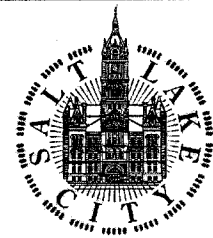


PLANNING COMMISSION STAFF REPORT

YWCA Campus of Salt Lake City
Conditional Use/Planned Development

Petition 410-08-09
322 East 300 South
July 9, 2008



Planning and Zoning Division
Department of Community
and Economic Development

Applicant:

YWCA of Salt Lake City

Staff:

Lex Traughber 535-6184
Lex.traughber@slcgov.com

Tax ID:

16-06-254-007
16-06-329-001
16-06-401-020
16-06-401-002, 003, 004, 005

Current Zone:

R-MU (Residential/Mixed Use
District)

Master Plan Designation:

Central Community Master Plan –
High Mixed Use (50 or more
dwelling units per acre)

Council District:

District 4 – Luke Garrott

Lot size:

Approximately 3.25 acres

Current Use:

YWCA of SLC

Applicable Land Use Regulations:

- Chapter 21A.24.170 R-MU
(Residential/Mixed Use District)
- Chapter 21A.54 Conditional Uses
- 21A.36.080 Transitional Victim
Homes

Exhibits:

- A. Site Plan and Building
Elevations
- B. Central City Community
Council Comments
- C. City Department/Division
Comments
- D. Map of Conditional & Non-
conforming Uses Within ¼ Mile
Radius

REQUEST

Section 21A.54.135 of the Salt Lake City Code addresses alterations to a conditional use and states, "Any land use currently listed as a conditional use under existing zoning regulations shall be required to obtain conditional use approval if the floor area increases by one thousand (1,000) gross square feet or more and/or the parking requirement increases." The YWCA Campus includes a crisis shelter and transitional housing program, and as such is defined by Code as a "large transitional victim home" which is a conditional use in the R-MU Zone (Residential/Mixed Use District). The YWCA is proposing to redevelop their campus, which includes an increase to the gross floor area and required parking.

In addition, in accordance with Salt Lake City Code Section 21A.24.170(C), the YWCA seeks approval of a conditional use/planned development for several design related items as follows:

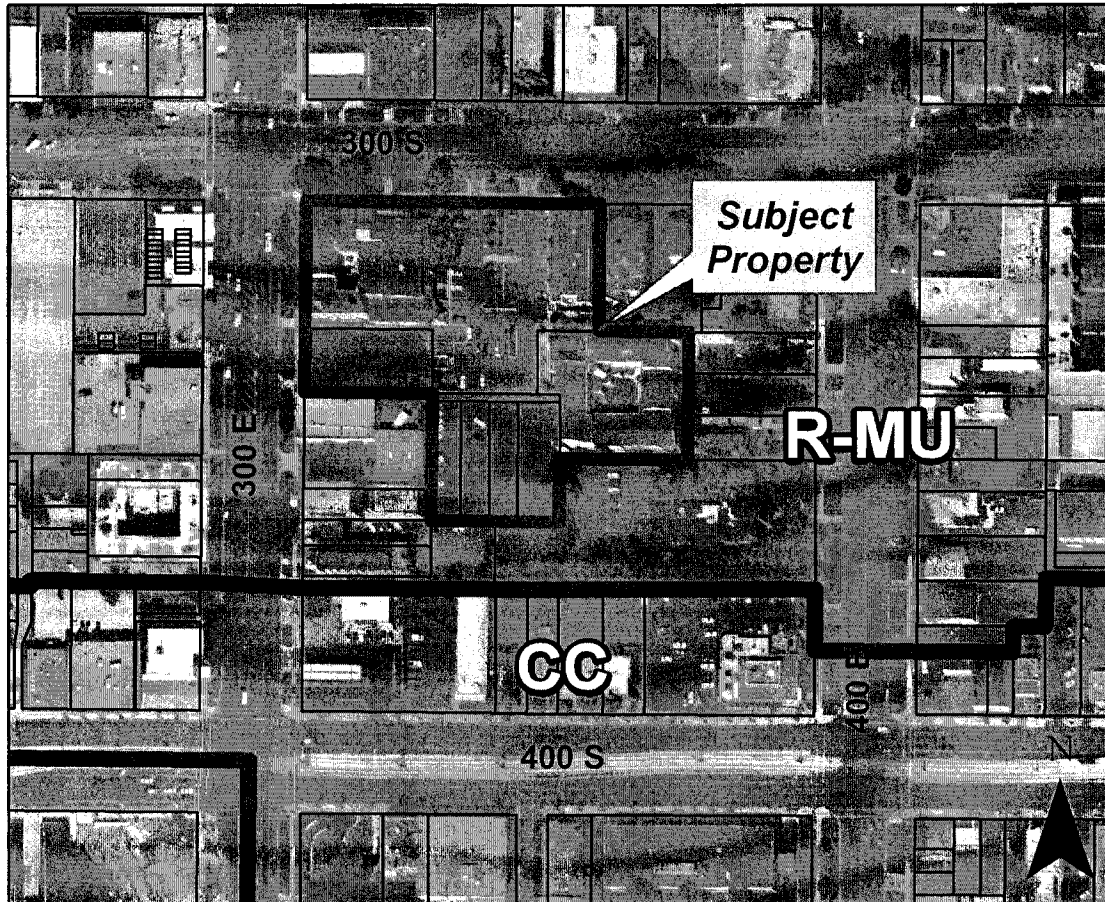
1. A relaxation of the fifteen foot (15') maximum setback required in the R-MU Zone for the new building proposed on the south side of the campus;
2. A relaxation of the minimum forty percent (40%) glass requirement in the R-MU Zone for the new building proposed on the west side of the campus facing 300 East;
3. A relaxation of the requirement for one operable building entrance per elevation that faces a public street requirement in the R-MU Zone for the new building proposed on the west side of the campus facing 300 East.

