

DATE: February 8, 2006

TO: Salt Lake City Planning Commission

FROM: Elizabeth Giraud, Senior Planner

RE: STAFF REPORT FOR THE FEBRUARY 8, 2006 MEETING

CASE#: 410-774

APPLICANT: Diamond Parking

STATUS OF APPLICANT: Property Manager

PROJECT LOCATION: 179 W. 300 South



PROJECT/PROPERTY SIZE: Approximately 0.32 acres

COUNCIL DISTRICT: District Four, Council Member Nancy Saxton

REQUESTED ACTION: Conditional Use approval for a commercial, surface parking lot in a D-3 Downtown Warehouse/Residential District.

PROPOSED USE(S): The applicant proposes to create a commercial, surface parking lot on vacant ground.

APPLICABLE LAND USE REGULATIONS: Section 21A.30.040 D-3 Downtown Warehouse/Residential District.
Section 21A.54.080 Standards for Conditional Uses

SURROUNDING ZONING DISTRICTS: The subject property is surrounded on all sides by the Downtown D-3 Zoning District.

SURROUNDING LAND USES:
North –P.F. Chang Restaurant, Rose Wagner Theater
South – existing surface parking; underground parking for Broadway Lofts Condominiums
West – Palladio Apartments
East – Metropolitan Restaurant

MASTER PLAN SPECIFICATIONS: The Downtown Master Plan discourages but does not prohibit surface parking lots and encourages high-density development.

SUBJECT PROPERTY

HISTORY:

The site is vacant land, and consists of three separate parcels: a parcel at 179 W. 300 South (tax identification number 15-01-259-001), a parcel at 315 S. 200 West (tax identification number 15-01-259-002), and an “L”-shaped piece of land that separates the two. The “L”-shaped piece of land does not have a tax identification number and appears from the Salt Lake County ownership plats to be publicly owned; however, it is not identified as a public right-of-way on City Atlas maps. Title research going back to 1927 shows that the “L”-shaped property was once owned by Dr. Snow, who granted the owners of the properties at 179 W. 300 S., 315 S. 200 W., and 173 W. 300 S. an easement over the “L”-shaped parcel and thus this property is a private right-of-way. The extent to which the property owner can combine the north and south parcels and the right-of-way parcel into one tax identification number should be a requirement of the conditional use.

City directories indicate that “Tires Unlimited” was located on the parcel at 179 W. 300 S. from the mid-1970’s until the building associated with the business was demolished in 2001. The parcel at 315 S. 200 W. has been vacant for approximately 35 years. The most recent listing in the City directory at this address is “Casady’s Blacksmith Shop” in 1969.

ACCESS:

Access to the site will be through curb cuts on 300 South and 200 West.

PROJECT DESCRIPTION:

The applicant is requesting approval to convert two vacant, non-contiguous parcels of land into a commercial, surface parking lot with 27 parking spaces. The applicant intends to market the parking lot for use by patrons of nearby restaurants and the Rose Wagner Performing Arts Center.

COMMENTS, ANALYSIS AND FINDINGS:

COMMENTS

Comments from City departments and divisions and Community Council(s):

- a) **The Transportation Division** stated that abandoned driveway approaches must be removed, and the applicant must provide a pedestrian walkway to the public sidewalk. The new driveway approaches need to be widened to a minimum of 18 feet and squared off.
- b) **The Engineering Division** stated that the applicant must show all public way improvements, such as street lights, fire hydrants, and street trees on the site plan prior to obtaining a building permit and Engineering Division approval. New driveway approaches must have five feet of clearance from these items. The applicant must replace any public way improvements determined necessary once the Engineering Division has conducted an inventory.
- c) **The Building Services Division** stated that the footings and foundation left in place after the former structure was demolished in 2001 must be removed prior to new construction of the parking lot. The two existing lots and the easement must be combined into one new parcel with a new Sidwell number and a new certified address. The dimensions of the parking stall and drive aisles must be indicated on the plans submitted. Fifteen feet of landscaping is required in the front and corner side yards. A seven foot perimeter landscape buffer must be provided along the south property line. A landscape plan must be provided showing the following:
 - a) 5% interior parking lot landscaping:
 - One shade tree every 120 square feet of landscaped area.
 - 50% of landscaped area to be an approved groundcover.
 - b) Perimeter parking lot landscaping:
 - One shade tree every 50 feet of yard length.
 - One shrub every 3 feet along 100% of the yard length for front and corner side yards and every 3 feet along 50% of the yard length for rear and interior side yards.
 - Areas outside shrub masses to be turf or other groundcover.
 - c) Street trees every 30 feet minimum in the park strips. This will include tree grates along 300 South Street.

