

PLANNING COMMISSION STAFF REPORT

Rosewood Senior Housing Project Master Plan Amendment, Zoning Map Amendment and Street Closure 158 North 600 West December 10, 2008



Planning and Zoning
Division
Department of Community
Development

Applicant:

The Housing Authority of Salt Lake

Staff:

Ray Milliner ray.milliner@slcgov.com
(801)535-7645

Tax ID

08-36-352-027
08-36-352-028

Current Zone:

SR-3 and SR-1A

Master Plan Designation:

Capitol Hill, Low Density Residential

Council District:

3 Eric Jergensen

Lot Size:

2 acres

Current Use:

Vacant Land

Applicable Land Use Regulations:

Chapter 2.58 SLC Ordinance
Section 10-9a-204 Utah Code
Section 21A.50.050

Notice

Mailed: November 25, 2008
Posted: November 25, 2008

Attachments:

- A. Letter from Applicant
- B. Capitol Hill Future Land Use Map
- C. Existing Zoning Map
- D. Proposed Site Plan and Elevations
- E. City Department Comments

REQUEST

The Housing Authority of Salt Lake, represented by Reed Robinson is requesting the following:

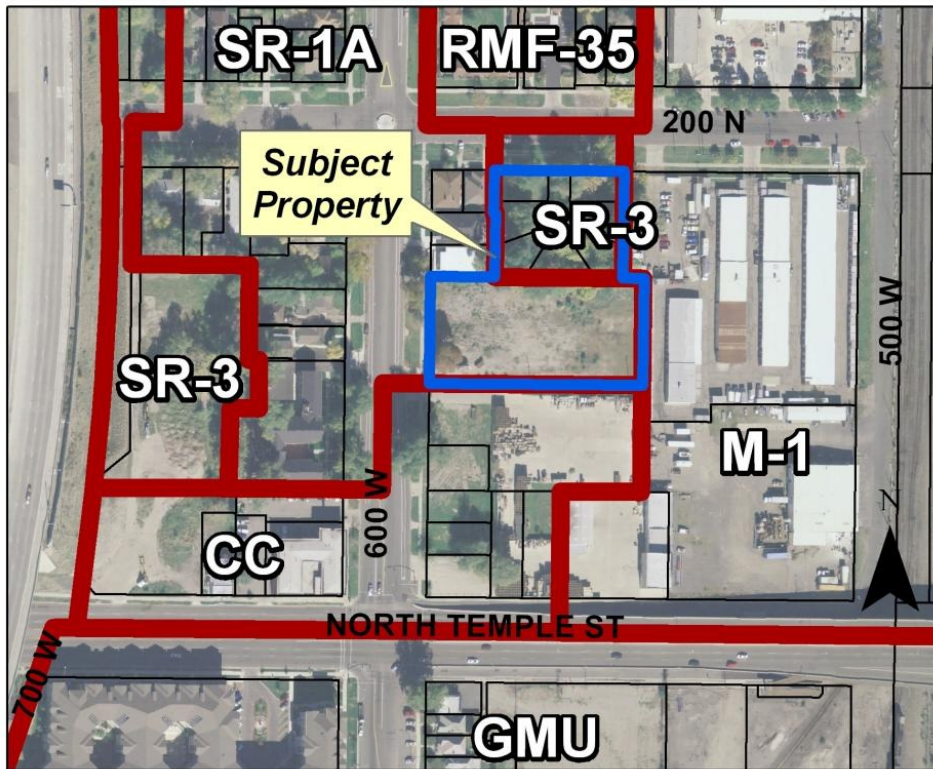
1. An amendment to the Capitol Hill Master Plan changing the Future Land Use Map from low density residential to High/Medium Density Residential.
2. A zoning map amendment changing the existing SR-1A and SR-3 zone to RMF-45.
3. The closure of Phoenix Circle, a City owned right-of-way.

The applicant would like to build a 75 unit senior housing facility on the 2 acre site.

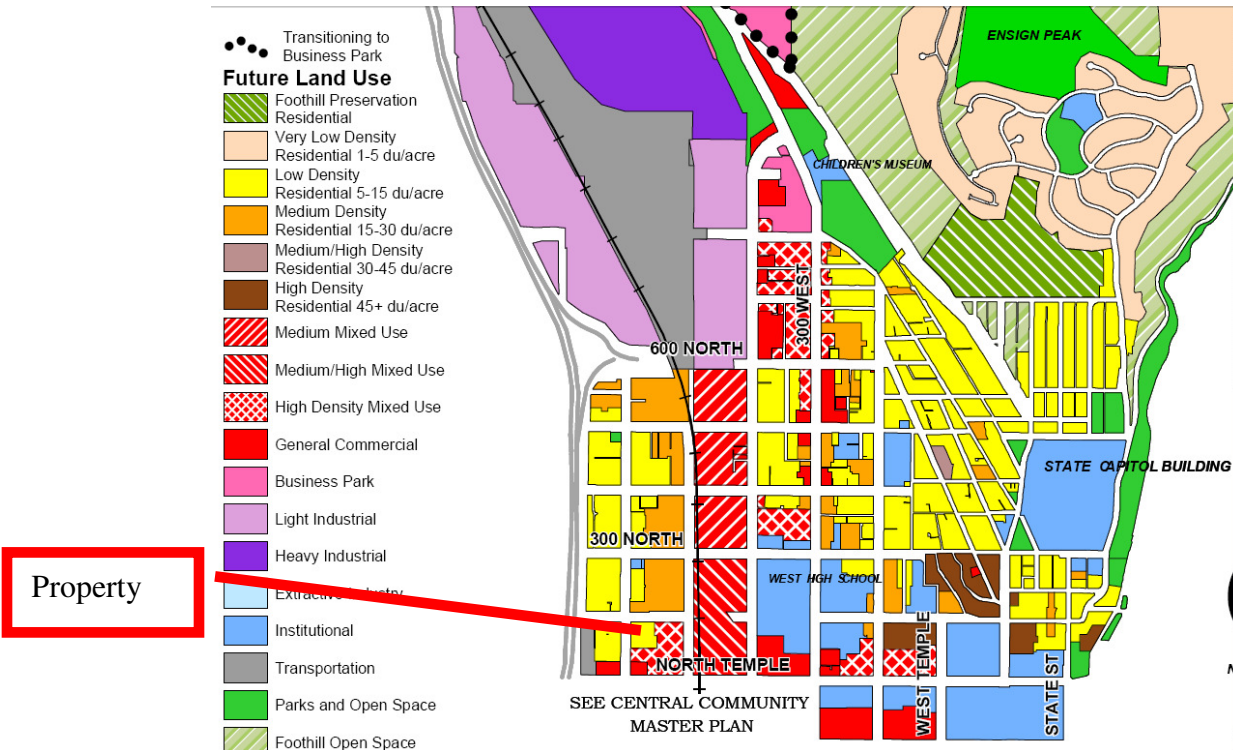
STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Master Plan Amendment, zoning map amendment and street closure, conduct a public hearing and consider forwarding a positive recommendation for each application to the City Council pursuant to the analysis and findings in this staff report.

