

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Mc Gillis School Conditional Use

Petition 410-08-55 / PLNPCM2008-00187
668 South 1300 East
December 10, 2008

Applicant:

Glenn W. Anderson

Staff:

Doug Dansie
535-6182
doug.dansie@slcgov.com

Tax ID:

16-05-482-011

Current Zone:

I Institutional

Master Plan

Designation:

Central City Master Plan:

Council District:

District 5: Jill
Remington- Love

Lot Size:

3.692 acres

Current Use:

School

Applicable Land Use

Regulations:

- 21A.32.080
I Institutional
District
- 21A.54
Conditional Uses

Notification

- Notice mailed on
November 24, 2008
- Sign posted on
November 30, 2008

Request

A request for a Conditional Use for additional height submitted by Glen W. Anderson representing McGillis School. The ordinance allows heights over 35 feet, but less than 75 feet, as a conditional use. The proposed height is 38.5 feet, plus an allowed parapet. The proposed addition to an existing school is located at 668 South 1300 East.

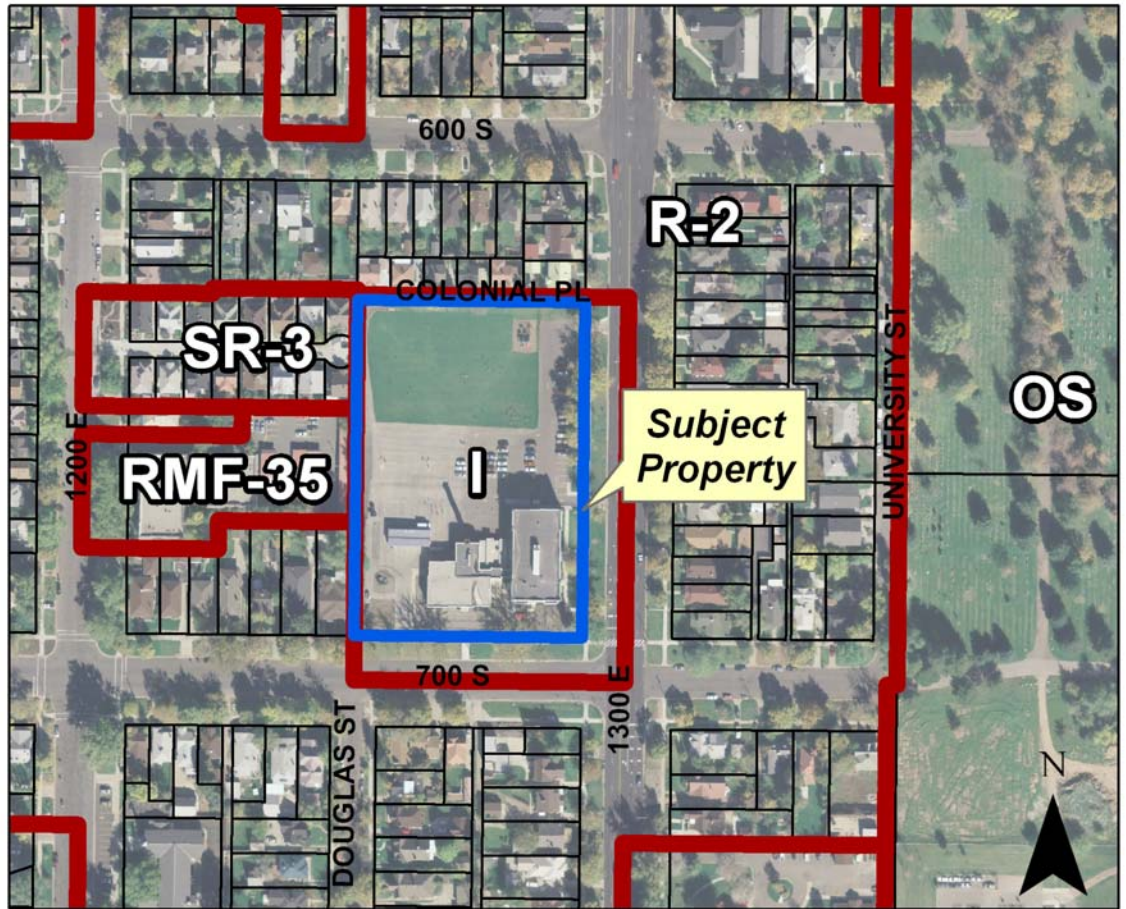
Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, staff recommends that the Planning Commission approve the petition.

