180 RO Residential
Office Zoning District

Notifications:

- Notice mailed on:
November 21, 2012
- Property posted: November
26, 2012
- Posted on City & State
Websites: November 21,
2012

Attachments:

- A. Preliminary Subdivision Plat
- B. Department/Division
Comments
- C. Site Photographs

Request

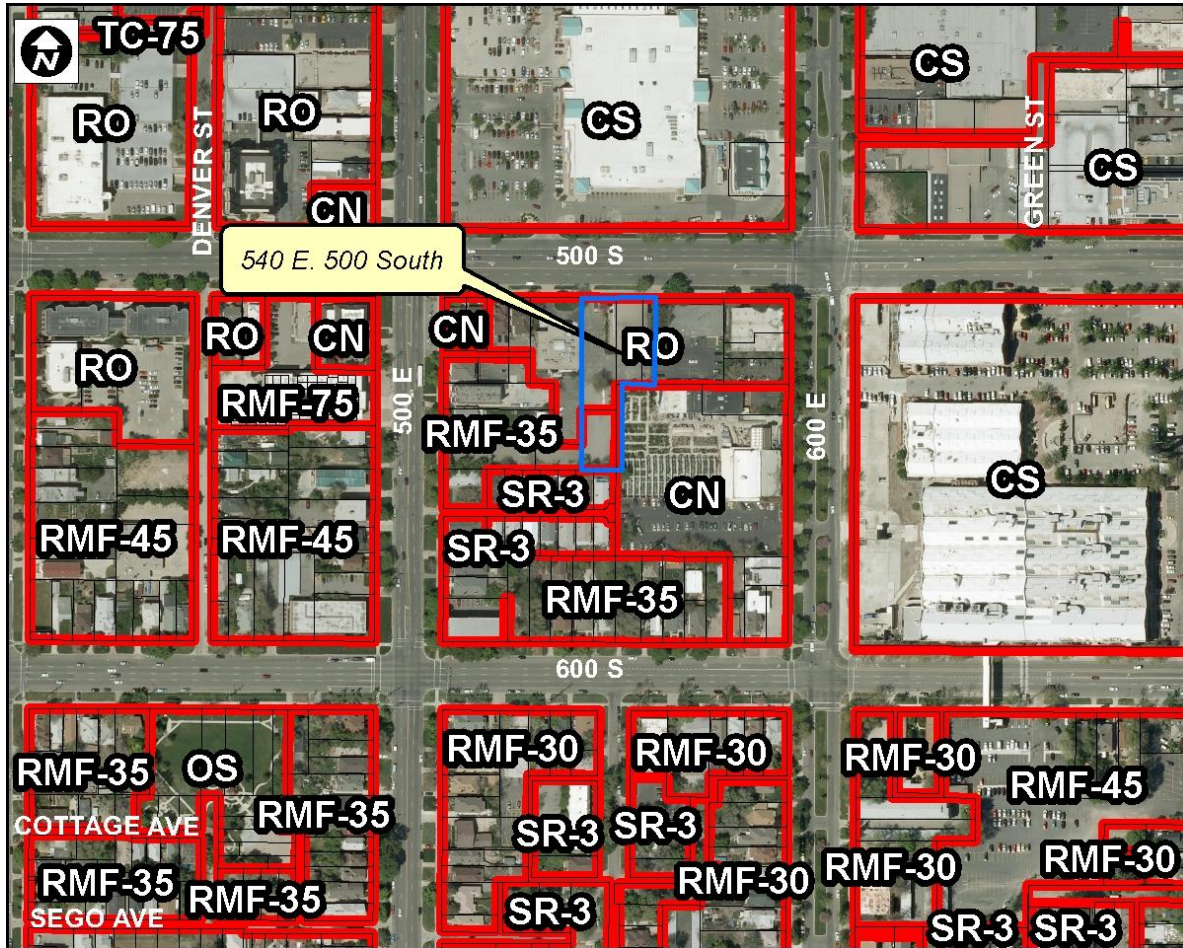
Jeff Randall, on behalf of the property owner Strategic Capital Group, is requesting a preliminary subdivision at approximately 540 East 500 South. The purpose of the subdivision is to combine four parcels into a single lot to construct a new apartment building. The proposed subdivision is located in the RO Residential Office District.