Vicinity Map



Capitol Hill Future Land Use Map



BACKGROUND

The Housing Authority of Salt Lake is the owner of 2 acres of land and they would like to build a 75 unit senior housing project on it. The land is zoned SR-1A and SR-3, is designated low density residential on the Capitol Hill Future Land Use Map and partially subdivided into seven lots. This application would:

- Change the Capitol Hill Master Plan future land use map designation from low density residential to high/medium density residential.
- Rezone the property from SR-1A and SR-3 to RMF-45.
- Close the existing Phoenix Circle right-of-way.

Standard “A” of Section 21A.50.050 of the Zoning Ordinance requires the City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the general plan. In this case, they are not. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change increasing the allotted density on the site is appropriate. If it is decided in the affirmative, then positive motions for the master plan amendment, zoning map amendment and the street closure should follow.

The Capitol Hill Master Plan was adopted in November of 2001, replacing the previous plan adopted in 1981. The plan serves as the land use policy document for the Capitol Hill area providing goals, policies and direction for future land use issues throughout the area.

The property is divided into two parcels, both of which are vacant. The first parcel, the Guadalupe Subdivision (zoned SR-3) was purchased, platted and recorded in January of 2000 by Salt Lake City Corporation, using funds granted by the Federal Government. It was intended that each of the individual lots would be sold as part of 1st Time Home Buyers program operated by the Housing and Neighborhood Development Division. No road or utility improvements were ever made. In 2006, the City determined that the best use for the property was as a multi-family senior housing facility, and the land was sold to Neighbor Works of Salt Lake City, a non profit affordable housing organization. In turn, Neighbor Works sold the land to the Housing Authority of Salt Lake.

When the City decided to sell the Guadalupe Subdivision to Neighbor Works, the process was complicated by the fact that the original purchase was with Federal grant money. The City was obliged to return the money as the land would not be used as originally intended. Further, the Federal Government required that the property description for the sale mirror the description of the purchase. As a result, Neighbor Works purchased the entire subdivision including the cul-de-sac and the lots. In 2007 the entire subdivision was sold to the Salt Lake Housing Authority.

Because the sale of the property included the right-off-way, no declaration of surplus property is necessary, as part of this application.

The second parcel was the site of a nursing home (zoned SR-1A), it provided care for seniors and special needs patients. That building was demolished in 2007. Access to this property is from 600 West. Both parcels have existing sewer and water laterals that will need to be removed or repaired during construction.

To the east of the site is a future west side Trax line. No decisions have been made regarding the exact configuration of the line or station locations; nevertheless, it is in the planning stages and would provide alternative transportation options to residents of the home.

Proposal

The applicant is proposing a 75 unit senior housing center, with access from both 600 West and 200 North. The facility would be contained within one 3-story building of no more than 45 feet in height, with parking around the perimeter. Residents would live there full time, each with an individual apartment. Activities such as shuffle board and horseshoes would be provided, along with an assembly area and visitor room inside. If approved, the applicant would like to begin construction in the spring of 2009.

Staff has conducted a preliminary zoning review of the property, and made the following findings. If the City Council and Planning Commission make findings for approval of these applications, the senior housing use will be processed as a permitted use. No further board or commission action will be necessary. A final review for zoning ordinance compliance will occur at the time of building permit application.

	SR-3, SR-1A Ordinance Requirement	RMF-45 Zoning Ordinance Requirement	Proposed
Lot Area	Multi-Family not allowed, 5,000 square feet per dwelling unit.	1,000 Square feet of lot area per dwelling unit.	87,120 square feet (max 87 units)
Lot Width	Minimum 50 feet of frontage	Minimum 80 feet of frontage	166 feet
Building Height	Maximum 24 feet to ridge line measured from established grade	Maximum 45 feet to ridge line measured from established grade	Approximately 45 feet,
Yard Requirements	Front = 20 feet or street average Side = 10' and 4' Rear = 25% of lot depth not to exceed 30'	Front = 20% of lot depth not to exceed 25 feet Side = 8' Rear = 25% of lot depth not to exceed 30 feet.	Front = 25 feet both frontages Side = 10' received exception Rear = 30'
Building Coverage	40% of lot area	60% of lot area	50 % approximately
Parking	2 spaces per unit.	1 space per bedroom in each unit. 78 Stalls 72 1 bedroom units proposed 3 2 bedroom units proposed	78 parking stalls

Comments

Public Comments

This application was reviewed by the Fairpark Community Council on September 21, 2008. Comments regarding the project were favorable and a positive recommendation was forwarded to the Planning Commission and City Council.

