

# PLANNING COMMISSION STAFF REPORT

Petition No. 410-07-42 Diamond Airport Parking Conditional Use Located Approximately at 50 South Redwood Road.

**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:** 15-03-126-007

**Current Zone:** CC Corridor Commercial District

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

**Council District:** 2, Van Turner

**Acreeage:** 0.87 ± of an acre

**Current Use:** Vacant

**Applicable Land Use Regulations:**

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

**Attachments:**

- A. Preliminary Site Plan
- B. Property Photograph
- C. Department Comments

**Request:** Bill Baer, Salt Lake City Director of Marketing for Diamond Parking, has requested approval of a conditional use petition to expand an existing commercial parking lot onto vacant property located south and adjacent to 50 South Redwood Road. More specifically, the subject property is located immediately north of the westbound I-80 on ramp from southbound Redwood Road (see Attachment B – Property Photograph). The subject property contains approximately 0.87 of an acre.

The subject property was recently purchased from the City for the purpose being requested. If approved the proposed development would expand the existing commercial parking lot with an additional 86 parking stalls (subject to building permit review and approval).

**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 # 410-07-42 for the proposed commercial parking lot as a conditional use based on the enclosed findings and subject to the following conditions of approval:

1. Conditional use approval is for a commercial parking lot and does not guarantee City approval of the number of new parking stalls shown in Attachment A - Preliminary Site Plan. The final number of new parking stalls permitted on the subject property shall be subject to compliance with building and zoning requirements.
2. Unless otherwise modified by special exception or waiver, the proposed development shall comply with all applicable City regulations and development policies.
3. Petition shall be subject to compliance with all department comments contained within Attachment C – Department Comments.
4. Any grade change that exceeds two feet shall require a special exception.

**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.

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 February 4, 2008. All respondents recommended approval subject to compliance with city standards and recommended conditions of approval (see Attachment C – Department Comments).

## STAFF ANALYSIS

**Project History:** The subject property was purchased by Diamond Parking Service from the City on July 17, 2007 for the purpose of expanding the commercial parking lot currently located at 50 South Redwood Road. The now vacant property had been part of a public right-of-way (100 South) but was abandoned by the City due to construction of Interstate-80 (circa 1960).

The subject property measures 0.87 ± of an acre and is zoned CC Corridor Commercial District. The applicant intends to develop the property as a commercial parking lot. If approved, the proposed development will expand the existing commercial parking lot with an additional 86 parking stalls (subject to building permit review and approval). No other structures have been proposed or requested by the applicant for the subject property. Commercial parking is a conditional use within the CC Corridor Commercial 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 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 the CC Corridor Commercial 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:** Table 21A.26.080 of the Zoning Title requires conditional use approval for a commercial parking lot in a CC Corridor Commercial 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 Plan Jordan River/Airport Master Plan identifies this area as Business/Commercial. The proposed expansion is consistent with the Northwest Community Future Land Use Plan map and is an appropriate land use for the CC Corridor Commercial 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 this request and determined that “the parking expansion... does not significantly impact the public transportation corridor.” The Division also identified Redwood Road as a “major arterial class roadway.”

**Finding:** Diamond Parking Service has ingress and egress to the subject property from Redwood Road, which road is adequate to carry the traffic demand created by a commercial parking lot and will not materially degrade the service level.

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

**Discussion:** The internal circulation system for this project will be provided by an existing driveway off Redwood Road. Comments and recommendations contained within Attachment C – Department Comments did not identify any issues that would jeopardize the proposal in terms of the proposed design of the internal circulation system.

**Finding:** The internal circulation system of the commercial parking lot 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 preliminary site plan for the subject property indicates that irrigation water and electrical power 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 the intent of 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 impacts.

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

**Discussion:** There are no buildings proposed for the parking lot expansion.

**Finding:** This standard does not apply to this application request.

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

**Discussion:** The applicant proposes to provide a seven foot landscape buffer around the perimeter of the subject property. The proposed landscaping will constitute approximately 4,762 square feet or 12.5% of the proposed area for the parking lot expansion.

