

PLANNING COMMISSION STAFF REPORT

Classic Cleaners
410-08-02 Conditional Use for
Drive-through stacking
located at 1845 South 700 East Street
Hearing Date April 23, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Bruce Tanner,
Remo Partners, LLC

Staff:
Marilynn Lewis 535-6409
marilynn.lewis@slcgov.com

Tax ID: 16-17-355-001-0000

Current Zone: CN

Master Plan Designation:
Sugarhouse Master Plan

Council District: 7

Acreage: 0.37 Acres

Current Use: Retail

Applicable Land Use
Regulations:

- Section: 21A.26.040
CN Neighborhood
Commercial District
- Section: 21A.26.080
Table Of Permitted And
Conditional Uses For
Commercial Districts
- Section: 21A.40.060
Drive-Through Service
Regulations
- Section: 21A.54.080
Standards for
Conditional Use

Attachments:

- A. Site Drawings, Photos
and Dumpster
Agreement
- B. Department Comments
- C. Open House and
Community Comments
- D. Half-Mile Use Map

REQUEST

The applicant is requesting the addition of a drive-through stacking along the north façade of the recently modified commercial structure. The Planning Commission must make a determination whether approve, approve with conditions or deny this conditional use request to allow a drive-through for a commercial structure.

PUBLIC NOTICE

On April 8, 2008 a notice for the Planning Commission public hearing was mailed to owners of property within a radius of 450 feet as well as to community council chairs meeting the minimum 14 day notification requirement. In addition notice was sent to all individuals on the Planning Division's list serve, and a sign was posted on April 11, 2008 on the property meeting the minimum 10 day posting requirement.

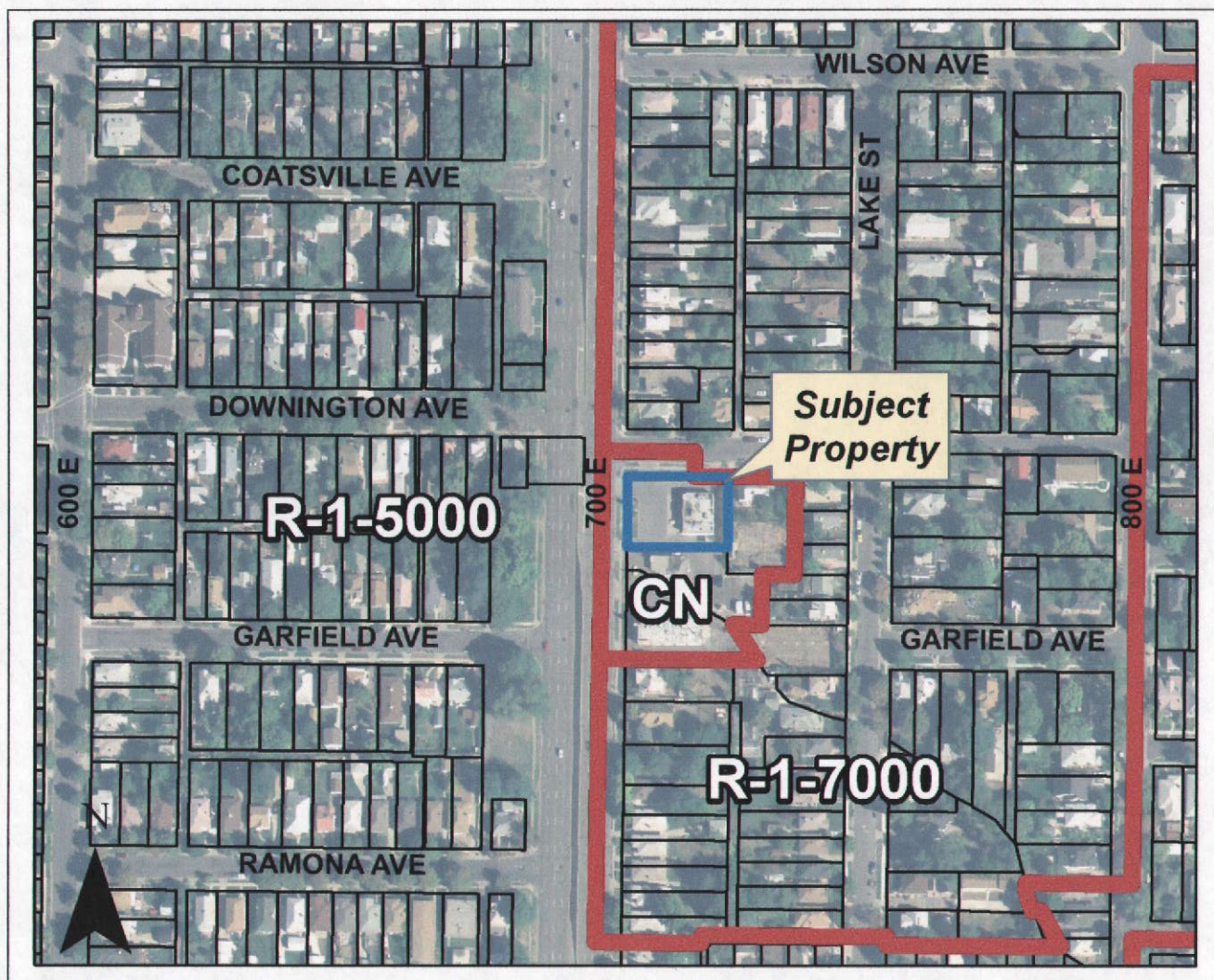
On March 18, 2008 an Open House was held to provide an opportunity for public comment for the Sugarhouse and Liberty Wells communities.

STAFF RECOMMENDATION:

Based on the findings listed in the staff report, the Planning Staff recommends the Planning Commission approve with the following conditions:

1. A pedestrian access corridor designated from the public way on 700 East Street to the building entrance. This must be coordinated with the Transportation Division.
2. The site access and cueing for the drive-through will be clearly marked on the pavement and signed for the flow of traffic. This must be coordinated with the Transportation Division.

VICINITY MAP



COMMENTS

Public Comments:

The applicant attended the Sugarhouse Community Council Land Use and Zoning Committee meeting on February 19, 2008. Originally the committee expressed concerns about access to the dumpster being blocked by a parking space and parking spaces on the east side of the building. Once the revised plan was viewed at the Open house, they were satisfied that all of their issues had been addressed and provided written comment. (See Attachment C)

However, on March 18, 2008 (from 4:30 to 6:00 pm) an Open House was held because the subject site is within 600 feet of the Liberty Wells Community Council. In this manner members of both communities were provided an opportunity to obtain information and give comment on the petition. Only one community resident attended the open house. Her comment was that she does not want another drive-through in this commercial area because it is difficult to get out of her driveway on 700 East Street. (See Attachment C)

City Department Comments:

All of the comments from the pertinent Departments and Divisions are included in this staff report. (See Attachment B).

Permits/ Building Services noted the following issues that will need to be addressed by the applicant prior to issuance of a building permit: The driveway providing access to the service windows shall be at least fifty feet (50') from the back of the curb of an intersecting street measured to the centerline of the proposed driveway. The amount of stacking space for automobiles awaiting service shall be at least five (5) spaces on site per service window based on single line stacking. Stacking shall not be allowed to overhang or encroach into the public way.

Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any local street, as defined in the city's major street plan. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot.

Noise emitted from drive-through service windows and related features such as remote ordering equipment shall not exceed the levels as established by the Salt Lake Valley Health Department.

Transportation reviewed the proposed site development plan at the September 26, 2007 DRT meeting and commented on the parking and the five car stacking requirements. The former use was a retail (7-11) store and the new use is to be a retail use. The main access is from 700 East a major arterial class roadway with the secondary access from Downington Avenue, a residential local class roadway. The proposed drive-up window indicates the required five-car stacking with the drive access over 50 feet from the intersection.

The parking calculations indicate parking stalls as required, plus additional stalls. The stall shown north of the drive up window isle should not be designated due to possible conflict. The required parking is less than 10 stall, therefore the 5% bike parking requirement is less than ½ stall and is voided. We do recommend that a pedestrian access corridor be designated from the public way sidewalk on 700 East Street to the building entrance.

Engineering reviewed this at DRT and brought to the owner's attention that in order to utilize the drive-through, they needed to show they had enough room for five (5) car staging on private property. As long as the applicant meets the criteria and Engineering is in support.

Public Utilities reviewed the drive-through window request and found no conflicts with water, sewer or storm drainage.

Zoning Enforcement reviewed the plans for the drive through window addition for Classic Cleaners and has no comments or concerns with the proposed project.

Fire did not have any comments and presented no opposition to the petition.

Police did not have any comments and presented no opposition to the petition.

STAFF ANALYSIS and FINDINGS

Project History: The subject site has been in commercial use since 1958. The original commercial development was a gas station. The site has had a variety of retail goods and service establishments over the last

fifty (50) years including a 7-11. The most recent use, prior to the purchase by Mr. Tanner was the Sunshine Market. The businesses located on the southeast corner of the 700 East Street and Downington Avenue (1830 South) intersection contain the only commercially zoned properties within little over one-half mile in this neighborhood.

Staff Review: The Conditional Use being requested is to allow the stacking of vehicles for a drive-through facility. The business is a permitted use and the drive-through meets all of the regulations as stated in Section 21A.40.060 Drive-Through Service Window Regulations. The applicant had to wait until the six month moratorium enacted by the City Council ended before he could file the Conditional Use Application.

The applicant has made minor modifications to the plan to show the correct number of parking spaces. In response to the Sugarhouse Land Use and Zoning Committee there are no issues with obstruction of a refuse dumpster. The applicant entered into an agreement with the adjacent business (Jitter Bug Coffee) to share dumpster facilities and access. In response to the Transportation Division's direction the applicant has modified his plans clearly identify a route for pedestrian access from the sidewalk on 700 East Street to the entrance of the retail establishment.

CONDITIONAL USE STANDARDS Adopted by City Council on January 15, 2008

General Standards for Approval (21A.54.080):

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

In order to identify and evaluate the detrimental affects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

1. Master Plan and Code Compliance

A. The proposed development is supported by the general policies of the City Wide, Community, and Small Area Master plan text and the future land use map policies governing the site;

Analysis: Neighborhood Commercial (or CN zoning district) is a "Neighborhood Business" zoning designation that provides goods and services within or adjacent to communities. The Future Land Use Map of the adopted Sugar House Master Plan identifies the southeast corner of the 700 East Street and Downington Avenue for use by neighborhood businesses. This corner is the only commercial zoning district within little over one-half mile radius in this neighborhood. This particular corner contains businesses that are locally owned. The Futures Commission Report identifies the need to nurture and encourage small businesses and entrepreneurship. The Sugar House Master Plan recognizes the value of having neighborhood businesses that are convenient for residents to walk to, as well as drive to.

Finding: The existing use and the requested drive-through stacking are compatible with the adopted and the adopted community master plan because it is in conjunction with a compatible commercial zoning district. The retention and development of small scale businesses in established commercial zoning districts near residential neighborhoods is identified as important to providing goods and services to communities. This petition is in keeping with that intent, and is compatible with the planning goals and objectives of the City. Therefore, the proposed request is in keeping with the Land Use Zoning Map and the Sugarhouse Community Master Plan.

B. The proposed development is one of the conditional uses specifically listed in this title; and

Analysis: Prior to July 2007, a drive-through for a retail goods or retail service establishment was specifically listed in 21A.26.080 Table Of Permitted and Conditional Uses For Commercial Districts. In January of 2008 the City Council left the hearing for the moratorium on Conditional Uses open, and determined that projects within commercial zoning districts that do not directly abut a residential zoning district was designated as one of the types of Conditional Use projects that could go through a public process.

Finding: At this time the City Council is working with a consultant to review the Conditional Use ordinance that was adopted in January 2008. This action may result in further adjustments to the Conditional Use criteria, as well as those uses that will be listed as permitted or conditional and allowed to go through a public process in the future. Therefore, this project meets the current standard, as well as the interim status of allowed projects following the City Council hearing for the moratorium of Conditional Uses.

C. The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.

Analysis: The proposed request for drive-through stacking for a retail goods or service establishment is specifically listed in 21A.26.080 Table Of Permitted and Conditional Uses For Commercial Districts. The proposed development is supported by the general purposes of the CN (Neighborhood Commercial) zoning district, which states "...to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses".

Finding: Since the proposed development is supported by the general purposes and intent of the zoning ordinance, staff finds that the project meets the standard.

2. Use Compatibility

The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:

A. 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;

Analysis: 700 East Street is considered a Collector Street, while Downington Avenue (1830 South) is considered a Local Street in this neighborhood. Access to the drive-through cue will only be allowed from the farthest eastern curb entrance located on Downington Avenue. The Transportation Division has reviewed and approved of the request in concept. A Traffic Impact Statement was not required.

Finding: Therefore, means of access to the proposed drive-through are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets. The project satisfies this standard

B. The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:

- i. The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;
- ii. Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;

- iii. Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and
- iv. The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise, height, or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.

Analysis: There are no unusual pedestrian or vehicular traffic patterns or volumes expected as a result of the drive-through stacking.

- i. The existing drive ways will not undergo any physical alteration. The eastern most access drive onto the site will be labeled as on-way for access to the proposed drive-through cue.
- ii. The site has the required number of parking spaces for the size of the permitted existing retail service goods establishment.
- iii. The applicant does not expect there to be a separate set of daily peak and off-peak hours associated with the drive-through stacking. Rather, the peak hours will coincide with that of the general operation. The drive-through is a convenience that the owner believes will frequently be utilized by patrons with limited time: busy parents with children, patrons with limited mobility and uniformed public servants and.
- iv. The hours for the proposed drive-through stacking are the same as the store hours of operation, 7:00 am to 6:30 pm Monday –Friday. The abutting properties are located within the CN (Neighborhood Commercial) Zoning District.

Finding: Use of the drive-through facility will coincide with the stores hours of operation. The site will be clearly marked for the restricted flow of traffic onto and through the site. Therefore, the type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. The project satisfies this standard.

C. The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;

Analysis: The existing commercial contains a 3,540 square foot existing commercial structure.

