

PLANNING COMMISSION STAFF REPORT

Capitol Hill Investment Partners *Metaview Condominiums* Petition 400-07-37 Master Plan Amendment and Petition 400-07-38 Zoning Map Amendment for property at 477 North 300 West

March 12, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Capitol Hill Investment Partners

Staff: Everett Joyce at 535-7930 or email at everett.joyce@slcgov.com

Tax ID: 08-36-251-007

Current Zone: Community Business (CB)

Master Plan Designation: The Capitol Hill Community Master Plan Future Land Use Map designates the subject property for general commercial use.

Council District: District 3 K. Eric Jergensen

Acreage: 0.63

Current Use: Vacant service station

Applicable Land Use Regulations:
21A.50.050 Standards for general amendments. Master Plan and Map amendment

21A.34.060 Groundwater Source Protection Overlay District.

Attachments:

- A. Application
- B. Department Comments
- C. Site Plan and Concept Elevation
- D. Newspaper Notice

REQUEST

A request by Capitol Hill Investments Partners for approval of a master plan amendment (400-07-37) and rezoning (400-07-38) of a vacated commercial property located at 477 N 300 West. The subject property is located in the CB Community Business Zoning District. The applicant requests an RMU-45 zoning classification to accommodate a proposed 22 unit residential development with opportunity for live/work spaces. The applications are included in Attachment A.

Master plan and map amendments require the Planning Commission to forward a recommendation to the City Council for final decision.

PUBLIC NOTICE

On February 27, 2008, a notice for the Planning Commission public hearing was mailed to owners of property within a radius of 450 feet as well as to community council chairs meeting the minimum 14 day notification requirement. In addition, notice was sent to all individuals on the Planning Division's list serve. On February 27, 2008, a notice of the Planning Commission public hearing was advertised in the Salt Lake Tribune and Deseret Morning newspapers. On February 29, 2008, a sign was posted on the property meeting the minimum 10 day posting requirement. The agenda was also posted on the Planning Division's website.

STAFF RECOMMENDATION:

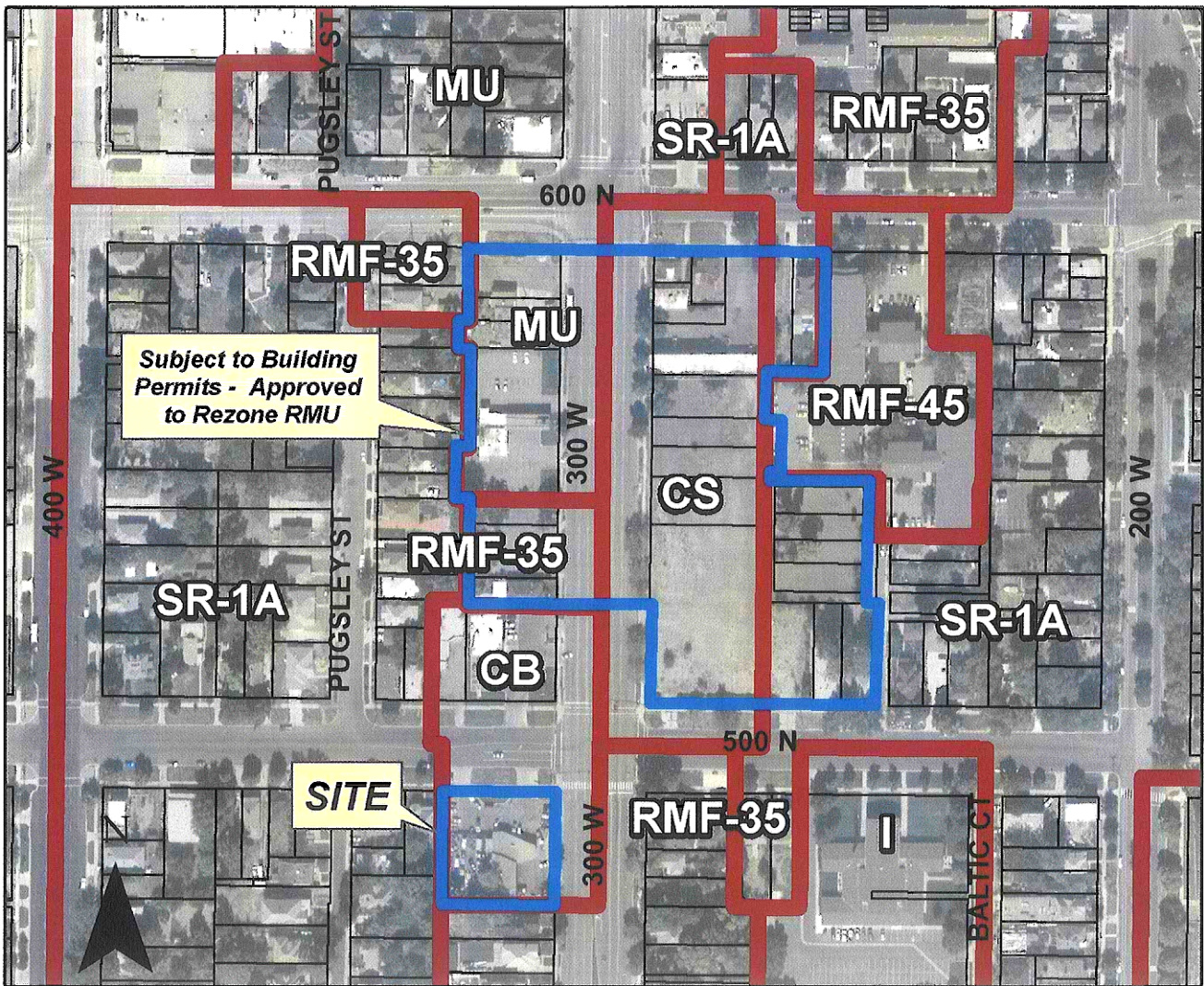
Petition 410-07-37 Master Plan Amendment