No other public comments have been received at the time of this writing.

City Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit E. There were no issues raised by the City that would prevent the proposal from proceeding. The applicant must comply with all City requirements.

NOTICING

Neither the City nor the State have specific review criteria for master plan amendments, only noticing requirements as dictated in Section 10-9a-204 of the state code, which are:

10-9a-204. Notice of public hearings and public meetings to consider general plan or modifications.

- (1) Each municipality shall provide:
 - (a) notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
 - (b) notice of each public meeting on the subject.
- (2) Each notice of a public hearing under Subsection (1)(a) shall be at least ten calendar days before the public hearing and shall be:
 - (a) published in a newspaper of general circulation in the area;
 - (b) mailed to each affected entity; and
 - (c) posted:
 - (i) in at least three public locations within the municipality; or
 - (ii) on the municipality's official website.
- (3) Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be:
 - (a) submitted to a newspaper of general circulation in the area; and
 - (b) posted:
 - (i) in at least three public locations within the municipality; or
 - (ii) on the municipality's official website.

Notice of this master plan amendment was published in the Salt Lake Tribune on November 26, 2008. Notice of this hearing was mailed to all property owners and interested parties and posted on the City web site. All noticing requirements for this master plan amendment were met.

ANALYSIS

Master Plan Amendment

The property is located in the Guadalupe neighborhood and railroad redevelopment area featured on pages 3 and 4 of the Capitol Hill Master Plan. Staff analysis is based on overall goals of the plan listed on page 1 and policies listed on pages 3 and 4.

Goal: “Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.”

Analysis: Changing the master plan is appropriate for the site, it would help revitalize an area isolated between a freeway on the west and rail lines on the east. A multi-family use, in this case the senior housing facility, is beneficial because it would provide affordable housing, infill development on a vacant parcel, and provide seniors with a place to live that remains within their own neighborhoods. Individuals living in the facility will

still be close to their friends, and family, be able to attend their own churches, and shop in familiar stores and businesses. Further, allowing a more intense residential use on this property will transition the uses between surrounding commercial/manufacturing uses and low density residential uses. The site design and architecture of the building will be similar to other larger scale apartments and condominiums in the area, with a traditional access from the 600 West and 200 North right-of-ways. The building will be set back from surrounding residential structures, and will have easy access from North Temple Street, limiting traffic impacts on the residential area. The size and scale of the senior housing facility will be larger than the residential uses to the north and west, but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east.

Finding: Staff finds that the use proposed is appropriate for the location; it will provide a transition from intense commercial uses to lower intensity residential uses.

Policy: Preserve the 600 West corridor as a low-density residential corridor

Analysis: Although the amendment would increase density along 600 West, this amendment would make the properties within the block more compatible. The land to the south is designated high density, and General Commercial. The amendment is not contrary to this policy because the use will transition the street from high intensity commercial uses near the intersection of 600 West and North Temple to low intensity residential farther north. All of the highest intensity uses would be contained within one block, tapering from the highest intensity on the south to the lowest intensity on the north toward the residential area. The multi-family use will provide residents with alternative living options that do not require leaving the neighborhood.

Page 4 of the Capitol Hill Master Plan states that the area west of 500 West should be developed as medium/high density residential, that it should be compatible in scale, mass, and size to surrounding properties and that it should be 3-5 stories in height. The proposed master plan amendment provides a transition from commercial to residential.

Finding: Staff finds that the use proposed is appropriate for the location; it will provide a transition from intense commercial uses to lower intensity uses.

Policy: Prohibit wholesale demolition of existing residential structures.

Analysis: The property is vacant; no demolition of existing structures will take place.

Finding: No demolition is proposed.

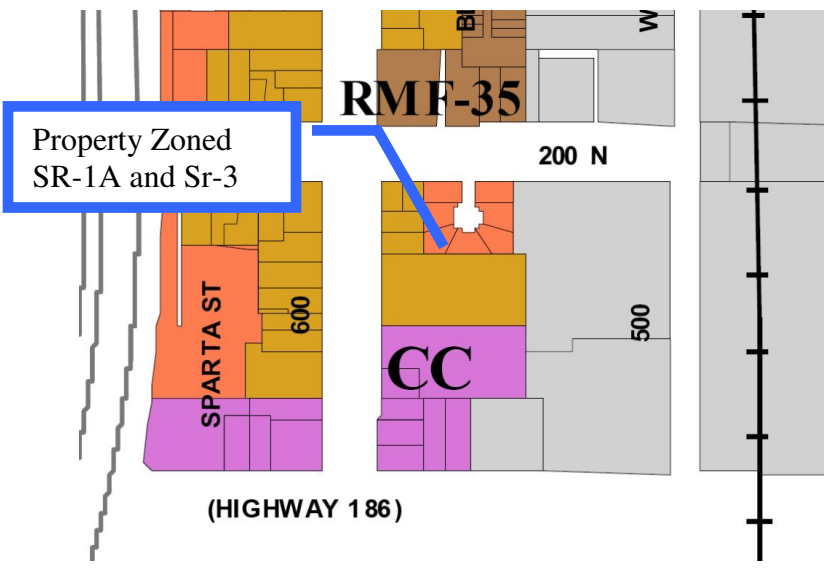
Policy: Re-subdivision of land should consider the area's existing land development pattern.

Analysis: The vacation of the Guadalupe Subdivision and the creation of a single lot with a larger multi-family style structure are consistent with the development pattern of the neighborhood. There is very little cul-de-sac style development in the area, most lots and homes face City streets along the traditional grid. The impact of vacating this subdivision will not degrade the existing development pattern.

