

PLANNING COMMISSION STAFF REPORT

Petition No. 410-07-31 Diamond Parking North Temple Conditional Use Located Approximately at 1925 West North Temple Street.

Public Hearing Date: April 9, 2008



Planning and Zoning Division
Department of Community

Applicant: Bill Baer, Director of Marketing Salt Lake City, Diamond Parking

Staff: Michael Maloy, 535-7118
michael.maloy@slcgov.com

Tax ID: 08-34-353-034, 15-03-101-024,
15-03-101-023

Current Zone: CC Corridor Commercial District, BP Business Park District

Master Plan Designation:
Business/Commercial, Northwest Jordan River/Airport Master Plan (Adopted January 1992)

Council District: 2, Van Turner

Acreage: 18.85 ± acres

Current Use: Vacant

Applicable Land Use Regulations:

- 21A.26.050 CC Corridor Commercial District
- 21A.32.030 BP Business Park District
- 21A.36 General Provisions
- 21A.48 Landscaping and Buffers
- 21A.54 Conditional Uses

Attachments:

- A. Map of Abutting Land Uses
- B. Conceptual Site Plans
- C. Preliminary Landscape Plan
- D. Preliminary Building Elevations
- E. Perspective Computer Renderings
- F. Department Comments

Request: Bill Baer, Salt Lake City Director of Marketing for Diamond Parking, has requested approval of a conditional use petition to construct and operate a self-serve commercial parking lot and minstorage units on property located approximately at 1925 West North Temple Street. The proposed development encompasses three separate parcels and contains two zoning classifications; CC Corridor Commercial District and BP Business Park District. The total area of the subject property contains approximately 18.85 acres.

Public Notice: Staff has complied with public notice requirements of the Salt Lake City Code by mailing public hearing notices to all affected owners within 450 feet of the subject property and posting the property at least ten days in advance of the hearing.

Staff Recommendations: Staff recommends the Planning Commission approve Petition # 410-07-31 for the proposed commercial parking lot and minstorage units as a conditional use based on the enclosed findings and subject to the following conditions of approval:

1. Conditional use approval for a commercial parking lot and minstorage units does not guarantee City approval of the number of parking stalls shown in Attachment B – Conceptual Site Plan. The final number of parking stalls permitted on the subject property shall be subject to compliance with building and zoning requirements.
2. Applicant shall submit a construction phase schedule for staff review and approval.
3. Applicant shall prepare and submit a traffic impact study to the Transportation Division for review and approval. Based on the analysis and findings contained within the report, the applicant shall be required to comply with any and all traffic mitigation improvements required by the City.
4. Any grade change that exceeds two feet shall require a special exception.
5. All park strips within the public right-of-way shall be fully landscaped and planted with deciduous shade trees spaced no more than 30 feet apart on center in compliance with City standards and subject to approval by the Urban Forester.
6. Unless otherwise modified by special exception or waiver, the proposed development shall comply with all applicable City regulations and development policies.
7. Petition shall be subject to compliance with all department comments contained within Attachment F – Department Comments.

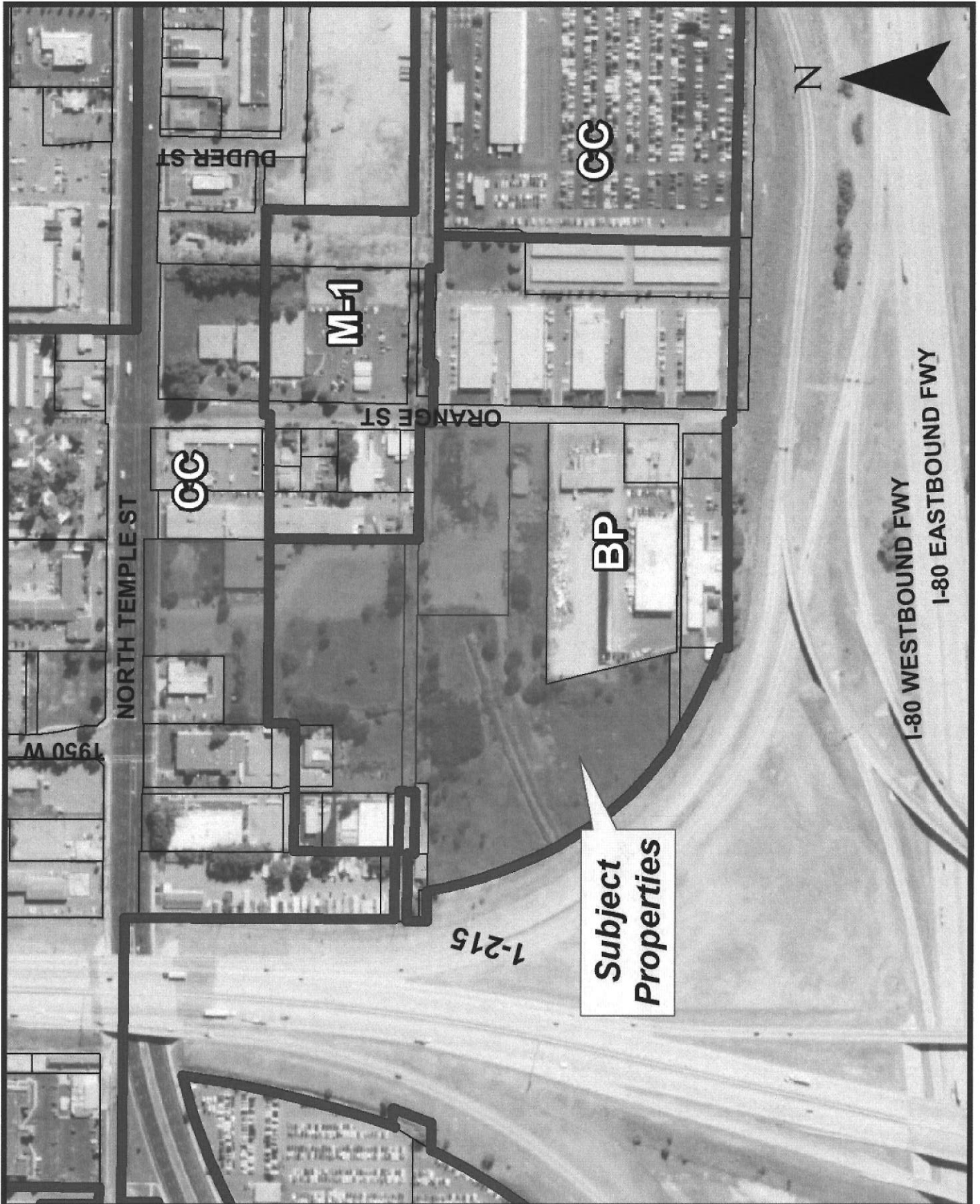
Options: If the Planning Commission determines that the enclosed petitions do not meet the requisite standards of approval, then the Commission may chose one of the following courses of action:

- Table petitions for future consideration pending further research, modification, and review; or
- Deny the petitions based on additional findings gathered from the public hearing.

If the Planning Commission determines that it is necessary to combine all lots into a single parcel, staff has prepared the following additional condition of approval:

- Applicant shall submit for City review and approval a subdivision petition to combine all parcels within the subject property into one parcel.

VICINITY MAP



COMMENTS

Public Comments: Staff has not received any public comment that is either for or against the proposed commercial parking lot.

Open House Comments: The proposed development lies within the Poplar Grove Community Council district and is near the Jordan Meadows Community Council district boundary line. As such the Planning Division held an Open House meeting at the City & County Building on November 7, 2007. Planning staff, the applicant and the applicant's consultants attended the meeting; however no members from the public or community council representatives were in attendance.