STAFF RECOMMENDATION

Staff recommends approval of Petition 410-08-09 – YWCA Campus of Salt Lake City, Conditional Use/Planned Development subject to the following conditions:

1. Compliance with the departmental comments as attached to this staff report.
2. The setback for Building B is modified as shown on the attached site plan. This setback exceeds the fifteen foot (15') maximum setback required in the R-MU Zone.
3. The forty percent (40%) minimum first floor glass is waived in part to provide security and privacy for the client "intake" area, however the applicant shall use more glass than shown on the attached elevations. The Planning Director will have final decision making authority regarding the amount of glass used.
4. The requirement for an operable building entrance on 300 East is waived for privacy and security needs of the YWCA and the client that are served. This waiver of standard is also based on the proximity of a proposed entrance on the north elevation of Building A adjacent to 300 East.

Vicinity Map



Proposal Overview

The YWCA of Salt Lake City is seeking approval to redevelop and expand their operation at their current location. In an effort to have a greater outreach to the community, and replace inadequate facilities, the YWCA proposes to construct two new buildings on its campus. These two new buildings will be women's crisis shelters and residences and will include support spaces. The City classifies the predominant current land use on the subject property as a large transitional victim home.

The programs housed in the proposed new buildings will be similar to that of the existing shelter and residence on site. In terms of the expansion of their capacity, the applicant indicated that the Campus currently has seventy-five (75) beds and the new facility will have approximately one hundred sixty (160) beds.

The location of the first building (Building A) will front 300 East on the west side of the YWCA Campus. The second building (Building B) will be located on the south side of the YWCA campus and will have access to 300 South through the existing parking lot and new proposed green space. Please see the attached site plan for proposed building layout (Exhibit A). The YWCA proposes to reduce some of the existing surface parking on the campus by adding a large interior green space and by providing some structured parking in Building A. In addition, building elevations are attached showing proposed building materials and building height. Building materials are not specifically stipulated in the Zoning Ordinance, with the exception of glass in the RMU Zone. The proposed new buildings do not exceed the maximum building height limit in the R-MU Zone of seventy-five feet (75').

While not specifically part of the proposal put forth to the Planning Commission at this time, it is important to note that a third building is also proposed on the campus as a future phase. This third building will be a Center for Families and is located and shown on the corner of 300 South and 300 East. The programs to take place in this building include counseling, legal aid, medical help, and space for police. To provide space for this building, the existing crisis shelter on the site will be demolished and the YWCA main building will be restored in the process. Building elevations were not submitted to the Planning Division as part of the current proposal. The applicant is aware that once building plans have been finalized for the third building, a new Conditional Use/Planned Development application will need to be submitted or any approval granted for Petition 410-08-09 will need to be amended.