Infill development has traditionally been larger apartments and condominiums with traditional access from the city right of way. The proposed senior housing facility will have a design and use that will be similar in size, and design to those uses. Commercial uses in the area have generally been on larger parcels configured with larger buildings, large parking areas and storage facilities.

Finding: Staff finds that this amendment would be consistent with existing development patterns and provide a transition from commercial to residential uses. If the senior housing facility is not built as proposed, or if it is sold and developed by another entity, the result of the land use map amendment and zoning map amendment would be a similarly sized structure with a maximum of 70-75 units, configured in a similar way to that which is proposed.

Zoning Map Amendment



Zoning map amendments are subject to the Standards for General Amendments established in Section 21A.50.050 of the Salt Lake City Zoning Ordinance. Final decision making authority is granted to the City Council with a recommendation from the Planning Commission.

Criteria 1: Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: The Capitol Hill Master Plan, the Salt Lake City Community Housing Plan 2000, and the Salt Lake City Transportation Master Plan (1996) are evaluated below.

Capitol Hill Zoning Map

The land is zoned SR-1A and SR-3 the applicant would like it to be RMF-45. Land to the east and south is zoned commercial with the north and west properties zoned residential. The land to the north is zoned RMF-35 with moderately sized multi-family residential buildings. There are approximately 5 other properties zoned RMF-45 on the Capitol Hill Land Use Map. Other commercial uses and single family residential uses border these parcels.

Salt Lake City Transportation Master Plan

The *Salt Lake City Transportation Master Plan*, adopted in 1996, states that Salt Lake City will preserve and enhance residential communities within the City which allow residents to live, work and play in the same area. The construction of Senior Housing in this location will enhance the surrounding community as it will provide seniors with a housing option located within their own neighborhoods. The site is vacant, no historic, or other type of residential structures will be removed as part of this application. Further, the site is located near a future trax line, is less than a block away from a city bus stop, has easy vehicular access and is pedestrian friendly.

Salt Lake City Community Housing Plan

The *Salt Lake City Community Housing Plan*, adopted in 1993, cites a City Council policy that supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types and intensities of residential development. The senior housing facility implements this policy as the development will provide much needed housing for senior citizens, and will be more affordable than many similar types of housing.

Capitol Hill Master Plan

Currently the requested zoning map amendment is not consistent with the *Capitol Hill Master Plan*; nonetheless, the applicant has requested a master plan amendment in addition to the zoning map amendment which would allow the rezoning to comply with the master plan. Planning staff has recommended approval of the master plan amendment because there is no evidence that the modification will substantially contradict any of the other policies, goals or strategies found in its “Guadalupe Neighborhood” section. Staff analysis of the proposed change is provided on pages 5-7 of this report.

Finding: Staff finds that the proposed zone change is consistent with the goals policies and objectives of the established general plan of Salt Lake City, as it will provide needed housing for seniors, is located in an area with a wide array of transportation choices, and provides an alternative housing choice for residents in the Guadalupe neighborhood.

Criteria 2: Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: The site design and architecture of the building will be similar to other larger scale apartments and condominiums throughout the city. The building will be set back from surrounding residential structures, and will have easy access from North Temple Street, limiting traffic impacts on the residential area. The size and scale of the senior housing facility will be larger than the residential uses to the north and west, but the use will be less intense than uses allowed in the manufacturing and commercial zones to the south and east. This configuration will provide a transition between the different uses.

Finding: Staff finds that this amendment would be consistent with existing development patterns and provide a transition from commercial to residential uses. If the senior housing facility is not built as proposed, or if it is sold and developed by another entity, the result of the land use map amendment and zoning map amendment would be a similarly sized structure with a maximum of 70-75 units, configured in a similar way to that which is proposed.

Criteria 3: The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: The impact on the single family residences directly to the west, and north across 600 West will mainly be from the increased height of the building. The maximum height of a structure in the SR-1A and SR-3 zones is 24 feet above established grade. If the zone is changed, the maximum height will be 45 feet, nearly doubling the allowed height. This increase will be mitigated and softened by the fact that the abutting zones, RMF-35 to the north, and M-1 to the east have a maximum height of 35 feet and 60 feet respectively. Therefore, the 45 feet allowed in the RMF-45 zone is within the range of those zones, and will not create an island of extremely tall buildings surrounded by smaller structures. Further, the building will be set back from the adjacent residential structures approximately 30 to 60 feet, with green space between them.

Other potential impacts, including traffic and utilities will be mitigated by the proximity of North Temple Street. Most vehicles approaching the facility will do so via North Temple, not through the immediate neighborhood.

Finding: Staff finds that although the proposed zoning map amendment will increase the allowed height of any structure on site, this increase will be mitigated by the surrounding zones with similar height limits. Staff

further finds that the setback between the adjacent residential structures to the west, and the green space between them will provide an additional buffer between the uses further mitigating any negative impacts.

Criteria 4: Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Analysis: The subject property is not within any established overlay district.

Finding: The zone amendment is not within a overlay zoning district, therefore no additional standards will be applied to the project.

Criteria 5: The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Analysis: All applicable city divisions were contacted and reviewed the proposed project. Comments have been attached as exhibit E of this report. No issues or comments were raised that would impede the review and approval of this zoning amendment.

Finding: Staff finds that all public facilities necessary for the safe and efficient operation of the senior housing facility are readily available. Prior to the commencement of any development, the applicant shall submit plans for review by all appropriate City Divisions and departments.

Phoenix Circle Street Closure

The applicant is requesting that the City Council, with a recommendation from the Planning Commission close the Phoenix Circle, a platted right-of-way. This action will enable the combination of two parcels into one creating one lot of record. City Council and Planning Commission findings are based on the following Salt Lake City Council Policy Guidelines:

Guideline 1: It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.