City Department Comments: The petition describing the proposed development was routed to all pertinent City departments and divisions on September 27, 2007. All respondents recommended approval subject to compliance with city standards and recommended conditions of approval (see Attachment F – Department Comments).

STAFF ANALYSIS

Project History: The subject property is comprised of the following three parcels:

- Parcel 08-34-353-034 (1925 West North Temple Street) contains approximately 7.71 acres and has two zoning districts. The CC Corridor Commercial District extends the width of the property parallel to North Temple Street and is approximately 292 feet deep. The remainder of the property (or rear portion) is zoned BP Business Park District. The property was formerly operated (circa 1990) as a commercial parking lot known as Paradise Parking. Currently the property is mostly vacant, however Altivity Packaging, a national packaging equipment manufacturing company, occupies a 17,000 ± square foot building (labeled “existing building on Attachment B – Conceptual Site Plan) on the property. According to information obtained by staff, Altivity Packaging has leased the building until July 2009 with an option to renew. The applicant intends to demolish the building upon termination of the lease.
- Parcel 15-03-101-024 (30 South Orange Street) contains approximately 8.53 acres and is zoned BP Business Park. The property is mostly vacant, but does currently contains a small 2,000 ± square foot commercial masonry building occupied by KRM, a locally owned custom manufacturing and design company. Building permit history indicates that construction of the building was permitted on March 2, 1959 for Stearns Roger Manufacturing. The most recent building permit issued for the subject property was on October 17, 2002 for minor modifications of the existing “warehouse building” for Heber Jacobsen, (former) property owner.
- Parcel 15-03-101-023 (6 South Orange Street) contains 2.61 acres and is zoned BP Business Park. The property is currently vacant. According to City records, a “steel shop and parking” lot was permitted for construction on November 28, 1956 for “Atlas Steel Products Co”. However, on September 21, 2005 a demolition permit was issued for removal of the commercial warehouse building.

The subject properties were purchased by Diamond Parking Service from a private property owner on July 31, 2007 for the purpose of developing a “self park” commercial parking lot and ministorage facility. On September 13, 2007 the applicant submitted to the City a petition for conditional use approval. The development proposal includes 1,024 parking stalls on 7.19 acres, 590 storage units on 4.16 acres, and 5.88 acres of landscaped open space.

A commercial parking lot is a conditional use within both the CC Corridor Commercial District and BP Business Park District. Miniwarehouse (i.e. ministorage) is a permitted use within both the CC Corridor Commercial District and BP Business Park District. Car wash (with or without gasoline sales) is a permitted use within the CC Corridor Commercial District, but is not allowed within the BP Business Park District.

Master Plan Analysis. The City has identified the subject property as “Business/Commercial” on page four of the Jordan River/Airport Area Master Plan, which plan was adopted by the City Council in January 1992. The proposed land use is consistent with the Northwest Community Future Land Use Plan map and is not conflict with any of the stated goals or policies of the Master Plan.

Conditional Use Standards. A commercial parking lot is a specific type of conditional use permitted within both the CC Corridor Commercial District and BP Business Park District. The Planning Commission has the authority to make the final decision on all conditional use petitions. In order to make its decision, the Commission must consider the standards for conditional use approval found in Zoning Title Section 21A.54.080. These standards are as follows:

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

Discussion: The Zoning Title requires conditional use approval for a commercial parking lot in both the CC Corridor Commercial District and BP Business Park District.

Finding: The proposed development is one of the conditional uses specifically listed in the Zoning Title.

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 Northwest Jordan River/Airport Master Plan identifies this area as Business/Commercial. The proposed development is consistent with the Northwest Community Future Land Use Plan map and is an appropriate land use in both the CC Corridor Commercial District and BP Business Park District.

Finding: The proposed development 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 Division of Transportation reviewed the petition and advised the applicant to submit a traffic report due to project "proximity to the 1950 West North Temple signal and the Orange Street/North Temple intersection." Although the traffic report has not yet been completed, Barry Walsh, Transportation Engineering Technician VI, has recommended Planning Commission approval subject to compliance with traffic mitigation improvements (if any) recommended by the report (pending review and approval of the City Transportation Division).

The Transportation Division, as well as both the Engineering Department and Building Division, *recommended* that the applicant be required to complete a subdivision petition to combine all three parcels into one parcel in order to remove unwanted parcel lines, abandoned or unused utility easements, and to ensure access rights throughout the subject property without requiring additional vehicular cross-access agreements or easements. Due to the fact that the applicant's proposal does not have a building that crosses an existing parcel line, and because of the length of time involved in recording an approved subdivision, the applicant expressed some reservation in complying with this department recommendation.

Finding: The proposed development has ingress and egress to the subject property from both North Temple Street and Orange Street, which roads are adequate to carry the traffic demand created by the development. Staff recommends conditional approval based on submittal of a traffic impact report and compliance with any traffic mitigation improvements required by the Transportation Division.

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

Discussion: The internal circulation system for this project will be accessible via driveways from North Temple Street and Orange Street. Comments and recommendations contained within Attachment F – Department Comments did not identify any issues that would jeopardize the proposal in terms of the proposed design of the internal circulation system. However, the Transportation Division recommended that accessible pedestrian improvements need to be added within the project.

Finding: The internal circulation system of the proposed project is properly designed, subject to plan compliance with zoning and accessibility standards.

- 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 attached site plans for the subject property indicates that culinary water, sewer, electrical power, and storm drainage will be required to service the property.

Finding: Existing utility services are adequate for the proposed development and 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 site plan complies with Section 21A.48 Landscaping and Buffers requirements. The lighting plan is designed to spread light evenly over the parking lot and will be directed downward to avoid unwanted light pollution or glare into adjacent properties.

Finding: Appropriate measures have been taken to protect adjacent uses from light, noise and visual impact.

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

Discussion: The applicant has proposed construction of a small 240 square foot office and a separate drive-through car wash (for customer use only) adjacent to North Temple Street. Proposed building elevations (see Attachment D – Preliminary Building Elevations) indicate exterior materials will be comprised of stone veneer, an exterior insulating finishing system (EIFS), glass and metal trim.

- H. **Finding:** The proposed architecture and building materials are consistent with the proposed land use and compatible with the adjacent neighborhood (see Attachment E – Perspective Computer Renderings).

- I. *Landscaping is appropriate for the scale of the development.*

Discussion: The total percent of open space within project equals 31.2 % of the project area. The proposed landscape design incorporates a mixture of traditional and drought tolerant plantings. However, public improvements along North Temple Street include a traditional park strip that needs to be planted with trees and other plantings that are acceptable to the City (see Attachment C – Preliminary Landscape Plan).

Finding: Onsite landscaping is consistent with the development pattern and complies with Salt Lake City Zoning Title, Section 21A.48, Landscaping and Buffers. However, staff recommends that the landscape plan incorporate plantings within adjacent park strips.

- J. *The proposed development preserves historical, architectural and environmental features of the property.*

Discussion: The site is not located within a historic district and there are no significant architectural or environmental features on the property.

Finding: No unique historical, architectural or environmental features have been identified in association with this property.

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

Discussion: The applicant has indicated to staff that the subject property will be continuously operated (i.e. 24 hours a day, seven days a week). The surrounding land uses for the subject property are:

North: Transportation/Commercial (North Temple Street, Days Inn, various professional offices)
South: Commercial/Industrial/Transportation (construction management, manufacturing, I-80 westbound on-ramp from Redwood Road)
East: Commercial (Altivity Packaging, manufacturing, various offices)
West: Commercial/Transportation (Wells Fargo Bank, KCPW Radio station, various professional offices, I-80 exit ramp to Redwood Road)

For additional reference staff has included Attachment A – Map of Abutting Land Uses, which was prepared by the applicant.

Finding: Operating and delivery hours are compatible with current and adjacent land uses.