**Finding:** Landscaping is consistent with the development pattern and complies with Salt Lake City Zoning Title, Section 21A.48, Landscaping and Buffers.

I. *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.

J. *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: Commercial (24 hour gas station)  
South: Interstate-80 (on-ramp from Redwood Road)  
East: Commercial (warehouse)  
West: Commercial (ministorage)

**Finding:** Operating and delivery hours are compatible with current and 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 commercial parking lot for Diamond Parking Service 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.

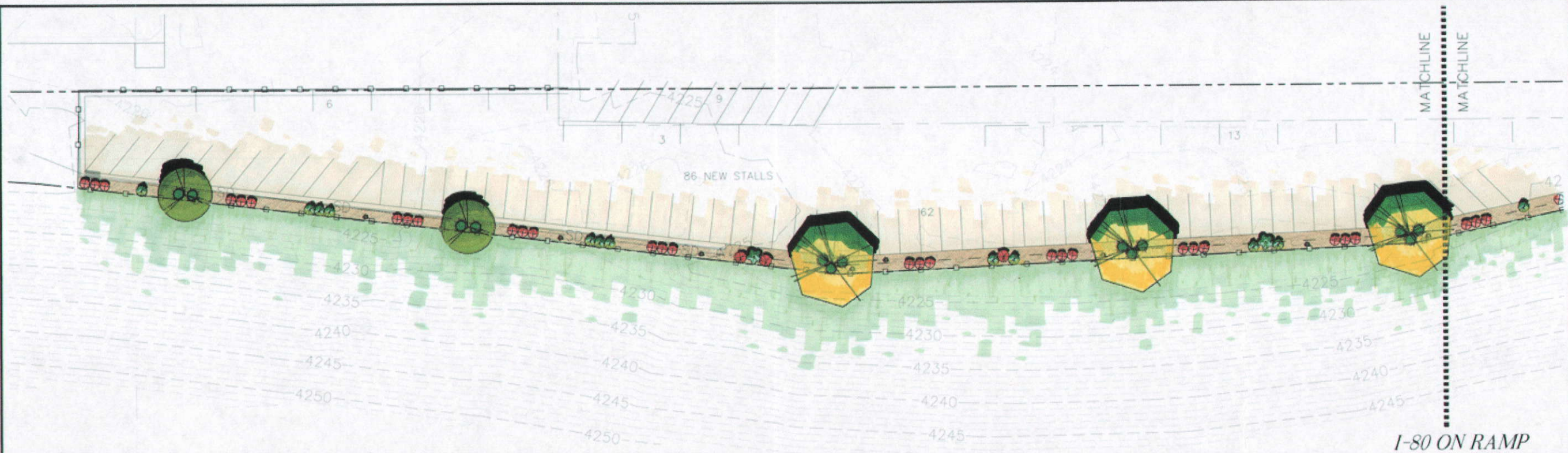
**Finding:** The proposed commercial parking lot use is compatible with the surrounding area and will not have a material net cumulative adverse impact on the area or the City as a whole.