Analysis: This property is unique; it was purchased by the City with Federal grant money, and platted for use in the First Time Home Buyer program (a City run affordable housing program). No improvements including water, sewer or paving were ever made to the right-of-way. The property was sold to Neighbor Works of Salt Lake City, an affordable housing nonprofit.

When the City sold the property to Neighbor Works, it was necessary that the money from the sale be returned to the Federal Government. Additionally, it was necessary that the same property description be used in the sale as was used in the original purchase. Therefore, when the City sold the property to Neighbor Works, the City was compensated for the entire property including the right-of-way of the cul-de-sac. Nonetheless, because Phoenix Circle was platted and recorded, it is necessary that the Planning Commission and the City Council take official action to formally close the platted right-of-way.

The street is not identified in the Transportation Master Plan or Major Street Plan. Phoenix Circle is a dead end cul-de-sac; no access to other properties will be lost as a result of this closure. Review comments from the Engineering Department indicate no issues relating to the closure that would warrant denial of this application.

The existing Guadalupe Subdivision will be amended to create one lot of record to accommodate the proposed senior housing. This subdivision will be processed at a later time.

Finding: Closing the subject street will not deny all access to adjacent properties. The underlying property was sold to the applicant at fair market value and the property incorporated into new development.

Guideline 2: The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.

Analysis: As stated above, the terms of sale of the property to Neighbor Works included the sale of Phoenix Circle. The reason for this unique situation was the requirement that the City return all federally granted funds, when the property was sold.

Finding: The City has received fair market value for the property.

Guideline 3: There should be sufficient public policy reasons that justify the sale and/or closure of a public street, and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.

Analysis: Phoenix Circle is an unimproved right-of-way. The street is not needed for vehicular or pedestrian access as it does not connect with any other streets. The proposed street closure will enable the construction of affordable senior housing, and contribute to the overall redevelopment of the site.

Finding: This right-of-way is not utilized as a street and its closure and sale will not impact traffic flow in the area. There is sufficient public policy to justify the closure and sale of the subject street.

Guideline 4: The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Analysis: The alternatives to closing the street are to leave the right-of-way as is (unimproved) or to require the property owner to improve the street. If left as a public street the proposed senior housing facility will not be built as proposed, and the Guadalupe Subdivision will remain a seven lot subdivision.

Finding: Staff finds the following reasons outweigh alternatives to the closure of the street:

Exhibit A: Letter from Applicant

MASTER PLAN AMENDMENT

Explanation of Request

The Housing Authority is proposing to develop approximately 70 to 75 units of affordable Senior Public Housing. Our goal is to provide a well designed multi unit housing project for seniors that will meet the needs of community and the neighborhood, and full-fill our commitment to provide affordable housing. The site is in an area (Fair Park Community) without existing subsidized housing for seniors. The project would provide a greater choice of housing, and meet the need for affordable senior housing in the area.

Site Description

The site is composed of two pieces. The first is where the Rosewood nursing facility was located and the second is Phoenix Circle where the circle needs to be closed to accommodate the project. The circle was never built and there are no improvements to the site. The two pieces need to be combined to accommodate the project.

Reasons for a Master Plan Change

The master plan for this site currently calls for Low Density Residential 5-15 du/acre. A change to Medium/High Density 30-45 du/acre would allow us to build our project. The buildings will be nicely designed and include pleasing landscaped areas which will enhance and add value to the neighborhood. The resident population of this new facility would strengthen and stabilize the neighborhood. Seniors will typically stay for the rest of their years in these facilities once they have relocated there. The Changes to the Master Plan would allow for increased affordable housing and be a benefit to Salt Lake City, the residents of the new facility, and the surrounding neighborhood.

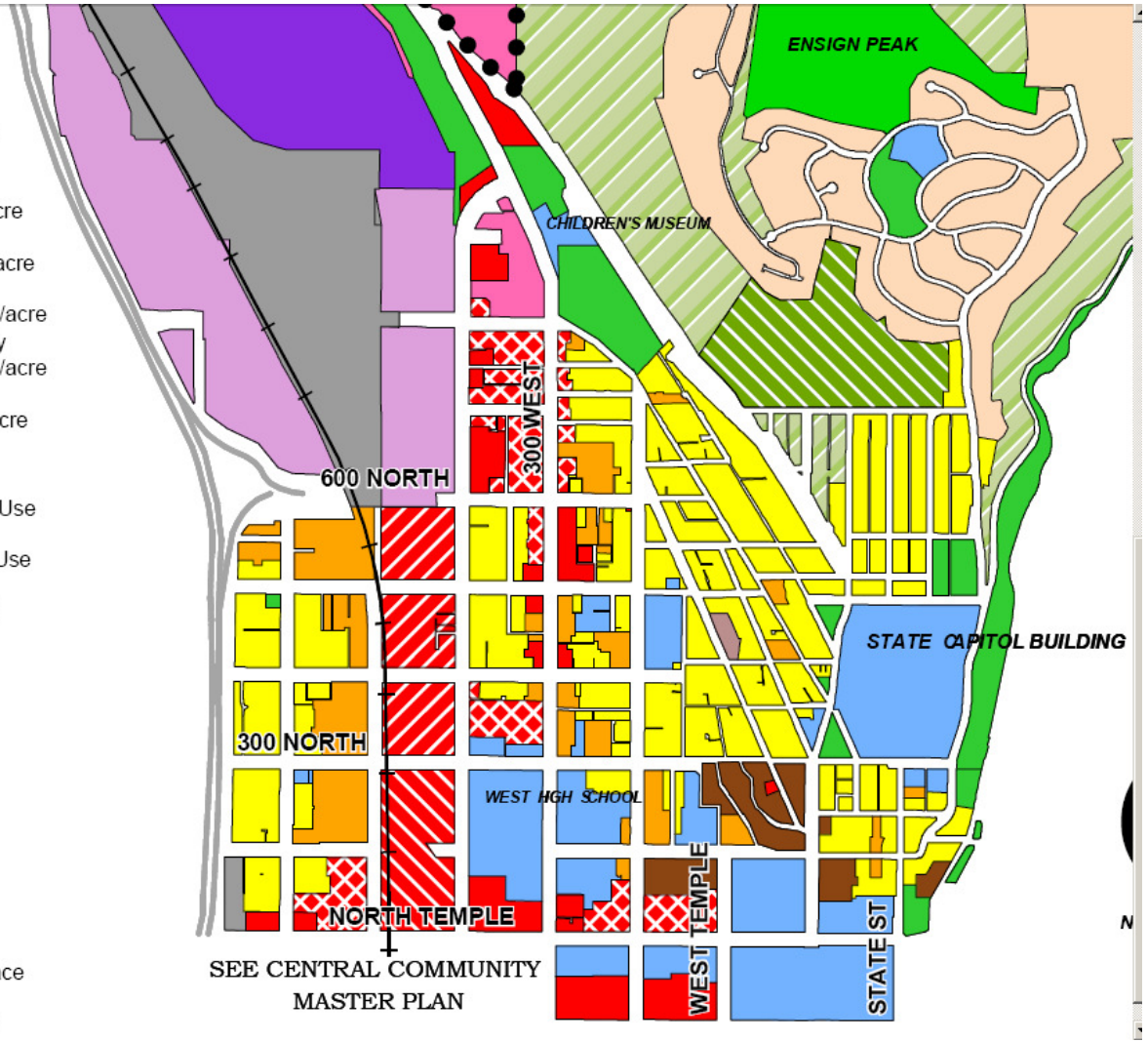
Efforts to create low density housing have found some success, and this project would be complementary in the stabilization of the neighborhood. The proposed development, although higher in density can be designed to be compatible in scale, massing, design and material to contribute to the residential neighborhoods of Guadalupe, and provide a transition from the low-density residential character of the Guadalupe area to the mixed-use areas along 500 West. Landscape treatment can be created to buffer the low-density residential land uses along 600 West from the proposed development. A change in the Master Plan can lead to a positive step forward in the revitalization of the Guadalupe neighborhood.

