

**EXHIBIT A**  
**SUBMITTAL REQUIREMENTS**  
**PROJECT DESCRIPTION**

1. PURPOSE FOR THE AMENDMENT IN QUESTION:

- Acreage: 5.4 acres
- Address: South Campus Drive & Mario Capecchi Drive, Salt Lake City, Utah 84108 (the “**Property**”)
- Current Zoning: Institutional
- Proposed Zoning: Residential Mixed Use (RMU)

2. A DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY BEING REZONED:

The Property is currently in Salt Lake City. The intention is to subdivide a portion of a parcel land and make the subdivided parcel the subject of the rezone, Planned Development, Design Review, and build an integrated student housing project with mixed-use amenities. The requested rezone will facilitate the development of this project and will tie in infrastructure improvements intended for the area to facilitate development. The conceptual site plan, attached hereto as Exhibit B, contemplates, among other things for both the Property:

- 4 buildings (5 & 4 stories – less than 75’ in height);
- Up to 152 units per building (346 sq. ft. minimum);
- Total density of 536 units;
- Building coverage of 27.26%;
- 211 parking spaces;
- Parking coverage of 27.18%; and
- Landscaping coverage of 28.54%.

3. REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA:

- The Property is adjoined by the following zoning districts:
  - North: Institutional (South Campus Drive)
  - East: Institutional (Mario Capecchi Drive)
  - South: Institutional (Research Road)
  - West: Institutional
- The Property is located within the Regional Activity Center in the East Bench Master Plan (adopted 2/2017). The East Bench Master Plan highlights the importance of “Connecting People to Places” and the “Growth of Regional Destinations.” As the University of Utah continues to grow, it is critical to provide students a place to live that is proximate to campus. Ivory University House plans to help fulfill the East Bench Master Plan by providing an off-campus solution helps “Connect People to Places.” The East Bench Master Plan also highlights the importance of preserving open space and existing trees on properties. Ivory University House intends to preserve and enhance open space and existing trees on the Property and in accordance with the Salt Lake City Urban Forestry.

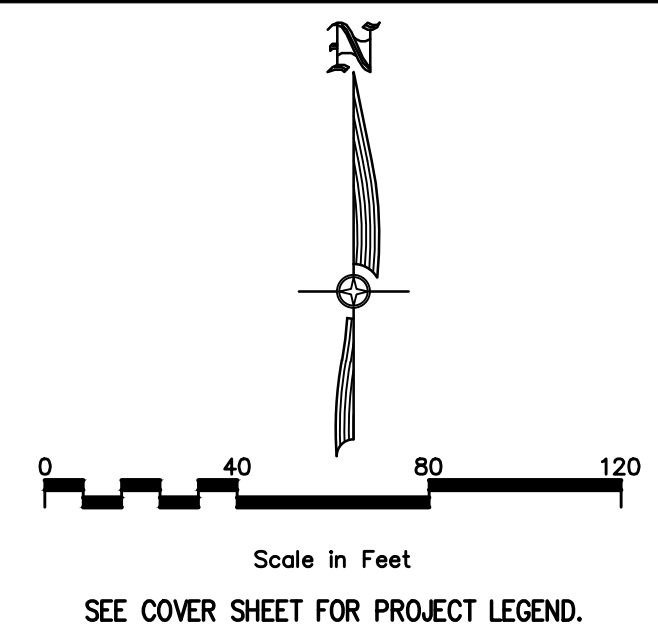
- A rezone of the Property would support student housing in the area that already exists in the current zone of Institutional. The existing University of Utah campus and the Church of Jesus Christ of Latter-Day Saints Institute provides an adjacent, complimentary use. Student residential housing will involve efficient use of the Property and coordinate well with existing and planned public infrastructure.
- A rezone of the Property will support nearby developments, including, without limitation, the University of Utah, the Church of Jesus Christ of Latter-day Saints Institute, and will provide infrastructure improvements for the area to facilitate development. We have been in contact with the Utah Department of Transportation, Salt Lake City Public Utilities, The University of Utah, and others with respect to constructing and/or contributing to: (i) new water and sewer lines (ii) and connecting walkways to nearby Trax that will reduce traffic congestion on South Campus Drive and Mario Capecchi Drive during events and school commutes.

4. PARCEL NUMBERS TO BE CHANGED:

- Property: Parcel Id. No. 16-04-400-011-0000; from Institutional to RMU
- The entire Parcel ID number listed above contains 30.92 acres of land currently owned by the Church of Jesus Christ of Latter-Day Saints. Of this 30.92-acre site, a proposed lot of 5.40 acres will be created in the Northeast corner. This 5.40-acre lot is being proposed for a zoning ordinance change from Institutional to RMU. The remaining 25.52 acres of land will remain as Institutional. A subdivision plat will be proposed and submitted with this rezoning package.

**EXHIBIT B**  
**SITE PLAN**

[See Attached]



**LOT AREAS:**

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	235,362 SQ. FT. / 5.40 ACRES
ASPHALT	64,178 SQ. FT. / 1.47 ACRES
TOTAL LANDSCAPING	62,534 SQ. FT. / 1.44 ACRES
PARKING LANDSCAPING	67,168 SQ. FT. / 1.54 ACRES
REMAINING LANDSCAPING	3,278 SQ. FT. / 0.08 ACRES
CONCRETE	63,890 SQ. FT. / 1.47 ACRES
EXISTING CONCRETE	166,977 SQ. FT. / 3.83 ACRES
	2,286 SQ. FT. / 0.05 ACRES

**NOTE:**

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT LANDSCAPING AREAS:**

	SQ. FT.	CITY REQ'T
PARKING AREA:	63,984 SQ. FT.	
PARKING AREA LANDSCAPING	3,278 SQ. FT. (5% OR 3,199 SQ. FT. REQ'D)	
TOTAL LANDSCAPING	67,168 SQ. FT. (20% REQ'D: 28.54% PROVIDED)	

**NOTE:**

1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT PARKING REQUIREMENTS:**

	QUANTITY	CITY REQ'MT
STUDIO	536	211 (DETERMINED BY PC)
TOTAL REQUIRED:		211
TOTAL PROVIDED:		211
ACCESSIBLE SPACES		7 (7 REQ'D 201 TO 300)
BICYCLE SPACES		16 (10.55 REQ'D 5% OF 211)

**NOTES:**

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE

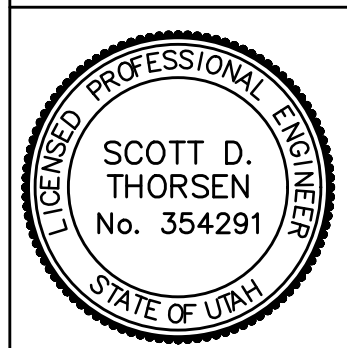
**CIVIL ENGINEERING + SURVEYING**

**CIR**

3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119

IVORY UNIVERSITY HOUSE  
SOUTH CAMPUS DRIVE & MARIO CAPECECHI DRIVE, SALT LAKE CITY, UTAH

OVERALL SITE PLAN



SHEET NO.	C1.0
PROJECT ID	A-1000
DATE:	04/01/21
FILE NAME:	PRJ-UHP
SCALE:	1"=40'