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

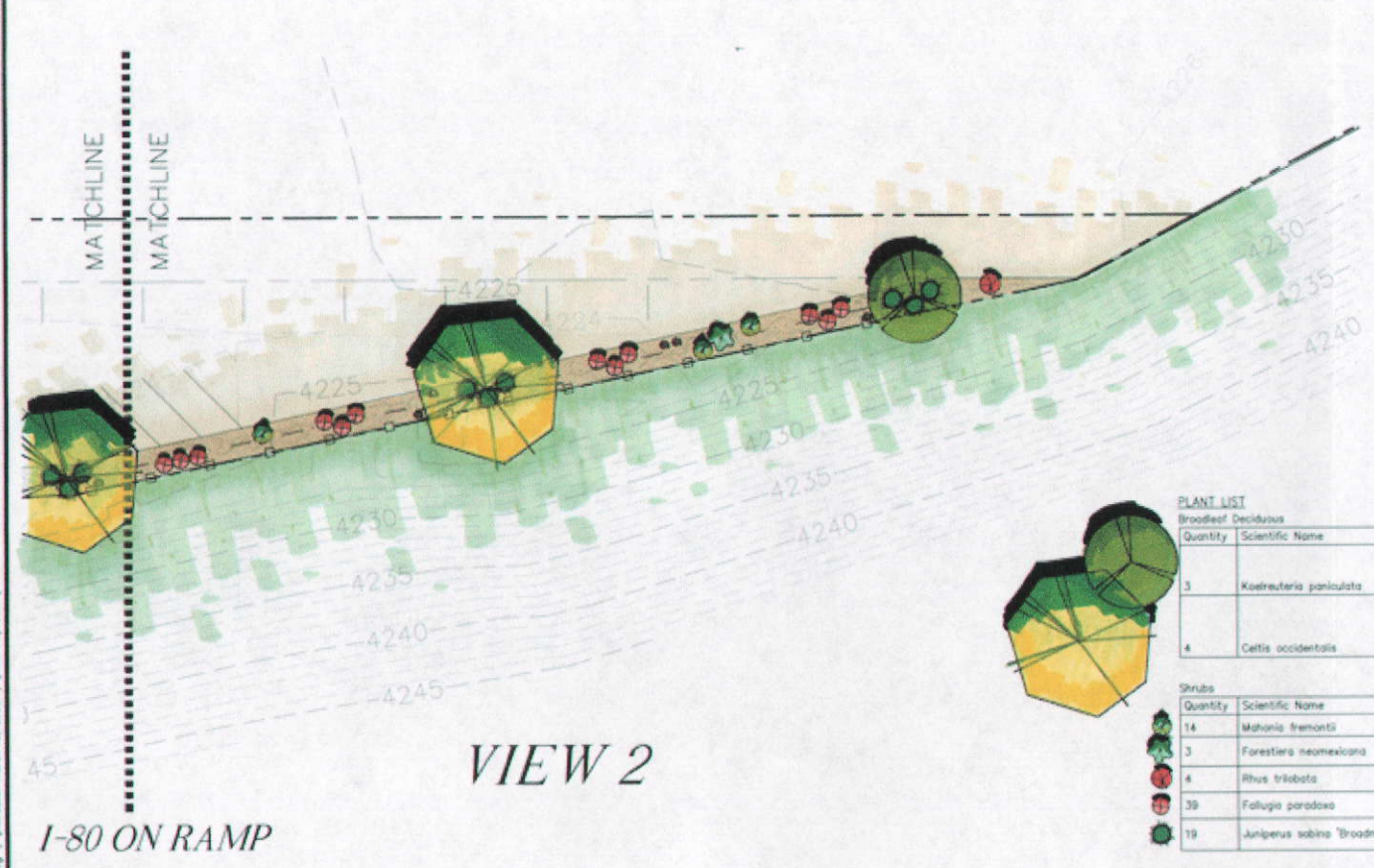
**Discussion:** Approval of the conditional use will be subject to meeting all applicable City departmental requirements. Final plans will be reviewed during the building permit process for compliance with all applicable City codes and ordinances.