Attachment B: Capitol Hill Future Land Use Map

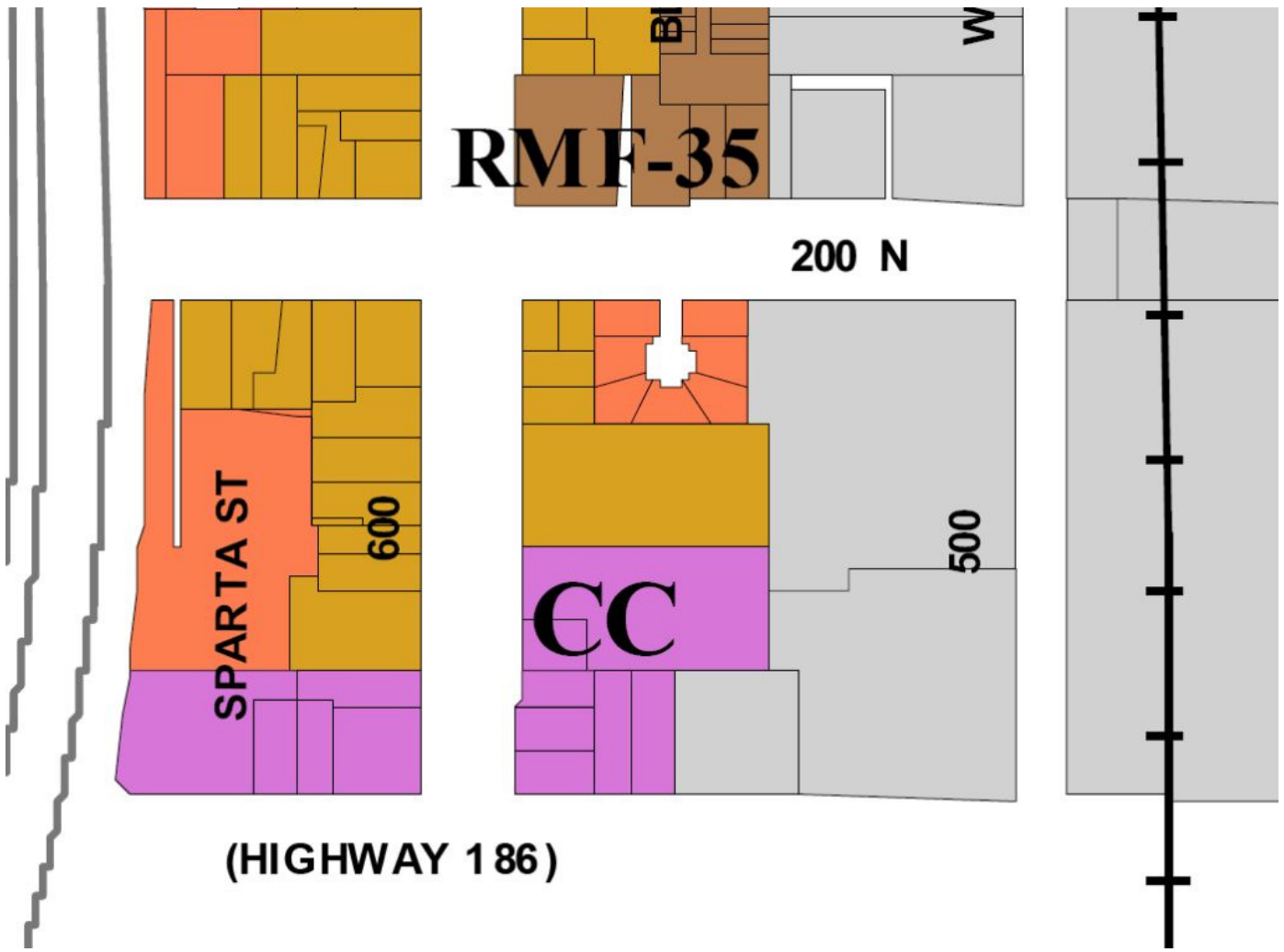
●●●●● Transitioning to Business Park

Future Land Use

-  Foothill Preservation Residential
-  Very Low Density Residential 1-5 du/acre
-  Low Density Residential 5-15 du/acre
-  Medium Density Residential 15-30 du/acre
-  Medium/High Density Residential 30-45 du/acre
-  High Density Residential 45+ du/acre
-  Medium Mixed Use
-  Medium/High Mixed Use
-  High Density Mixed Use
-  General Commercial
-  Business Park
-  Light Industrial
-  Heavy Industrial
-  Extractive Industry
-  Institutional
-  Transportation
-  Parks and Open Space
-  Foothill Open Space



Attachment C: Existing Zoning Map



(HIGHWAY 186)

Attachment D: Proposed Site Plan and Elevations



Attachment E: City Department Comments

Ray,

On 10 Nov 08, the DRT reviewed the proposal to vacate a subdivision located at 171-187 Phoenix Circle and combine it with the parcel located at 158 N. 600 West. It is our understanding that this proposal is running in tandem with amendments to the master plan and zoning map, to allow for medium density RMF-45 zoning, in order to facilitate the construction of a 75 unit senior housing center. The Building Services Division has no issues related to the consolidation of these parcels or the amendments to the master plan and zoning map. The Building Services Division does have the following comments related to the development of the senior housing center.

- 1) Prior to logging in plans for a building permit an address certificate must be obtained from SLC Engineering, 349 South 200 East, suite 100. Phone 535-7248.
- 2) Consider whether provisions for sound attenuation are appropriate to mitigate noise conditions due to proximity to railroad tracks and the I-15 freeway.
- 3) Review and correct parking calculations for the two-bedroom apartments.
- 4) Include bicycle parking with the parking calculations equal to 5% of required parking stalls).
- 5) Will need to document compliance with total lot coverage and the maximum height requirements for the zone.
- 6) A landscape plan and landscape summary data will be required to show compliance with the following provisions:
 - a) Total area of parking lot with interior parking lot landscaping based on 5% of the parking lot.
 - b) Interior parking lot trees based on one tree per 120 sq. ft.
 - c) A seven feet wide perimeter parking lot landscape area where parking lots are closer than 20-feet to the property line based on one tree per 30 ft. and perimeter parking lot bushes based on one shrub per 3 ft.
 - d) A ten feet wide landscape buffer where subject property abuts one and two-family zoning districts with one shade tree for every 30 linear feet and a continuous evergreen or deciduous shrub hedge with a mature height of not less than 4 feet. In the case where both perimeter parking and a landscape buffer are required the more restrictive requirement for a landscape buffer will apply.
 - e) Dimension of street frontage and park way trees based on one tree per 30 ft. of lot width.
 - f) Total percentage of drought-tolerant trees and shrubs (80% minimum required).

Alan Michelsen
Development Review Planner
Building Services and Licensing, Rm. 215
451 South State Street
Salt Lake City, Utah 84111

Address: 158 North 600 West