Comments

Public Comments

No written comments were received from the public.

Community Council Comments

The applicant met with the Central City Community Council on June 4, 2008. There was unanimous support from all in attendance for the YWCA's redevelopment proposal. Please see Exhibit B.

City Department/Division Comments

City comments are attached to this staff report. Please see Exhibit C.

Public Notice

A notice of public hearing was mailed to all property owners within 450 feet of the subject property on June 24, 2008, which meets the 14 day notification requirement. The site was also posted with a "Notice of Public Hearing" sign on June 24, 2008, meeting the minimum ten day posting requirement. Community Council Chairs, Business Groups, and others interested parties were also notified through the Planning Division's listserv, and the agenda was posted on the Planning Division's website.

Staff Analysis

Standards for Conditional Uses (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 effects 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: The proposed redevelopment is an intensification of the mixed-use development already taking place on the subject site. The Central Community Master Plan identifies the property as "High Mixed Use (50 or more dwelling units/acre)", however the R-MU Zone does not include a maximum density limitation. The existing use is consistent with this future land use. The Salt Lake City Community Housing Plan and the Central Community Master Plan are

generally silent in terms of policy regarding larger scale transitional housing such as the YWCA.
Finding: The project satisfies this standard.

- B. *The proposed development is one of the conditional uses specifically listed in this title; and*
Analysis: The predominant land use on the YWCA Campus is a crisis shelter/transitional housing, and is therefore defined by Salt Lake City Code as a "large transitional victim home" which is a conditional use in the R-MU Zone.
Finding: A transitional victim home is consistent with this requirement and is specifically listed in the Code as a conditional use in the R-MU Zone.
- 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 purpose of the R-MU (Residential/Mixed Use Zone) is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.
Finding: The project satisfies this 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: The YWCA site is located on the corner of 300 South and 300 East. These streets are capable of carrying anticipated traffic due to the redevelopment of the site. The Transportation Division did not require a traffic study in response to the proposed redevelopment.
Finding: The Transportation Division reviewed this request and raised no objections to the proposed expansion. Streets to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on adjacent streets.
- 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;*
Analysis: The orientation to the surface parking lot off of 300 South is to remain the same, and is directed to a major street. The proposed entrance to the structured parking located in Building A from 300 East is at grade and is also directed toward a major street.
 - ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*
Analysis: The proposed parking areas on the campus are essentially internalized and should have little to no impact on adjacent land uses. The parking calculations indicate that 92 parking stalls (shared scenario) are required and 91 stalls will be provided on site, with the

remainder (1 stall) credited on the street. Credit for street parking is allowed in the R-MU Zone with approval from the Transportation Division.

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*

Analysis: The YWCA Campus is located in a mixed-use urban area adjacent to the core downtown area. This area already experiences steady traffic. The proposed redevelopment, and the associated traffic, should not significantly impact surrounding land owners and their ability to enjoy their property.

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: The YWCA is currently, and will remain, a 24-hour facility, however activities and staff are limited after 5 p.m. daily. Deliveries are minimal but include food and small items for the day-to-day function of the facility. There are many commercial enterprises in the vicinity that generate activity. The proposed development should be in harmony with the amount of activity and operational hours currently existing in the area.

Finding: The proposed redevelopment will not create unusual pedestrian or vehicle traffic patterns or volume that would not be expected with the development of a permitted use.

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 surface parking lot on the campus is to remain in part. The proposed buildings will “frame” this parking lot and provide a buffer between the existing parking area and adjacent land uses. The proposed structured parking under Building A will have direct access to 300 East. All the buildings on the campus, both existing and proposed, are or will be connected by an interconnected series of pedestrian walkways. The Transportation Division did not identify any issues regarding the internal circulation system.

Finding: The internal circulation system of the proposed development is adequately designed for motorized, non-motorized and pedestrian traffic and therefore mitigates impact on adjacent properties.

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: The Public Utilities Department has identified issues that the developer must address at the building permit stage. Public Services currently serves the subject location.

Finding: The project as proposed appears to meet this standard, but requirements must be met prior to the issuance of any building permits.

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 YWCA Campus is in a mixed-use urban area. There are no minimum setbacks required for the given use in the R-MU Zone. The proposed building locations will provide a buffer to protect adjacent land uses from negative impacts.