21A.44.060F Schedule Of Minimum Off Street Parking Requirements states that two (2) parking spaces are required for every 1,000 square feet of gross floor area for retail service establishments:

$2 \times 3,540 / 1,000 = 7.08$ (less than .5 do not count for a whole space). Seven (7) parking spaces are required and have been provided. The required parking is less than 10 stall, therefore the 5% bike parking requirement is less than ½ stall and is voided. Up to 25 total parking spaces requires that one be an accessible space.

The 21A.40.060 of the zoning ordinance requires that any proposed drive-through facility show stacking to accommodate a minimum of 5 cars without interference with the public right of way. The location of the site where stacking is to begin must be a minimum of 50 feet from any intersection. The proposed plan shows the requirements. The site access and cueing for the drive-through will be clearly marked on the pavement and signed for the flow of traffic. A pedestrian access corridor designated from the public way on 700 East Street to the building entrance.

The applicant has a signed agreement with the commercial property owner to the south for access and the sharing of refuse dumpster. This alleviates the number of refuse pick ups and vehicles onto the site.

Finding: The proposed plan shows the required number of parking spaces, as well as the minimum requirements for a drive-through facility. Therefore, the project meets the standard for internal circulation

and is properly designed for motorized, non-motorized and pedestrian traffic. The project satisfies this standard.

- D. Existing or proposed utility and public 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; and**
Analysis: As noted in their comments, the Public Utilities Department did not have any concerns when they reviewed this request. They found no conflicts with water, sewer or storm drainage.

Finding: The existing utilities and public services are adequate for the existing structure and the proposed drive-through stacking. The designated area will not have an adverse impact on adjacent land uses or resources. Therefore, the project satisfies this standard.

- E. Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.**

Analysis: The applicant is proposing a drive-through use for a retail service use that is permitted in the CN zoning district. The existing Neighborhood Commercial zoning district does not abut a residential zoning district. Additional landscaping is not required to protect adjacent land uses from light, noise and visual impacts.

Finding: The buffering is appropriate for the use and the zoning district. Therefore, the project satisfies this standard.

- F. Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.**

Analysis: The applicant is proposing a drive-through use (stacking of 5 cars) for a permitted commercial use in a commercial zoning district. The subject property does not abut any residential zoning districts. Within a 1,320 foot radius of the subject site there are: 45 non-conforming residential uses (duplexes, as well as 3-4 unit dwellings) in the residential zoning districts, and there are four (4) existing Commercial/Office Non-Conforming uses in the residential zones within 1,320 feet radius of the subject site. The Jitter Bug Coffee shop is currently the only existing Conditional Use in the commercial zone within the 1,320 foot radius of the subject site.

Finding: Staff finds no detrimental concentration similar uses. The project meets the standard.

3. Design Compatibility

The proposed conditional use is compatible with:

- A. The character of the area with respect to: site design and location of parking lots, access ways, and delivery areas; impact on adjacent uses through loss of privacy, objectionable views of large parking or storage areas; or views and sounds of loading and unloading areas;**

Analysis: The character of the area is a grouping of commercial uses within the Neighborhood Commercial or CN zoning district that are designated by Section 21A.26.080 Table Of Permitted and Conditional Uses For Commercial Districts. Even though there have been minor modifications to the structure on the subject site, the building is existing. The majority of this commercially zoned area is paved and access has not been restricted by the owners. The Classic Cleaners site is directly abutting commercially zoned properties.

Finding: These CN zoning district is considered one of the “neighborhood business” zoning designations that provides goods and services within or adjacent to communities. The project satisfies this standard.

B. Operating and delivery hours are compatible with adjacent land uses; and

Analysis: The hours for the proposed drive-through stacking are the same as the store hours of operation, 7:00 am to 6:30 pm Monday –Friday. This is consistent or less than the hours of operation for adjacent commercial land uses. The health department limits the hours for noisy uses to 7:00 am- 10:00 pm.

Finding: Since the hours for operation and delivery are compatible with adjacent land uses the project meets the standard.

C. The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.

Analysis: The site contains an existing building that was recently remodeled and expanded. The expansion was in keeping with the zoning ordinance and the property owner was able to obtain a permit for construction.

Finding: Since the proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding commercial uses within the CN (Neighborhood Commercial) zoning district, the project meets the standard.

4. Detriment to Persons or Property

A. The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The applicant shall demonstrate that the proposed use:

Analysis: The pertinent City Departments and Divisions that reviewed the proposed request for drive-through stacking could not identify any detrimental impacts associated. Planning staff finds that this request does not pose detriment to health, safety and the general welfare of persons or property.

Finding: Therefore, the project satisfies this standard.

B. Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;

Analysis: The state of Utah does not require emission standards when evaluating a drive-through. As proposed the pertinent City Departments and Divisions have not identified any increase of pollutants emitted from a five car drive-through lane adjacent to an active Collector Street (with more than six lanes of traffic).

Finding: Therefore, the project satisfies this standard.

C. Does not encroach on rivers or streams or direct run off into rivers or streams;

Analysis: The site is not located near nor does it encroach on any open water stream, river or channel. The Public Utilities Department has determined that there are no conflicts with water, sewer or storm drainage.

Finding: Since the site does not encroach on rivers, streams or direct run off into rivers or streams the standard is not applicable to this project.

D. Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and

Analysis: The pertinent City Departments and Divisions that reviewed the proposed request for drive-through stacking did not identify the introduction of any hazards or potential for damage to neighboring properties that require mitigation.

Finding: Since no mitigation for hazards or potential damage is required. The standard is not applicable to this project.

E. Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: The proposed request is in keeping with the type of existing uses and/or zoning (Neighborhood Commercial) of the abutting properties. The applicant has made a commitment to reinvest and upgrade this commercial property in a prominent corner location.

Finding: The project satisfies this standard.

5. Compliance with Other Applicable Regulations

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

Analysis: The proposed request complies with all other applicable codes and ordinances.

Finding: The project satisfies this standard.

6. Imposition of the Conditions of Approval

The Planning Commission may impose conditions on the proposed use which are in addition to any conditions specifically listed within this chapter. All conditions imposed shall meet the following criteria:

A. The condition is within the police powers of Salt Lake City;

Analysis: The Planning Commission's authority to grant conditional approval is allowed by Section 21A.54.020 Authority of the Salt Lake City Zoning Ordinance.

Finding: The project satisfies this standard.

B. The condition must substantially further a legitimate public purpose;

Analysis: The conditions as stated under "Staff Recommendations" on the first page of this staff report clarify safe pedestrian and vehicular movement on site.

Finding: The project satisfies this standard.

C. The condition must further the same public purpose for which it is imposed;

Analysis: The public purpose of the conditions imposed are to direct to movement of pedestrian and vehicular traffic on site.

Finding: The project satisfies this standard.

D. The applicant/owner may not be required to carry a disproportionate burden in furthering the public purpose; and

Analysis: The applicant is responsible for compliance with the conditions of approval.

Finding: The project satisfies this standard.

- E. Dedications of land and other contributions as conditions of approval must be reasonably related and roughly proportionate to the use of the property for which the conditional use permit is required.**
Analysis: No dedication of land or other contributions are required.
Finding: The project satisfies this standard.

