



PLANNED DEVELOPMENT APPLICATION

PROJECT DESCRIPTION:

Ivory University House (the “Project”) is a proposed 536-bed student housing community located at 1780 E South Campus Drive in Salt Lake City, Utah. The primary objective of the Project is to provide a focused learning environment where University of Utah students will feel welcomed, engaged, and secure during their higher education careers. Ivory University House will donate all net proceeds to fund scholarships at the University of Utah for students demonstrating financial hardship.

The existing site currently houses a Church of Jesus Christ of Latter-day Saints Chapel and is zoned Institutional. Surrounding properties include Fort Douglas, the University of Utah, and the Church of Jesus Christ of Latter-Day Saints Institute.

PLANNED DEVELOPMENT OBJECTIVES (21A.55.050.A)

"The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development."

MODIFICATIONS TO ZONING:

This plan will require a Planned Development Application (“PD”) for permitting one (1) exception to the existing code: an exception to build housing that doesn’t face the public street.

Master Plan Compatibility (21A.55.050.B)

1. ***The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.***
 - a. Designated as a Regional Activity Center in the East Bench Master Plan, the Project is consistent with the Master plan policies by promoting community engagement and increasing mobility by moving students closer to campus.



Design and Compatibility (21A.55.050.C)

1. ***Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;***
 - a. The Project's scale, mass, and intensity are consistent with adjacent and nearby buildings found on the University of Utah campus, the Church of Jesus Christ of Latter-day Saints Institute, and Fort Douglas.
 - b. The site is subject to the East Bench Master Plan (adopted 2/2017) and is located in the Regional Activity Center. The Regional Activity Center is a "hub for education, research, employment, and entertainment. Future uses support this function, and future growth is a coordinated effort between the City, the surrounding neighborhoods, and the activity center facilities that balances State and regional needs." The Project seeks to be a private solution to help address the growth of the University of Utah and further the East Bench Master Plan to be a "hub for education" and meet, critical housing needs in the area.
2. ***Whether building setbacks along the perimeter of the development:***
 - a. ***Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.***
 - i. The Project intends to create a traditional student housing campus with a collegiate architectural feel, which is compatible and contextual with the neighboring University of Utah campus and Fort Douglas buildings.
 - b. ***Provide sufficient space for private amenities.***
 - i. The PD modification allows the Project to create a traditional student housing campus with a gated central open space. This central open space is programmed to allow opportunities for students to engage with the community and with the University of Utah campus.
 - c. ***Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.***
 - i. The PD modification allows for the Project to provide sufficient open space. Buffering the proposed development by keeping all activity focused on the central areas of the Project. The ability to keep open space is essential as it allows us to buffer noise from buildings and create a gated community which is imperative to student safety and privacy.
 - d. ***Provide adequate sight lines to streets, driveways and sidewalks.***
 - i. The Project's site plan provides sightlines to streets, driveways and sidewalk as required by code.
 - e. ***Provide sufficient space for maintenance.***
 - i. As part of the Design Review application, zoning relief is requested to save existing trees along Mario Capecchi and South Campus Drive. This relief also allows sufficient space for maintenance and creates a streetscape similar to the LDS Institute, Fort Douglas, and the University of Utah campuses.
3. ***Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;***



- a. All main entrances, of the Project's buildings face the public sidewalk to create an engaging environment. The main entrances use large storefront windows and doors, a colonnade and extensive front "porch" elements compatible with the historic neighborhood characteristics. Other secondary balconies/porch elements use large glass elements that engage the pedestrian interest and interaction. The architectural massing has positive and negative articulation spaces along the façade to increase the interplay with the streetscape. The proposed design accomplishes the intent of the code for "interest and interaction" with the pedestrian.
4. ***Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;***
 - a. The Project's main concern is the safety of our residents. Thus, lighting will be emphasized at the building entrances, but otherwise will be low level and therefore compatible with residential living requirements.
 - b. Lighting is proposed to meet the city lighting master plan and abide by dark sky and pedestrian safety requirements. Low-level lighting on the building and sidewalk entries will be provided. Parking lot lighting will be pole-mounted but be down-only lighting meeting minimum foot candle levels.
 - c. The Project will be properly lighted to promote student safety and will be downlit to reduce the Project's affects on surrounding properties.
5. ***Whether dumpsters, loading docks and/or service areas are appropriately screened; and***
 - a. There will be no loading docks or storage areas outside of the Project's buildings. The mechanical equipment will be within a screen roof well and a hipped roof. Dumpsters will be provided near the parking with screened masonry enclosures.
6. ***Whether parking areas are appropriately buffered from adjacent uses.***
 - a. The current adjacent use to the parking area is another parking lot. The parking lot will be screened by the proposed buildings and will have a security fence and gate system. The Project is also designed to maintain trees and landscaping as a buffer for the parking areas and adjacent uses.

Landscaping (21A.55.050.D)

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. ***Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;***
 - a. Zoning relief to increase building setbacks is requested in the design review application for the preservation of existing trees along Mario Capecchi Drive and South Campus Drive.
2. ***Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;***
 - a. As stated above, an important Project objective is to keep as many existing mature trees as possible. City support of the zoning relief is crucial to meeting this objective.



3. ***Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and***
4. ***Whether proposed landscaping is appropriate for the scale of the development.***
 - a. The landscaping is appropriate for the scale of the development and is designed to lessen the impacts on adjacent properties and compliment the character and design of adjacent uses.

Mobility (21A.55.050.E)

The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. ***Whether drive access to local streets will negatively impact the safety, purpose and character of the street;***
 - a. The Project is currently used as a parking lot for the University of Utah and for worship services for the Church of Jesus Christ of Latter-Day Saints. The Project plans to eliminate one access along Mario Capecchi Drive. The number of drive accesses will remain the same along Research Road but will be moved farther away from Mario Capecchi Drive.
2. ***Whether the site design considers safe circulation for a range of transportation options including:***
 - a. ***Safe and accommodating pedestrian environment and pedestrian oriented design;***
 - i. Please see answer under five.
 - b. ***Bicycle facilities and connections where appropriate, and orientation to transit where available; and***
 - i. Please see answer under five.
 - c. ***Minimizing conflicts between different transportation modes;***
 - i. Please see answer under five.
3. ***Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;***
 - a. Please see answer under five.
4. ***Whether the proposed design provides adequate emergency vehicle access; and***
 - a. Please see answer under five.
5. ***Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.***

The Project promotes safe and efficient circulation within the site and surrounding uses while considering pedestrian safety, bicycle facilities in an appropriate location, and proper access to other transportation modes, including Trax.

6. ***Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.***



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- a. Great lengths have been taken to preserve trees and green spaces in the Project's design to protect the property's existing character.
7. ***Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)***
 - b. Both Salt Lake City and the University of Utah Utilities, departments have been engaged to ensure compliance with this standard.