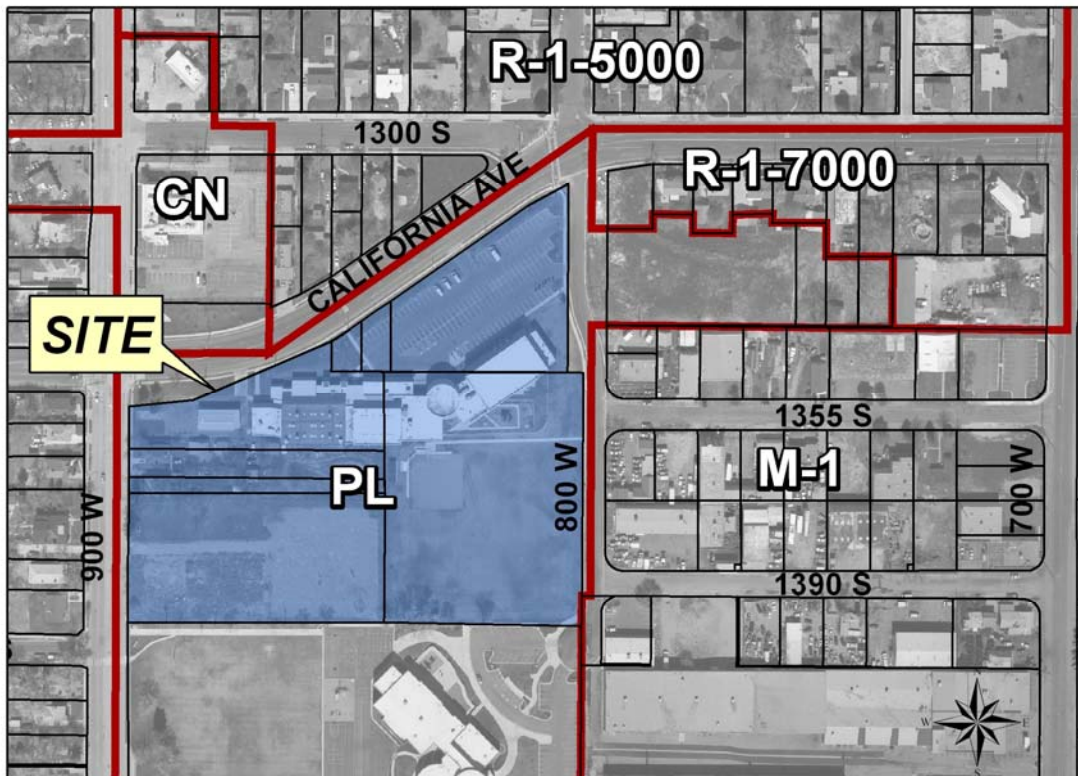


**DATE:** June 21, 2006  
**TO:** Salt Lake City Planning Commission  
**FROM:** Marilyn Lewis, Principal Planner  
**RE:** June 28, 2006 Planning Commission Meeting  
Sorenson Unity Center, Planned Development

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**CASE#:** 410 -06-13  
**COUNCIL DISTRICT:** District 2  
**APPLICANT:** Rick Graham, Director  
Salt Lake City Public Services  
**STATUS OF APPLICANT:** City Project  
**PROJECT LOCATION:** 1383 South 900 West Street  
Sorenson Unity Center



**PROJECT/PROPERTY SIZE:**

Parcels have been consolidated, waiting on new Sidwell number from Salt Lake County, 8.88 acres.

**SURROUNDING ZONING DISTRICTS:**

**North** - CN (Neighborhood Commercial) and R-1/5,000 (Single-family Residential)  
**South** - PL (Public Lands)  
**East** - M-1 (Light Manufacturing) and PL (Public Lands)  
**West** - R-1/5,000 (Single-family Residential)

**SURROUNDING LAND USES:**

**North** – Store and residential uses  
**South** – Riley Elementary School  
**East** – Warehouse and light industrial uses  
**West** – Residential use

**REQUESTED ACTION:**

Petition 410-06-13 is a request by Rick Graham, Director, Salt Lake City Public Services, for a Conditional Use Planned Development to construct multiple buildings on a single lot. This project will develop the Sorenson Unity Center on the same parcel as the existing Sorenson Multi-Cultural Center.

**PROPOSED USE(S):**

The applicant is proposing to create an educational/recreational campus, which will utilize the existing Sorenson Multi-Cultural Center and the proposed Sorenson Unity Center on the previously combined parcels.

