

DATE: June 28, 2006

TO: Salt Lake City Planning Commission

FROM: Ray McCandless, Principal Planner at 535-7282 or
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**RE: STAFF REPORT FOR THE JUNE 28, 2006 PLANNING COMMISSION
MEETING**

CASE#: 410-06-15

APPLICANT: Architectural Nexus

STATUS OF APPLICANT: The applicant is representing the property leasee,
ARUP. The property owner is the University of
Utah

PROJECT LOCATION: Approximately 500 South Chipeta Way



PROJECT/PROPERTY SIZE: 12.45 acres, (lease area)

COUNCIL DISTRICT: District 6, Council Member Dave Buhler

REQUESTED ACTION: Petition Number 410-06-15 by Architectural Nexus, representing ARUP, requesting conditional use approval to allow additional building height for a proposed mechanical building addition located in the Research Park (RP) Zoning District at approximately 500 South Chipeta Way. Building heights exceeding 45 feet can be approved as a conditional use in the Research Park Zoning District. The height of the proposed building is 53' 6 1/2" to the top of the cooling towers on top of the building.

PROPOSED USE(S): Research Laboratory

APPLICABLE LAND USE REGULATIONS: Section 21A.32.020. - Research Park District
Section 21A.54.150- Conditional Uses / Planned Developments

SURROUNDING ZONING DISTRICTS:

North	RP Research Park
South	RP Research Park
East	RP Research Park
West	RP Research Park

SURROUNDING LAND USES:

North	Research Park
South	Research Park
West	Research Park
East	Research Park

FUTURE LAND USE DESIGNATION: Institutional / University of Utah Research and Development Park

MASTER PLAN SPECIFICATIONS: The adopted land use policy document that guides new development in the area is the East Bench Master Plan that was adopted in April, 1987. The East Bench Master Plan assigns a future land use designation of Institutional for this property.

SUBJECT PROPERTY HISTORY: This property is owned by the University of Utah which enters into long-term leases for sites in Research Park. The existing building on the site has historically been used as a laboratory facility.

ACCESS: The subject property is accessed from Chipeta Way, an existing street in Research Park.

PROJECT DESCRIPTION: Architectural Nexus, representing ARUP, is proposing to construct a new mechanical equipment building on the north side of the existing building as shown on the proposed site plan (See Exhibit 3). The property is located at approximately 500 South Chipeta Way in the University of Utah's Research Park. In the Research Park Zoning District, buildings up to 45 feet are permitted, while buildings between 45 and 75 feet require conditional use approval by the Planning Commission. The applicants are requesting approval to allow the building addition to be 49' 3 1/2" to the top of the parapet to match the height of the existing building. Cooling towers on the roof will extend to 53' 6 1/2" above the ground.

COMMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS:

Community Council comments and applicable City departmental comments are summarized as follows (Please refer to the attached Comment Letters for details):

- a) **Transportation Division:** The Transportation Division does not have any concerns with the proposed request.
- b) **Public Utilities Department:** The Salt Lake City Public Utilities Department has approved the proposed building addition.
- c) **Engineering Division:** There is an uneven joint in the sidewalk just south of the bus stop on the project frontage of Chipeta Way that needs to be repaired.
- d) **Building Permits and Licensing Division:** Approval from the Research Park Architectural Advisory Board is required. The approval letter (e-mail) is provided in Exhibit 1.
- e) **Police Department:** The Police Department does not have any concerns with the proposed building addition.
- f) **Fire Department:** The Fire Department has no concerns with the proposed request.
- g) **Economic Development Division:** The Economic Development Division supports the proposed request.

- h) **Property Management Division:** No comments have been received to date.
- i) **Research Park Architectural Review Committee:** The Research Park Architectural Review Committee supports the proposed request for additional building height as noted in the attached e-mail (Exhibit 1).
- j) **Department of Airports:** The Department of Airports does not have any concerns with the request.
- k) **Community Council:** Notices of an Open House which was held on May 22, 2006 were sent to all abutting Community Council Chairpersons. No one from the public attended the Open House.

2. ANALYSIS AND FINDINGS

In reviewing this request, the Planning Commission will need to make findings based on the standards listed below.

CODE CRITERIA/ DISCUSSION/ 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.