Signage will require separate approvals and permits.

- d) **The Public Utilities Department** stated that it required any unused services to be disconnected at the main as per Salt Lake City standards, and that the owner will also need to submit a storm drainage plan for the new parking lot.
- e) **The Police Department** stated that they do not see CPTED concerns with this project provided there is adequate lighting, especially on the south and east sides of the proposed project.
- f) **The Fire Department** responded that the drive entry from 300 South needs to be 20 feet wide for the fire apparatus access requirements. The Fire Department will need access to the rear of the Metropolitan Restaurant.

- g) **Community Councils:** The Downtown Community Council declined to hear the issue.

ANALYSIS AND FINDINGS

The Planning Commission shall only approve, approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district.

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21.54.080 Standards for Conditional Uses.

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

Discussion: Commercial parking lots are permitted as a conditional use according to the D-3 land use table; 21A.30.050.

Finding: Commercial parking lots are allowed as a conditional use in the D-3 District.

- 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 Downtown Master Plan generally discourages the construction of surface parking lots, favoring higher density development and parking structures instead. The applicant has not stated that this proposed parking lot will be used as an interim use as a short-term basis; however, the property could be easily redeveloped with a structure in the future.

Finding: Surface parking lots are generally not in keeping with the objectives of the City, however, the alternative is the continuation of the parcels as vacant lots. The proposed use will improve the visual appearance of the property by including landscaping.

- 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 project has been reviewed by the Salt Lake City Transportation Division. The streets abutting the proposed parking lots, 300 South and 200 West, are classified as “collectors,” and are defined as providing the connection between arterial and local streets, providing direct access to abutting property and carrying a mix of local traffic and commuter traffic headed for nearby

destinations. Because of the small number of parking stalls being added, traffic loads are not significantly being increased.

Finding: The Transportation Division states that the increased parking will have no significant impact to the existing streets system.

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

Discussion: The Salt Lake City Transportation Division has reviewed the proposed design and has no issue with the circulation of the parking lot. A representative of the Transportation Division stated that the abandoned driveway approaches must be removed and that new driveway approaches must be at least 18 feet wide and squared off. The applicant must also provide a pedestrian walkway to the public sidewalk. These issues, however, should not affect the circulation.

Finding: The internal circulation system of the proposed development is properly designed. The applicant will have to provide a pedestrian sidewalk from the parking lot to the public sidewalk.

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: Utilities are adequate. The issues raised by Salt Lake City Public Utilities Department included disconnecting unused services at the main to conform to Salt Lake City standards, and that the applicant must submit a drainage plan for the new parking lot.

Finding: Utilities are adequate. The applicant must meet the Public Utilities Department's requirements prior to the issuance of a building permit.

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

Discussion: Buildings on this block face include the Metropolitan Restaurant, the Broadway Lofts Condominiums, P.F. Chang's Restaurant, the Rose Wagner Performing Arts Center and the Peery Hotel. The Palladio Apartments are located across the street to the west. Residents of the Broadway Lofts Condominiums have expressed concern about the potential undesirable activity, lighting and noise associated with the nighttime use of the proposed parking lot. Currently, there is no buffering between existing buildings and the subject property. Parking lots greater than 15 stalls require a seven foot landscaped buffer and no less than 5 percent interior parking lot landscaping. Additionally, the D-3 Zoning District requires a 15 foot setback along street frontages for parking lots, which the applicant has addressed. The new parking lot is proposed to add a landscaped

buffer on all sides of the proposed parking lot. The landscaping must include organic ground cover, shrubs and trees.