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Photographs
- C. Department Comments
- D. Planning Commission subcommittee minutes

Vicinity Map



Background

Project Description

The proposal is to add additional classrooms and athletic space to the McGillis School (which is the former Douglas Elementary School). The proposed addition is in keeping with the architecture of the existing structure. The site is not listed on the Historic Register, but has historic value. The conditional use has been requested to allow the additional height in order to maintain the internal functions of the school and to match the architecture of the existing building.

The height limit in the Institutional (I) Zoning District is based upon a gradient. The height limit is 35 feet for an over-the-counter permit, but may be increased through the conditional use process if the building is setback from the property line further than the minimum requirements. The height increase is allowed as one foot higher for each additional foot of setback. The required setbacks are 20 feet on the 700 South frontage and 20 feet on the west property line. The proposed setbacks are 23.5 to 27.5 feet on 700 South and 50.75 on the west property line. These setbacks allow the increased height of approximately 3.5 feet on the 700 South façade (the setback on the west side would allow an additional 30.75 feet higher than the 35 foot limit). The proposed height is 38.5 feet (plus an allowed 5 foot parapet wall). The proposal meets the criteria of the ordinance.

Comments

Public Comments

The item was presented to the East Central Community Council held on November 13, 2008. They had comments regarding the number of trees and landscaping but were generally supportive of the addition.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment E. In general, no department raised any significant issues that may not be resolved in the permitting process.

Project Review

Planning Commission Subcommittee

The Planning Commission held a Planned Development subcommittee meeting on September 19, 2008. No opposition or major concerns regarding the project were expressed.

Analysis and Findings

Options

The school is requesting that the height be increased. The school would be allowed to expand according to the existing code, but the petitioner is requesting the conditional use to allow additional height so the architecture of the addition will be compatible with the original school. Failure to grant the conditional use would not prevent the expansion of the school because it is a permitted use. Failure to grant the conditional use would create an architectural addition that is less compatible or sympathetic to the original structure.

Findings

21A.54.080 B. Specific Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. **Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:
 - a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master plan and future land use map, applicable to the site where the conditional use will be located, and
 - b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Finding: The proposed conditional use facilitates the expansion of a private school; which is a permitted use in the Institutional (I) Zoning District. The conditional use allows the new addition to be consistent with the architecture of the existing building, which is compatible with the adjacent neighborhood. The Central City Master Plan indicates the site to be Institutional on the land use map and also states: "Schools are an important part of the community fabric and an essential component of viable and sustainable neighborhoods. Schools should be kept within neighborhoods as a community anchor and serve as a resource for residents of all ages". The plan indicated concerns for the potential impacts of institutional uses, such as "traffic congestion, parking, incompatible architectural appearance and undesirable activities by some of the clientele attracted to the use". Since private schools are a permitted use, the only item affected by the approval or denial of this particular conditional use is the architecture. The plan indicates "Institutional land uses should be architecturally compatible with the neighborhood in which they are located"

2. **Use Compatibility:** The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:
 - a. Whether the street, or other means of access to the site, where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
 - b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, based on:
 - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses, and whether the use during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
 - c. Whether the internal circulation system of any development associated with the proposed use

will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, and odor control, will be provided to protect adjacent land uses from excessive light, noise, odor, and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Finding: The use presently exists. The orientation of driveways and parking remains on 1300 East, which is capable of handling the increased traffic. The hours of operation will not change from present conditions. Transportation has indicated that the internal circulation is adequate. Public Utilities did not express concerns regarding utility services, which are generally adequate in this area. Much of the existing hard surfacing in the rear yard is being replaced by either structure or a reoriented playfield. The parking is being consolidated towards 1300 East, away from the homes to the west. Some residents of the neighborhood have expressed a desire for more street trees.

The conditional use is for height; which is a design feature. The building could be expanded without the conditional use; however, the conditional use allows for the new addition to maintain the architectural integrity of the original building.