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

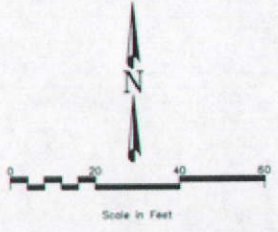




VIEW 1



VIEW 2

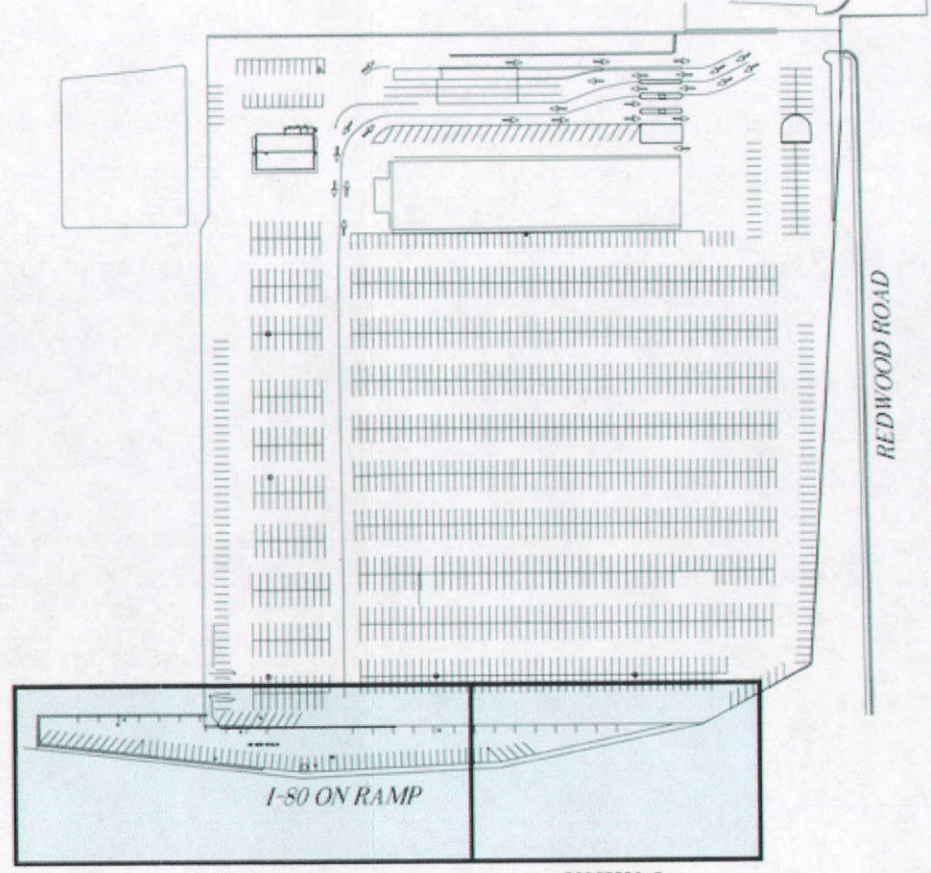


PLANT LIST

Quantity	Scientific Name	Common Name	Planting Size
<b>Broadsleaf Deciduous</b>			
3	Koeleruteria paniculata	Goldenrain Tree	2"-Cal
4	Celtis occidentalis	Common Hackberry	2"-Cal
<b>Shrubs</b>			
14	Mahonia fremontii	Fremont's Mahonia	5'-Gal
3	Forestiera neomexicana	New Mexico Privet	5'-Gal
4	Rhus trilobata	Oakbrush Sumac	5'-Gal
39	Fallugia paradoxa	Apache Plume	5'-Gal
19	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5'-Gal

Mulches

Quantity	Material
13	Landscape boulder 8-12 cubic feet each
4,762 SF	3" Depth of 1 1/2" Minus washed gravel over Dewitt Pro 5 Weed Barrier



