

Purpose for Zone Amendment

Washburn Associates, on behalf of Banks LLC, is requesting a zone change for property located at 1938 and 1948 south West Temple in Salt Lake City. The occupant of the property, Intermountain Wood, has been located at that site for over the past 20 years. The property currently lies within two different zones, General Commercial and RMU-35. The owners wish to have all the property within the General Commercial zone.

Proposed use

The applicant would like to expand its storage area and develop an office space at the east edge of their lot. Office and warehouse location would resemble the neighbor to the south, Oakland Construction. The site has proved to be an excellent one for the business with close-proximity to I-15, good access to its customer base and in particular the ability to utilize the adjacent rail spur located to the west and south of the property.

Current zoning not appropriate

The existing zoning can allow for the office space but not for the expansion of the storage area, the property is currently zoned for Multifamily Residential Zoning Classification MF-35. The property is bordered to the South by Oakland Construction and to the north by Cedar Crest Apartments. The parcel in question is relatively small measuring less than half an acre with much of that space being taken up by an existing driveway which services the site. The balance of the site that could be utilized for residential apartments is .31 acre in size. Because of the commercial and truck traffic going in and out of the site it seems unlikely residential would be a good choice.

Area to be rezoned.

The parcels needing to be rezoned (Map Amendment) are all of 15-13-478-031-0000 and a portion of 15-13-478-035-0000 would require a portion to be rezoned. The property in question is currently undeveloped except that it has been landscaped and well maintained by the applicant.

Proposed Masterplan Amendment

The applicant requests a change to the Land Use Map that would include parcel numbers 15-13-478-031-000 and 15-13-478-035-0000. The property lies within the Central Community Masterplan, area located generally at 1950 South West Temple. The property consists of two lots, one lot entirely within the RMU-35 Residential Zone, the other partially in that same zone but the larger portion lying in the General Commercial Zone.

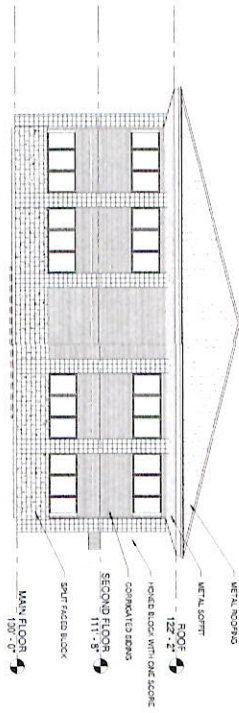
Purpose for Amendment

The purpose for the masterplan change is to allow the existing business Intermountain Wood to be able to expand warehouse space and add additional office space. In addition to make the existing and proposed zoning compatible with the master plan.

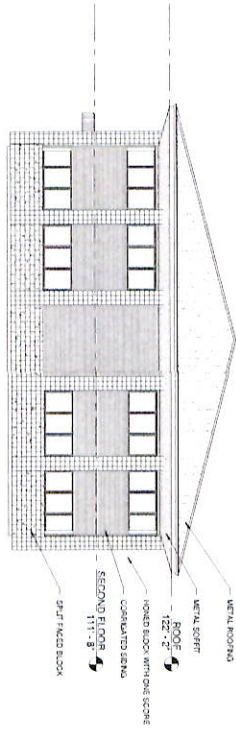
Reason for change

Intermountain Woods has existed in its current location for over 20 years. The location has proved to be a good one for customer visibility, access to I-15, proximity to customer base and adjacency to a rail spur on the west and southern portion of the property. The owners would like to expand their capacity for warehousing and improve their office operations utilizing a vacant portion of property that they own that is directly adjacent to West temple. The Central Community Master Plan specifically calls out for business development to enhance the community's employment and economic base. The master plan encourages businesses that will allow people to work and live in the central community. It also calls to limit planning and zoning restrictions on businesses that provide clear and substantial benefits to residents and to sustain a "business friendly" environment. The subject property lies within the People's Freeway Neighborhood Planning Area, the master plan recognizes the value of the railroad tracks and rail spurs located near and on West Temple.