3. **Design Compatibility:** The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Finding: The conditional use is to allow the new addition to be built consistent with existing architecture. Failure to grant the conditional use would not deny the expansion, but would encourage a style of architecture inconsistent with the existing structure. The expansion is proposed to be setback from 700 South approximately the same distance as other structures along the street. The proposed addition will replace an existing structure and a hard-surfaced area that is presently used for parking, loading, and hard-surface play areas. Parking lots are proposed to be consolidated nearer to 1300 East, which is the predominant traffic street.

4. **Detriment to Persons or Property:** The proposed conditional use shall not, under the circumstances of the particular case and any 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 proposed use shall:
- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
 - b. Not encroach on any river or stream, or direct runoff into a river or stream;
 - c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
 - d. Be consistent with the type of existing uses surrounding the subject property; and
 - e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Finding: The conditional use does not emit any pollutants or impact any environmentally fragile sites. The conditional use encourages the reuse of an existing school, which stabilizes the neighborhood as a single family neighborhood.

5. **Compliance with Other Applicable Regulations:** The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

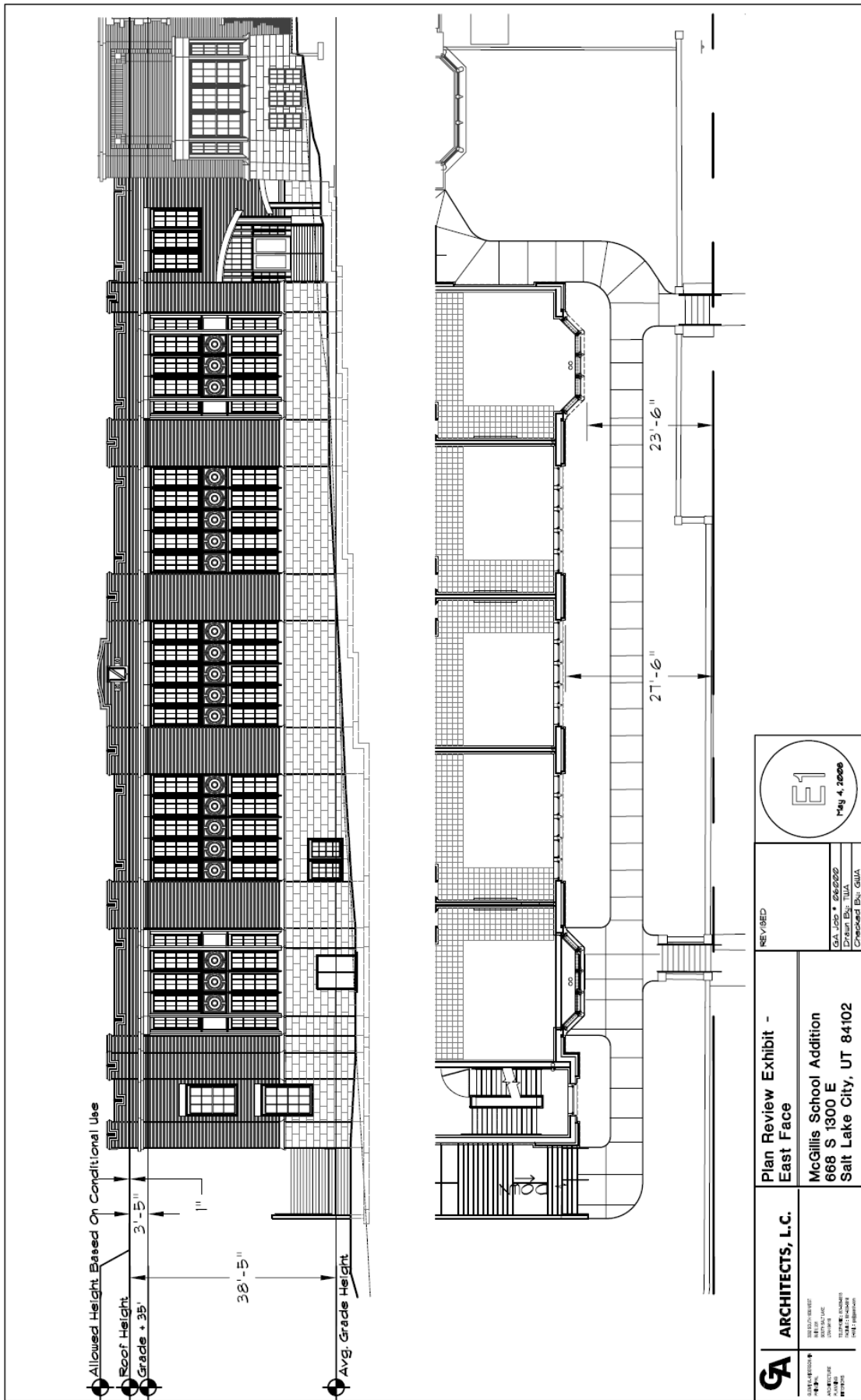
Finding: The institutional zoning allows greater height with additional setback. The code states: *Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved as a conditional use; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').* The proposal meets this requirement.