21A.54.080 Standards for Conditional Uses.

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

Discussion: According to Section 21A.32.020.D, Maximum Building Height of the Zoning Ordinance, buildings between 45 and 75 feet may be approved as a conditional use. The proposed building addition will match the height of the existing building.

Finding: Additional building height up to 75 feet is allowed as a conditional use in the Research Park (RP) Zoning 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 purpose of the Research Park Zoning District is to provide a campus-like environment for high technology research. The East Bench Master Plan identifies the future land use designation as Institutional for this property. The Research Park zoning was implemented as part of the 1995 Zoning Rewrite Project in which a commercial

research facility is a permitted use. The Development of this site as a research facility is consistent with master plan goals of the East Bench Master Plan and with the Research Park zoning.

Finding: The proposed use 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.

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 proposed building addition will not increase the number of employees working at the ARUP facility. Therefore, no additional traffic will be generated above what now exists. The Salt Lake City Transportation Division does not have any concerns with the proposed development.

Finding: 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.

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

Discussion: The proposed development does not affect the internal traffic circulation system of the site.

Finding: 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: The Public Utilities Department has reviewed the proposed development and has not identified any deficiency or adverse impact that this project would create on the public utility system. The Public Utilities Department has approved the plans for the proposed development.

Finding: 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.

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

Discussion: The proposed addition is on the north side of the building and will be screened by the existing building. It will not be visible from Chipeta Way or from adjoining neighborhoods. Salt Lake City zoning standards require 30% open space and large setbacks, providing separation between buildings. The proposed building meets the 30% open space requirement. Therefore, no impacts from light, noise or visual impacts are anticipated.

Finding: Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts. The proposed development meets the 30% open space requirement.

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

Discussion: Architectural control of all structures in the Research Park area is under the control of the Research Park Architectural Committee. According to the elevation drawings, the exterior materials used on the new building will match the materials used on the existing building. The exterior of the building will be brick which is consistent with the materials used on other buildings in Research Park.

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

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

Discussion: The ARUP site is attractively landscaped, portions of which around the building are xeriscaped. There is a small xeriscaped area next to the existing building which will be disturbed by construction activities. However, this area will be replanted.

Finding: 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 historical or environmental features on the property.

Finding: There are no historical or environmental features on the property.

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

Discussion: Operating and delivery hours are similar to other adjoining uses.

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: Since the 1995 Zoning Rewrite Project, other buildings in Research Park have received Planning Commission approval to increase the building height in the University of Utah Research Park. These developments include:

<u>Petition Number</u>	<u>Development</u>	<u>Address</u>	<u>Approval Date</u>	<u>Approved Height</u>
410-519	Myriad Genetics Phase 3	320 S Wakara Way.	February 15, 2001	58'
410-541	Paradigm Building Phase 2	675 S Arapeen Drive	August 2, 2001	52'
410-600	Watson Building	575 S. Chipeta Way	June 20, 2002	69'
410-627	University of Utah Orthopedic Institute	590 S. Wakara Way.	March 12, 2003	63.6'
410-755	Myriad Genetics	320 Wakara Way.	August 24, 2005	53'

The additional height is being requested so that the addition matches the height of the existing ARUP building. The proposed building will only be visible from the west. The proposed addition will not have any adverse impacts to the neighborhood or City as a whole.

Finding: 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.

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

Discussion: The proposed addition is for mechanical equipment only. No additional employees will be added as a result of the proposed development. Therefore, no additional parking is required. The site must meet all applicable departmental requirements as part of the building permit process.

Finding: The development of this site must meet all applicable codes and ordinances.

RECOMMENDATION:

Based on the noted findings of fact, the Planning Staff recommends that the Planning Commission grant the proposed conditional use height exception from 45 feet to 53' 6 1/2" as requested, subject to meeting all Salt Lake City departmental and other applicable code requirements.

Attachments:

- Exhibit 1 Architectural Review Committee Letter
- Exhibit 2 Departmental Comments
- Exhibit 3 Site Plans and Elevations

EXHIBIT 1
ARCHITECTURAL REVIEW COMMITTEE
LETTER

EXHIBIT 2
DEPARTMENT COMMENTS

EXHIBIT 3
SITE PLANS AND ELEVATIONS