The new Sorenson Unity Center structure will contain a health and fitness center, a non-profit dental clinic, classrooms for community-oriented educational programs, arts/cultural space that can be used for community meetings, events and performances, a drop-in daycare center for patrons of the center’s programs.

**APPLICABLE LAND USE REGULATIONS:**

**Section: 21A.32.070 PL –Public Lands Zoning District**

The purpose of the PL (Public Lands) district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.

**Section: 21A.54.150 Conditional Use Planned Development**

The purpose of a planned development is a category of conditional use. As such, it encourages the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all

types of development. A petition must be analyzed by the Standards for Conditional Use (A- L), as well as the Planned Development Standards (1- 5) must also be met.

**MASTER PLAN SPECIFICATIONS:**

The subject property is in the PL (Public Land) Zoning District. The West Salt Lake Community Master Plan Future Land Use Map designates this area for institutional uses. Large recreational facilities and community centers, like the Sorenson Unity Center are consistent with the West Salt Lake Master Plan.

**SUBJECT PROPERTY HISTORY:**

The subject site is a collection of combined parcels, which were rezoned to PL in 2004. Some of the land was either purchased or gifted to Salt Lake City specifically for the development of the Sorenson Unity Center.

**ACCESS:**

The primary vehicular ingress/egress for the site is proposed from 900 West Street. There will be service access from California Avenue, which is shared by both facilities.

**PROJECT DESCRIPTION:**

The applicant is proposing to develop a recreation and education campus from a single 8.88 acre parcel within Salt Lake City’s Glendale neighborhood. All of the proposed uses are allowed in the PL Zoning District. The existing Sorenson Multi-Cultural Center is 42,735 square feet, while the proposed Sorenson Unity Center is 25,564 square feet. All of the previous individual parcels were combined by deed.

**COMMENTS, ANALYSIS AND FINDINGS:**

**COMMENTS**

The Planning Commission Planned Development Subcommittee reviewed the project on May 3, 2006. The Subcommittee was anxious to finally see a project for this site, as the Planning Commission has previously made a recommendation on the Zoning Amendment, as well as approved the Conditional Use to expand parking in 2004. The Planning Commission Subcommittee received a brief presentation about the site and proposed uses. Overall, they were receptive and impressed with what was to be accomplished. They were especially enthused that Public Services is working towards Leadership in Energy and Environmental Design (LEEDS) certification. The minutes from this meeting are attached in Exhibit 2. Comments for all of the City Departments are attached in Exhibit 1.

**a. Community Council**

On May 17, 2006, staff and the applicant attended the West Salt Lake Community Council for citizen input on this petition. The comments focused on moving the project forward as soon as possible, due to the limited amount of funds. They don’t want to see any components eliminated. The members of the community council that were present, unanimously voted in favor of the planned development.

### **b. Permits Office**

The Permits Office reviewed the project during a Development Review Team meeting held on November 4, 2004 and provided the following comments:

1. A new certified address and a new tax parcel ID number need to be obtained.
2. The health center, specifically the dental facility, will be considered as an accessory use, similar to the one in the existing facility.
3. Provide parking calculations.
4. Parking lots need to meet the landscaping requirements of 21A.48. This would include:
  - 30 foot minimum front yard landscaped setback;
  - 7 foot minimum wide perimeter parking lot landscaping area along the south property line with special landscaping requirements per 21A.48.070.G; and
  - 5% interior parking lot landscaping per 21A.48.070.B.
5. Public Utilities approval required.
6. Fire Department approval required.
7. Transportation Division approval required for parking lot layout.

### **c. Public Utilities**

Salt Lake City Public Utilities reviewed the project and has no objection to the proposed conditional use for the expansion of the Sorenson Center. There are currently utilities, water, sewer, and storm drainage serving the property. Depending on a more thorough review of the plans some may need to be moved or extended to properly service this project. Public Utilities will work with the developer as additional plans are created.

### **d. Police Department**

The Police Department was asked to review the project, but no comments were received. Staff made multiple attempts to obtain a response, but none was given (see Exhibit 1).

### **e. Airports**

The Airport reviewed the proposed project and determined the site is not in an established Salt Lake City airport influence zone, an aviation easement is not required and there are no observed impacts to airport operations.

### **f. Engineering**

The Engineering Department has reviewed plans for the proposed planned development. The contractor working within the public way will be responsible for the removal of all dead drive approaches and installing APWA Type A curb and gutter. In addition, the contractor will be installing (2) APWA #225 radius drive approaches along 900 west, not to exceed 30'-0" in width. The plan also calls out storm drain tie-ins. Finally, the plan calls out for trees installed within the public right of way. I recommend the contractor contact Bill Rutherford (Urban Forester) at the Parks department to determine the best species for this project. Bill can be reached at 972-7818. For all work within the public way, a public way permit will need to be obtained at Engineering, 349 South 200 East.

