

DATE: March 21, 2007
TO: Salt Lake City Planning Commission
FROM: Travis Nay, Planning Intern at 535-7757 or travis.nay@slcgov.com
RE: STAFF REPORT FOR THE MARCH 28, 2007 PLANNING COMMISSION MEETING

CASE#: Petition 410-07-03
APPLICANT: Jason Boe, 910 LLC
REQUESTED ACTION: Applicant is requesting a Conditional Use for Motorcycle Sales and Rentals in an existing retail building in a D-2 zoning district. The Planning Commission is the approval body for conditional uses.
STATUS OF APPLICANT: Property owner and grantor to Salt Lake Motorsports.



PROJECT/PROPERTY SIZE: 0.5 Acres

COUNCIL DISTRICT: District 5,
Councilmember Jill Remington Love

PROPOSED USE(S): Indoor display sales and service of motorcycles and accessories in conjunction with an existing computer software sales office

APPLICABLE LAND USE REGULATIONS: Chapter 21A.54: Conditional Uses
Section 21A.30.050. Table of Permitted and Conditional Uses for Downtown Districts

SURROUNDING ZONING DISTRICTS:
North – D-2 Downtown Support
South – D-2 Downtown Support
East – D-2 Downtown Support
West – D-2 Downtown Support

SURROUNDING LAND USES:
North – Midas Mufflers (Automobile Repair, minor)
East – Ken Garf Honda (Automobile Sales, Rental, and Service)
South – Ed’s Athletics (Retail Goods Establishment)
West– Meineke Mufflers (Automobile Repair, minor)

MASTER PLAN SPECIFICATIONS: The master plans that apply to the proposed request include the 1995 Downtown Master Plan and the 2005 Central Community Master Plan. The 2005 Central Community Future Land Use Map identifies this property as Central Business District Support. The current D-2 zoning district is consistent with this future land use designation. Additionally, the plan encourages employees to live and work in the Central Community and supports the creation of smaller locally owned businesses.

The 1995 Downtown Master Plan encourages the preservation and reuse of existing buildings to maintain the urban character of the area. Historically significant buildings should be preserved where possible. Districts should be accommodating to new development and renovations that are sensitive to Downtown’s existing character.

SUBJECT PROPERTY HISTORY: The property has historically been used for commercial purposes.

ACCESS: Two points are available for vehicular access, 900 South and Main Street. The 900 South entrance provides parking and a deeded right-of-way for ingress /egress. Main Street provides on-street parking.

PROJECT DESCRIPTION: Salt Lake Motor Sports sells and services high end Italian motorcycles. The business also distributes parts and accessories associated with motorcycles. It will co-tenant with Software Media which is also currently operated by the property owner at this location. Prior to this application, Salt Lake Motor Sports operated one block to the south at 1077 South Main Street.

COMMENTS:

City Departments and Divisions:

- A. Public Utilities Department (Peggy Garcia)** The Public Utilities Department noted no conflicts with the water, sewer or storm drainage at the proposed site.
- B. Engineering Division (Scott Weiler)** No comments have been received to date.
- C. Building Services and Licensing Division - Permits (Alan Michelsen)** The Building Services and Licensing Division notes that parking conflicts may be an issue that would require subdivision clarification through proper city processes.
- D. Transportation Division (Barry Walsh)** The Transportation Division notes no measurable traffic impacts to the existing public transportation corridors of 900 South or Main Street. Issues with on-site circulation and parking needs to be clarified to be consistent with the proposed site function.
- E. Fire Department (Ted Itchon)** This structure requires a minimum of two (2) fire hydrants. A fire sprinkler system may be required due to type of repairs and square footage of shop area. Double wall containment for waste oil and other hazardous materials will be required.

Community Council: Salt Lake Motor Sports is located in the People's Freeway Community Council. Notification was sent to the Community Council Chairperson, requesting comments. No comments have been received to date.

ANALYSIS AND FINDINGS:

21.54.080 Standards for Conditional Uses

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

Discussion: Automobile Sales and Rentals are a conditional use in the D-2 Zoning District. Motorcycle sales is covered under the umbrella of Automobile Sales in this case.

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: Motorcycle sales do not impose the level of impact typically seen in traditional automobile sales. The showroom and display area for the motorcycles are located inside of the building and do not require extensive outdoor display space. The proposed development is in harmony with the Central Community Master Plan as it supports one of the goals of the master plan by creating and developing locally owned and operated business in the area. The Downtown Master Plan encourages the reuse of existing infrastructure and buildings. Therefore this project is consistent with the master plan.

Finding: 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.

- 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 anticipated level of traffic generated by the proposed use is compatible with the existing public transportation corridor of both 900 South and Main Street.

Finding: The adjoining streets are suitable and adequate to carry the anticipated traffic generated by the proposed use. The proposed use will not materially degrade the service level on the adjacent streets.

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

Discussion: Parking facilities located to immediately west of the structure are in place currently. During peak hours, it is anticipated that there will be 10 employees on site. The 900 South parking lot will accommodate up to 30 total vehicles. Back-up and turning radiuses are appropriate for the site.

Finding: The internal circulation system of the proposed facility 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 proposed use is in an existing building and the utility infrastructure is already in place. Salt Lake City Fire Department requires that two (2) fire hydrants be installed within 400 feet of the building as noted in the departmental comments.

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: Salt Lake Motor Sports is seeking conditional use for an interior showroom and service center. The service entrance of the building is located on the northwest corner of the building which is adjacent to Midas Mufflers, Meineke Mufflers and the parking lots. 900 South Street is a major east-west arterial road that already produces some level of traffic noise.

Finding: Exterior walls of the building and existing parking lots act as audible buffers currently. The building height remains unchanged and therefore will not negatively impact natural lighting to any existing structure. The building itself will remain unchanged with the exception of the removal of the loading dock on the west portion of the structure. No negative visual impacts are anticipated.

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

Discussion: There are no requests to change or modify architectural elements of the existing building with this conditional use application. Exterior elements are to remain unchanged with the exception of the removal of the loading dock.

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

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

Discussion: No additional landscaping is required with this proposal.

Finding: Landscaping is appropriate for the scale of the development.

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

Discussion: The existing building exterior will remain in its current condition.

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

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

Discussion: Adjacent properties are all engaged in retail or service based business. Hours of operation for Salt Lake Motor Spots would be Monday through Saturday, 9:00 am to 6:00 pm. Hours for deliveries and service would be similar. The proposed hours of operation and delivery hours are compatible with surrounding land uses.

Finding: Operating and delivery hours are compatible with 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 Future Land Use Map in the Central Community Master Plan shows this area as Central Business District Support. The retail nature of the proposed use is compatible with the future land use map. The adjacent uses currently are oriented towards automobile sales and service or retail sales, which are similar to the the proposed use.

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 project will be required to meet all other applicable codes prior the issuance of a building permit.

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

RECOMMENDATION: Staff recommends conditional use approval of the proposed Motorcycle Sales and Service for Salt Lake Motor Sports subject to meeting all Salt Lake City departmental requirements as noted in this Report.

Attachments:

Exhibit A: Site Plan

Exhibit B: Salt Lake City Departmental Comments

Exhibit C: Application

EXHIBIT A
SITE PLAN

EXHIBIT B
SALT LAKE CITY DEPARTMENTAL COMMENTS

EXHIBIT C
APPLICATION