Finding: 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: Staff conducted an analysis, as required, for this request and found one (1) conditional use and four (4) non-conforming uses within a quarter mile radius. The conditional use found was for a parking lot. The four non-conforming uses consist of industrial manufacturing, mixed industrial, or distribution warehouse land uses. No detrimental concentration of similar uses was found. (See attached map – Exhibit D).

Finding: The project satisfies this 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: As noted previously, the proposed buildings will essentially internalize the YWCA Campus, yet at the same time will remain walkable with buildings at the street as much as possible. The existing parking lot will be more internalized due to the proposed development and as such should have little to no impact on adjacent uses. Likewise, the structured parking in Building A will have direct street access and should have little to no impact on adjacent land uses. A small loading area is proposed internally in the surface parking lot.

Finding: The proposed conditional use is compatible with the character of the area with respect to site design and location of parking lots, access way and delivery areas, and should have minimal impact on surrounding land uses.

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

Analysis: Being a transitional victim home, operating hours are round the clock, however activities are minimal outside of normal business hours as noted previously.

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

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

Analysis: The design of the proposed buildings reflect other newer buildings on the site in terms of scale and size. A church building is located directly adjacent to this site to the east, multi-story apartment buildings are located to the west in addition to other one and two story commercial structures adjacent and to the south.

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

4. Detriment to Persons or Property

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:

- A. *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;*
Finding: The proposal does not lead to the deterioration of the environment due to the emission of pollutants into the ground or air and will have no detrimental environmental effects to the property or neighboring properties.
- B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*
Finding: There are no rivers or streams in the vicinity. The proposal does not encroach or allow direct runoff into rivers or streams.
- C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*
Finding: The proposed use is residential and associated offices. The proposal does not introduce hazards or potential for damage to neighboring properties that cannot be mitigated.
- D. *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: An upgrade and redevelopment of the YWCA Campus should have a positive impact on the surrounding area. The YWCA is an existing use and provides an essential service in the community.
Finding: The project satisfies this standard.

5. Compliance with Other Applicable Regulations

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

Finding: Planning Staff is unaware of any other applicable regulations to which this property and proposal would be subject. The project will be required to meet applicable codes prior to the issuance of a building permit.

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 proposed conditions of approval shown with the recommendation on page 1 of this report are related to the expiration of approval and project compliance with applicable City Ordinances and City Department requirements. These are within the police powers of the City.
- B. *The condition must substantially further a legitimate public purpose.*
Analysis: The proposed conditions of approval assure that the project will comply with all applicable codes and ordinances; and that the project will be completed in a timely manner or otherwise be reviewed again.
- C. *The condition must further the same public purpose for which it is imposed.*
Analysis: The public purposes of the proposed conditions are an attempt to assure the project will be completed in an effective manner; and that the project will comply with all applicable codes and ordinances.

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 will be responsible for compliance with all conditions.

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 dedications of land or other contributions are suggested or needed in this case.

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

Analysis: The conditions proposed for this conditional use require action within one year if approved and compliance with all applicable codes and ordinances. These conditions are expressly attached and not merely implied.

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.*

Finding: The proposed conditional use is one listed by Code and is therefore lawful.

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

Finding: The proposal will have little if any negative impact on the surrounding area.

- 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: No 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 are anticipated. The proposal is an expansion of an existing use. Staff is not aware of any of these issues being present with the existing use.

Finding: The project satisfies this standard.

Planned Development Review

21.A.54.150 Planned Developments:

A Planned Development is a distinct category of Conditional Use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the City seeks to achieve the following specific objectives:

- 1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations;*
- 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;*
- 3. Combination and coordination of architectural styles, building forms and building relationships;*
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;*
- 5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City;*
- 6. Use of design, landscape or architectural features to create a pleasing environment;*
- 7. Inclusion of special development amenities, and;*
- 8. Elimination of blighted structures or incompatible uses through redevelopment and rehabilitation.*

Additionally, Planned Developments within the R-MU Zoning District may be approved subject to consideration of the following general guidelines (a positive finding for each is not required):