Prior to issuing a building permit, the proposal must meet and building and fire codes.

Attachment A

Site Plan and Elevation Drawings

Published Date: December 5, 2008



GA ARCHITECTS, L.C. <small>1000 W. 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.8800 FAX: 303.733.8801 WWW: GAARCHITECTS.COM</small>	Plan Review Exhibit - East Face	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> E1 </div> <p style="text-align: center; margin-top: 5px;">May 4, 2008</p>
	McGillis School Addition 688 S 1300 E Salt Lake City, UT 84102	
<small>REVISION</small>		<small>GA 258 • 06/02/02 GA 258 • 06/02/02 Crossed Box, GAIA</small>

The Design, floor, drawings contained on this sheet and with this set of associated documents are the sole property of GA Architects, L.C. and are subject to the copyright of GA Architects, L.C. Any use of these drawings, designs, materials or information contained herein, including but not limited to copying or reproduction, which is not expressly authorized by GA Architects, L.C. is strictly prohibited as an infringement of its copyright and may result in liability.

Legend

	Building Area -	42,288 sqft
	Permitted Area -	84,576 sqft
	Overhead Area -	5,471 sqft
	Sitework Area -	1,289 sqft
	Play Areas Area -	42,287 sqft
	New Play Areas Area -	13,888 sqft
	Single Storage Area -	84,576 sqft
	Parking Stalls (Sheet) -	88
	Parking Stalls (Storage) -	71
Total Area -		98,538 sqft