Staff Recommendation

Staff recommends that the Administrative Hearing Officer approve the Newhouse Apartments Subdivision as proposed, according to the findings and analysis in this staff report and the following conditions of approval:

1. A final subdivision plat application shall be filed with the Planning Division and the final plat shall be recorded with the Salt Lake County Recorder.
2. Applicant shall comply with all department/division requirements prior to the recording of this plat.

Vicinity Map



Background

Project Description

The proposed preliminary subdivision is located at approximately 540 East 500 South. The property consists of four parcels owned by Strategic Capital Group. Currently, a vacant office building and parking lot are on the property. The applicant wishes to tear down the existing building and place a new apartment building on the lot. To do so, the applicant needs to combine the four parcels into a single lot. The proposed subdivision is located in the RO Residential Office District. The lot created in the proposed subdivision must comply with the RO Residential Office District standards.

Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on April 12, 2013
- Sign posted on property on April 12, 2013
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 12, 2013

Public Comments

Staff received no comments about this proposal at the time of publication.

City Department Comments

The proposed subdivision was reviewed by the applicable City departments and divisions. The review comments have been attached to this report as Attachment B. None of the comments would preclude approval of the project. The applicant will need to submit a revised plat per City department's comments for final plat approval.

Analysis and Findings

Minor Subdivision Standards for Approval

A subdivision amendment petition may be approved only if it meets the requirements specified in Section 20.31.070 of the Salt Lake City Code. The standards for approval are as follows:

A. The amendment will be in the best interests of the city.

Analysis: The purpose of the proposal is to construct a new apartment building near the TRAX line along 400 South. The new lot will conform to the zoning requirements for parcels located in the RO Residential Office District and the proposed use is a permitted use in the zoning district. The purpose statement of the zone supports multi-family developments that is appropriately scaled to and compatible with the surrounding neighborhood. The proposed apartment building has been approved by the Historic Landmark Commission and deemed compatible for the Central City Local Historic District.

Finding: Staff finds that the proposed subdivision amendment will be in the best interests of the City.

B. All lots comply with all applicable zoning standards.

Analysis: Staff has reviewed the properties for compliance with all applicable Zoning Ordinance standards and found that they meet the minimum standards.

The RO Zoning District has the following yard and bulk regulations for multi-family dwellings:

District	Minimum Lot Area	Maximum Lot Area	Minimum Front and Corner Yard	Interior Side Yard	Minimum Rear Yard	Minimum Lot Width
RO	No Minimum	None	25'	15	30'	100'

There is no maximum lot area limit in this district. The proposed lot will be 0.787 acres or 34,265 square feet. The proposed lot width will be 141.56', exceeding the minimum lot width requirement. The proposed building will meet the minimum yard requirements.

Finding: Staff finds that the proposed lot complies with the applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: This proposal was reviewed by all applicable city divisions and departments. No issues for the necessary and required dedications were identified.

Finding: The provision of the dedications required by the applicable city divisions and departments in the final plat process is a condition of approval.

D. Provisions for the construction of any required public improvements are included.

Analysis: No department comments indicated a need for any additional public improvements.

Finding: No additional public improvements are required.

E. The amendment complies with all applicable laws and regulations.

Analysis: The proposed subdivision has been reviewed by pertinent city departments and divisions as to its adherence to applicable laws and regulations. No departments or divisions had objections to the request, subject to the conditions as discussed in the staff report.

Finding: Staff finds that the amendment meets all applicable laws and regulations.