Based on the analysis and findings in the staff report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to amend the Capitol Hill Community Master Plan for property at 477 N. 300 West (Parcel 08-36-251-007) from a General Commercial to a Medium Mixed Use future land use designation.

Petition 400-07-38 Zoning Map Amendment

Based on the analysis and findings in the staff report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to rezone property at 477 N. 300 West (Parcel 08-36-251-007) from Community Business, CB to Residential Mixed Use, RMU-45 zoning classification with the following condition:

1. The applicant enters into a development agreement with the City to ensure the height of the structure does not exceed thirty-five feet (35').



VICINITY MAP

COMMENTS

Public Comments: The Capitol Hill Community Council has reviewed the project twice: first on November 21, 2007 and second on February 20, 2008. Public comment received at the second meeting identified support for the requested master plan amendment and rezoning. The community council vote was 12 in favor of the proposed development and 8 opposed. Comments raised at the meeting related to potential impacts on the limited availability of on-street parking for the neighborhood. Particularly, mentioned was Pugsley St, an interior block street located west of the subject site. Individuals stated that there is not adequate off street and on street parking on Pugsley Street. Therefore, some residents utilize 500 North Street for parking. They were concerned that the new development will increase the on street parking demand on 500 North Street.

City Department Comments: The pertinent City Departments and Divisions have reviewed the proposed project. No major issues were identified. The applicant must comply with all of the comments attached to this staff report, and any that arise during the permit process. All of the Department responses are included in Attachment B.

Permits: Preliminary comments, which are based upon the RMU-45 district:

- It is difficult to tell from the submitted plans if the structures are attached or detached. If they are detached, a planned development approval is required.
- A 10 foot landscape buffer is required along the west property line per Chapter 48.
- Based upon the submitted plans the project meets lot area and open space requirements.
- The site lies within the Secondary Recharge Area as shown on the Groundwater Source Protection Overlay Map. Uses will be restricted pursuant to Section 21A.34.060 Appendix B.

Transportation: The Division of Transportation identified that 300 West is a State major arterial class roadway and 500 North is a special local class roadway with the intersecting roads having a signalized intersection. The proposed change from a CB zone to the proposed RMU-45 zone will not appreciably affect the traffic generation for these existing roadways. All proposed site development is required to comply with City transportation design standards for access, maneuvering, staging, and parking.

Public Utilities: All design and construction must conform to State, County, City and Public Utilities standards and ordinances.

Airport: The property at 477 N. 300 West is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to Airport operations.

Redevelopment Agency: The Redevelopment Agency staff had no comments.

Engineering, Fire and Police: No response was received from these Departments.

Staff Analysis and Findings

Project History: The property is currently vacant and was previously used by City Cab as a repair and maintenance facility for their fleet. The original use was a service station with minor repair bays. A review of the State's list of sites with underground storage tanks identified that there are three closed underground tanks on the subject site. Closed underground tanks are not in use and did not have any leaking problems when closed.

Surrounding zoning patterns within the neighborhood consist of single-family / duplex zoned areas adjacent to RMF-35 and RMF-45 multi-family zoning, mixed use zoning and commercial zoning. Immediate surrounding land uses include single-family, duplexes, apartments, commercial uses and a neighborhood park.

Pre-Submittal Meeting with Planning Staff: Prior to the submittal of the application, the applicants, attended a pre-submittal conference on November 15, 2007 with members of the Planning Staff. It was noted in the pre-submittal meeting that previously, it was recommended that the applicant consider rezoning of the property rather than process the proposal as a conditional use, due to a moratorium on conditional uses that affected the CB Zoning District. It was identified in the pre-submittal meeting that a ten foot landscaped buffer adjacent to the single family residential district is required. Recommended that they talk to Rocky Mountain Power and other utilities about the correct placement of utility boxes (outside public view) to ensure that the proposed project was in keeping with the intent of the master plan policies, would be harmonious with the surrounding area and would not have a negative impact on adjacent properties. The applicant will address the site plan issues through the condominium application process.