Project Name: Rosewood Senior Housing Project-New senior center.
Contact: Alan Michelsen & Ray Milliner
Date Reviewed: November 10, 2008
Zone: SR-1A

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

Map amendment to RMF-45 zoning. See previous DRT comments dated October 29, 2008. Proposal will need to document compliance to min. lot area, parking lot landscaping, park way strip & yard landscaping, buffer landscaping, max. building coverage, height, etc.

Barry Walsh/Transportation:

Need new plat with Guadalupe Sub & lot 158 S. combined. Site plan development subject to standard city development for parking, circulation, and public way improvements.

Ted Itchon/Fire:

Auto fire sprinkler. Fire hydrant within 100' of FDC. Smoke detectors required in sleeping areas & exit ways. Wet standpipes if 30' measured from street to 30' floor level. 4A-40BC rated fire extinguishers.

Brad Stewart/Public Utilities:

Re-platting subdivision into one lot. Identify & abandon all un-used water & sewer services. Only one culinary service per property. Abandon water at water main. Connections greater than 3" requires replacement of section of main. Un-necessary sewer laterals to be plugged at property line with concrete. Must call for inspection for all water & sewer "kills". Lots on cul-de-sac cannot be developed-no utilities. Contact all utilities for abandonment.

Randy Drummond/Engineering:

Subdivision plat required to vacate plat. Certified address required, see Alice Montoya at 535-7248. Site plan required. At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.

Ray,

Previously the owner has demolished the building and capped the sewer laterals. The owner will be required to kill the water laterals at the main per SLC Public Utilities standards.

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

Plans must be submitted to our office showing all existing and proposed water, sewer and storm drain pipes and connections points. The plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. Culinary and fire connection must be separate connections at the main. For all culinary services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by an approved equivalent method. The engineer must provide calculations for expected peak sewer flows from this development. With this information Public Utilities will verify if the sanitary sewer system downstream for this development can handle these additional flows. If not, the developer will be responsible to provide offsite improvements as necessary to accommodate these additional flows. All existing water service not used must be killed at the main and all existing sewer services that are not used must capped at the property line per Salt Lake City Public Utilities standards.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots. The development will be required to provide on-site detention of the storm water. High groundwater is typical in this area. If below grade buildings or structures are proposed, a stamped geotechnical report identifying the highest expected groundwater must be submitted to Public Utilities for review and approval. This assessment must be based upon historical well records, borings, etc. All finished floor elevations must be above the highest expected groundwater elevation.

