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Conditional Use Standards

Project Summary

The Central Church of the Nazarene is seeking to create a multi-use building in which to transition the community service elements and storage they currently house in the main church on the site.

The proposed Central Compassion Center (CCC) would house the food & clothing donations that are currently stored in the church and provide a more adequate space to display and serve. The new building will consist of a large multipurpose room for display & activities, storage rooms for donations, and two bathrooms.

Sincerely,

A handwritten signature in black ink, appearing to read "Jarod Hall", with a stylized flourish at the end.

Jarod Hall, AIA

Manager
di'velept design LLC

SUBMITTAL REQUIREMENTS

A NARRATIVE THAT DESCRIBES THE GENERAL OPERATIONS OF THE PROPOSED USE INCLUDING ANSWERS TO THE FOLLOWING QUESTIONS:

This project has a density of 192 Units Per Acres.

1. What are the anticipated hours of operation?
 - a. Mondays - 6:30pm to 9pm
Fridays - 6pm to 9pm
Saturdays 9am to 1pm
2. What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.
 - a. Friday nights (6pm to 9:30pm) and Saturday mornings 9:30am to 12:30pm
3. Is there any anticipated outdoor activity associated with the use?
 - a. Clothing distribution is located outside at this moment, once the building is complete things will be indoors.
4. Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.
 - a. Yes, See attached site plan
5. How will the waste generated by the use be stored and handled on site? How will it be removed from the site?
 - a. We have hired Ace Disposal to remove one dumpster of trash and a second dumpster of recycled paper and cardboard, they both get dumped once a week.
 - b. This is already occurring and we do not anticipate the new building impacting the trash load of the site.
6. What is the anticipated amount of water consumption of the proposed use?
 - a. Minimal. Two bathrooms, one shower.
7. What is the anticipated level of emissions generated by the proposed use?
 - a. Minimal
8. Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?
 - a. No
9. What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?
 - a. Minimal with no polluted or contaminated soil
10. Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?
 - a. No
11. Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?
 - a. Yes, the information was brought up during the DRT meeting, there are no concerns noted.

AN ANALYSIS OF HOW THE PROPOSAL MIGHT AFFECT ADJACENT USES, INCLUDING ANSWERS TO THE FOLLOWING QUESTIONS:

1. What are the land uses adjacent to the property (abutting and across-the-street properties)?
 - a. East: R-1/5000 (residential)
 - b. West: OS (Open Space District)
 - c. South: OS (Open Space District)
2. Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?
 - a. Yes
3. Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the proposed or existing structure on the property or adjacent to the property?
 - a. No, See attached site map
4. How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?
 - a. There is only a 4'-0" yard required. We have placed the building 11'-0" from the property line and will provide a landscape buffer in that 11'-0" space.

STANDARDS FOR CONDITIONAL USE (21A.54.080)

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
 - a. Place of Worship on lots less than 4 acres in size are allowed (Conditionally) in Zone R-1/5000
 - b. This lot is 1.18 acres
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
 - a. The church has been operating on this site for some time. This proposed use will just relocate some of the functions that are already happening on the site.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
 - a. The lot is already a place of worship, there are no specific uses indicated in the master plan for this area.
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.
 - a. There are no anticipated detrimental effects given that the addition will only relocate current uses from the main building to a new space in the lot.

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
 - a. Yes
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
 - a. Yes
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
 - a. Yes
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
 - a. See attached Elevation drawings
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
 - a. Access points to remain at same locations, expanded as necessary for fire access.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
 - a. Internal circulation will have no effect on adjacent properties
7. The site is designed to enable access and circulation for pedestrian and bicycles;
 - a. Yes
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
 - a. Access to the site will not be changed from existing conditions, it will have no impact on abutting or adjacent streets
9. The location and design of off street parking complies with applicable standards of this code;
 - a. Yes, See attached site plan for parking.
10. Utility capacity is sufficient to support the use at normal service levels;
 - a. In the DRT, Public Utilities did not note anything of concern

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
 - a. Yes, we are providing 11'-0" landscape buffer
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
 - a. Yes, the project complies with sustainability factors.
13. The hours of operation and delivery of the use are compatible with surrounding uses;
 - a. Yes
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
 - a. Yes, lighting will be compatible with surrounding uses. There will be no additional signage.
15. The proposed use does not undermine preservation of historic resources and structures.
 - a. It does not.