L. 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.

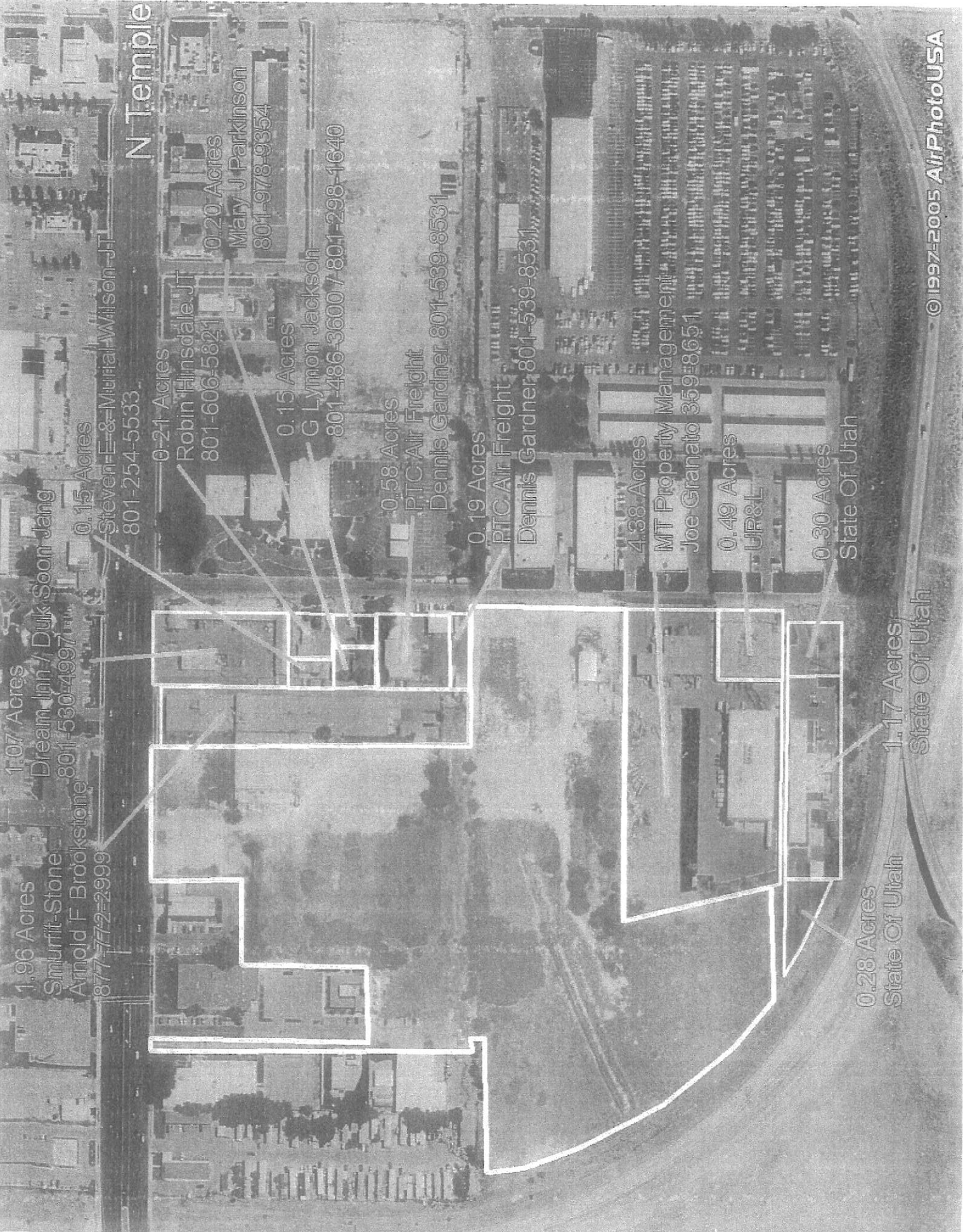
Discussion: The proposed Diamond Parking North Temple commercial development meets the objectives of the Northwest Jordan River/Airport Master Plan and is compatible with use on site, zoning and other uses in the general area.

Finding: The proposed commercial parking lot and ministorage is compatible with the surrounding area and will not have a material net cumulative adverse impact on the area or the City as a whole.

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

Discussion: Approval of the requested conditional use will be subject to meeting all applicable City departmental requirements. Final plans will be reviewed during the building permit process for compliance with all applicable City codes and ordinances.

Finding: The proposal will be required to meet all pertinent and applicable City codes and ordinances prior to the issuance of building permits.