Staff Review: Staff identified with the applicant when the condominium development proposal is processed that the conceptual site plan will need to be modified to accommodate the required ten foot landscaped buffer along the west property line and detailed site plans will need to be provided and reviewed as to meeting city code requirements.

Standards for general amendments.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

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

Analysis: The property is located in the boundaries of the Capitol Hill Community Master Plan (2001). The Future Land Use Map classifies the subject property as general commercial. The applicant has submitted an application for amendment of the Capitol Hill Community Master Plan to amend the Future Land Use Map designation from Commercial to Mixed Use.

The proposed zone change is subject to the Salt Lake City Code, Chapter 21A.50, Amendments and Special Approvals. The proposed master plan amendment is subject to the Utah Code Annotated (10-9a-204) which identifies procedures for adopting and amending general plans. The following policy document sources were also considered in evaluating this request:

- The Capitol Hill Zoning Map (2008)
- The Capitol Hill Community Master Plan (2001)
- The Salt Lake City Community Housing Plan (2000)
- The Final Report Salt Lake City Futures Commission, Creating Tomorrow Together, (1998)
- The City Vision and Strategic Plan for Salt Lake City, (1993)

Capitol Hill Zoning Map: This request involves amending the zoning map to rezone the parcel from a CB to an RMU-45 zoning classification. The subject parcel is the only property zoned CB in the southwest corner of the 500 N 300 West intersection. Adjacent property to the west is zoned SR-1A and the adjacent property to the south is zoned RMF-35. The requested Residential/Mixed Use (RMU-45) zoning would incorporate all of the CB zoning on the block. The CB zoning also allows multi-family dwellings and mixed use development.

Zoning patterns within the West Capitol Hill Neighborhood show that numerous SR-1A zoned properties are adjacent to RMF-35, RMF-45 and MU Zoning Districts

Capitol Hill Community Master Plan: The 2001 Capitol Hill Community Future Land Use Map identifies the subject property for General Commercial land uses. The Future Land Use Map identifies the adjacent properties to the west for Low Density Residential land use and the properties to the south (along 300 West) for Medium Density Residential land use. (Future Land Use Map - Page 2)

The subject property is in the West Capitol Hill Neighborhood of the Capitol Hill Planning Community. The master plan identifies the following:

This neighborhood has always been an area of mixed uses including residential, commercial and industrial. Today the West Capitol Hill Neighborhood is a mixed-use area with a strong residential component. (Page 6)

Policies

- *Ensure infill development is compatible with neighborhood characteristics.*
- *Incorporate adequate landscaping into all future development.*
- *Allow moderate increases in multi-family uses in appropriate locations and within the mixed-use area.*
- *Encourage new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.*

Commercial. A section of this Master Plan focuses specifically on commercial development and implementation of a neighborhood shopping node in the West Capitol Hill Neighborhood, on 300 West, and states the following:

Many of the existing commercial uses in the community are heavy commercial land uses or are oriented to servicing commuters or tourists and are not neighborhood retail/service oriented. The lack of neighborhood oriented retail services is a major concern voiced by citizens of the community during the public input process of the development of this master plan.

One of the obstacles in providing adequate commercial opportunities for the residents in the Capitol Hill Community is related to the location of the existing commercial land uses and the built environment. Most of the population in the Community lives in the southern half of the community in neighborhoods which consist of a dense concentration of dwellings. The main commercial areas in the Capitol Hill Community are located along 300 West, Beck Street, North Temple and 400 West. Most of the businesses are classified as heavy commercial uses or are tourist related. Furthermore, several of the existing commercial uses are marginal and/or not well maintained. The proximity of the community to the Central Business District, which services not only all City residents but is a regional activity center for retail services, precludes a wide-variety of retail services from locating in the Capitol Hill Community. (Page 7)

Mixed Use. *Portions of the area between 300-900 North Streets and 300-400 West Streets are identified as mixed-use areas. The West Capitol Hill Neighborhood Plan (1996) allows both low-density residential and non-residential development, but medium to higher density residential development is encouraged. Properties, which front on 300 West Street, are prime locations for market-rate, high density residential development because of their access to a major arterial, as well as their proximity to Warm Springs Park and Downtown. Because of limited property depth, desired development along the 300 West Street frontage will likely include retail on the first floor with apartments above. Development in the blocks between 600 and 800 North Streets and 300 to 400 West Streets may also include freestanding buildings of separate retail and residential nature.*

The mixed-use concept varies from traditional zoning approaches designed to separate uses and instead focuses on making different uses more compatible. A mixed use designation will rely on market demand as the key driving force for development. However, guidelines are provided to assure land use balance and compatibility. The mixed-use designation also allows land uses to be interspersed throughout the area in separate structures. Design guidelines in the mixed-use area emphasize compatibility rather than separation. (Page 8)

Salt Lake City Community Housing Plan: The goal of this Plan is to enhance, maintain and sustain a livable community that includes a vibrant downtown integrated with surrounding neighborhoods that offer a wide range of housing choices, mixed uses, and transit oriented design. This Plan focuses on concepts for creating a wide variety of housing types across the City and encouraging mixed use and mixed income housing.

