



# MEMORANDUM

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Planning and Zoning Division  
Department of Community Development

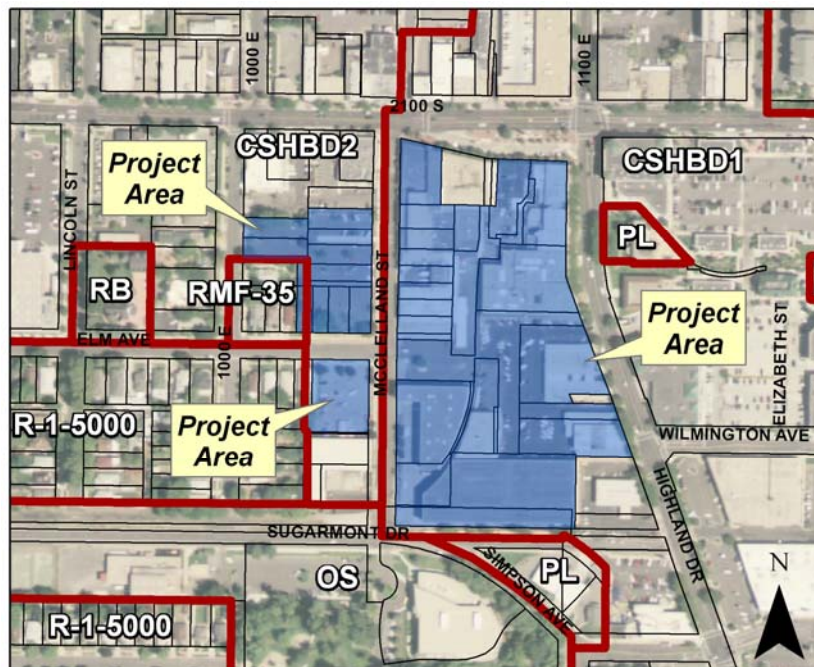
**TO:** Salt Lake City Planning Commission

**FROM:** Lex Traughber – Principal Planner

**DATE:** September 26, 2007

**SUBJECT:** Petitions 430-07-01 and 430-07-04  
Conditional Building and Site Design Review  
Issues Only Hearing – Redevelopment Proposals for the Granite Furniture Block

**VICINITY MAP:**



Introduction

Craig Mecham of Mecham Management, Inc., represented by Architectural Nexus, and Red Mountain Retail Group, represented by the Richardson Design Partnership LLC, are proposing redevelopment on the Granite Furniture Block and several adjacent parcels to the west on McClelland Street. The area of consideration is generally that portion of the Block bound by 2100 South, Highland Drive, Sugarmont Avenue and McClelland

Street (see the Vicinity Map and the area highlighted in blue). In general, the proposals call for mixed-use development consisting of commercial/office/retail and residential uses. The applicants will present the details of their portion of the overall project. Craig Mecham and company intend to redevelop the eastern ½ of the Block and Red Mountain intends to develop the western ½ of the Block; both plans working to create a cohesive development. Attached to this memorandum are site plans and elevations for review (Exhibit 3).

### Development Review

Salt Lake City Zoning Ordinance Section 21A.26.060(D) addresses “Conditional Building and Site Design Review” in the CSHBD (Sugar House Business District) Zone and states, “*All new construction of principal buildings that exceed fifty feet (50’) in height in the CSHBD1 district or thirty feet (30’) in height in the CSHBD2 district or twenty thousand (20,000) square feet in size in either district shall be subject to conditional building and site design review. The Planning Commission has the authority to approve projects through the Conditional Building and Site Design review process. Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of Chapter 21A.59 of this title.*” Chapter 21A.59 addresses the Conditional Building and Site Design Review process and procedures. Because of the scale of the proposed development, the Zoning Ordinance requires that the Planning Commission review and approve the redevelopment.

Planning Staff notes that the plans submitted by both developers are for the most part conceptual in nature. For the purpose of project review with the public and the Planning Commission to date, the plans that have been submitted are sufficient to facilitate discussion. While some detail is provided, such as building height and building materials, the purpose of the “Conditional Building and Site Design Review” process, is to request approval for a specific development in all its detail. In other words, the “Conditional Building and Site Design Review” process is not a “conceptual” review. The Planning Commission is being asked to approve a specific development, and therefore the Planning Commission should expect that future development plans submitted on paper would be exactly what is developed on the site.

### Process to Date

On August 6, 2007, Planning Staff organized a sub-committee meeting to commence the review of the proposals. Both developers presented their respective proposals at this meeting. Planning Staff invited several members of the Planning Commission, the RDA, members of the Sugar House Community Council, the property owners on the Granite Furniture Block, several business owners in the Sugar House Business District, as well as several members of the general public who have been particularly active in Sugar House. The purpose of this meeting was to unveil the proposed development to key community individuals and groups, as well as those that would be involved in the decision making process, in order to solicit comments and feedback regarding the proposed development. The developers entertained questions from those in attendance and a general discussion of the overall redevelopment occurred. Planning Staff received some written comments following this meeting (Exhibit 1).

On September 6, 2007, the developers presented the proposals to the Sugar House Community Council. Members of the general public and the Community Council Trustees posed questions to the developers and made comments regarding the redevelopment. In general, the discussion was positive with the majority of those in attendance in favor of the redevelopment. Attached are the written comments from the Sugar House Community Council in response to both development proposals; Mecham’s and Red Mountain’s (Exhibit 2).

## Action by the Planning Commission

Planning Staff requests that the Planning Commission take the following actions:

1. Take comments regarding the redevelopment from the general public;
2. Provide comments regarding the proposals and give any necessary direction to the developers and Planning Staff;
3. Instruct the developers to provide detailed site plans and elevations for review and subsequent Planning Commission action;
4. Recognize that demolition permits are pending, as submitted by Craig Mecham, which will now move forward.
5. Instruct the developers to submit preliminary subdivision applications.

### Attachments:

Exhibit 1 – Written Comments following Sub-Committee Meeting held on 8/6/07

Exhibit 2 – Sugar House Community Council Comments

Exhibit 3 – Site Plans and Elevations