1.07 Acres
Dream Inn / Duk Soon Jang
801-530-4997

1.96 Acres
Smurfit-Stone
Arnold F Brookstone
877-772-2999

0.15 Acres
Steven E & Murial Wilson JT
801-254-5533

0.21 Acres
Robin Hinsdale JT
801-606-5821

0.15 Acres
G Lymon Jackson
801-486-3600 / 801-298-1640

0.58 Acres
PTC Air Freight
Dennis Gardner 801-539-8531

0.19 Acres
PTC Air Freight
Dennis Gardner 801-539-8531

4.38 Acres
MT Property Management
Joe Granato 359-8651

0.49 Acres
UP&L

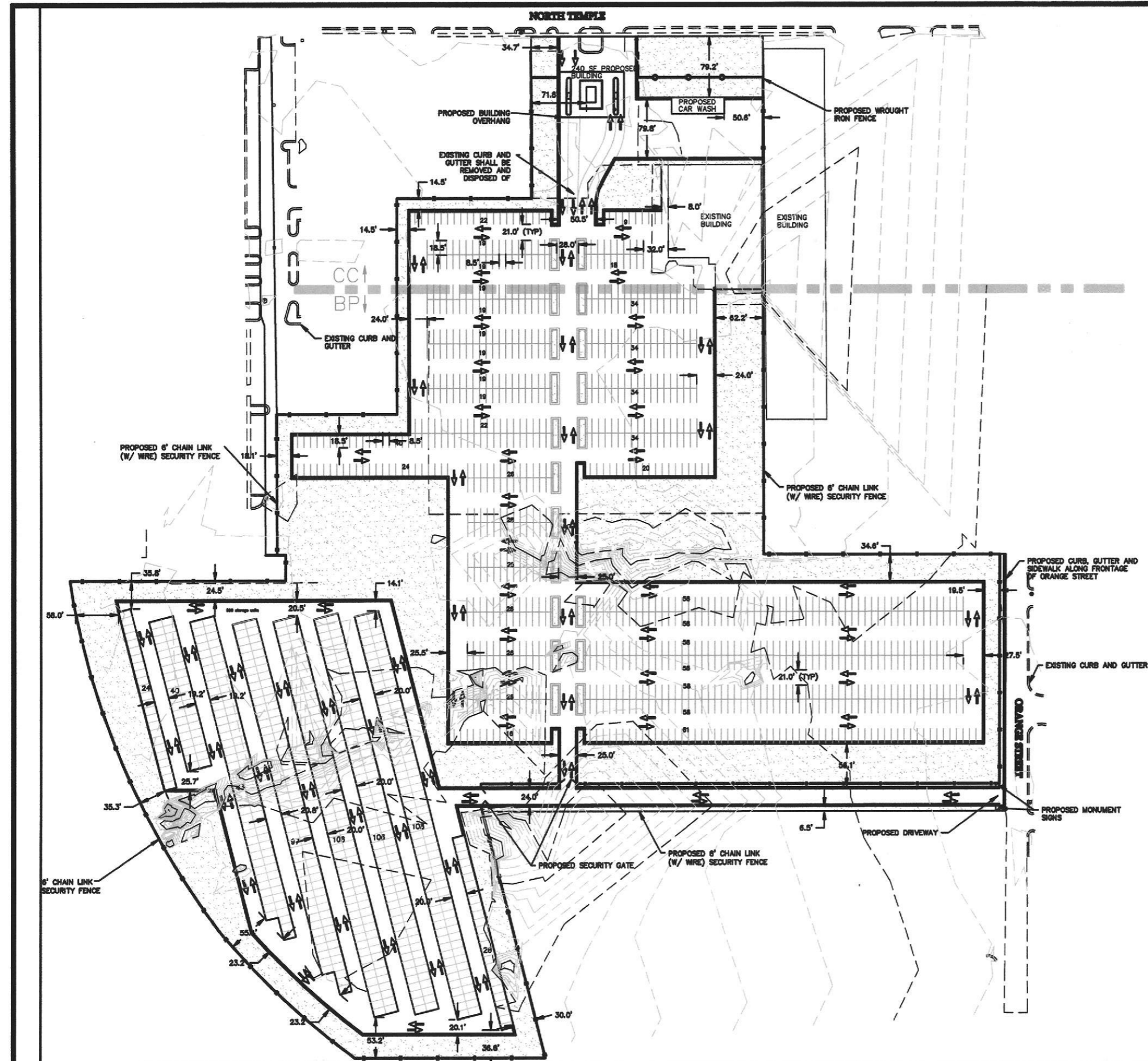
0.30 Acres
State Of Utah

0.28 Acres
State Of Utah

1.17 Acres
State Of Utah

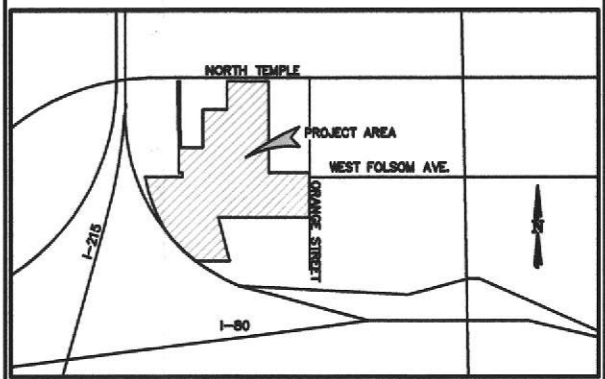
N Temple

0.20 Acres
Mary J Parkinson
801-978-9354



LEGEND

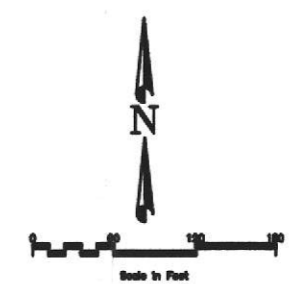
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- TRAFFIC DIRECTION
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE



VICINITY MAP
N.T.S.

SITE TABULATIONS

TOTAL SITE AREA:	18.85 ACRES = 820,960 SQ. FT.
PARKING AREA:	7.19 ACRES = 313,270 SQ. FT.
STORAGE AREA:	4.16 ACRES = 181,081 SQ. FT.
PARKING STALLS:	1,024 STALLS
STORAGE UNITS:	590 UNITS
LANDSCAPED (OPEN SPACE):	5.81 ACRES = 253,115 SQ. FT.
PERCENT OPEN SPACE =	30.8%



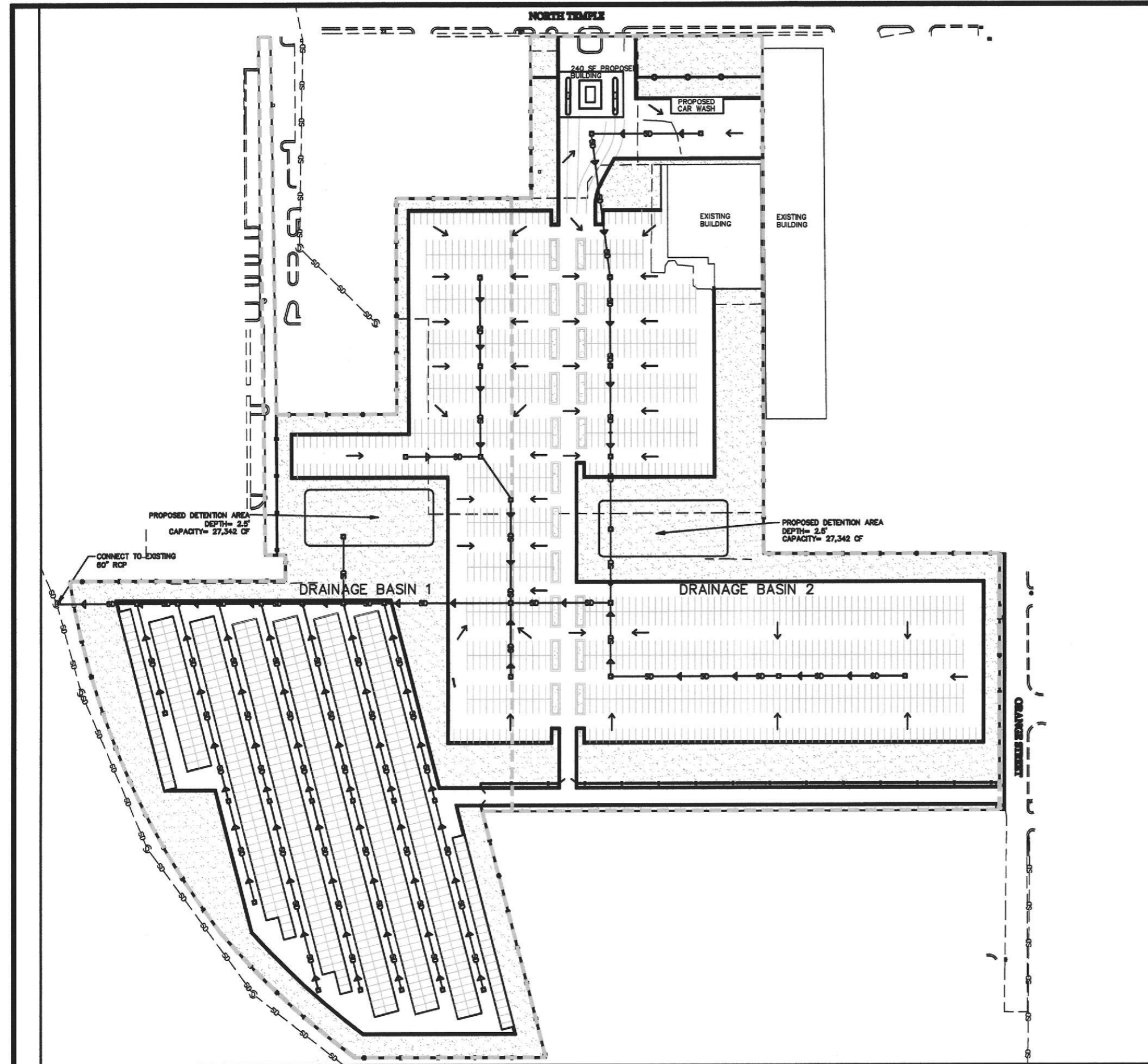
NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING, LLC
 60 WEST 100 SOUTH
 SALT LAKE CITY, UT 84115
 PHONE: 801-464-4888
 FAX: 801-464-4889
 WWW.LEGENDENGINEERING.COM



**DAMOND PARKING NORTH TEMPLE
 CONCEPTUAL SITE PLAN**
 SALT LAKE CITY, UTAH

SHEET:
SP-1
 FILE NAME: SCALE:
 SPA 1/1



LEGEND

- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF SURFACE WATER FLOW

NO.	REVISION	BY	DATE

LARGED ENGINEERING, LLC
 20 WEST 300 SOUTH
 SALT LAKE CITY, UT 84119
 PHONE: 801-464-4400
 FAX: 801-464-4400
 WWW: WWW.LENGED.COM