In regards to mixed use development, this plan states that the City Council supports mixed use projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses.

Final Report Salt Lake City Futures Commission: In its Executive Summary, this report states “Salt Lake City Neighborhoods are diverse, exciting, safe, well maintained, and supportive of families and young people. Vibrant neighborhoods are fundamental to the health and vitality of the city and citizens, business owners, and local government each have a role to play in creating and sustaining ideal neighborhoods.”

City Vision and Strategic Plan: An objective of this plan is:

- *The City will include a wide variety of affordable housing opportunities in attractive, friendly neighborhoods that provide a safe environment for families. (Page 5)*

Finding: The Capitol Hill Master Plan specifically addresses the development of a neighborhood shopping node on 300 West, between 500 North and 600 North. Significant implementation of this policy has occurred through the rezoning and planned development approvals for the nearby Marmalade development. This development provides a community commercial node on the east and west sides of 300 West between 500-600 North as well as additional multi-family development. The proposed 22 residential units on the subject site will provide additional residential support base for the commercial node being developed across the 500 North 300 West intersection.

In reviewing the goals of the Master Plan and the project that is being proposed for this location, it is evident that the goals of the Master Plan are coming to fruition. Amending the master plan and rezoning the subject property will result in an encompassing recognition of the Master Plan goals by providing higher density residential land uses, which expands the variety of housing types in the community and promotes the walkable community concepts. Staff finds that the requested master plan amendment and rezone are appropriate for this location, are consistent with the City’s general plan and would implement the goals of the Plans and Reports discussed above.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Analysis: The 300 West corridor in the Capitol Hill Neighborhood includes a variety of land uses including single-family detached, multi-family, commercial and mixed use. The project is also within an RDA target area which was adopted in 1996. As such, the RDA has been instrumental in encouraging new multi-family residential development in the area, especially along the 300 West corridor, which is a policy for this area of the community. The RDA was also instrumental in attracting the development of the mixed use Marmalade project which fronts on the east and west sides of 300 West between 500 and 600 North. Most notably in that development is a new high density mixed use structure approved for the northeast corner of 500 North and 300 West; caddy corner from the subject property.

Although the proposed zoning classification would allow a structure to be as high as 45 feet, the conceptual drawings indicate a building which is approximately 35 feet, similar to what is allowed in the

CB and RMF-35 zoning districts which surround the property to the north, south and east. The zoning of structures to the west is SR-1A which allows a maximum height of 23 feet.

The proposed building on the subject site will be constructed of a combination of concrete, concrete fiber and glass as shown on the elevation drawings, similar to the materials and architectural style of the approved mixed use node buildings on the east side of 300 West Street. The concept site plan and elevation drawings are included in Attachment C.

The subject property was identified by the Master Plan as an area that should be revitalized with community oriented businesses that will provide a high level of visual quality and proper maintenance. The RMU-45 zoning district allows for community oriented businesses within a mixed use development. The proposed development is not yet typical of the surrounding area but along with the Marmalade development and other new residential and mixed use developments being built on 300 West north of 500 North, the proposed development will be another catalyst to meet the mixed use goals of the West Capitol Hill neighborhood.

The following related mixed use design guidelines are from the Urban Design Guidelines for Residential Areas in the Capitol Hill Community Master Plan:

Areas in the West Capitol Hill Neighborhood have been zoned to allow for mixed use development. The Mixed Use zoning designation emphasizes compatibility between differing land uses rather than separation. Potential land use conflicts should be mitigated through the application of design guidelines. The following design guidelines should be used in the development of properties within the mixed use zoning district:

- *Massing and scale of structures should be compatible with the surrounding land uses.*
- *Buildings adjacent to streets should be oriented to the street.*
- *Building height maximum for residential uses should be 45 feet permitted and 60 feet as a conditional use.*
- *Building setbacks within the mixed use areas vary. New development should maintain ten foot front yard landscaped setbacks. New development along the 300 West Street frontage should be built to the 10 foot setback line to provide a continuous design characteristic.*
- *Lot coverage should be limited to 70 percent for residential uses.*
- *On-street parking is encouraged.*
- *Off-street parking should be placed within the side or rear yard. Front yard parking should be discouraged. (Page 15)*

Site Design standards related to existing and proposed zoning

This section discusses the design standard differences between the existing zoning, the requested zoning classifications as well as the adjacent RMF-35 multi-family zoning south of the subject parcel.