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

All existing and proposed easements must be provided before final plat recordation. If an existing sewer lateral or a water lateral service crosses through an adjacent property, an easement for that utility must be provided.

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any approvals from our Department. A \$343 per quarter acre drainage impact fee will be accessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

Please call Peggy Garcia or myself if you have any questions.

Jason Brown, PE
Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple

TO: RAY MILLINER, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: OCT. 31, 2008

SUBJECT: **Rosewood Senior Housing Project –
171-187 Phoenix Circle & 158 N 600 W**

SLC Engineering's review comments are as follows:

1. This is a project to provide 75 senior residential units at 171-187 Phoenix Circle and 158 N 600 W. There is an existing subdivision that has never been developed by the Salt Lake City Housing Authority which is the Phoenix Circle portion of the acreage, and the adjacent lot with frontage on 600 West. Both streets have all the required right-of-way and have curb, gutter and sidewalk in place. On 200 North, there are 12 sidewalk panels that are sufficiently cracked to require replacement, three additional panels of sidewalk with a raised edge creating a trip hazard that must be ground down, and 2 dead driveways that will need to be removed. The new driveway on 200 North shall be installed as per APWA Std. Plan 225, the curb and gutter in the area where the driveways are removed shall be installed to match the existing high back curb and gutter as per APWA Std. Plan 251 or 252, and the sidewalk shall be replaced as per APWA Std. Plan 231. There is also a dead driveway on 600 West that must be replaced, a panel of sidewalk that is sufficiently cracked to require replacement as per APWA Std. Plan 231, and the new driveway to be installed must be according to APWA Std. Plan 225. In addition, there is an existing carriage walk on the 600 West frontage that must be replaced unless it lines up with the proposed walkway coming out of the proposed buildings on 600 West. Any required utility trenches in either street will need to be patched as per APWA Std. Dwg. # 255. The Housing Authority's consultant will need to submit a drawing of the required work to be accomplished, and the work within the right of way will require a Public Way Permit that the developer's licensed, bonded and insured contractor will obtain from our office.
2. The plat is being reviewed and any changes will be made known to the developer's consultant via redlines.

cc: Scott Weiler
Barry Walsh
Brad Stewart
Craig Smith
George Ott
Barry Walsh
Vault

October 29, 2008

Ray Milliner, Planning

Re: Subdivision vacation and Rosewood Senior Housing at 158 No 600 West and 551 W. 600 No.

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

We reviewed a proposal by the Housing Authority for the Guadalupe Subdivision - Single Family Homes - SLC Housing Division's Project 410-333 for a seven lot subdivision #880098 back in 1999 that was never completed. There were issues for plan review as of 12/09/99 that were never re-submitted.

We also reviewed a 54 Unit Senior Housing proposal at 158 North 600 West in 2005. See memo attached.

The traffic issues are the same for the 54 units as for the new 75 Unit proposal. Due to the added frontage on 200 North. The Trax extension does not impact the frontage of 200 North or 600 West in this location.

Per the DRT review today 10/29/08, The lots need to be combined into one lot. All public way improvements are existing, but will need up grading to remove dead driveways and install new approaches, sidewalk repairs, and street lighting as required.

The site development will need to comply to current city development requirements with pedestrian circulation, parking layout, ADA & bike facilities, etc.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Randy Drummond, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
Ken Brown, Permits
File.

June 15, 2005

Marilynn Lewis, Planning

Re: HUD CDBG and HOME Program review for Neighborhood Housing Services - Rosewood/ Guadalupe Gardens Development at 158 North 600 West area.

The Salt Lake City Division of Transportation review comments and recommendations are as follows:

The proposal is for replacing residential units with residential units. The transportation corridors are existing as 600 West a local north south special collector roadway classification, and North Temple as an east west major arterial with alternative transportation services. No basic change to the current level of service is expected to the area. The enclosed plans indicating new driveways as needed and minor concrete repair, ADA ramps should mitigate any impact to the neighborhood. Final Plan approval is subject to development complying to current city design standards per the permit review process for parking lot landscape buffers, driveway separation and alignment, along with fire circulation etc.

Sincerely,

Barry Walsh

Address: 158 N. 600 W. & 171-187 Phoenix Circle
Project Name: Subdivision Vacation-to accommodate development of a 75 unit “assisted living” facility.
Contact: Ray Milliner 535-7645 ray.milliner@slcgov.com
Date Reviewed: October 29, 2008
Zone: SR-1A & SR-3

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Ken Brown/Zoning:

Along with vacation of the existing 7 lots along Phoenix Cir., the 158 N. 600 W. property will need to be combined and Phoenix Cir. Vacated. Proposal will require a master plan amendment and a zoning map amendment. A certified address will need to be obtained from the Engineering Dept. prior to permit application. Further review of the project required after all of the appropriate processes have been completed.

Barry Walsh/Transportation:

Need to combine lots for proposed use. Traffic Impact response (June 15, 2005) for similar proposal for 54 units. 600 West rail impact.

Ted Itchon/Fire:

Provide fire hydrants within 400’ of all exterior walls. Fire sprinklers standpipes in floor which are measured 30’ above the lowest fire department access. Fire detectors in all rooms & areas with remote station.

Brad Stewart/Public Utilities:

Need to identify water, sanitary sewer, and storm drain in R.O.W. to be vacated. If not needed, Public Utilities may be able to “sell” to developer, otherwise Public Utilities will retain easement. Need to provide sewer needs in GPM.

Randy Drummond/Engineering:

Subdivision vacation plat required. Site plan required. Certified address required, see Alice Montoya at Engineering (535-7248). Two lots (after subdivision is vacated) must occur prior to site plan approval-can be done with plat, if desired. Questar Gas easement to remain, unless vacated by Questar. At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.