DIAMOND PARKING NORTH TEMPLE GENERAL DRAINAGE PLAN SALT LAKE CITY, UTAH

DIAMOND PARKING DRAINAGE CALCULATIONS
SALT LAKE CITY
Restriction Rate: 0.20 cfs/acre 100 Year Flood design

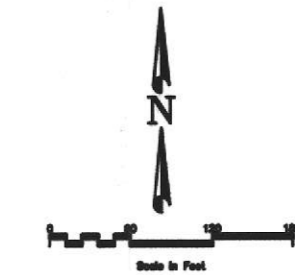
Runoff Coefficient:

Use	Area (ft ²)	Coefficient	C _{adj}	Weighted C
Roof Area	188840 ft ²	12%	C _{roof}	0.88
Paved Area	462812 ft ²	85%	C _{paved}	0.90
Landscape	287268 ft ²	31%	C _{landscape}	0.18
Total Area	938920 ft²			0.88
	21.56 acres			540911 ft ²

Lag Time (min)	Accum. Rainfall (in)	"Q" (ft ³ /s)	Accum. Flow (ft ³ /s)	Allow. Discharge (ft ³ /s)	Required Storage (ft ³)
15	0.04	510911	37984	3392	34471
30	1.17	540911	52739	6785	48984
60	1.49	540911	67163	13570	53994
120	1.84	540911	73824	27139	48785
180	1.78	540911	60235	40709	39527
360	2.13	540911	96012	81417	14985
720	2.89	540911	116296	162834	-48533
1440	3.28	540911	147849	325669	-177820

Summary
 Required detention storage = 53994 ft³
 Unit storage per acre = 2843.69 ft³/acre
 Allowable release rate = 1.77 ft³/sec

REQUIRED DETENTION= 53,994 CF
 PROVIDED DETENTION= 54,884 CF



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Suggested Plant List (TREES)

Symbol	Botanical Name	Common Name	Size	Remarks
●	<i>Horus alba</i>	Prickly Pear	3" Caliper 8'-10" Height	Matched Form Straight Trunk
●	<i>Picea pungens</i>	Colorado Spruce	6'-8" Height Specimen	Matched Form Straight Trunk
●	<i>Pinus flexilis</i>	Lamb Pine	6'-8" Height Specimen	Matched Form Straight Trunk
●	<i>Pinus nigra</i>	Austrian Pine	6'-8" Height Specimen	Matched Form Straight Trunk
●	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Sycamore	2 1/2" Caliper 8'-10" Height	Matched Form Straight Trunk
●	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Cherry	2" Caliper 8'-10" Height	Matched Form Straight Trunk
●	<i>Pyra corymbosa</i> 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10" Height	Matched Form Straight Trunk
●	<i>Robinia pseudo</i> 'Purple Robe'	Purple Robe Locust	2 1/2" Caliper 8'-10" Height	Matched Form Straight Trunk

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate its work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, watering as shown. The top of the root ball shall be planted flush with the finish grade.

SITE TABULATIONS

TOTAL SITE AREA:	18.85 ACRES = 820,960 SQ. FT.
PARKING AREA:	7.18 ACRES = 313,210 SQ. FT.
STORAGE AREA:	4.16 ACRES = 181,061 SQ. FT.
PARKING STALLS:	1,024 STALLS
STORAGE UNITS:	990 UNITS
LANDSCAPED (OPEN SPACE):	5.88 ACRES = 255,915 SQ. FT.
PERCENT OPEN SPACE:	31.2%

Suggested Plant List (SHRUBS)

Symbol	Botanical Name	Common Name	Size	Remarks
■	<i>Barberis thunbergii</i> 'Crison Pygmy'	Crison Pygmy Barbary	5 Gallon	18" - 24" Height
■	<i>Buddleia davidii</i>	Butterfly Bush	5 Gallon	18" - 24" Height
■	<i>Buxus microphylla</i> 'Silver Gem'	Silver Gem Boxwood	5 Gallon	18" - 24" Height
■	<i>Corydalis elaeagnifolia</i>	Blue Mist Spirea	5 Gallon	18" - 24" Height
■	<i>Chrysothamnus nauseosus</i>	Robber Rabbitbrush	5 Gallon	18" - 24" Height
■	<i>Juniperus sibirica</i> 'Buffalo'	Buffalo Juniper	5 Gallon	18" - 24" Spread
■	<i>Rosa nutkana</i> 'Scarlet'	Scarlet Nutkan Rose	5 Gallon	18" - 24" Height
■	<i>Prunus besseyi</i>	Western Sand Cherry	5 Gallon	18" - 24" Height
■	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5 Gallon	18" - 24" Spread
■	<i>Spirea japonica</i> 'Neon Flash'	Neon Flash Spirea	5 Gallon	18" - 24" Height
■	<i>Yucca filamentosa</i> 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	18" - 24" Height

Suggested Plant List (ORNAMENTAL GRASSES)

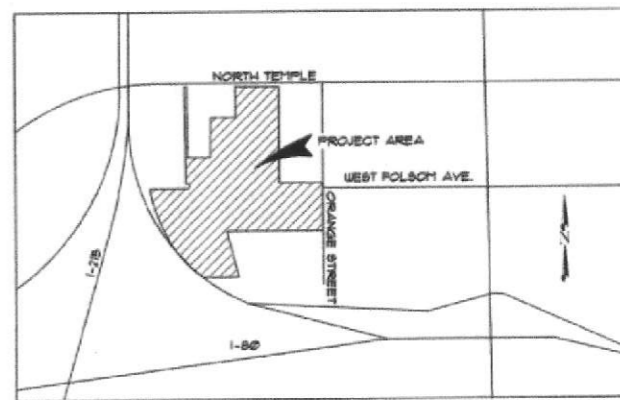
Symbol	Botanical Name	Common Name	Size	Remarks
■	<i>Calamagrostis</i> s. 'Karl Foerster'	Feather Reed Grass	5 Gallon	18" - 24" Height
■	<i>Calamagrostis</i> s. 'Overden'	Feather Reed Grass	5 Gallon	18" - 24" Height
■	<i>Brantha revanata</i>	Hardy Northern Pampas	5 Gallon	18" - 24" Height
■	<i>Miscanthus sinensis</i> 'Gracillima'	Gracillima Maiden Grass	5 Gallon	18" - 24" Height
■	<i>Miscanthus sinensis</i> 'Variegatus'	Variegated Maiden Grass	5 Gallon	18" - 24" Height
■	<i>Pennisetum setosum</i> 'Hameln'	Hameln Fountain Grass	2 Gallon	12" - 18" Height

Planting Notes

- All trees shall receive a 4 inch depth of topsoil, all shrub planting areas an 8 inch depth of topsoil. If topsoil is not available on-site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. The contractor shall supply a sample and chemical analysis from the proposed supplier to obtain approval.
- Prior to placement of topsoil, all substrate areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site, or used in site backfill prior to topsoil placement.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part native soil, and shall be re-tilled on-site prior to installation. A pre-mixed soil medium can be used as an alternative.
- Plant fertilizer shall be 'Agriform' brand 21 gram soluble used as per recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of the ground bark mulch cover. The actual tree wells shall receive a 4 inch depth of stone mulch, a min. 1 1/2" size, or an approved bark mulch product. All areas to receive 30 mil weed barrier fabric (with a overlap) prior to mulch placement.
- In all tree wells and shrub pits, the weed barrier fabric shall be cut away and beyond the water well. The bark mulch shall then be placed under the plant material, to the extent of the water well. All stone mulch shall then be placed outside the water well, to the extent of the plant bed (30" edge min) and shall include mowing, weeding, pruning and one fertilization.
- The project shall be kept clean of dirt and debris prior to completion of the project, and on a daily basis, if required as determined by the Owner/contractor.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