Standard	CB	RMF-35	RMU-45	Proposal
Height	30'	35'	45'	35'
Density	No limit	13 units	22 units	22 units
Setbacks				
Front Yard	0	20'	0 – 15' max	5'
Corner Side Yard	0	10'	0 – 15' max	5'
Side Yard	0	10'	0	10'
Rear Yard	10'	25'	30'	30'
Landscape Buffer	7'	10'	10'	10'

The RMU-45 Zoning District allows an additional ten feet of building height than the adjacent zoning districts, however; the proposed development is proposed to be at approximately 35 feet in height.

The Capitol Hill Community Master Plan supports community commercial and mixed uses. Most mixed use areas within the West Capitol Hill neighborhood are medium-high density residential with allowance for retaining warehousing type land uses. The increased density of the RMU-45 Zoning District provides more housing units adjacent to the new commercial node along 300 West Street and supports the mixed use and walkable goals of the City's master plan policies.

Finding: Mixed use residential development is appropriate along the 300 West corridor of the West Capitol Hill Neighborhood. The proposed development is similar to other types of architecture approved for this area and the proposed height of the structure, at thirty-five feet, will be similar in height to other existing structures in the area and consistent to what much of the properties surrounding it are zoned. In addition, the architecture of the proposed building and development pattern of the site are appropriate for the site and the 300 West streetscape for this portion of the West Capitol Hill neighborhood. The proposed development concept and zoning are harmonious with the immediate area.

C. The extent to which the proposed amendment will adversely affect adjacent properties;

Analysis: The existing adjacent land uses include low-density residential and commercial development to the north, high density mixed use to the northeast, and a mixture of low and medium density residential to the east (across 300 West) south and west. In addition, the zoning to the north, east and south is RMF-35 a medium density residential zoning district, which is similar to the RMU-45 zoning district. In addition, the zoning to the northeast is a high density mixed use zoning district. The zoning to the west is SR-1A a typical low-density residential zoning district found throughout the Capitol Hill Neighborhood, which allows single-family and duplex structures. The building site orientation proposed, places the rear yard setback adjacent to the low density residential parcel to the west. This site design layout places the principal building 30 feet from the west property line. Within this 30 foot setback, there will also be a ten foot landscaped buffer. A ten foot setback is proposed from the adjacent RMF-35 zoned parcel to the south.

At the Community Council meeting, there was support for the project. However, those who did not support the project were concerned about the impact of on-street parking within the neighborhood. The existing property consists of numerous large driveway approaches. The redevelopment of the site will require the removal of existing driveways and provide additional on-street parking along both the 500 North and 300 West Street frontages.

Finding: Staff finds that the proposed amendment will not have an adverse affect on adjacent properties, as it will allow for a residential mixed use neighborhood development with appropriate setbacks and buffers and increase the availability of on-street parking opportunities over the existing site layout and design.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The site lies within the Secondary Recharge area as shown on the Groundwater Source Protection Overlay Map. Uses are restricted pursuant to Section 21A.34.060 Appendix B, but the standards generally apply to more intensive uses rather than residential uses. Removal of the underground storage tanks will be required to accommodate the proposed development.

Finding: The proposed development will be required to comply with any applicable overlay zoning district.

E. 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 wastewater and refuse collection.

Analysis: Staff requested comments from applicable City Departments/Divisions; including the Airport, Transportation, Engineering, the Fire Department, Public Utilities, Police, and Building Services. The departments that responded did not have any objections to the proposed zoning amendment. The proposed development must comply with City regulations prior to the issuance of a building permit. There is an existing neighborhood park one-half block to the west of the subject parcel. There are adequate utilities and roadways to service the site.

Findings: The project is located in an area served by existing infrastructure and public services. Staff finds that public facilities and services in the area, in general, are adequate to serve the subject property. The final development proposal must meet all City requirements prior to the issuance of a building permit.

MASTER PLAN AMENDMENT:

The Capitol Hill Community Future Land Use Map designates the subject property for “General Commercial” use. The Master Plan specifically discusses a neighborhood shopping node on the east side of 300 West, between 500 North and 600 North and encourages mixed use development in the West Capitol Hill neighborhood. The proposed development will comply with the goals outlined in the Master Plan including higher density residential development along 300 West and a mixture of housing types throughout the City. The Capitol Hill Community Future Land Use Map will need to be amended to reflect “Medium Density Mixed Use,” rather than “General Commercial,” for the subject property.

State Law does not have specific criteria relating to the amendment of a master plan. It does however, have specific noticing requirements. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to the noticing requirements. A notice for the Master Plan amendment was published in the Salt Lake Tribune and Deseret News on February 27, 2008 (Exhibit D). A notice was also mailed to affected property owners and posted, meeting State Law requirements for Master Plan amendments.