- 1. The development shall be primarily oriented to the street, not an interior courtyard or parking lot;*
- 2. The primary access shall be oriented to the pedestrian and mass transit;*
- 3. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction;*
- 4. Architectural detailing shall emphasize the pedestrian level of the building;*
- 5. Parking lots shall be appropriate screened and landscaped to minimize their impact on the neighborhood;*
- 6. Parking lots shall be shielded to eliminate excessive glare or light into adjacent neighborhoods;*
- 7. Dumpsters and loading docks shall be appropriately screened or located within the structure;*
- 8. Signage shall emphasize the pedestrian/mass transit orientation.*

The applicant has applied for a Planned Development for the following design related issues as previously stated. These are followed by a discussion and finding for each issue:

1. A relaxation of the fifteen foot (15') maximum setback required in the R-MU Zone for the new building proposed on the south side of the campus;
2. A relaxation of the minimum forty percent (40%) glass requirement in the R-MU Zone for the new building proposed on the west side of the campus facing 300 East;
3. A relaxation of the requirement for one operable building entrance per elevation that faces a public street requirement in the R-MU Zone for the new building proposed on the west side of the campus facing 300 East.

Discussion Regarding the First Design Issue

The purpose of the fifteen foot (15') maximum setback is to require buildings to be built at the street to create a contiguous block face thereby enhancing walkability and the pedestrian experience. The proposed building on the south side of the Campus is to be located in an area that is currently a surface parking lot. The proposed building would be setback approximately 335' from the property line on 300 South. This proposed building

would add to create a “frame” of structures for the Campus with an internal focus. While the above referenced general guideline discourage development that is focused on an interior courtyard or parking lot, in this instance Planning Staff asserts that it is appropriate for several reasons as follows:

1. A transitional victim home has a need for privacy and security. Creating a physical environment that is internally focused provides these elements in this situation at this location. The services provided by the YWCA would not necessarily be of interest to any passerby, yet would be specifically sought by those in need of this type of shelter, therefore the internal focus appears appropriate. This particular type of configuration also creates a more desirable environment than would be possible under strict interpretation of the Code, given the services provided by the YWCA. The proposal improves the design of the existing campus by eliminating some surface parking and replacing it with landscaping and a new structure.
2. The creation of the “frame” of structures also will screen the internal parking lot and any associated impact on adjacent properties.
3. The internal green space proposed to the north of Building B will also create a pleasing environment that is safe and private for the clients of the YWCA.

Findings: The request to exceed the maximum fifteen foot (15’) building setback is warranted in this instance and location, because it creates a more desirable environment that would be possible under strict interpretation of the Code, it will allow the screening of the existing internal parking lot, and finally it will create a pleasing environment for the clients of the YWCA.

Discussion of the Second Design Issue

Section 21A.24.170 of the Salt Lake City Code requires first floor elevations facing a street of all new buildings to have not less than forty percent (40%) glass surfaces. The elevations submitted for Building A indicate that the west elevation that fronts 300 East will not have the required forty percent (40%) glass surfaces. This first floor façade does have glass windows on the northwest corner, however Planning Staff asserts that more glass could be used in this area. Planning Staff understands that this area is the client “intake” area and privacy and security are necessary, however more glass could be used. The glass does not have to be transparent, but could be a translucent glass or glass brick, or some other glass material that would allow light to pass yet at the same time maintain privacy and security.

The primary focus of the west elevation of Building A is the garage entrances. Planning Staff understands the need for these features and notes that the structured parking is preferable to surface parking. Planning Staff also notes the openings (window and door) into the garage area attempt to meet the intent of the ordinance by providing aesthetically pleasing and functional design elements as opposed to a blank façade.

Findings: The first floor elevation of Building A that fronts 300 East does not contain the required forty percent (40%) glass surfaces. Planning Staff recommends that the applicant redesign the northwest portion of this façade to include more glass to the extent that this area appears to be a lobby; inviting to the pedestrian. Planning Staff recommends that the final decision regarding the extent of glass surface on this elevation be delegated to the Planning Director. The garage openings are necessary for access to the structured parking. The structured parking is preferable to surface parking.

Discussion of Third Design Issue

The purpose of the requirement for an operable building entrance per elevation that faces a public street is similar to the requirement for a maximum building setback discussed above. The operable building entrance is required to enhance walkability by increasing pedestrian interest. While the west elevation of Building A does

not have an operable building entrance for pedestrian use, it does have an entrance off the northwest corner of the building that is accessed via a small courtyard connected to the public sidewalk. This particular entrance, according to the applicant, is where client intake will occur and as such warrants privacy. Again, the particular services provided by the YWCA would not necessarily be of interest to the general pedestrian public, and an entrance on the west elevation of the building would not be for the purpose of attracting the general public into a retail space, office, or other use of general interest. Further, the applicant states that the courtyard area will be green with vegetation, and therefore an inviting design element.