Legend

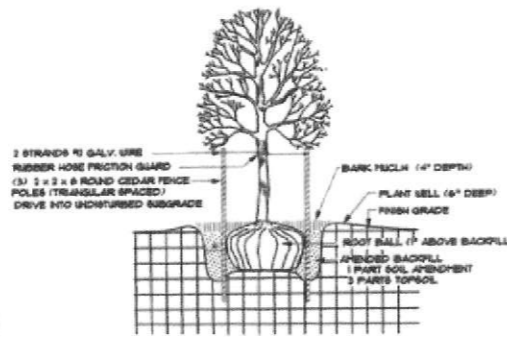
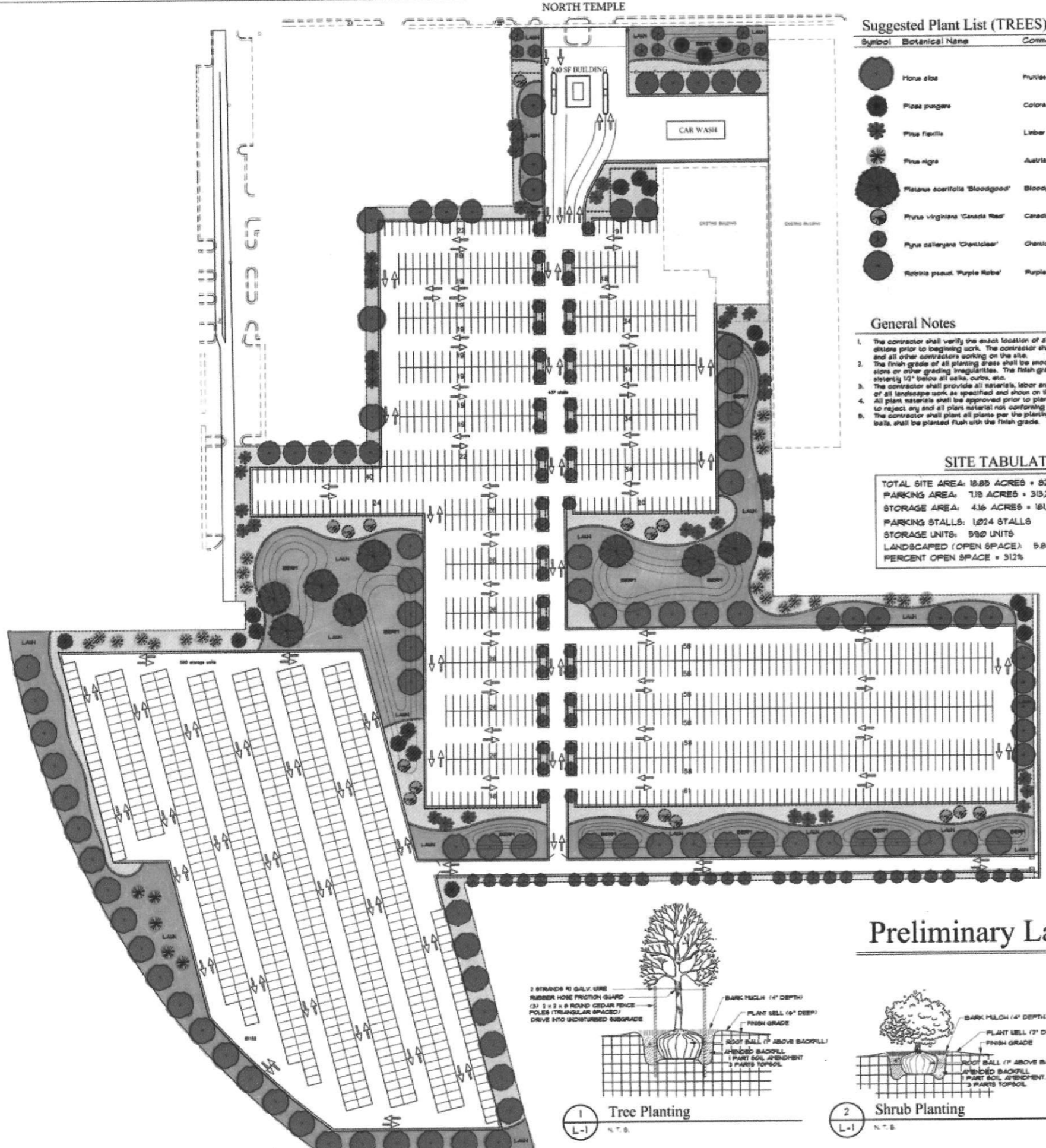
Symbol	Description	Remarks
—	Landscape Edging	4" x 8" Extruded Concrete Mowstrip Or 1" x 4" Bend-a-Board Edging Installed Over Compacted Subgrade
■	New Planting Area	A Mixture Of Drought Tolerant Shrubs, Ornamental Grasses & Perennials Dispersed Throughout.
■	Lawn Area	A Combination Of Lawn Turf And/or Native Grasses In Seed Or Turf Form. Use Drought Tolerant Species.



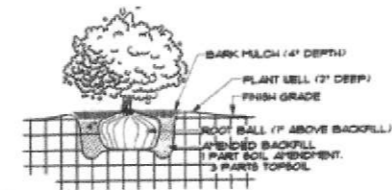
VICINITY MAP
N.T.S.

Preliminary Landscape Plan

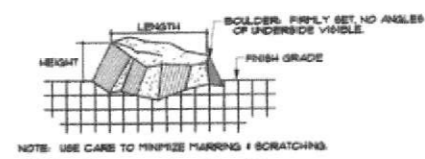
SCALE: 1" = 60'-0"



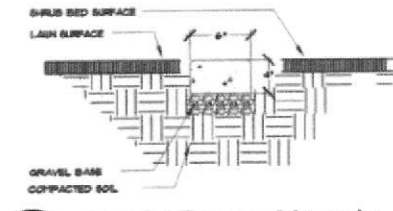
1 Tree Planting
N.T.S.



2 Shrub Planting
N.T.S.



3 Decorative Boulder
N.T.S.



4 Extruded Concrete Mowstrip
N.T.S.

Diamond Parking North Temple

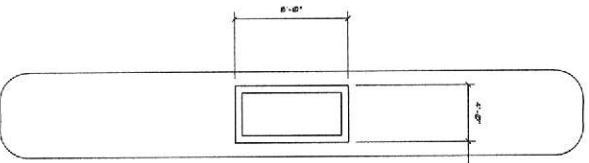
For Diamond Parking
North Temple Street

roll Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone: 801-641-3114
Fax: 801-355-4544
Email: roll@rolldesign.com
rolldesign@comcast.net

Salt Lake City, Utah

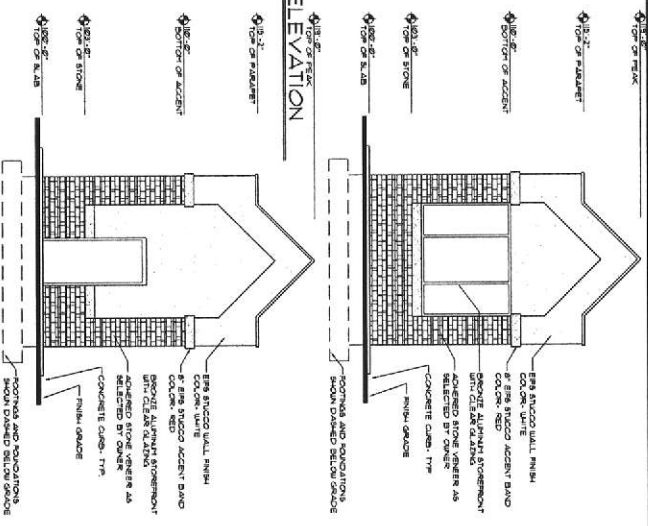
PROJECT:	
DATE:	
ISSUE DATE:	05-11-07
REVISIONS:	
Revised:	03-15-08