Attachment A
Application

Zoning Amendment Application. / Master Plan Amendment Change

Address of Subject Property: 477 North 300 West, Parcel No: 08-36-251-007

1. Request

Amend the City Zoning Map to reclassify the property from a CB zone to a RMU-45 zone. The property is located in the West Capitol Hill district of the Capitol Hill Community district.

2. Complete Description of the proposed use of the property.

We are proposing a 22-unit mixed use project at this location. We feel this will help finish the mixed use node that is being developed at the intersection of 500 North and 300 West, started by the RDA Marmalade project.

Currently standing on the property is a blighted vacant service station. The current structure is an eyesore to the community that attracts vandalism and drifters.

Our proposed project will conform to RMU-45 density requirements and with a height of 35 feet. Our proposed project will encourage pedestrian interaction with street, a direct goal of the West Capitol Hill master plan. We plan to offer live work units, which will increase the integration of our design into the community.

Please see attached conceptual designs from our architects, Method Studios.

3. Reasons why changes to the current zoning and future land use / master plan should be considered.

When the master plan was adopted in 1999, the property was grandfathered into a commercial use as an automotive service station. Our proposal will not remove commercial services from the community. Directly across 500 north is an active car repair shop.

The lot is currently zoned CB. From our research, it is one of the largest CB zoned parcels in Salt Lake City. We would definitely entertain using the conditional use process to reach a project approval. We will leave this route up to the discretion of the planning department officials.

With the automotive market in Capitol Hill serviced, the only best and most economically feasible use of the lot is a new construction build. We feel that the neighborhood is still five to ten years away from being able to sustain average market rates for office and retail project. Therefore the immediate solution to improve this parcel is to build a residential project with a small mixed use component. This will help develop a residential base that will attract further commercial used to the area.

Our proposed project density will match the spirit of the proposed master plan. We will have a smaller density than the RMU-45 zone Marmalade project.

As we've designed this project, we have received support from the community council and positive feedback from pre-submittal conferences with the Salt Lake planning department. We presented our full design concept to the Capitol Hill Community council on November 21st 2007, and received nothing but positive feedback from the citizens. They are concerned with the future use of the lot, and wish to bring affordable residential units to the neighborhood. We believe the proposed amendment is in harmony with the existing development in the area. Our project meets the development goals set by the Salt Lake Redevelopment Agency. This property is located in the RDA Capitol Hill overlay zone. The property is not located within the historical district overlay.

The following statements are taken directly from the Capitol Hill master plan. We believe they support our application and the spirit of our project.

- Describing West Capitol Hill: *This neighborhood has always been an area of mixed uses including residential, commercial, and industrial. Page 6*
- *The high-density residential areas in the West Capitol Hill Neighborhood are limited to North temple generally between 200 and 300 West and the mixed-use area north of 600 North. The North Temple area should develop as an "Urban Neighborhood" which combines high density residential development with supportive retail, service commercial, and small scale office uses." Page 6.*
- Policies for Development:
 - *Ensure infill development is compatible with neighborhood characteristics.*
 - *Encourage the development of an "Urban Neighborhood" which combines high-density residential development.*
 - *Encourage new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.*
 - *Incorporate LEED and other environmental building practices.*

- Action Items
 - *Provide improvements along 300 West Street to make 300 West Street less of a barrier and to allow the residential areas west of 300 West to more closely tie into the existing residential area east of 300 West Street.*

- Neighborhood Shopping Node
 - *The West Capitol Hill Neighborhood Plan encourages neighborhood shops to locate on the east side of 300 West Street between 500-600 North Streets to provide a nucleus of neighborhood oriented commercial uses for the Capitol Hill Community*

Our proposal will not adversely affect the traffic flow, right away, or utility access of any adjacent properties.

5. Legal Description of the Property

Commencing at the Northeast corner of Block 120, Plat "A", Salt Lake City Survey; and running thence South 165.0 feet; thence West 165.0 feet; thence North 165.0 feet; thence East 165.0 feet to the place of commencement.