Finding: The request for waiver of the operable building entrance per elevation that faces a public street is in this case warranted, given the proximity of the entrance on the northeast corner of Building A and the courtyard design feature leading to this entrance off the public sidewalk.

Summary

The applicant of the proposed conditional use/planned development has demonstrated compliance with, or the ability to comply with, all of the standards required. The requested relaxation of certain strict standards in the Zoning Ordinance is warranted and supported by the criteria for Planned Developments. Staff has determined that no adverse impacts on the surrounding properties or uses will result from the request and that the conditional use complies with all of the review standards. Planning staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

**EXHIBIT B –
Central City Community Council Comments**

From: thomas mutter [ccnc@rock.com]
Sent: Thursday, June 05, 2008 4:55 PM
To: Traugher, Lex
Subject: YWCA planned development
Hi,

Tom here with Central City Neighborhood Council (CCNC). I wanted to forward the positive vote from last nights meeting on to you. There were no objections to any part of the proposal as presented. The YWCA has been a great neighbor for everyone in Central City and we look forward to seeing the project realized. Everyone in attendance voted in favor of the project. CCNC bylaws require an applicant to come before the Council twice on certain land use issues before a vote is taken but there are some circumstances where this is waived and last night there was enough positive support that the applicant will not be required to come before us a second time. I hope this is all you need from me. Thank you.

Tom Mutter
CCNC Chairperson

Mary Daniels
CCNC Vice Chairperson

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ROCK YOU ROCK! YOUR E-MAIL SHOULD TOO!
.COM SIGN UP NOW AT ROCK.COM AND GET 1GB OF STORAGE!

**EXHIBIT C –
City Department/Division Comments**

Traughber, Lex

From: Lucas, Duran
Sent: Wednesday, April 23, 2008 1:10 PM
To: Traughber, Lex
Cc: Spencer, John
Subject: Re: Petition 410-08-09 YWCA Campus

April 23, 2008

Lex Traughber

Re: YWCA Campus of Salt Lake City
Planned Development/Conditional Use

Property Management has reviewed the referenced petition and has visited the site. It appears that the petitioner does have two existing encroachments into the public right-of-way. Both encroachments are a result of building ADA accessibility ramps. Property Management would like clarification as to whether these ramps are intended to remain or if they will be removed as part of the new development. If these ramps are to remain as part of the final development, or if at any time the planned development changes and additional encroachment results, the petitioner will be required to sign a lease agreement for the encroachment. With that being said, we have no objection to the petitioner's request and will defer to the other City departments' comments.

Duran Lucas
Property Management

4/23/2008

Traughber, Lex

From: Brown, Jason
Sent: Wednesday, April 23, 2008 10:15 AM
To: Traughber, Lex
Cc: Garcia, Peggy
Subject: Petition 410-08-09 YWCA Campus of Salt Lake City
Categories: Program/Policy

Lex,

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

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

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval.

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

Water/Sewer

According to our records there is an existing eight-inch sewer main located south of the proposed parking structure. We are currently researching the ownership and easement information for this main. There are several existing sewer laterals that served structures along the property off of this sewer main. The sewer laterals can be reused if they are found to be in satisfactory condition. If the laterals are not used then they must be "killed" per SLCPU Standards. Expected sewer flow rates and discharge locations must be provided to Public Utilities, with this information we will determine if the existing sewer mains have the capacity and if any offsite improvements will be necessary. For any of the existing structures that are going to be demolished, the sewer laterals that are not going to be reused must also be killed per SLCPU standards. If there are cafeteria style food preparation facilities proposed then the kitchen waste must be routed through a 800 gallon minimum grease trap.