7. Mitigating Conditions

A. As part of their review, the Planning Commission may impose mitigating conditions on the proposed development.

Analysis: No adverse impacts are anticipated. However, based on comments provided by the review of pertinent City Departments and Divisions the Planning staff has identified the following conditions:

- A pedestrian access corridor designated from the public way on 700 East Street to the building entrance. This must be coordinated with the Transportation Division.
- The site access and cueing for the drive-through will be clearly marked on the pavement and signed for the flow of traffic. This must be coordinated with the Transportation Division.

Finding: The project satisfies this standard.

B. These conditions may include but are not limited to the following areas: landscaping; access; loading and parking areas; sanitation; drainage and utilities; architecture and signage; fencing and screening; setbacks; natural hazards; public safety; environmental impacts; hours and methods of operation; dust, fumes, smoke and odor; noise, vibrations; chemicals, toxins, pathogens, and gases; and heat, light, and radiation.

Analysis: The applicant is not requesting relief from any standard of the Salt Lake City Zoning Ordinance affecting the aforementioned list.

Finding: The applicant is not requesting relief from standards in the Salt Lake City Zoning Ordinance. Therefore, no mitigation is required. The project satisfies this standard.

C. The conditions which are imposed on a conditional use permit must be expressly attached to the permit and cannot be implied.

Analysis: The conditions of approval are specific. The applicant agrees to the conditions stipulated.

Finding: The project satisfies this standard.

8. Denial of Conditional Use Application

The following findings or others may, in the judgment of the Planning Commission, be cause for denial of a conditional use application:

A. The proposed use is unlawful;

Analysis: An unlawful use cannot be heard by the Planning Commission, only those specifically listed as permitted or conditional uses.

Finding: The project satisfies this standard.

B. Conditions of approval could not reasonably mitigate the negative impacts of the proposed use.

Analysis: Staff did not identify any negative impacts. The conditions identified are preventative in nature.

Finding: The project satisfies this standard.

- C. **The proposed use would create or pose a nuisance, conflict, or hazard relating to noise, vibration, light, electrical or electronic interference, traffic, odor, fumes, dust, explosion, flooding, contaminations, or other negative effects on the neighboring properties or the community in general, without adequate mitigation.**

Analysis: The pertinent City Departments and Divisions did not identify that any of these concerns would be created by approval of the proposed request.

Finding: The project satisfies this standard.

Attachment A
Site Drawings, Photos and
Dumpster Agreement



McNEIL CONSULTING L.C.
 PROFESSIONAL ROOFING AND ASPHALT CONSULTANTS
 1845 SOUTH 700 EAST, SALT LAKE CITY, UTAH 84143
 TEL: (801) 225-7700 FAX: (801) 225-4875
 EMAIL: info@mcneilconsulting.com

CLASSIC CLEANERS for BRUCE TANNER
 1845 South 700 East, Salt Lake City, Utah
ZG+WB Architects
 Glen Birmingham, Architect
 1342 North 1000 Road, Provo, Utah - 84604

DATE	11 June 2007
CONTRACT NO.	
PROJECT NO.	
CLIENT	
DESIGNER	
CHECKED BY	
DATE	
SCALE	
PROJECT	
DESCRIPTION	
PROJECT LOCATION	
PROJECT NO.	
DATE	
SCALE	
PROJECT	
DESCRIPTION	
PROJECT LOCATION	

Call
 1-800-662-1111
Call
 1-800-662-1111
 1-800-662-1111

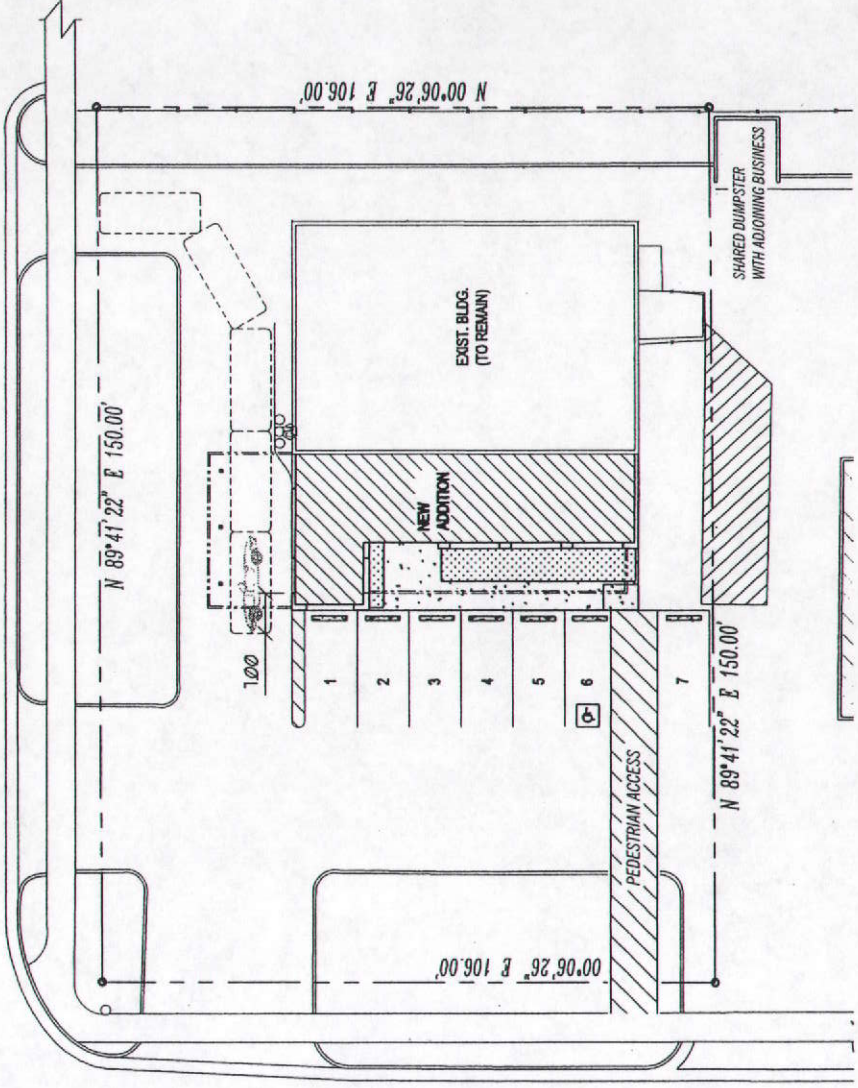
CONCEPTUAL SITE PLAN

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF ALL BARRIERS OR MOVING OF ANY UTILITIES, BEFORE OR AFTER WORK ON THE PROJECT.

McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL CONSULTING ENGINEERING, L.C. McNEIL ENGINEERING STRUCTURAL, L.C.