APN number: 08-36-251-007

Supplemental Information

A. Comparable Lot Information

Situs House No./House Alpha	Situs Direction/Street/Suffix	Land Use	Zoning	Gross Area	Bldg/Living Area	Lot Acreage	Lot Area
775-91	N 300 W	Residential	Cb	4970	4970	0.16	6969.6
775-91	N 300 W	Residential	Cb		1274	0.16	6969.6
775-91	N 300 W	Residential	Cb		3348	0.16	6969.6
775-91	N 300 W	Residential	Cb		348	0.16	6969.6
751	N 300 W	Commercial/industrial	Cb			0.25	10890
659	N 300 W	Bar	Cb	1677	1677	0.3	13068
318	W 500 N	Service Station	Cb	2818	2818	0.17	7405.2
477	N 300 W	Service Station	Cb	2846	2846	0.62	27007.2
427	N 300 W	Retail Trade	Cb	1800	1800	0.1	4356
425	N 300 W	Industrial (nec)	Cb			0.01	435.6
425	N 300 W	Industrial (nec)	Cb	2989	2989	0.15	6534
401-11	N 300 W	Retail Trade	Cb	6376	6376	0.1	4356
401-11	N 300 W	Retail Trade	Cb		4088	0.1	4356
401-11	N 300 W	Retail Trade	Cb		2288	0.1	4356
427	N 300 W	Retail Trade	Cb			0.01	435.6
422	N 300 W	Office Building	Cb	4959	4959	0.27	11761.2
404	N 300 W 103	Office Building	Cb	18162	18162	0.43	18730.8
404	N 300 W 103	Office Building	Cb		11562	0.43	18730.8
404	N 300 W 103	Office Building	Cb		6600	0.43	18730.8
306	N 300 W	Fast Food Franchise	Cb	1818	1818	0.17	7405.2
274	W 300 N	Retail Trade	Cb			0.12	5227.2
29	S State St 7	Office Condo	Cb			0.01	435.6

The table above lists the other CB zone properties in the area.

1. There are existing residential uses in CB zones, within blocks of the subject property
2. Our parcel is the largest CB zoned lot in the area. The size does mesh well with the current permitted residential restrictions in the CB zone language.

B. Current Condition of Property



Attachment B
Department Comments

Permits Office

Everett:

My preliminary comments which are based upon the RMU-45 district:

- It is difficult to tell from the submitted plans if the structures are attached or detached. If they are detached, a planned development review is required.
- A 10' landscape buffer is required along the west property line per Chapter 48.
- Based upon the submitted plans the project meets lot area and open space requirements.
- The site lies within the Secondary Recharge as shown on the Groundwater Source Protection Overlay Map. Uses will be restricted pursuant to Section 21A.34.060 Appendix B.

Larry

Airport

Everett ,

Thank you for the notice regarding Capitol Hill Master Plan and rezone property at 477 N. 300 West . This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.

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

Transportation

January 7, 2008

Everett Joyce, Planning

Re: Petition 400-07-37: A Master Plan Amendment request at 477 N. 300 W.
Petition 400-07-38: A Zoning Map Amendment request at 477 N. 300 W.

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

The 300 West roadway fronting this parcel is a major arterial class roadway, 500 North roadway is a special local class roadway with the intersecting roads having a signalized intersection. The proposed change from a CB zone to the proposed RMF-45 zone will not appreciably impact the traffic generation for these existing roadways. All proposed site development is required to comply too city transportation design standards for access, maneuvering, staging, and parking.

Sincerely,

Barry Walsh

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

January 3, 2008

Salt Lake City Planning
451 South State Street
Salt Lake City, Utah 84111

RE: Preliminary Project Review
Petition #400-07-37 A Master Plan Amendment request at 477 N 300 W
Petition #400-07-38 A Zoning Map Amendment request at 477 N 300 W

Dear Everett,

Salt Lake City Public Utilities has reviewed the preliminary plans and layout for these proposed requests near 477 North 300 West. The following outlines Public Utilities' requirements that must be met in order to receive approval for this project from our Department:

General Requirements:

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. The developer must provide written documentation to Public Utilities showing these conditions have been met.

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.

Sanitary Sewer and Water:

Utility plans showing all proposed water and sanitary sewer connections for the proposed subdivision must be submitted for review and approval. According to our records there are currently water and sanitary sewer connections to the property. If this project is approved as a planned development then Public Utilities will allow one master meter service to serve the property for culinary water. One additional metered service will be allowed for irrigation purposes. Fire connections must be separately connected at the main from the culinary and irrigation services. Calculations must be submitted showing anticipated sanitary sewer flows from this proposed subdivision and that the downstream system is adequate to support these additional flows adhering to City standards of the downstream pipes not exceeding 75% full.

Utility plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. For all culinary water line services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by a Public Utilities' approved equivalent method. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and

City separation standards. 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. A stamped geotechnical report must be provided to Public Utilities for review and approval addressing pipe zone and pipe stabilization design for all pipes 10-feet and deeper. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering activities required during construction.