There are numerous culinary and fire protection services to the parcels. As a Planned Development, the project will be required to master meter culinary use for all the buildings. Any fire hydrants located within the property must be routed through a detector check valve. Currently there is one six-inch detector check valve connected to the main in 300 South and one four-inch fire sprinkler lateral connected to the main in 300 East. These services can be reused if they meet the fire flow requirements for the proposed structures. Public Utilities will allow new connections for fire protection to the mains in 300 South and or 300 East. The exact location and configuration are subject to review and approval by Public Utilities. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering or dust control

4/23/2008

activities required during construction.

Storm Water

This project will be required to submit a storm drain master plan showing all detention, catch basins, BMPs, high water mark, overflow routing and pipe type and size. Public Utilities will also require that a storm drain report accompany the storm drain master plan that would contain all supporting documentation, methodology and calculations. A maximum of 0.2cfs/acre will be allowed to discharge into the public storm drain system. All building pads must be above the highest detention pond elevation. The engineer must provide calculations showing that there is enough hydraulic head to gravity drain the private drainage system. High ground water is typical for this area. Drainage from the covered portion of the parking structure must be routed through a sand/oil separator and discharged into the sanitary sewer system. This development must be graded to minimize sheet flows across neighboring properties. Bubble-up inlets or sumps will be discouraged. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed.

Agreements and Fees:

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

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. If a sewer lateral or water service crosses through an adjacent property, an easement for that utility must be provided. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, islands, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Public Utilities will approve this project if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax

Traughber, Lex

From: Walsh, Barry
Sent: Tuesday, April 22, 2008 10:02 AM
To: Traughber, Lex
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 410-08-09
Categories: Program/Policy

April 22, 2008

Lex Traughber, Planning

Re: Petition 410-08-09 YWCA Campus of Salt Lake City 322 East 300 South Planned Development / Conditional Use.

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

The parking calculations note for the August 10, 2006 review was for the Lolie Eccles Teen Home & Childrens Center basement expansion. The parking calculation's given were that 79 stalls existed and 75 were required. The expansion required 10 additional stalls for a total of 85 stalls. The transportation approval was for six on street parking stall reduction credits for a total 79 on site parking stalls required. There were eighteen stalls available along the 300 South frontage at that time.

Per our DRT preliminary conceptual review comments: final parking structure design reviews area required per full civil engineering drawings showing all parking stalls fully dimensioned with column spacing locations and size, ramps and grades with transitions, drainage, height clearances, gates / door setback, ADA stalls, bike (5%) stalls, etc.

The new development parking calculations indicate that 92 parking stalls (shared scenario) will be required and 91 stalls will be provided on site with the remainder credited on street. The change from the past 85 stall requirement to the proposed 92 stalls is such that no Traffic Impact Report is required in that both roadway frontages are special collector class roadways and the abutting intersections are signalized.

Sincerely,

Barry Walsh

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

4/23/2008

Traughber, Lex

From: Itchon, Edward
Sent: Monday, April 14, 2008 4:48 PM
To: Traughber, Lex
Cc: McCarty, Gary; Montanez, Karleen; Butcher, Larry
Subject: 410-08-09 YMCA Campus

Fire hydrants within 400Feet of all exterior walls. If this is not possible the Automatic fire sprinkler system may be used to meet this requirement. If the occupancy requires that then an additional 0.10 density may be used.

Dwelling units will require Automatic Fire Sprinkler. The systems will require remote station interconnection. When floors are measured 30 feet from the lowest point of fire department access the building will require class III standpipes.

The buildings will require a complete automatic fire alarm system.