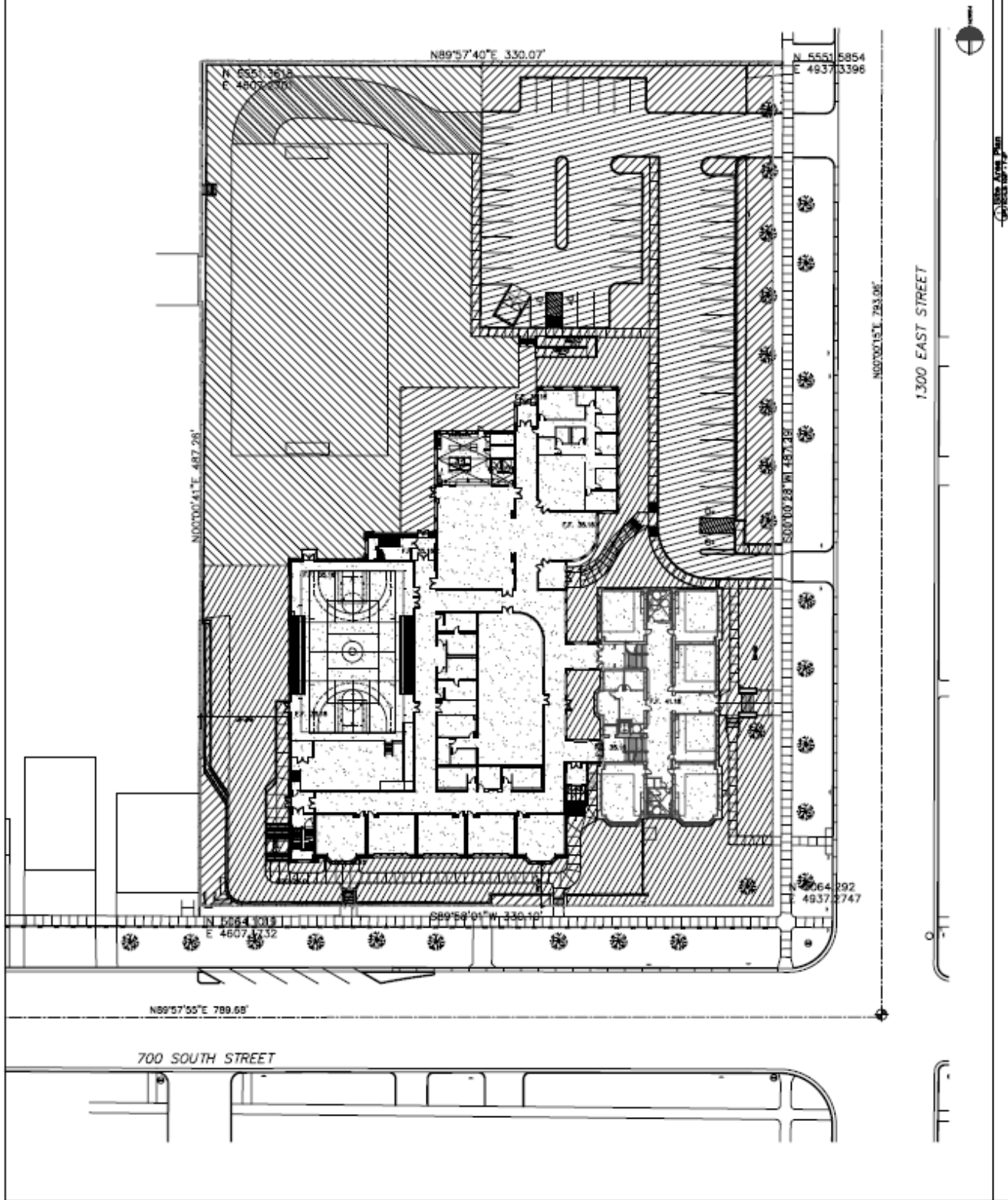
SKIMAN MITCHELL
CONSTRUCTION, LLC
2000 W. 1000 S.
SALT LAKE CITY, UT 84119

GA ARCHITECTS, L.C.
1000 W. 1000 S.
SALT LAKE CITY, UT 84119

SP2
Sheet No. 2009

Site Plan

Macdon School - New Addition
800 S. 1000 E.
Salt Lake City, UT 84102



Attachment B

Photographs



McGillis School

Existing Building - View from Intersection of 1300 East and 700 South
GA Architects | May 7, 2008



McGillis School

Existing Building - View from Intersection of 1300 East and 700 South
GA Architects | April 29, 2008



GA ARCHITECTS, L.C.
ARCHITECTURE PLANNING INTERIORS

McGillis School

Existing Building - View from 700 South, Southwest of School Property
GA Architects | May 7, 2008



GA ARCHITECTS, L.C.
ARCHITECTURE PLANNING INTERIORS

McGillis School

Existing Building - View from 700 South, Southwest of School Property
GA Architects | May 7, 2008

Attachment C
Department Comments

Doug,

Thank you for the notice regarding a request for a Conditional Use submitted by McGillis School. The proposed development is located at 668 South 1300 East. 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 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

July 17, 2008

Doug Dansie, Planning

Re: Pet 410-08-55, Conditional Use – McGillis School at 668 South 1300 East.

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

The proposed height has no impact to the transportation corridor as presented.

Per past review comments, standard transportation issues for circulation, access and parking issues need to be provided with full function and parking calculations to include ADA requirements and 5% bicycle provisions. Site design details are needed to address visibility for the existing fence as needed to be revised per the new driveway to comply to the required clear sight zone. A area 10'x10' at the intersect of the driveway and the public sidewalk for no obstructions over 30 inches high. Grades for 2% staging area for the ADA stall, ramps, etc. as well as service areas.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Ted Itchon, Fire
Peggy Garcia, Public utilities
Larry Butcher, Permits
File.

From: Weiler, Scott
Sent: Tuesday, July 22, 2008 8:23 AM
To: Smith, Craig
Subject: RE: petition #410-08-55

[Looks fine to send to Doug.](#)

From: Smith, Craig
Sent: Tuesday, July 22, 2008 7:33 AM
To: Weiler, Scott
Subject: petition #410-08-55

Good morning Doug-

Engineering has reviewed the request for additional height submitted by Glen W. Anderson representing McGillis School located at 668 South 1300 East. Our department has no issues with this, therefore, Engineering is okay.