DOWNINGTON

700 EAST

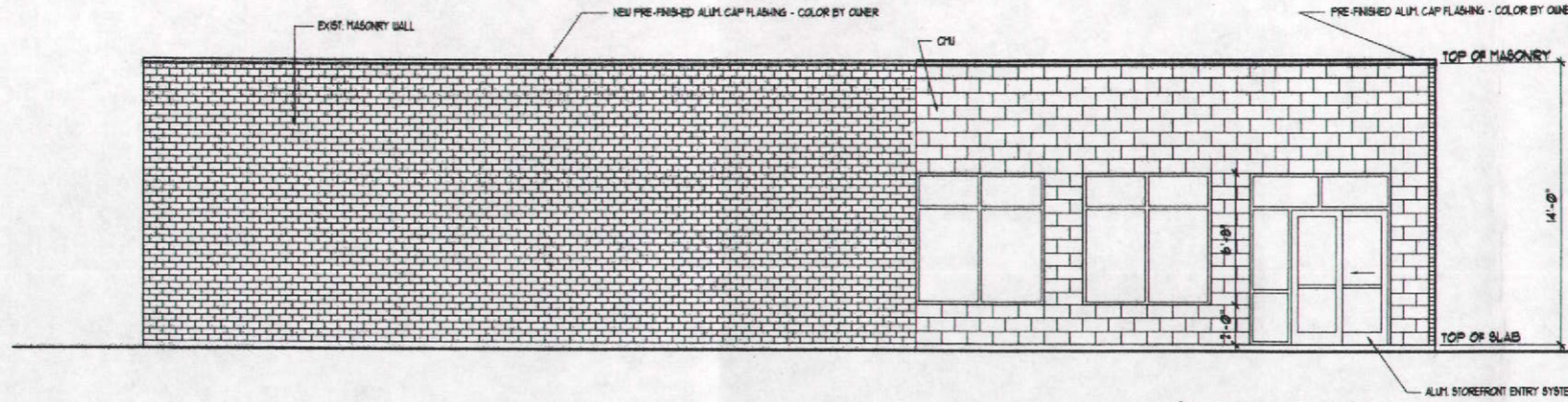


REVISED SITE PLAN
 SCALE: 1" = 100'

McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL CONSULTING ENGINEERING, L.C. McNEIL ENGINEERING STRUCTURAL, L.C.

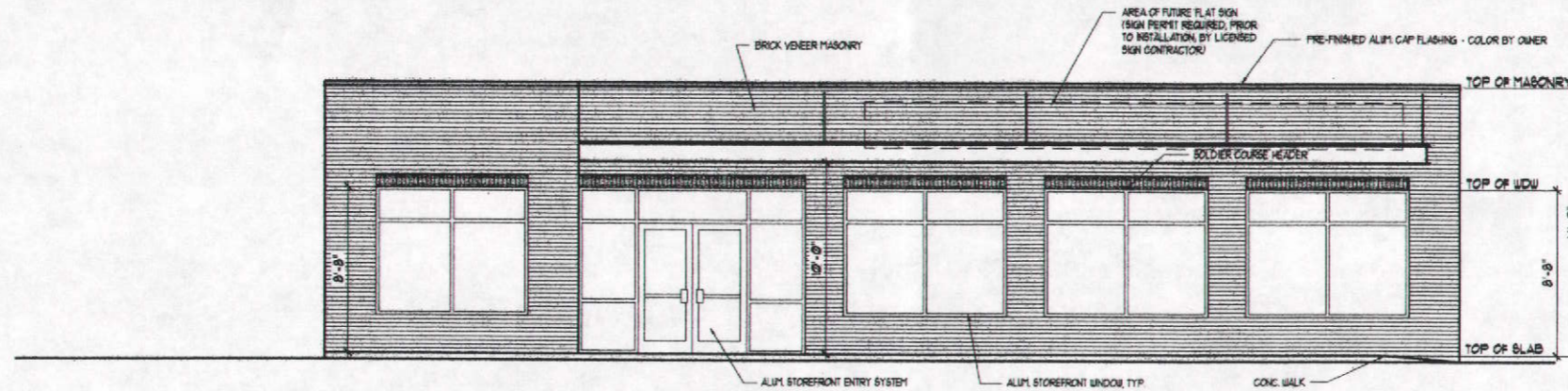
Property Photographs – 1845 S 700 E





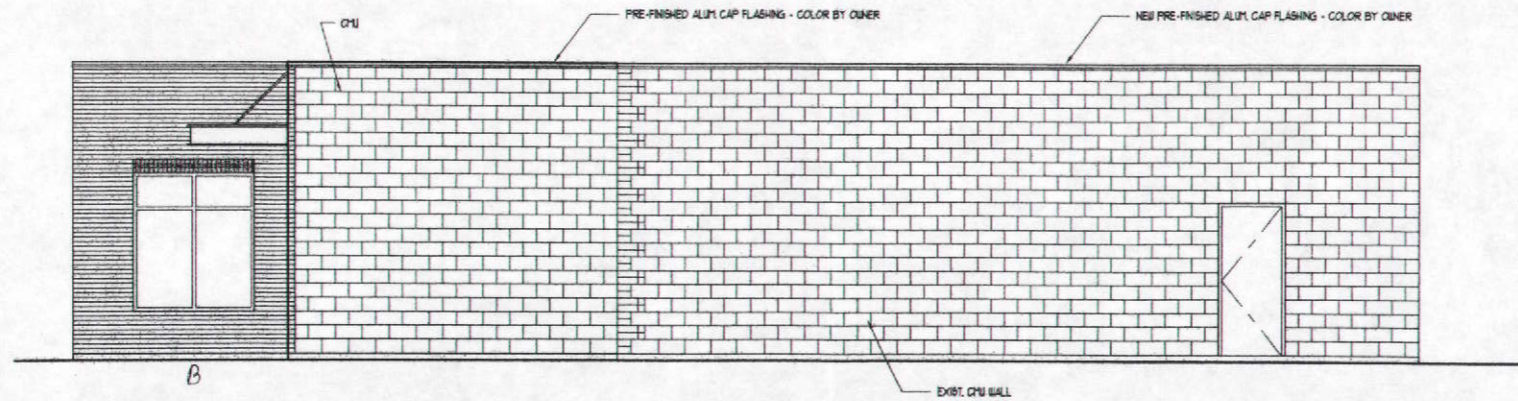
NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DRIVE-THROUGH
LOCATION

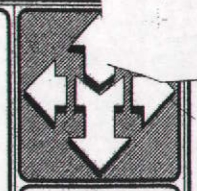


FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

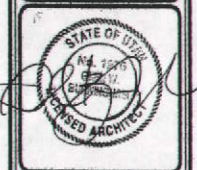
NOTE:
FRONT ELEVATION TO HAVE
MINIMUM 40% CLEARING
EXISTING PLAN SHOWN
IS 40% OF FACE.