**g. Fire**

The Fire Department has reviewed the project and has no objections to the above named petition. Note to the applicant that additional fire hydrants and access roads or expansion of dimensions as shown may be required. Also noted on the drawings submitted was the location of the proposed fire hydrant on the north-west corner of the building which appears to be less than 40 feet from the building. The code requires fire hydrants to be located no closer than 40 feet from any building. These and other issues may be resolved in the preliminary plan review process prior to issuance of a building permit.

**h. Zoning Enforcement**

Zoning Enforcement reviewed the proposed project and found that the proposed Planned Development Sorenson Unity Center should not have an impact on services provided by the Housing/Zoning enforcement staff. The project will however mitigate past enforcement issues.

**i. Transportation Division**

The Division of Transportation reviewed the project and comments and recommendations are that California Avenue fronting the north portion of the site is a arterial class roadway and 900 West fronting the west side of the site is also an arterial class roadway. Both roadways have full public way improvements, curb & gutter, sidewalk, street lighting, and a signalized intersection.

**j. Planning Division**

Comments from the City Departments can be addressed through the permitting process. The Planning Commission Subcommittee did not have any comments that would affect the site layout of the Sorenson Unity Center.

**ANALYSIS AND FINDINGS**

The Planning Commission must make a determination on whether or not the overall concept of the Planned Development project meets the criteria listed in the zoning ordinance as stated below.

**21.54.080 Standards for Conditional Uses.**

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

**Discussion:** In the PL (Public Lands) Zoning District the construction of multiple principal buildings on a single lot is permissible only through the conditional use planned development process. The applicant previously combined numerous unplatted parcels of land that included the site of the existing Sorenson Multi-Cultural building. The construction of multiple buildings on a single lot must be approved as a conditional use planned development.

**Finding:** The proposed development is a specifically listed conditional use.

**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 West Salt Lake Community Master Plan Future Land Use Map designates this area for institutional uses. The current zoning is Public Lands (PL).

**Finding:** The project proposed in this petition is compatible with the type of development (recreation and education) that occurs in the Public Lands Zoning District. 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 the West Salt Lake Community Master Plan.

**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 primary vehicular access for the site is proposed from 900 West Street. Pedestrian access is accommodated by sidewalks on 900 West Street and California Avenue. California Avenue fronting the north portion of the site is an arterial class roadway and 900 West fronting the west side of the site is also an arterial class roadway. On some parts of California Avenue parking is not allowed. In general between 900 West and Redwood Road there is on-street parking along California Avenue. On 900 West Street parking also varies. From 900 South to 2100 South there is no parking allowed. Both roadways have full public way improvements, curb and gutter, sidewalk, street lighting, and a signalized intersection.

**Finding:** Parking will not be allowed on 900 West Street or California Avenue adjacent to the Sorenson Unity Center. The streets and driveways for the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.

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

**Discussion:** In the ordinance in Table 21A.44.060.F Schedule of Off Street Parking Requirements, the required parking is listed for each specific use. The Sorenson Unity Center will be occupied by several uses at varying times of the day and evening: Office, dental facility, classrooms, fitness center and auditorium.

**Finding:** The facility is designed to hold a variety of uses. The parking tabulation was based on the aforementioned uses. The required number of required parking stalls is 60, and the number of stalls provided is 65. Therefore, the internal circulation system of the proposed development 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:** Salt Lake City Public Utilities has no objection to the proposed conditional use for the expansion of the Sorenson Center. There are currently utilities, water, sewer, and storm drainage serving the property. Depending on a more thorough review of the plans some utilities may need to be moved or extended to properly service this new development.

**Finding:** The existing and 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.

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

**Discussion:** The PL Zoning District requires a 30' landscaped yard on all front or corner side yards. The site must also comply with the perimeter and interior parking lot landscape requirements for off-street parking facilities. There is a 30 foot minimum front yard landscaped setback; 7 foot perimeter parking lot landscaping area along the south property line with special landscaping requirements per 21A.48.070.G; and a 5% interior parking lot landscaping per 21A.48.070.B. The applicant is not requesting any modifications from the requirements.

**Finding:** The front yard landscape buffer is shown at 32.93'. The perimeter parking lot landscaping along the southern property line is not required because a 20' wide buffer will be provided. The interior parking lot landscape equals 5.2%. Appropriate buffering is provided on the plan to protect adjacent land uses from light, noise and visual impacts.

