ROWLAND HALL MIDDLE & UPPER SCHOOL

DESIGN REVIEW SUBMISSION

October 12th, 2023
EXISTING SITE PHOTOS

EXISTING SITE FROM SUNNYSIDE AVE

EXISTING SITE EXISTING ROWLAND HALL CAMPUS (EAST)

EXISTING SITE LOOKING TOWARDS EXISTING ROWLAND HALL CAMPUS (EAST)

EXISTING ROWLAND HALL CAMPUS LOOKING WEST TO SITE

NARRATIVE

EXISTING SITE PHOTOS

EXISTING SITE FROM SUNNYSIDE AVE

EXISTING SITE EXISTING ROWLAND HALL CAMPUS (EAST)

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EXISTING ROWLAND HALL CAMPUS LOOKING WEST TO SITE

PARKING CALCULATIONS

MINIMUM PARKING CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING
- K-12 Private School: 1 stall / 20 Middle School Students
- 330 Students / 20 = 16.5 Stalls
- High School Students: 440 / 8 = 55 Students
- Minimum Required Parking: 55 + 16.5 = 71.5 Spaces

MAXIMUM PARKING ALLOWED CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING
- K-12 Private School: 4 stalls / 1000 sq ft
- 150,000 / 4 = 600 Stalls

PARKING PROVIDED:

230 Parking Stalls Provided (Van and Bus stalls not included)

Accessible Stalls:

1 required per 50 stalls provided: 4.6 Stalls required, 8 provided

Bicycle Parking: Public, Institutional, and Civic Uses: 1 per 10,000 sq. ft.

150,000 / 10,000 = 15 bicycle parking spaces required, will be provided
SUBJECT PROPERTY
PARCEL: 16-09-103-004-0000
OWNER: ROWLAND HALL - ST MARK'S SCHOOL
ADDRESS: 1481 E SUNNYSIDE AVE
TOTAL LOT SIZE: 570,060 SF
RESTRICTED PORTION: 380,645 SF
OPEN SPACE AREA: 189,415 SF

NEIGHBORING PROPERTY
PARCEL: 16-09-103-003-0000
OWNER: MOUNT OLIVET CEMETERY ASSN
ADDRESS: 1443 E SUNNYSIDE AVE
(NO DWELLINGS)

NEIGHBORING PROPERTY
PARCEL: 16-09-126-011-0000
OWNER: VALLEY MENTAL HEALTH INC
ADDRESS: 780 S GUARDSMAN WY
(NO DWELLINGS)

NEIGHBORING PROPERTY
PARCEL: 16-09-126-012-0000
OWNER: ROWLAND HALL - ST MARK'S SCHOOL
ADDRESS: 720 S GUARDSMAN WY
(NO DWELLINGS)

NEIGHBORING PROPERTY
PARCEL: 16-09-126-010-0000
OWNER: UNIVERSITY OF UTAH
ADDRESS: 550 S GUARDSMAN WY
(NO DWELLINGS)

OVERALL SITE AREA
570,060 sf

RESTRICTED PORTION (INSTITUTIONAL ZONE):
380,645 sf, including:
192,510 sf free of buildings, paved parking areas and paved driveways (50.6% of zone)
302,477 sf open space (79.5% of zone)

OPEN SPACE PORTION:
189,415 sf

TOTAL OPEN SPACE, UNBUILT AREA:
491,892 sf (86.3% of overall site area)

25' REAR YARD
20' INTERIOR SIDE YARD
20' FRONT YARD

BUILDING GSF:
152,000 sf
BUILDING FOOTPRINT:
78,168 sf
BUILDING HEIGHT LIMIT:
35', up to 75' with approved additional yard

PARKING:
207 parking spaces (not including parking spaces out of zone)