KEY MAP

NO.	REVISIONS	BY	DATE



DIAMOND PARKING  
SALT LAKE CITY, UTAH

**DOMINION**  
Engineering Associates, L.C.  
5654 South Green Street  
Murray, Utah 84123 801-713-3000

DIAMOND PARKING SOUTH LOT  
LANDSCAPE PLAN

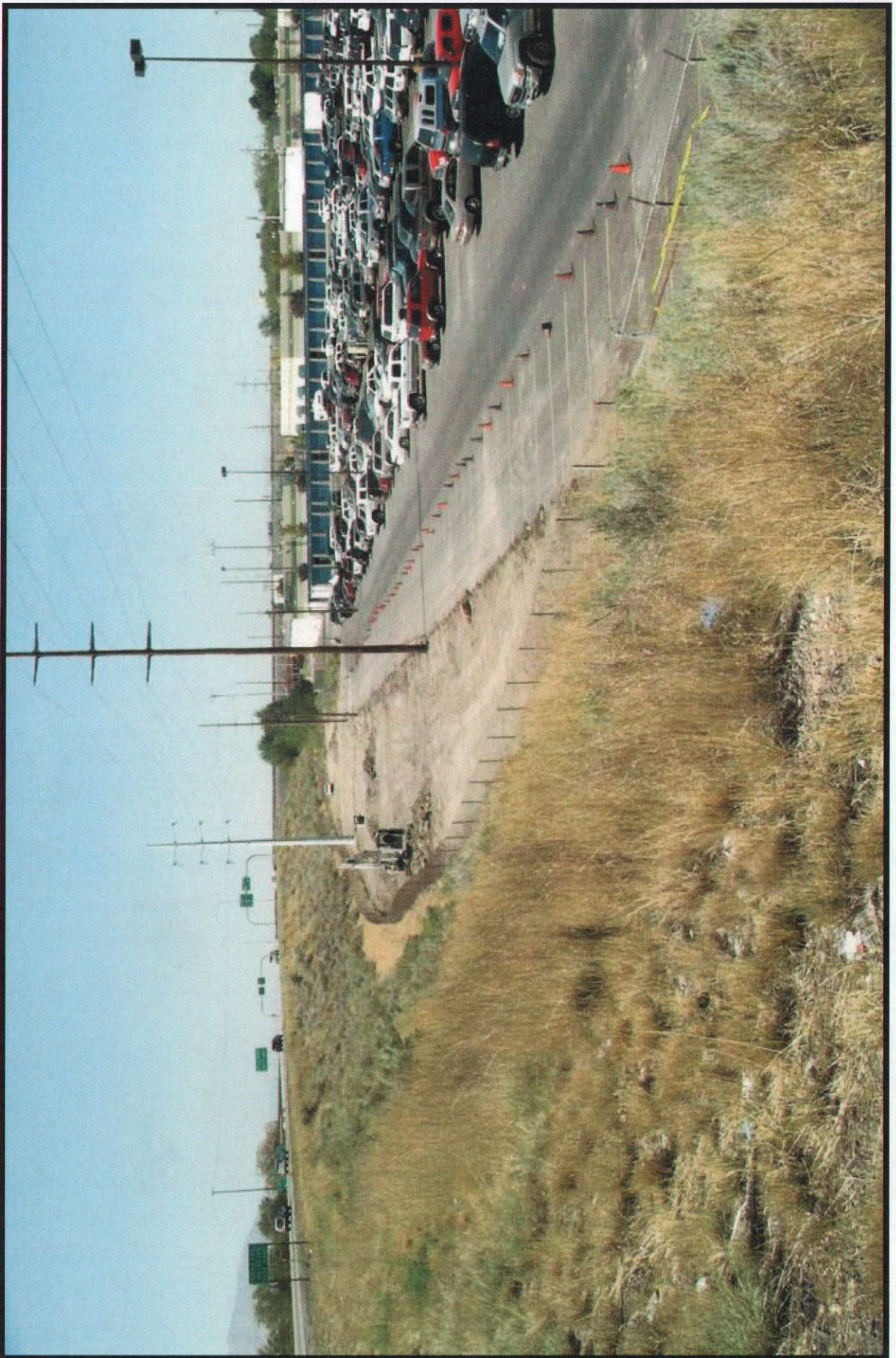
PROJECT NO. 1419  
SHEET NO. L-1  
ISSUE DATE: MARCH 10, 2008 SCALE: 1"=20'  
FILE NAME: BASE SOUTH.dwg

path: P:\Diamond Parking\South.dwg | plot date: March 10, 2008 | plotted by: dperkes