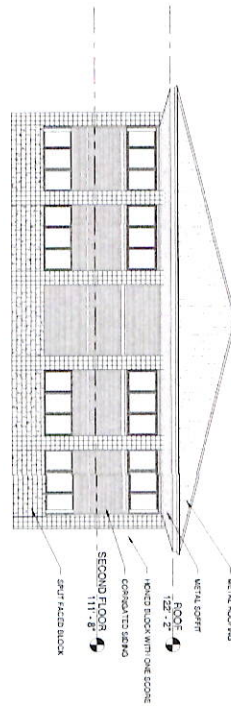
LEFT ELEVATION
SCALE 1/8" = 1'-0"



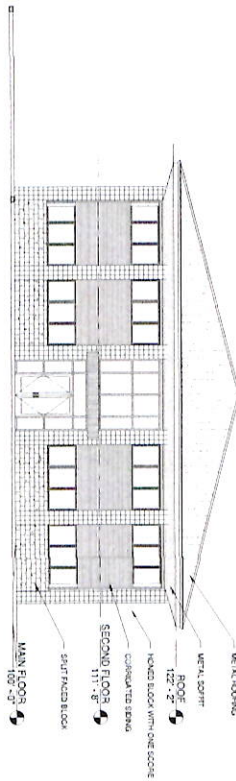
RIGHT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



Sheet No.
A-2.1

INTERMOUNTAIN WOOD

Owner

1446 N. West Temple

Provo, UT

Architectural Coalition
100 South 1100 West Spring, UT 84115
Tel: 801-451-0275
Fax: 801-451-0276