Preliminary Landscape Plan

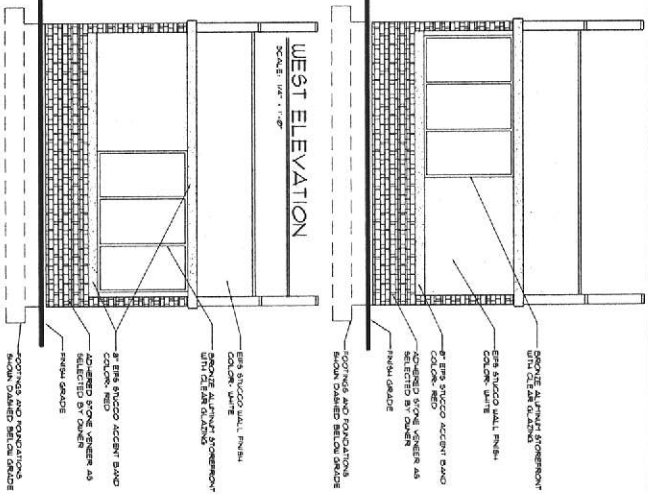


FLOOR PLAN
SCALE: 1/4" = 1'-0"

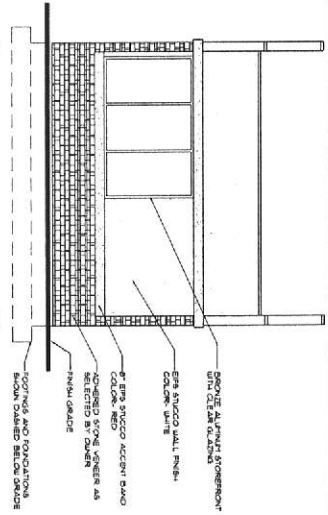
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



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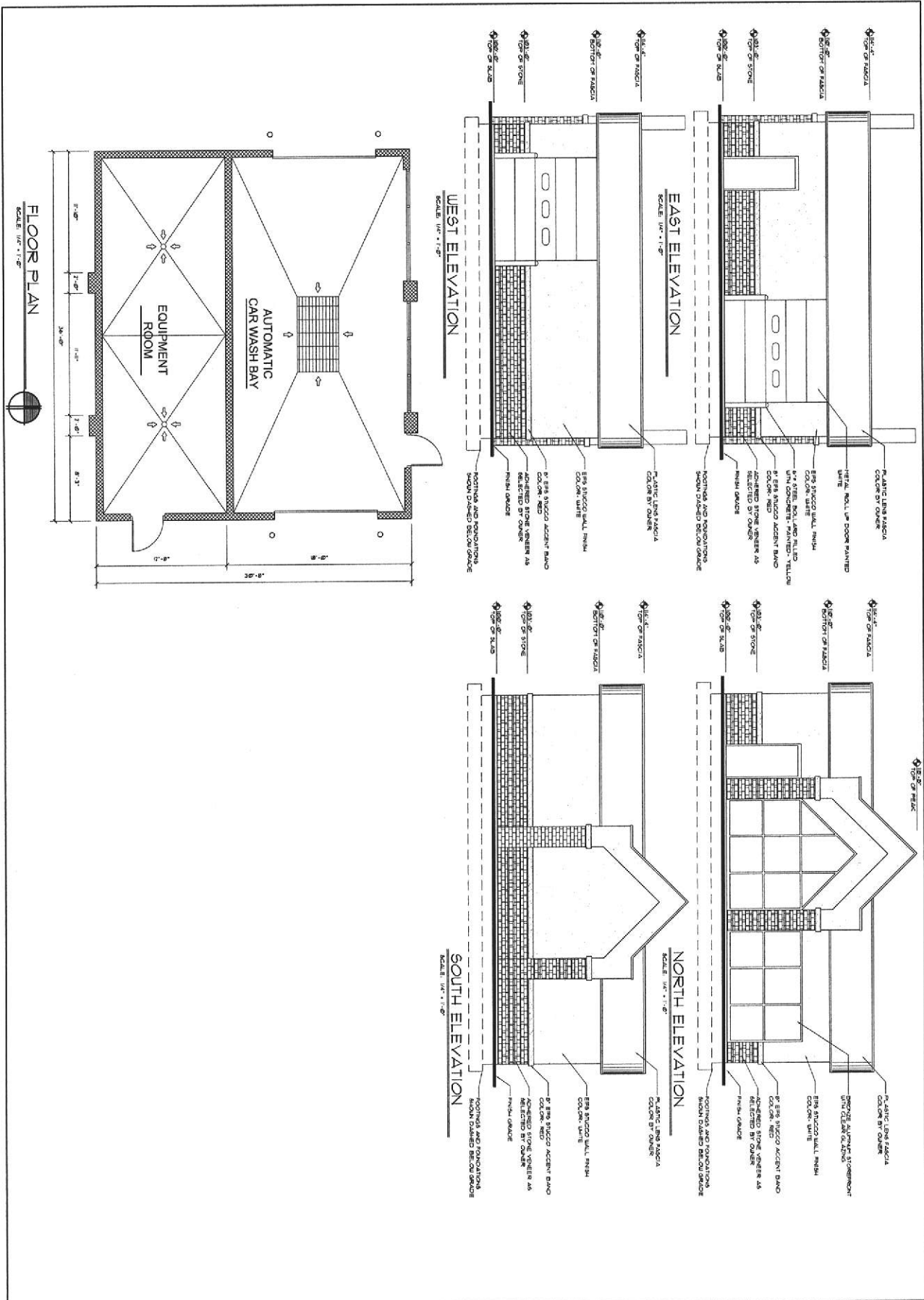
DATE	DESCRIPTION

A-1

EXTERIOR ELEVATIONS

NEW GATE-OFFICE BUILDING FOR:
DIAMOND PARKING
LOCATED AT:
SALT LAKE CITY, UTAH

BRIAN D. RUSSELL ARCHITECTS, INC.
9217 SOUTH REDWOOD RD. SUITE D
WEST JORDAN, UTAH 84088
(801) 307-0800 (801) 307-0801 FAX



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DATE	BY	NO.

A-1

EXTERIOR ELEVATIONS

NEW CARWASH BUILDING FOR:
DIAMOND PARKING
LOCATED AT:
SALT LAKE CITY, UTAH

BRIAN D. RUSSELL ARCHITECTS, INC.
9217 SOUTH REDWOOD RD. SUITE D 84088
WEST JORDAN, UTAH
(801) 307-0800 (801) 307-0801 FAX

Attachment E – Perspective Computer Renderings

Petition No's. 410-07-31 Diamond Parking North Temple Conditional Use

Published Date: April 3, 2008







MEMORANDUM

DATE: 2 OCTOBER 2007

TO: MICHAEL MALOY, PRINCIPAL PLANNER -

FROM: TED ITCHON

RE: DIAMOND PARKING PARK 410-07-31 1925 WEST NORTH TEMPLE

SYNOPSIS:

1. The primary fire hydrant shall be within 400 feet of a fire hydrant.
2. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
3. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
4. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
5. Fire hydrants shall not be installed closer than 30' to a building.
6. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
7. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
8. Fire Hydrants shall be obstruction free within 3' around the hydrant.
9. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
10. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
11. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
12. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, October 02, 2007 9:42 AM
To: Maloy, Michael
Cc: Young, Kevin; Drummond, Randy; Weiler, Scott; Itchon, Edward; Spangenberg, Craig
Subject: Pet 410-07-31 Diamond Parking
Categories: Program/Policy

October 2, 2007

Michael Maloy, Planning

Re: Preliminary Review of a Conditional Use Petition for Diamond Parking North Temple # 410-07-31 at 1925 West North Temple.