**Attachment B – Property Photograph**

Published Date: April 3, 2008







**Maloy, Michael**

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**From:** Walsh, Barry  
**Sent:** Wednesday, February 06, 2008 2:35 PM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Weiler, Scott; Butcher, Larry; Spencer, John; Garcia, Peggy; Rutherford, Bill; Itchon, Edward  
**Subject:** Pet 410-07-42 Cond Use for pkg expansion  
**Categories:** Program/Policy

February 6, 2008

Michael Maloy, Planning

Re: Preliminary Review of a conditional Use petition 410-07-42 for Diamond Parking Addition at 50 South Redwood Road.

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

The proposed parking expansion is for a service expansion, not required parking. The drawing submitted indicates the required 7 foot buffer from parking lots closer than 20 feet to a property line. This is a standard code condition that is applied uniformly to all city permit request. It's intent is to provide a visual as well as environmental buffer to a parking lot where the paved condition impacts the drainage and heating conditions of a area.

The issue with the freeway landscape buffer is restricted to this sites location in that due to the narrowness of the lot sold to this applicant the intent of the land perches and the buffer requirement conflict.

The parking expansion it's self does not significantly impact the public transportation corridor traffic of Redwood Road, a major arterial class roadway.

Sincerely,

Barry Walsh

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

**Maloy, Michael**

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**From:** Weiler, Scott  
**Sent:** Wednesday, February 06, 2008 5:25 PM  
**To:** Maloy, Michael  
**Cc:** Smith, Craig  
**Subject:** Diamond Parking Additoin Condition Use Petition #410-07-42  
**Categories:** Program/Policy

Michael,

I'm forwarding your review request to Craig Smith, who handles the non subdivision reviews for SLC Engineering.

Scott

**Maloy, Michael**

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**From:** Spencer, John  
**Sent:** Thursday, February 07, 2008 3:45 PM  
**To:** Walsh, Barry; Maloy, Michael  
**Cc:** Young, Kevin; Weiler, Scott; Butcher, Larry; Garcia, Peggy; Rutherford, Bill; Itchon, Edward  
**Subject:** RE: Pet 410-07-42 Cond Use for pkg expansion  
**Categories:** Program/Policy

Subject: Pet 410-07-42 Cond Use for pkg expansion

February 7, 2008

Michael Maloy, Planning

Re: Preliminary Review of a conditional Use petition 410-07-42 for Diamond Parking Addition at 50 South Redwood Road.

Property Management has reviewed the referenced petition. The Petitioner complied with the terms of the ordinance in purchasing the property from the City. We have no objection to the expansion and will defer to the other City departments comments.

Sincerely,

John Spencer

Cc Kevin Young, P.E.  
Scott Weiler, P.E.  
Larry Butcher, Permits  
Ted Itchon, Fire  
Barry Walsh, Transportation  
Peggy Garcia, Public Utilities  
Bill Rutherford, City Forester  
File.

## Maloy, Michael

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**From:** Miller, David  
**Sent:** Tuesday, February 12, 2008 10:59 AM  
**To:** Maloy, Michael  
**Cc:** McCandless, Allen  
**Subject:** RE: Petition #410-07-42 Diamond Parking Addition

**Categories:** Program/Policy

Mike,

Thank you for providing the conditional use petition for a proposed commercial parking lot addition located approximately at 50 South Redwood Road. This address is in the Salt Lake City's airport influence zone "C" and is listed as a area exposed to moderate levels of aircraft noise and having specific height restrictions. Salt Lake City requires an avigation easement for new development in this zone. The owner or developer should contact me at the address or email below, to complete the avigation easement. This project creates no observed impacts to airport operations.