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

**Discussion:** The immediate area has large scale institutional and recreation facilities. The site will have multiple buildings varying in shape and size. The existing streetscape for the subject site will be enhanced to be compatible with the surrounding neighborhood. There are conceptual renderings of the proposed structure in Exhibit 3.

**Finding:** Architecture and building materials are consistent with the surrounding development and compatible with the adjacent neighborhood.

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

**Discussion:** The site has very little existing landscaping. All of the previous buildings have been demolished. The preliminary plan shows perimeter and interior landscaping; trees, shrubs and turf as planting materials. The Permits Office has reviewed the plans and found the concept to satisfy the landscape requirements.

**Finding:** Therefore, the landscaping is appropriate for the scale of the development.

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

**Discussion:** There are no existing structures in the vicinity listed as historical resources, nor are they located within an historic district. There are no environmental features regulated on this site.

The existing adjacent structures are not located in a designated historic district or designated as an individual landmark site. The site does not contain any specific historic or environmental features that will require preservation or mitigation.

**Finding:** The proposed development has no affect on historical architectural or environmental features of the property.

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

**Discussion:** The main hours of operation will be compatible with the adjacent land uses. Deliveries to the site will occur during the main hours of operation. The health and fitness component will likely operate on a earlier morning schedule than the rest of the Center. Those hours would likely be from 6 am to 10 pm. The rest of the facility will be open from 9 am to 10 pm.

**Finding:** Operating and delivery hours are compatible 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:** The proposed request is for a conditional use planned development of two buildings on a single parcel in the PL (Public Lands) Zoning District for the development of a recreation/education campus. The proposed uses are permitted in the PL Zoning District.



**Finding:** The proposed conditional use planned development, the permitted uses contained therein, are compatible with the surrounding neighborhood. The proposed development will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

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

**Discussion:** This proposed education/recreation project is located in an existing Public Lands Zoning District. Comments have been received from other divisions and departments that will be addressed in the permit process. All pertinent City codes must be met prior to the issuance of a building permit.

**Finding:** The proposed development complies with all other applicable codes and ordinances.

**21A.54.150 Planned Development Review Standards**

**1. Minimum area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district.**

**Finding:** The Zoning Ordinance Planned Development Table, 21A.54.150E2, includes a minimum lot size of 5 acres or 217,800 square feet for the PL (Public Lands) Zoning District. The development of multiple buildings on one site requires review as a Conditional Use Planned Development.

This proposed planned development, located in the PL Zoning District, contains 8.88 acres. The site was comprised of individual parcels that were previously combined by deed. Therefore, the 5 acre minimum lot size requirement has been met. The planned development proposed for this parcel of land under single ownership or control exceeds the minimum net lot area for the PL Zoning District.

**2. Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed.**

**Finding:** This proposal is for a non-residential land use. Therefore, this standard is not applicable.

**3. Consideration of a Reduced Width Public Street Dedication: A residential planned development application may include a request to dedicate the street to Salt Lake City for perpetual use by the public.**

**Finding:** This proposal does not include the request for a reduced width public street. Therefore, this standard is not applicable.

4. **Perimeter Setback: The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.**

**Finding:** The PL Zoning District requires a 30' Rear Yard and Corner Side Yard setback, with a 20' Interior Side Yard setback. The proposed development shows the following:

<b>Required</b>	<b>Provided</b>
30' Corner Side Yard	37.30' off of California Ave.
20' Interior Side Yard	20' off of the southern property line

Therefore, all setbacks have been met and the applicant is not requesting modification of the requirements from the Planning Commission.

5. **Topographic Change: The Planning Commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.**

**Finding:** The subject site is located in an urban area that is largely developed. The proposal does not include significant topographic changes. The site will be graded to drain appropriately. Therefore, this requirement is not applicable.

**RECOMMENDATION:**

Based on the Findings of fact, Staff recommends that the Planning Commission approve this Planned Development request with the following conditions:

**Conditions of Approval**

1. Standard permit plan review process is required for compliances with Fire, Engineering, Public Utilities and Transportation.

Marilynn Lewis, Principal Planner  
Planning Division

**Attachments:**

- Exhibit 1 – Comments from City Departments
- Exhibit 2 – Planning Commission Subcommittee Minutes May 3, 2006
- Exhibit 3 – Copy of Quit Claim Deed, Proposed Site and Façade Plans

# **Exhibit 1**

## **Comments from City Departments**

**Exhibit 2**  
**Planning Commission Subcommittee**  
**Minutes from May 3, 2006**

**Exhibit 3**  
**Copy of Quit Claim Deed,**  
**Proposed Site and Façade Plans**