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: April 15, 2008

Project Name: YWCA Campus Planned Development

Project Address: 322 East 300 South

Contact Person: Lex Traughber
Phone Number: (801) 535-6184

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

Zoning District: R-MU

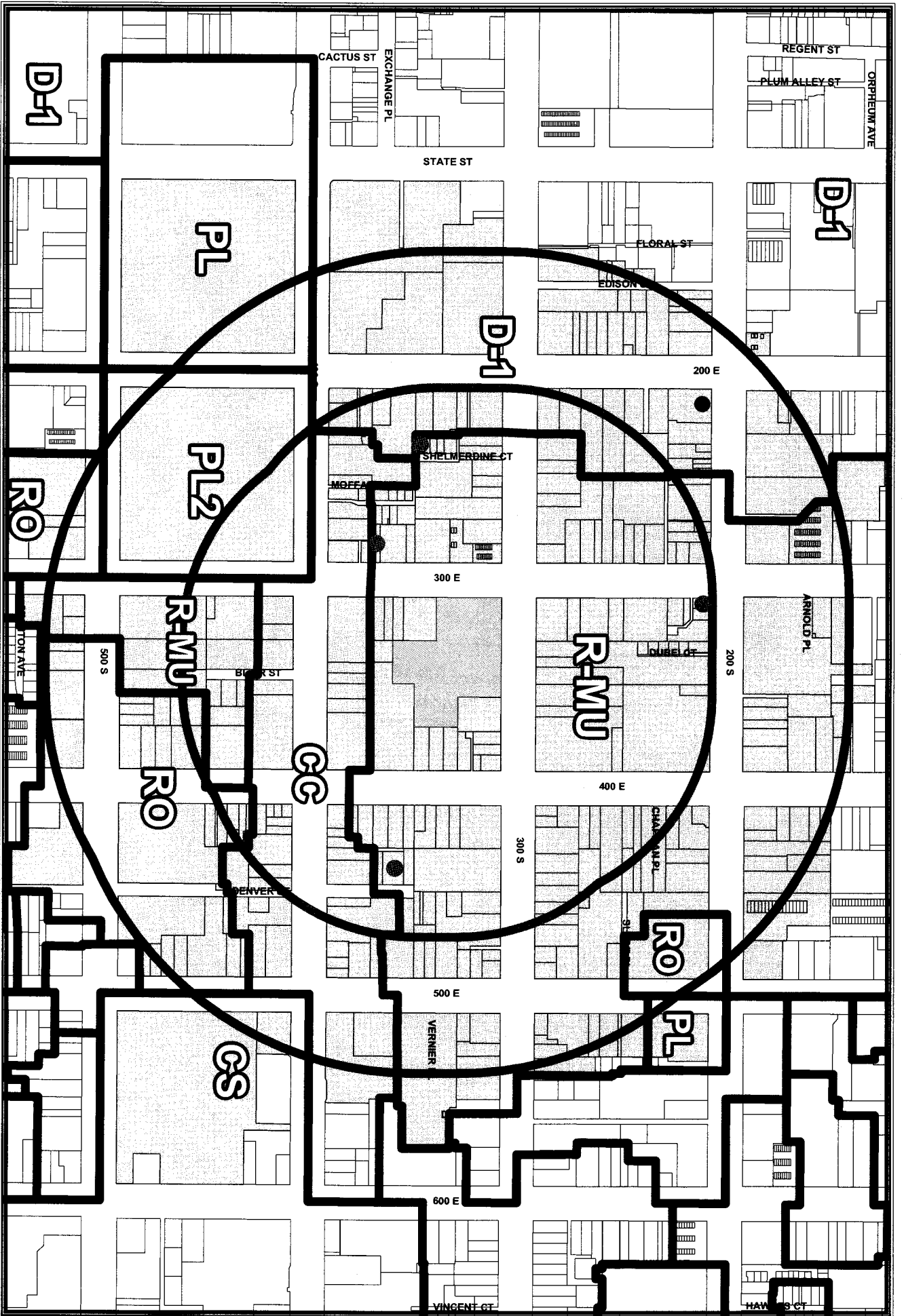
Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review is based on DRT meetings held on July 3, 2007, and October 1, 2007.

1. Conditional Use Petition #410-08-09 must be approved.
2. Subdivision Petition must be submitted and approved to combine all existing lots into one new lot with one new Tax ID number.
3. The first floor elevation of Building A, which fronts on 300 East Street, must have at least 40% non-reflective glass surfaces and have at least one operable building entrance on the west elevation (per 21A.24.170.J).
4. Public Utilities approval required.
5. Fire Department approval required.
6. Engineering Division approval required for any public way improvements.
7. Transportation Division approval required for parking stall layout, vehicle circulation, access from public streets, public pedestrian access, etc.

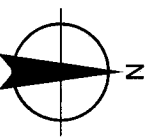
**EXHIBIT D –
Map of Conditional and Non-Conforming Uses**



- Conditional Uses in Residential Districts
- Commercial/Office NonConforming Uses

- 1320 Foot Buffer around the Subject Property
- 800 Foot Buffer around the Subject Property

- ▨ Subject Property
- ▨ Parcels that Intersect the 1320 Foot Buffer around the Subject Property



**EXHIBIT A –
Site Plan and Building Elevations**