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



**McNEIL CONSULTING
ENGINEERING L.C.**
PROFESSIONAL ROOFING AND ASPHALT CONSULTANTS
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CLASSIC CLEANERS for BRUCE TANNER
1845 South 700 East, Salt Lake City, Utah

2G+WB Architects
Glen Birmingham, Architect
1342 North 1670 West, Farmington, Utah • 988-7745

REVISIONS		
REV.	DATE	DESCRIPTION
△	8/11/07	PLAN CHECK COMMENTS
△	10/11/07	PLANNING COMMENTS
△		
△		

PROJECT NO: 270006
 CAD DWG FILE: 270006.rvt/Plan01.dwg
 DRAWN BY: CEG
 BUILDING #: _____
 PROPERTY NO: _____
 CHECKED BY: GWB
 DATE: 15 June 2007

SHEET TITLE
**REVISED
ELEVATIONS**

A2.01
6 of 12

S:\2007\1845\1845\1845.dwg Oct 24, 2007 3:30pm

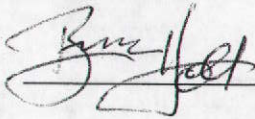
Classic Cleaners

501 East 300 South
Salt Lake City, Utah 84102

March 6th, 2008

This letter is an agreement between the Jitterbug Coffee Shop and the Classic Cleaners Inc. concerning the joint use of a garbage dumpster. The Classic Cleaners will use the container leased by the Jitterbug Coffee Shop and compensate them for the usage. This agreement is signed by:

The Jitterbug Coffee Shop
Bruce Holt- Owner



Classic Cleaners Inc. DBA Remopartners LLC
Bruce Tanner-Owner



Attachment B

Department Comments

From: Isbell, Randy
Sent: Friday, February 08, 2008 1:51 PM
To: Lewis, Marilyn
Cc: Spangenberg, Craig
Subject: Pet 410-08-02 Classic Cleaners

Categories: Program/Policy

Marilynn,

Reviewing the plans for the drive through window addition for Classic Cleaners and searching our data base, Housing & Zoning Enforcement has no comments or concerns with the proposed project.

Thanks,

Randy

From: Garcia, Peggy

Sent: Friday, February 08, 2008 4:48 PM

To: Lewis, Marilyn

Subject: 410-08-02 Classic Cleaners Conditional Use Permit for a drive thru window

Categories: Program/Policy

Marilyn,

Salt Lake City Public Utilities has reviewed the above-mentioned request and find no conflicts with water, sewer or storm drainage. If you need any further assistance please contact me.

Thank you,

Peggy

From: Smith, Craig
Sent: Monday, February 11, 2008 8:30 AM
To: Lewis, Marilyn
Cc: Walsh, Barry; Weiler, Scott; Ott, George
Subject: petition 410-08-02

Good morning Marilyn-

I have reviewed petition 410-08-02, a request by Bruce R. Tanner for a drive-through use in association with the recently modified existing commercial structure, located at 1845 South 700 East. We reviewed this at DRT a few months back. It was brought to the owner's attention that in order to utilize the drive-through, they needed to show they had enough room for five (5) car staging on private property. As long as they meet this criteria, Engineering is good.

Sincerely,
Craig

From: Walsh, Barry
Sent: Tuesday, February 26, 2008 5:42 PM
To: Lewis, Marilyn
Cc: Young, Kevin; Smith, Craig; Butcher, Larry; Itchon, Edward; Stewart, Brad
Subject: Pet 410-08-02

Categories: Program/Policy
February 26, 2008

Marilynn Lewis, Planning

Re: Revised review for Petition 410-08-02 Classic Cleaners Conditional Use for a Drive-Through Window at 1845 South 700 East.

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

We have reviewed the proposed site development plan at the September 26, 2007 DRT meeting and commented on the parking and the five car stacking requirements. The former use was a retail (7-11 store) and the new use is to be a retail use. The main access is from 700 East a major arterial class roadway with the secondary access from Downington Avenue, a residential local class roadway. The proposed drive-up window indicates the required five car stacking with the drive access over 50 feet from the intersection.

The enclosed letter notes the required shared access easement with the abutting property to the south to access the rear south parking stall indicated.

The parking calculations indicate parking stalls as required, plus additional stalls. The stall shown north of the drive up window isle should not be designated due to possible conflict. The required parking is less than 10 stall, therefore the 5% bike parking requirement is less than ½ stall and is voided.

We do recommend that a pedestrian access corridor be designated from the public way sidewalk on 700 east to the building entrance.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Larry Butcher, Permits
Ted Itchon, Fire
Brad Stewart, Public Utilities
File

MEMORANDUM

DATE: FEBRUARY 12, 2008
TO: Marilyn Lewis, Planning Division
FROM: Alan R. Michelsen, Building Services Division
SUBJECT: File #440-08-02 Conditional use for a drive-through window located at 1845 South 700 East.

The Building Services Division noted the following issues that will need to be addressed by the applicant prior to issuance of a building permit.

1. A fully dimension site plan is required that shows compliance with the traffic circulation requirements for drive-through service facilities in the following specifications.
 - a) The driveway providing access to the service windows shall be at least fifty feet (50') from the back of the curb of an intersecting street measured to the centerline of the proposed driveway.
 - b) The amount of stacking space for automobiles awaiting service shall be at least five (5) spaces on site per service window based on single line stacking. *Spaces are measured beginning 7' forward of the center line of the service door or window and allowing 17.5' for each space required. Stacking shall not be allowed to overhang or encroach into the public way.*
 - c) Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any local street, as defined in the city's major street plan.
 - d) Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot.
 - e) Noise emitted from drive-through service windows and related features such as remote ordering equipment shall not exceed the levels as established by the Salt Lake Valley Health Department.

Alan R. Michelsen
Development Review Planner
Building Services & Licensing
(801) 535-7142
Alan.michelsen@slcgov.com

From: Miller, David
Sent: Tuesday, February 12, 2008 8:54 AM
To: Lewis, Marilyn
Cc: McCandless, Allen
Subject: RE: 410-08-02 Classic Cleaners

Categories: Program/Policy

Marilynn

Thank you for the notice regarding Classic Cleaners Conditional Use for a Drive-Through Window Located at 1845 South 700 East Street. This address is not in an established Salt Lake City airport influence zone. The project does not create any 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

From: McCandless, Allen
Sent: Monday, February 11, 2008 4:37 PM
To: Miller, David
Subject: FW: 410-08-02 Classic Cleaners

Dave,

This review was forwarded through Maureen, If we haven't done so, please send back to Marilyn our review. Thanks. --Allen

From: Riley, Maureen
Sent: Monday, February 11, 2008 11:15 AM
To: McCandless, Allen
Subject: FW: 410-08-02 Classic Cleaners

This may be a duplicate.