David Miller  
Airport Principal Planner  
Salt Lake City Department of Airports  
P.O. Box 14550  
Salt Lake City, UT 84114-5550  
801.575.2972  
david.miller@slcgov.com

**Maloy, Michael**

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**From:** Smith, Craig  
**Sent:** Wednesday, February 27, 2008 12:33 PM  
**To:** Maloy, Michael  
**Subject:** RE: Diamond Parking Additoin Condition Use Petition #410-07-42

I believe I addressed this approx 2-3 weeks ago, however, in response to the petition, Engineering has no interest, for the conditional use issue is contained on private property.  
Thanks Michael

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**From:** Maloy, Michael  
**Sent:** Wednesday, February 27, 2008 12:30 PM  
**To:** Smith, Craig  
**Subject:** FW: Diamond Parking Additoin Condition Use Petition #410-07-42

Craig:

Do you have any comments or concerns regarding this project?

Sincerely,

Michael Maloy, AICP  
Principal Planner  
Salt Lake City Corporation  
(801) 535-7118 Voice  
(801) 535-6174 Fax

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**From:** Weiler, Scott  
**Sent:** Wednesday, February 06, 2008 5:25 PM  
**To:** Maloy, Michael  
**Cc:** Smith, Craig  
**Subject:** Diamond Parking Additoin Condition Use Petition #410-07-42

Michael,

I'm forwarding your review request to Craig Smith, who handles the non subdivision reviews for SLC Engineering.

Scott

**Maloy, Michael**

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**From:** Brown, Jason  
**Sent:** Thursday, March 06, 2008 3:49 PM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** Petition 410-07-42 Conditional use Petition for Diamond Parking Addition  
**Categories:** Program/Policy

Michael,

Public Utilities has reviewed the above mentioned conditional use and offer the following comments;

Public Utilities has previously reviewed the property sale and the conversion to parking. There is currently on the subject property public twelve inch water mains. As part of the property sale the new owner agreed to allow Public Utilities access to mains. No structures that would impede our access or ability in maintain and operate the mains will be allowed. The proposed use of a parking lot is acceptable. The additional impervious area will be subject to storm drainage impact fees. A portion of these fees have been paid. The remaining portion of \$374 must be paid before final approval is given. The existing storm drain detention system must be up sized or a new detention area created to handle the additional storm drain discharge from impervious area. If you have any questions please do not hesitate to contact me.

Sincerely,

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



**Maloy, Michael**

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**From:** Itchon, Edward  
**Sent:** Friday, March 14, 2008 4:36 PM  
**To:** Maloy, Michael  
**Cc:** Butcher, Larry; McCarty, Gary; Montanez, Karleen  
**Subject:** 410-07-42 parking addition

No Issues

# SALT LAKE CITY BUILDING SERVICES

## Preliminary Zoning Review

Log Number: Nonlog

Date: April 7, 2008

Project Name: Diamond Parking Lot Expansion

Project Address: 50 South Redwood Road

Contact Person: Michael Maloy

Fax Number: (801) 535-6174

Phone Number: (801) 535-7118

E-mail Address:

Zoning District: CC / BP

Reviewer: Alan Hardman

Phone: 535-7742

### Comments

**This preliminary zoning review summarizes the comments from a DRT meeting held on September 25, 2007.**

1. Conditional Use Petition #410-07-42 approval required for commercial parking lots in a BP zone.
2. Combine existing lots into one new lot per Planning Division approval. Provide a copy of the recorded final subdivision plat from the Planning Division.
3. Public Utilities approval required.
4. Transportation Division approval required for all parking and traffic-related issues.
5. Provide a Landscape Plan showing the following landscaping requirements:
  - Interior Parking Lot landscaping per 21A.48.070.B;
  - Perimeter Parking Lot landscaping per 21A.48.070.C; and
  - Freeway Scenic landscaping per 21A.48.110 showing a 20 foot landscaped setback. If the width of the setback is reduced by the Zoning Administrator, the width of the setback shall not be less than 10 feet.