The City code also requires that lighting spill be directed downward to minimize glare onto adjacent properties.

Finding: The landscaped setback on the street frontages, as well as the seven-foot landscaped setbacks on the south and east property lines, will buffer the parking lot from the adjacent building (the Metropolitan Restaurant). The existence of the restaurant buffers the proposed parking lot from the Broadway Lofts Condominium units that are closest to 300 South. The parking for the Broadway Lofts Condominiums abuts the southern-most units of the Broadway Lofts, and provides a buffer from the proposed parking lot.

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

Discussion: The proposed use is a parking lot, therefore the criteria is not applicable.

Finding: Not applicable

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

Discussion: The required landscaping is noted on the submitted plans buffers the building on the east side of the parking lot and the lot to the south, and meets the landscape setback requirements along the street frontages, the street tree requirement and the interior parking lot. New street trees are also noted. Interior lot landscaping is also noted. The landscaping indicated in the submitted plan meets the requirements of the zoning ordinance.

Finding: The landscaping is appropriate for the scale and size of the parking lot and meets the requirements of the zoning ordinance.

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

Finding: There are not historical, architectural and environmental features of the property.

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

Discussion: Adjacent land uses consist of entertainment uses. Residential uses are located across the street to the west (the Palladio Apartments) and to the east (the Broadway Lofts Condominiums). The parking lot will be used primarily by patrons of the nearby restaurants and the Rose Wagner Performing Arts Center in the evening, and for general use during daytime hours. The hours of the parking lot will coincide with the entertainment uses. The proposed parking lot will have a

negligible effect on the Palladio Apartments to the west, as they are located across a wide street (200 West). Residents of the Broadway Lofts have expressed concern due to the experience of residents who live on the east side of their building, which faces a parking lot. However, the proposed parking lot is separated from the units on the west side of the Broadway Lofts by the Metropolitan Restaurant and the existing parking lot used by residents of the Broadway Lofts Condominiums.

Finding: Hours of operation are consistent with adjacent land uses.

- K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are 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: There is concern that increasing the number of surface parking lots in the area will decrease density and the vitality of the downtown area. The proposed parking lot will improve the appearance and non-existent uses of the current parcels. The parking can be used for nearby businesses and the Rose Wagner Performing Arts Center.

Finding: When weighed against the appearance of the existing vacant lots, which are not an asset to the visual qualities or economic development of the surrounding land uses, the Planning Division Staff finds that the proposed development will not cause a material net cumulative adverse impact on the neighborhood as a whole.

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

Discussion: The applicant must resolve the issue of the combining the north and south parcels and the right-of-way parcel into one tax identification number parcels into one lot prior to issuance of a building permit. The applicant meets the requirement of the D-3 Zoning District that surface parking lots must be set back 15 feet from front and corner side yard property lines.

The applicant must address the issues noted on the Certificate of Present Condition recorded against the property (the removal of construction debris from the Tire Store).

Finding: The parking lot will be required to meet all other building codes prior to receiving a building permit.

RECOMMENDATION:

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission approve a conditional use for a parking lot at 179 W. 300 South, with the following conditions:

1. The parcels must be consolidated into one parcel with one tax identification number.
2. The applicant must submit a site and landscaping plan that addresses the department comments outlined in this report.
3. The applicant must satisfy the requirements of the Certificate of Present Conditions recorded against the property.
4. The applicant must participate in the Downtown Parking Token program.

Elizabeth Giraud, AICP
Senior Planner

Attachments: Exhibit 1 – Site plan.
Exhibit 2 – Site photos
Exhibit 3 – Other division recommendations.
Exhibit 4 – Public comments submitted with application.
Exhibit 5 – Deed research submitted with the application.

Exhibit 1
Site plan.

Exhibit 2
Site photos.



Existing lot, view toward the southeast, with the Metropolitan Restaurant to the east of the subject property.



Existing lot, view toward the northeast, with the Rose Wagner Performing Arts Center in the background.

Exhibit 3
Departmental Comments.

Exhibit 4
Public Comments Submitted
with Application

Exhibit 5
Deed Research
Submitted with Application