PRELIMINARY
NOT FOR
CONSTRUCTION



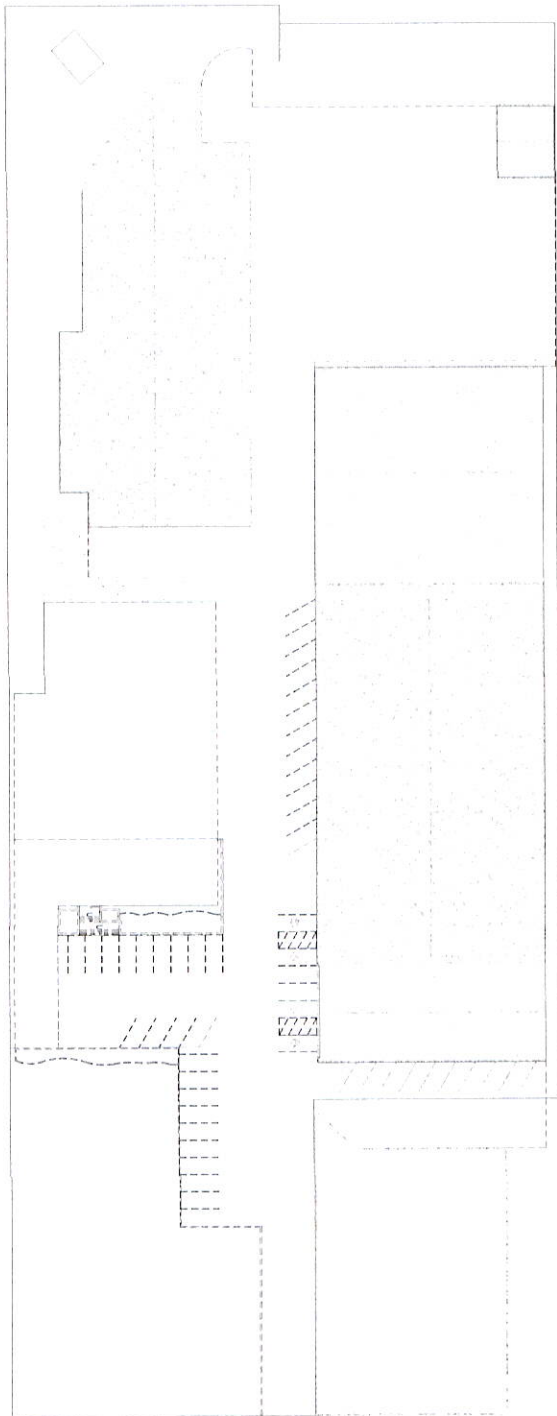
ARCHITECTURAL COALITION

100 South 1100 West Spring, UT 84115 Tel: 801-451-0275 Fax: 801-451-0276

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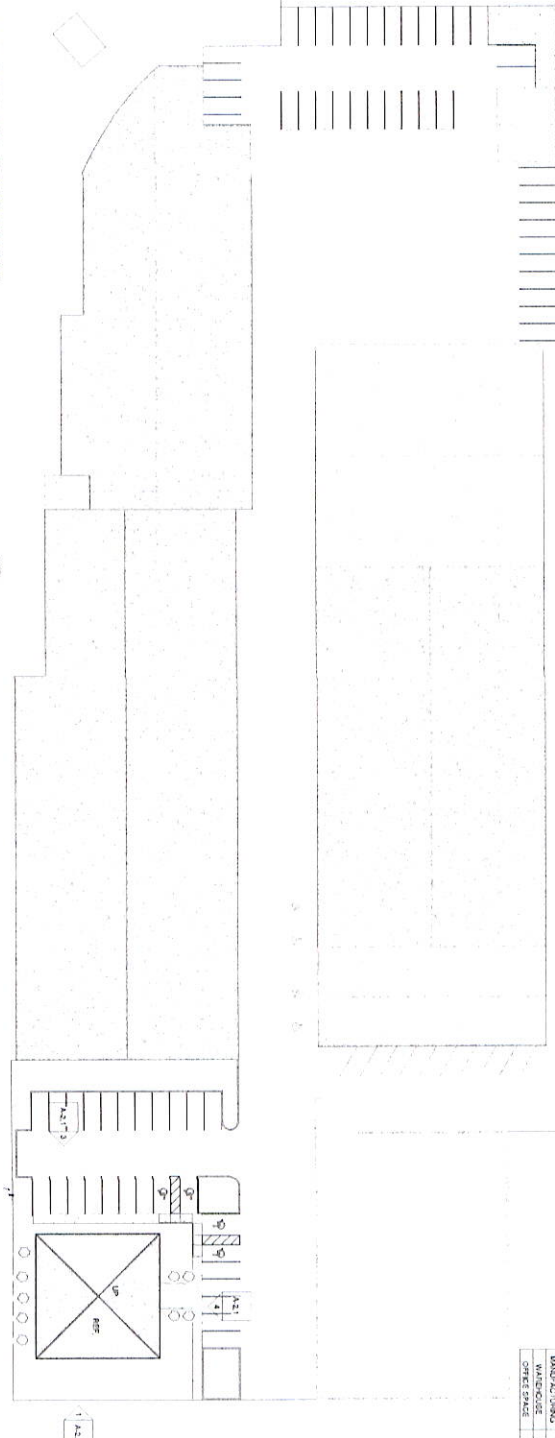
ARCHITECTURAL SITE PLAN OLD

SCALE 1" = 30'-0"



ARCHITECTURAL SITE PLAN NEW

SCALE 1" = 30'-0"



PARKING CALCULATIONS				
USE	AREA	FORMULA	SPACES	ADJ. SPACES
MANUFACTURING	1000	1 SPACE PER 400 SQ FT	25	0
WAREHOUSE	1000	1 SPACE PER 400 SQ FT	25	0
OTHER STORAGE	1000	1 SPACE PER 400 SQ FT	25	0
TOTAL			75	0

SITE TABULATION TABLE	
BUILDING	AREA - 1000 SQ FT
LANDSCAPE	AREA - 1000 SQ FT
TOTAL SITE	2000