Maureen

From: Lewis, Marilyn
Sent: Friday, February 08, 2008 3:10 PM
To: McKone, Dennis; Baxter, DJ; Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; De La Mare-Schaefer, Mary; Goff, Orion; Graham, Rick; Guevara, Sam; Harpst, Tim; Niermeyer, Jeff; Riley, Maureen; Rutan, Ed
Subject: 410-08-02 Classic Cleaners

Petition 410-08-02 Classic Cleaners Conditional Use for a Drive-Through Window Located at 1845 South 700 East Street

Dear Directors:

The Salt Lake City Planning Division is currently reviewing a request by Bruce R. Tanner for a drive-through use in association with the recently modified existing commercial structure at the aforementioned sites. The proposed site is located in the CN (Neighborhood Commercial) Zoning

ZONING CERTIFICATE

Certificate # 7007292

Date of Issue: 10/29/2007

New Amended

SALT LAKE CITY CORPORATION BUILDING SERVICES AND LICENSING

THIS CERTIFICATE HAS BEEN ISSUED PURSUANT TO:

- | | | |
|-------------------------------------|-----------------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Building Permit # <u>71029030</u> | Date: <u>10/29/2007</u> |
| <input type="checkbox"/> | Change of Use application | Date: _____ |
| <input type="checkbox"/> | Temporary Use Application | Date: _____ |
| <input type="checkbox"/> | Nonconforming Use Application | Date: _____ |
| <input type="checkbox"/> | Site Development Permit: _____ | Date: _____ |
| <input type="checkbox"/> | Administrative Interpretation | Date: _____ |
| <input type="checkbox"/> | Unit Legalization | Date: _____ |

This document certifies that the property

Locate At: 1845 S 700 E

Is Zoned: c-n

The authorize use is:

DRY CLEANER (RETAIL SERVICE)

Specific conditions associated with this site:

3540 SF SEVEN PARKING STALLS REQUIRED

SEVEN PARKING STALLS PROVIDED

Signed this: 29 day of OCT, 2007

Zoning Administrator

Permit Id: 5010855 Issue Date: 12/01/2006

MEETING DATE: 11/20/2006. "CLASSIC CLEANERS", CONVERT TO
DRIVE THROUGH DRY CLEANER. CONDITIONAL USE IN CN ZONE. 25
X 60 ADDITION. BRUCE TANNER, BRADY TANNER. SEE PLAN
TRACKING-DRT. **NEW MEETING DATE: 1/8/2007, SEE NOTES IN PLAN
TRACKING-DRT. **NEW MEETING DATE: 9/26/2007-SEE PLAN
TRACKING-DRT.

Permit Id: 5007807 Issue Date: 06/25/2004

EXPANSION OF EXISTING RETAIL (2400 SF). SEVERAL DIFFERENT
OPTIONS WERE PROPOSED. THIS PROPOSAL IS FOR AN EXPANSION
GREATER THAN 50%. THE ENTIRE SITE WOULD NEED TO BE UPDATED
AS FAR AS PARKING STRIP, FRONT AND CORNER SIDEYARD AND
PARKING LOT LANDSCAPING. THE ADDITION WOULD NEED TO MEET
THE SETBACK REQUIREMENTS. NEED TO PROVIDE A SITE PLAN
SHOWING ALL PARKING AND MANEUVERING DIMENSIONS. NEED TO
ADDRESS DUMPTER SCREENING AND CROSS EASEMENT AGREEMENTS.
NEED PARKING CALCS 06/24/04--KEN BROWN. VERY PRELIMINARY.
WANTS TO EXPAND EXISTING RETAIL BUILDING. WILL REUSE
EXISTING UTILITIES. 06/24/04--B. STEWARD.

Attachment C
Open House and Community Comments

OPEN HOUSE
Classic Cleaners Drive-through
410-08-02
ATTENDANCE ROLL
March 18, 2008

PRINT NAME <u>Melissa Lichtenstein</u> ADDRESS <u>1793 S. 700 East</u> ZIP CODE <u>84105</u>	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME <u>BRUCE TANNER</u> ADDRESS <u>201 E. 300 S.</u> ZIP CODE <u>84102</u>	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME <u>Derek Payne</u> ADDRESS <u>Sugar House C.C.</u> ZIP CODE _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME _____ ADDRESS _____ ZIP CODE _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME _____ ADDRESS _____ ZIP CODE _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME _____ ADDRESS _____ ZIP CODE _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____

OPEN HOUSE

March 18, 2008

410-08-02 Classic Cleaners Drive-Through (1845 South 700 East Street)

Please provide us with the following information, so that we may contact you for further comment (please print clearly, thank you):

Name Melissa Lichtenstein

Address) 1793 S. 700 East

SLC

84105

(include zip code)

Phone 486-5877

I do NOT want another drive-thru in the area especially at this location.

I can currently get out of my driveway & on to the street by waiting for the light @ 21st to change. At which point there is a break in traffic. If, however, there are cars leaving the drive-thru they will wait the same as I do to enter traffic & since they are south of me they will begin to come on to 7th east in the far eastern lane & there will not be a break in traffic for my neighbors & I

to get out of our driveways.

Also the intersection of Downington
& 7th East has had several bad
accidents as drivers tried to cross
from Downington on the East to
Downington on the West & have not
accurately gaged the traffic speed on
7th East. Or they have exited Downington
making a left turn to go south on 7th
& again have not correctly gaged speed
on 7th.

A drive thru at this location will
only compound this problem & increase
the # of accidents at this location

**NOTICE OF OPEN HOUSE
SALT LAKE CITY PLANNING**

Petition 410-08-02. Classic Cleaner has submitted an application for a drive-through to an existing retail facility at 1845 South 700 East Street. The site is located in the CN (Neighborhood Commercial) zoning district. A drive-through for a permitted retail service establishment may be allowed through a conditional use in CN zoning districts. The Open House is being held because multiple community councils (Liberty Wells and Sugarhouse) are within proximity of the proposed facility, and the City requires their input.

The Planning Division is requesting your input at this informal information session on the aforementioned property. As part of our review regarding this petition, we will hold a public open house to describe the proposed conditional use and take your comments. Your comments will be analyzed by staff and included in our report to the Planning Commission. You are invited to the public open house to be held:

TUESDAY MARCH 18, 2008

FROM 4:30 to 6:00 P.M.

**ROOM 126
SALT LAKE CITY AND COUNTY BUILDING
451 SOUTH STATE STREET
SALT LAKE CITY, UTAH**

Since it is very difficult for us to inform all interested parties about this request, we would appreciate you discussing this matter with your neighbors and informing them of the meeting.

Please direct any questions you may have concerning this request to Marilyn Lewis at 535-6409 or Marilynn.lewis@slcgov.com Salt Lake City Corporation 451 South State Street, Room 406 Salt Lake City, Utah 84111. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7757; TDD 535-6220.