The Division of transportation review comments and recommendations are as follows:

Per Our DRT review on 06/13/07 for Diamond Parking & RV Storage proposal our review comments indicated that UDOT review for dead driveways and access along North Temple is required. We also need clarification of right of way. The new development needs to align with existing approaches or relocated approaches.

The development of Orange Street requires full public way improvements – C&G, sidewalk, street lighting, & right of way verification for a 40 foot roadway (41' TBC). Coordinate street lighting issues with Michael Barry.

We noted the ADA & 5% Bike parking for required parking. The parking shown (18.5'x 8.5' stall and 21' isle) does not comply with Salt Lake City Corporation design standards. The circulation needs to be reviewed by Fire for access isle widths and turning radii for the storage unit area. A pedestrian sidewalk corridor is needed from the public way for parking lots over 30 stalls.

We commented the combining of all parcels and the zoning issues for the rear BP zone and CC zone uses as they related to required Landscaping buffers, setbacks & interior landscaping.

The plan shown raises questions about the existing access and circulation to abutting properties to the west (1975 West) etc.

A traffic impact report is advised due to the proximity to the 1950 West North temple signal and the Orange Street / North Temple intersection per the proposed 1,000 plus vehicles.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
 Randy Drummond, P.E.
 Scott Weiler, P.E.
 Ted Itchon, Fire
 John Spencer, Property Management
 Peggy Garcia, Public Utilities
 Larry Butcher, Permits
 File.

10/12/2007

Maloy, Michael

From: Brown, Jason
Sent: Thursday, October 18, 2007 3:47 PM
To: Maloy, Michael
Cc: Garcia, Peggy
Subject: Preliminary review of a conditional Use Petition for Diamond Parking North Temple 410-07-31
Categories: Program/Policy

Salt Lake City Public Utilities has reviewed the above mentioned petition. The following outlines Public Utilities' minimum requirements that must be met in order to receive approval for this project from our Department:

General Requirements:

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Sanitary Sewer and Water Mains:

There are existing water and sewer mains in both Orange Street and North Temple. There are several existing sewer and water laterals that must be used or be killed per Public Utilities standards if they are not reused. New services will be allowed to connect to the mains in Orange Street or North Temple. Only one culinary and one irrigation meter will be allowed to provide water to the property.

Utility plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. For all culinary water line services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by a Public Utilities' approved equivalent method. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. A stamped geotechnical report must be provided to Public Utilities for review and approval addressing pipe zone and pipe stabilization design for all pipes 10-feet and deeper. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering activities required during construction.

Storm Water Design and Construction:

Drainage and grading plans must be submitted for review and approval. This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. No retention facilities will be allowed. High groundwater is typical in this area and a stamped geotechnical report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. All building pads, docks, paved areas, storm grates and on-site storm water detention must be above the 100-year event high water elevation as hydraulically connected to the surrounding ditches and/or swales or the highest expected groundwater, whichever is the worst condition. Building pads should be located several feet above this elevation. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. This high water condition must be noted on the final plat and on the drainage and grading plan. The lowest finished floor elevations must also be shown on the plat for each lot. An engineered

2/29/2008

stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

Property Issues Agreements and Fees:

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. All public utility mains must be located within public road right-of-ways. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, fences, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Utility service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. The agreement will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these services. Work for public utility system improvements must be bonded based upon an approved engineer's estimate. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all water, fire, sewer, drainage and connection impact and inspection fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities finds this project approvable if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact me at 483-6729.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

Maloy, Michael

From: Weiler, Scott
Sent: Monday, October 22, 2007 11:30 AM
To: Maloy, Michael
Subject: FW: Diamond Parking
Categories: Program/Policy

From: Smith, Craig
Sent: Monday, October 22, 2007 7:12 AM
To: Malloy, Michael
Cc: Weiler, Scott
Subject:

Good morning Mike-
I apologize for not getting back to you sooner. I have reviewed the plans submitted for Diamond parking, located approximately @ North Temple and Orange Street. There exists a dead drive approach on North Temple that will need to be removed and Type A curb and gutter installed at same location. In addition, the portion of the parking lot that exists fronting Orange street will need to be improved with curb, gutter, and sidewalk as called out on the plans submitted. Should you have any questions, please contact me @535-7995.
Sincerely,
Craig

Maloy, Michael

From: Weiler, Scott
Sent: Tuesday, October 23, 2007 3:02 PM
To: Maloy, Michael
Cc: Smith, Craig
Subject: RE: Diamond Parking
Categories: Program/Policy

Michael,

If the developer will be required to go through the subdivision process and record a plat, SLC Engineering may require the developer to sign a Subdivision Improvement Construction Agreement for the public way improvements needed in Orange Street. Please confirm if a plat will be required.

Thanks,
Scott

From: Smith, Craig
Sent: Monday, October 22, 2007 7:12 AM
To: Malloy, Michael
Cc: Weiler, Scott
Subject:

Good morning Mike-

I apologize for not getting back to you sooner. I have reviewed the plans submitted for Diamond parking, located approximately @ North Temple and Orange Street. There exists a dead drive approach on North Temple that will need to be removed and Type A curb and gutter installed at same location. In addition, the portion of the parking lot that exists fronting Orange street will need to be improved with curb, gutter, and sidewalk as called out on the plans submitted. Should you have any questions, please contact me @535-7995.

Sincerely,
Craig

2/29/2008

Maloy, Michael

From: Fredrickson, Brady
Sent: Thursday, November 08, 2007 9:53 AM
To: Maloy, Michael
Subject: Petition #410-07-31
Categories: Program/Policy

Michael,

Thank you for sending me the site plan for the proposed Diamond Parking facility. I have no objections to this project. This project will need to comply with all the requirements in 21A.34.040 AFPP airport flight path protection overlay district Airport Influence Zone C.

Regards,

Brady Fredrickson, AICP
Senior Aviation Planner
Salt Lake City Department of Airports
801-575-2919

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: February 29, 2008

Project Name: Diamond Parking Lot

Project Address: 1925 West North Temple
30 South Orange

Contact Person: Mike Maloy
Phone Number: (801) 535-67118

Fax Number: (801) 535-6174
E-mail Address:

Zoning District: CC/BP

Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review is based on a DRT meeting held on June 13, 2007.

1. Conditional Use Petition #410-07-31 must be approved.
2. The two lots associated with this development should be consolidated into one new lot as approved by the Planning Division. I would recommend a new subdivision plat, which would also include an avigation easement. Clearly show property lines on the site plan. The two lots are also divided by what appears to be an old street right-of-way and is not owned by the applicant. This issue needs to be resolved before a plat and/or a site plan can be approved.
3. A new certified address and a new tax parcel ID number need to be obtained for the new lot.
4. Development must meet the requirements of both zoning districts, including the 30% open space for the BP zone. The applicant may want to consider rezoning the property to just one zone to simplify development.
5. Part of this development is within a Surface Fault Rupture Study Area. A geotechnical report will be required.
6. The Landscape Plan must include the following categories with summary tables and calculations:
 - Park Strip landscaping per 21A.48.060;
 - Interior parking lot landscaping per 21A.48.070B;
 - Perimeter parking lot landscaping per 21A.48.070C; and
 - Freeway landscaping per 21A.48.110.
7. Public Utilities approval required.
8. Fire Department approval required.
9. Transportation Division approval required for parking lot layout, vehicle circulation, access from public streets, etc.

10. UDOT approval required for all public way improvements on North Temple, a state road. This would include removing existing driveway approaches, installing new driveway approaches, replacing defective public sidewalks, curb and gutters, etc.