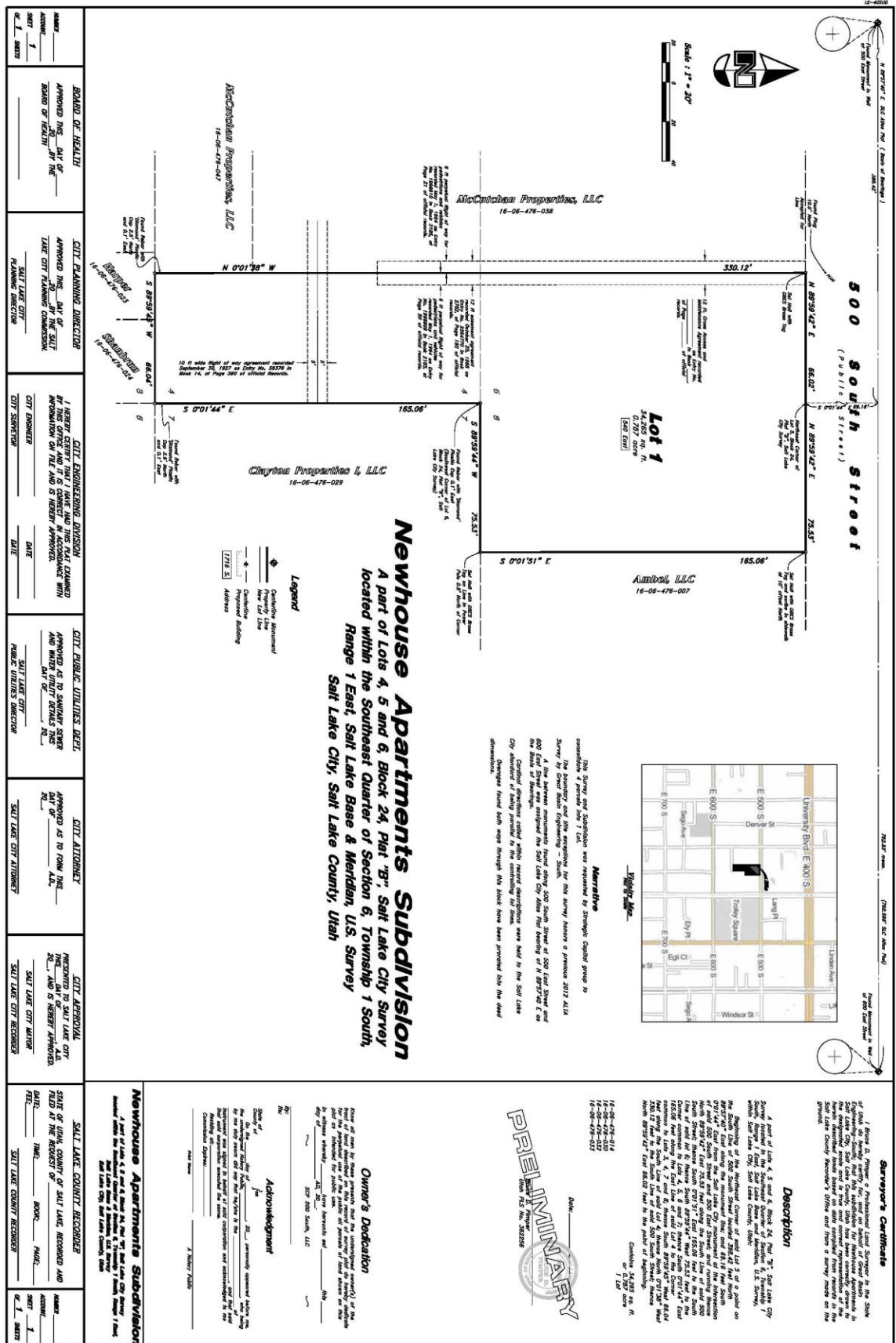
F. The amendment does not materially injure the public or any person and there is good cause for the amendment.

Analysis: No comments from the public have been received objecting to the proposal as of the publication of this staff report. The project had multiple public hearings for a master plan amendment, a rezone request and new construction in a local historic district. All of those applications were approved but the Planning Commission, City Council and Historic Landmark Commission respectively.

Finding: There is no evidence that the proposed subdivision amendment will materially injure the public or any person and staff finds that there is good cause for the amendment.

ATTACHMENT A

Preliminary Plat



ATTACHMENT B
Department/Division Comments

Police Review

No comments

Public Utilities

No comments

Zoning Review- Ken Brown

No zoning issues with the preliminary subdivision plat.

Transportation Review- Barry Walsh

The new plat shows the utility easements removed, and no impact or change to the public roadway ROW of 500 South. Final approval subject to Engineering and the City Surveyor.

Engineering Review- Scott Weiler

The only review we perform on a preliminary plat is for addressing. If the correct address is shown on the plat, we won't have any more review comments until a final plat is submitted, and then the SLC Surveyor will begin her review.

Fire Review- Edward Itchon

No comments

ATTACHMENT C

Site Photographs



View of Project Site from 500 South



View of Project Site from East



View of the Rear of Project Site



View of Property to the West (530 East 500 South)



View of Property to the East (560 East 500 South)



**Smith's Marketplace
Across 500 South from Subject Property**