BLACKF

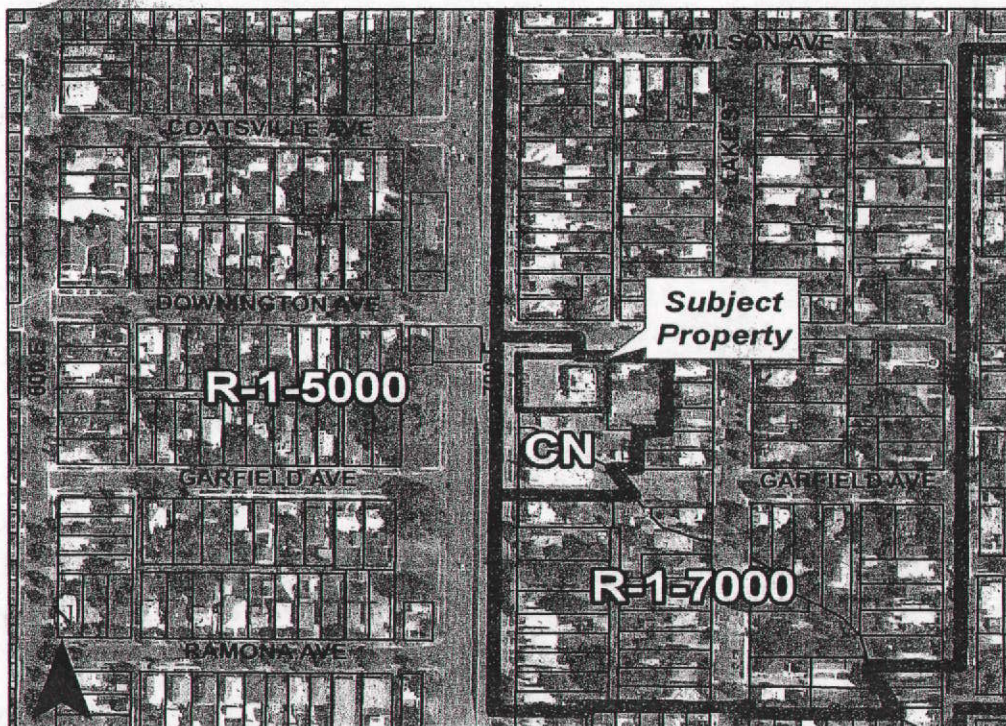
NO
UNABLE

WARD

BC: 84111310251

*0495-00979-09-19

NOTICE OF OPEN HOUSE



410-08-02 ML
 Salt Lake City Planning
 451 South State Street Room 406
 Salt Lake City Utah 84111

FIRST CLASS



02 1A
 0004632097 MAR 05 2008
 MAILED FROM ZIP CODE 84116

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1617306009
 RESIDE
 839 E RI

NIXIE

B37 DE 1

00 03/09/08

March 19, 2008

Marilyn Lewis
Salt Lake City Corporation
Planning & Zoning
451 South State Street - #406
Salt Lake City, UT 84111

RE: Classic Cleaners Conditional Use Application for a Drive-Thru Location

Dear Marilyn:

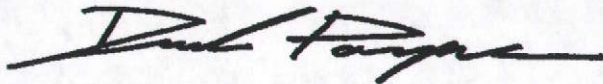
The Sugar House Community Council's Land Use and Zoning Committee reviewed the above application on February 19 2008, and had the following comments:

- 1.) A parking space shown on the reviewed plan blocked access to garbage dumpster.
- 2.) Several parking spaces shown on the east side of the building blocked vehicular access to the east of the building and appeared to make getting out from the spaces difficult.
- 3.) The question was asked about seeing that any cross-deeds or easements are completely understood and worked out among all the adjacent property owners.
- 4.) The plans appeared to have the appropriate stacking distance required for a drive-thru, and no new curb cuts will need to be made to accommodate the drive-thru.

Since this meeting, the City Planning & Zoning staff has conducted an open house and a new drawing shows that the parking and dumpster issues have been resolved.

Please call with any questions you may have regarding this particular petition.

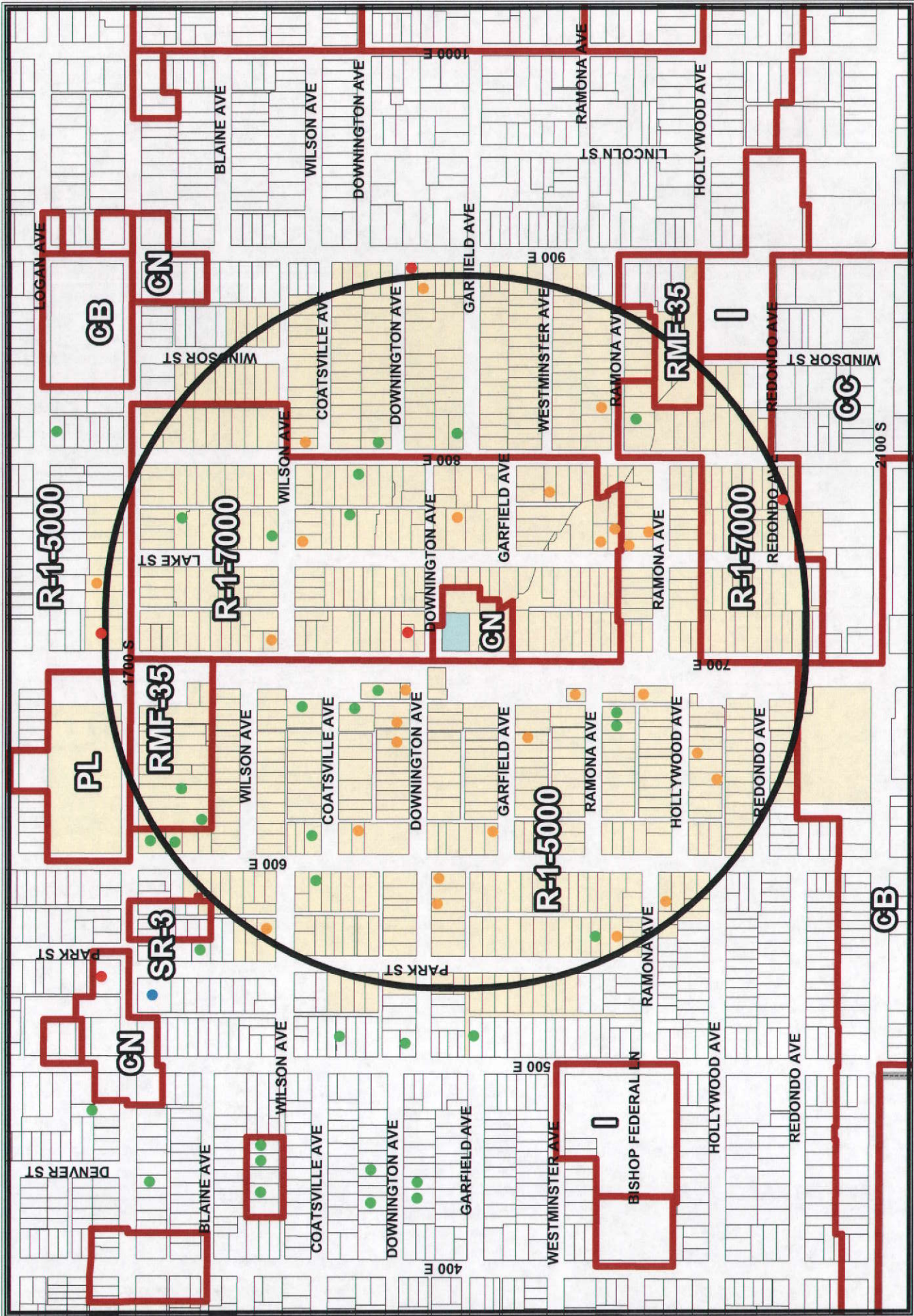
Sincerely,



Derek Payne
SHCC Land Use & Zoning Committee Chairman

Attachment D

Half -Mile Use Map



600 Feet

- Conditional Uses in Residential Districts
- Duplex Units NonConforming Uses
- 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- Commercial/Office NonConforming Uses
- Subject Property
- 1320 Foot Buffer around the Subject Property
- Parcels that Intersect the 1320 Foot Buffer around the Subject Property