

DATE: August 9, 2006
TO: Salt Lake City Planning Commission
FROM: Kevin LoPiccolo, Zoning Administrator
Email: kevin.lopiccolo@slcgov.com
RE: A request for conditional use approval to allow for the expansion of an existing commercial parking lot at 75 South 2400 West

CASE#: 410-06-27
APPLICANT: Milt Drake/Park and Jet
STATUS OF APPLICANT: Business Owner
PROJECT LOCATION: 75 South 2400 West



PROJECT/PROPERTY SIZE: 5.57 Acres
COUNCIL DISTRICT: District 1, Council Member Carlton Christensen
SURROUNDING ZONING

DISTRICTS:

North - CC
South - Interstate 80
East - Interstate 80
West - OS

SURROUNDING LAND

USES:

North - Commercial Office
South - Interstate 80
East - Interstate 80
West - Government Building

REQUESTED ACTION:

The applicant is requesting conditional use approval to expand the existing Park and Jet commercial parking lot. The expansion will provide an additional 640 parking spaces.

PROPOSED USE(S):

The applicant intends to expand the commercial parking lot operation from 370 spaces and add an additional 640 spaces for a total of 1010 parking spaces. As part of the parking lot expansion, the applicant is proposing to construct an open carport to cover approximately 88 parking spaces.

APPLICABLE LAND USE REGULATIONS:

The proposed use is subject to Salt Lake City Zoning Ordinance, Section 21A.54.080, Standards for Conditional Uses and Section 21A.32.030 Business Park (BP) District.

MASTER PLAN SPECIFICATIONS:

The Northwest Plan (1990) identifies this area as business/commercial. The proposed expansion is consistent with the Northwest Community Future Land Use Plan.

ACCESS:

Access to Park and Jet exists from an existing driveway of North Temple Street.

SUBJECT PROPERTY HISTORY:

The subject property at 75 South 2400 West, known as Park and Jet is located in the Business Park (BP) District. Salt Lake City Zoning Ordinance, Section 21A.32.140 permits commercial parking garage or lot through a conditional use. The property is currently being used for a commercial parking lot to service short and long term parking for customers using the Salt Lake City International Airport.

The Property owner filed Petition Number in 2001, requesting that commercial parking lots be an allowed use in the BP zone. City Council approved the petition request in 2002, to allow commercial parking lots as a permitted use in the BP district. But due to an oversight, the Ordinance did not reflect this change and was omitted from the Salt Lake City Zoning Ordinance.

In 2004, the Planning Division did some housekeeping to the Zoning Ordinance and identified that the table of Permitted and Conditional uses in the Business Park (BP) District did not list commercial parking lots as a use and requested that the City Council recognize this use and allow commercial parking lots in the BP District as a conditional use. The City Council approved this request and the proposed use is currently listed as a conditional use in the Salt Lake City Zoning Ordinance.

COMMENTS, ANALYSIS AND FINDINGS:

COMMENTS

The Development Review Team (DRT) reviewed this application on April 4, 2006. The following is a summary of the comments/recommendations received:

- a) **Transportation:** The Division of Transportation has no objections to the proposed parking lot expansion.
- b) **Public Utilities:** Salt Lake City Public Utilities has no objections to the proposed use.
- c) **City Engineering:** The Engineering Department requested that if any work is required on North Temple Street behind the curb line, a permit to work in the right-of-way is required.
- d) **Fire:** The Fire Department has no objections to the request provided all Fire Code requirements are met.
- e) **Police:** The Police Department has no objections to the proposed use.
- f) **Building Services:** Building Services has no zoning concerns regarding this request. The department suggests that the all parcels be combined into one parcel.
- g) **Community Council:** Popular Grove has not provided any comments to the Planning Division.

ANALYSIS AND FINDINGS

The Planning Commission has final decision authority with respect to this request. In order to make its decision, the Commission must use the following standards.