Sincerely,
Craig

Doug:

I have reviewed the height of the proposed addition and have the following comments:

- The average height of the south face of the addition is 38'-6". A 5' parapet wall is shown above the average roof deck line. This 5' parapet screening wall is permitted under Section 21A.36.020C.
- The plan indicates an increased parapet wall height in the middle of the south building. This portion of the parapet wall exceeds the 5' limitation above the roof deck. However, the building setback at that point is 27'. Granting an additional foot in height for each addition foot of setback would allow a 42' high building to the roof deck and a 5' parapet wall would extend the total height to 47' from grade to the top of the wall. The proposed parapet is approximately 45.5' above grade at that point on the face which is below the total height limitation.
- The average height of the west face of the addition is 37'-2" and is approximately 50' from the property line.

Larry

Attachment D
Planning Commission Subcommittee Minutes

Planning Commission Subcommittee

September 17, 2008

Attendees:

Planning Commission: Prescott Muir and Babs De Lay

Planning Division Staff: Doug Dansie

Applicant: Glen W. Anderson

Background and Project Location: McGillis School, located at 668 South 1300 East.

Presentation in summary including changes to the project: Applicant is requesting a Conditional Use to allow for additional height for an addition to the existing school. The height of the proposed new building is approximately 38.5 feet and there would be some additional height for decorative structures. The height is an issued due to the grade slope on 1300 East.

Architect talked to the abutting neighbors and they were fine with the project; however, there were some neighbors concerned about traffic flow around the drop off zone. The applicant is proposing permanent curves for staff parking to work around it.

Commissioner De Lay inquired if the applicant was building to LEED standards.

The applicant noted that the building would be certified bronze.

Conclusion:

- **Commissioners agreed that this project was ready to be heard by the full Planning Commission.**

MEMORANDUM



451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757

Planning and Zoning Division
Department of Community Development

TO: Scott Weiler, Engineering 5506
Edward Itchon, Fire Code Review 5490
Peggy Garcia, Public Utilities 5528
Larry Butcher, Building Permits and Licensing 5490
Barry Walsh, Transportation 5502
Dave Askerlund, Police, 5497

FROM: Doug Dansie, Planning 5480

DATE: July 10, 2008

SUBJECT: 410-08-55 – McGillis School located at 668 South 1300 East.

Attached is a request for a Conditional Use for additional height submitted by Glen W. Anderson representing McGillis School. The ordinance allows heights over 35 feet, but less than 75 feet, as a conditional use. The proposed addition to an existing school is located at 668 South 1300 East.

Please review the attached documents and respond with comments by July 30, 2008. If you have questions or need additional information, please contact me at 535-6182, or doug.dansie@slcgov.com.

Thank you.

From: Dansie, Doug

Sent: Tuesday, July 10, 2008

To: Baxter, DJ; Butterfield, Edward; Boskoff, Nancy; Burbank, Chris; Clark, Luann; Creswell, Lyn; Goff, Orion; Graham, Rick; Harpst, Tim; Riley, Maureen; Rutan, Ed; Niermeyer, Jeff; McKone, Dennis; De La Mare-Schaefer, Mary

Cc: Paterson, Joel; Hunter, Esther; Coffey, Cheri

Subject: 410-08-55 Conditional Use: Additional Height in an I-Institutional zoning district. Height above 35 feet, but less than 75 feet, is allowed as a conditional use.

The Planning Division is currently reviewing a request for a Conditional Use submitted by McGillis School. The proposed development is located at 668 South 1300 East.

As a Department Director/Cabinet Member, courtesy notice is being sent to you to inform you of the project. You are not required to respond to this email unless you choose to do so. The information regarding this proposal has been sent to the following staff members for review:

Peggy Garcia – Public Utilities

Ted Itchon – Fire

Scott Weiler – Engineering

Barry Walsh – Transportation

Larry Butcher – Permits Counter Supervisor

Dave Askerlund – Police

If you would like to review the details of this proposal, please let me know by July 30, 2008, and I will forward information to you. If you have any questions, please do not hesitate to contact me.

Doug Dansie AICP

Senior Planner

Salt Lake City Corp.

451 South State Street #406

Salt Lake City, UT 84111

(801)-535-6182

Doug.Dansie@slcgov.com