21.54.080 Standards for Conditional Uses.

- A. The proposed development is one of the conditional uses specifically listed in this Title.**

Discussion: Table 21A.32.140 of the Zoning Ordinance requires conditional use approval for a commercial parking lot in a Business Park (BP) District.

Finding: The proposed development is one of the conditional uses specifically listed in the Zoning Ordinance.

- B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

Discussion: The Northwest Plan identifies this area as business/commercial. The proposed expansion is consistent with the Northwest Community Future Land Use Plan and is an appropriate land use for the Business Park (BP) District.

Finding: The proposed development is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.

- C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

Discussion: The Division of Transportation reviewed this request as part of the Development Review Team meeting. At that time, the Division indicated that a cross access easement would be required if the two properties were not consolidated. Staff has stipulated as a condition of approval that the property owner combine the two lots into one lot of record.

Finding: Park and Jet has ingress and egress to the subject property from North Temple Street. North Temple Street is adequate to carry the traffic demand created by a commercial parking lot and will not materially degrade the service level.

- D. The internal circulation system of the proposed development is properly designed.**

Discussion: The internal circulation system for this project will be provided by an existing driveway off North Temple Street. The Development Review Team did not identify any issues that would jeopardize the proposal in terms of the proposed design of the internal circulation system.

Finding: The internal circulation system of the commercial parking lot is properly designed.

- E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

Discussion: The existing structure is provided with all municipal utility services.

Finding: Existing utility services are adequate for the proposed development and designed in a manner that will not have an adverse impact on adjacent land uses or resources.

F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.

Discussion: The parking lot expansion complies with the parking lot & perimeter landscape requirements. The lighting plan is designed to spread light evenly over the parking lot and will be directed downward and will not trespass onto adjacent properties.

Finding: Appropriate measures have been taken to protect adjacent uses from light, noise and visual impact.

G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.

Discussion: There are no buildings proposed for the parking lot expansion.

Finding: This standard does not apply to this application request.

H. Landscaping is appropriate for the scale of the development.

Discussion: The applicant proposes to provide landscaped islands along both sides of the driveway and provide a 10 foot landscape buffer around the perimeter of the subject property. The proposed landscaping will constitute approximately 18,584 square feet or 5.03% for the proposed parking lot expansion.

Finding: Landscaping is consistent with the development pattern and complies with Salt Lake City Zoning Ordinance, Section 21A.48, Landscaping & Buffers.

I. The proposed development preserves historical, architectural and environmental features of the property.

Discussion: The site is not located within a historic district and there are no significant architectural or environmental features on the property.

Finding: No unique historical, architectural or environmental features have been identified in association with this property.

J. Operating and delivery hours are compatible with adjacent land uses.

Finding: Operating and delivery hours are compatible with current and adjacent land uses.

K. The proposed conditional use is compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

Discussion: The commercial parking lot for Park and Jet meets the objectives of the Northwest Master Plan and is compatible with the existing use on site, zoning and other uses in the general area.

Finding: The proposed commercial parking lot use is compatible with the surrounding area and will not have a material net cumulative adverse impact on the area or the City as a whole.

L. The proposed development complies with all other applicable codes and ordinances.

Discussion: Approval of the conditional use will be subject to meeting all applicable City departmental requirements. Final plans will be reviewed during the building permit process for compliance with all applicable City codes and ordinances.

Finding: The proposal will be required to meet all pertinent and applicable City codes and ordinances prior to the issuance of building permits.

RECOMMENDATION:

Based upon the comments, analysis and findings of fact noted above, Planning Staff recommends that the Planning Commission approve the conditional use request, subject to the following conditions:

1. All lots comprising the use shall be consolidated into one lot.
2. Compliance with departmental comments as outlined in this staff report.
3. Any grade change that exceeds two feet shall require a special exception.

Exhibits:

Exhibit 1 – Application

Exhibit 2 – Survey of subject property

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading Plan

Exhibit 1 – Application

Exhibit 2 – Survey of subject property

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading Plan