Storm Water Design and Construction

Drainage and grading plans must be submitted for review and approval. This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. No retention facilities will be allowed. High groundwater is typical in this area and a stamped geotechnical report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. All building pads, docks, paved areas, storm grates and on-site storm water detention must be above the 100-year event high water elevation as hydraulically connected to the ditches or the highest expected groundwater elevation, whichever is the worst condition. Building pads should be located several feet above this elevation. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. This high water condition and any related imported fill conditions as needed to properly drain this subdivision must be noted on the final plat and on the drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. 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. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

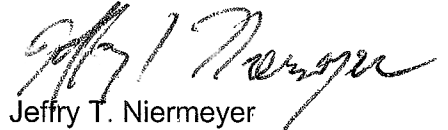
Property Issues Agreements and Fees:

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. All public utility mains must be located within public road right-of-ways. 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, fences, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Utility 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. Work for public utility system improvements must be bonded based upon an approved engineer's estimate. 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 water, fire, sewer, drainage and connection impact and inspection fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities finds this project approvable if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact Jason Brown at 483-6729.

Sincerely,



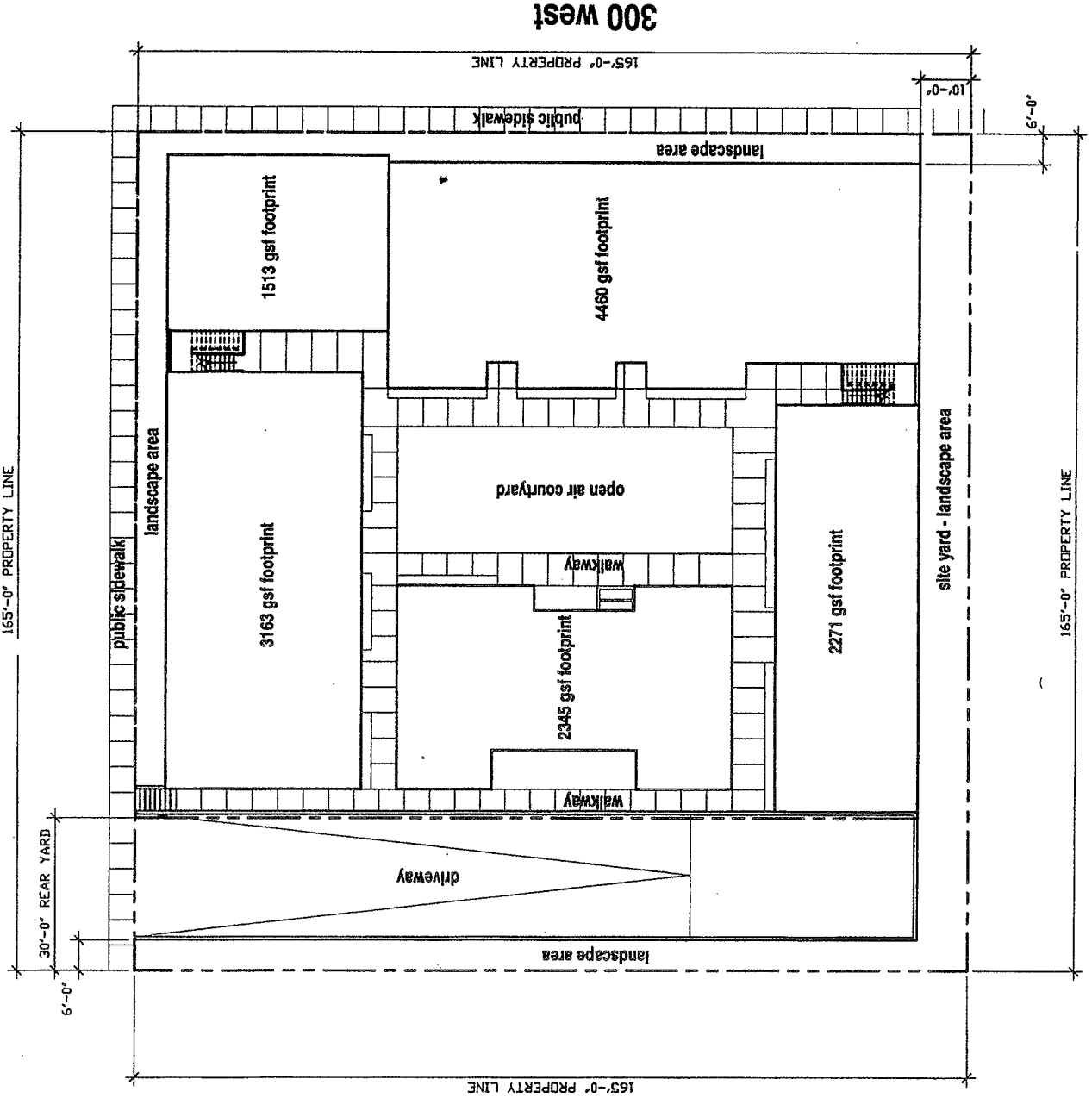
Jeffrey T. Niermeyer
Director

cc:file

JN/pg

Attachment C
Site Plan and Building Elevation

500 north



PROJECT SUMMARY

total site area:
27,225 sq. ft.

total building area:

30,720 gsf = two story above grade:

22 units total

max. building height: 35'

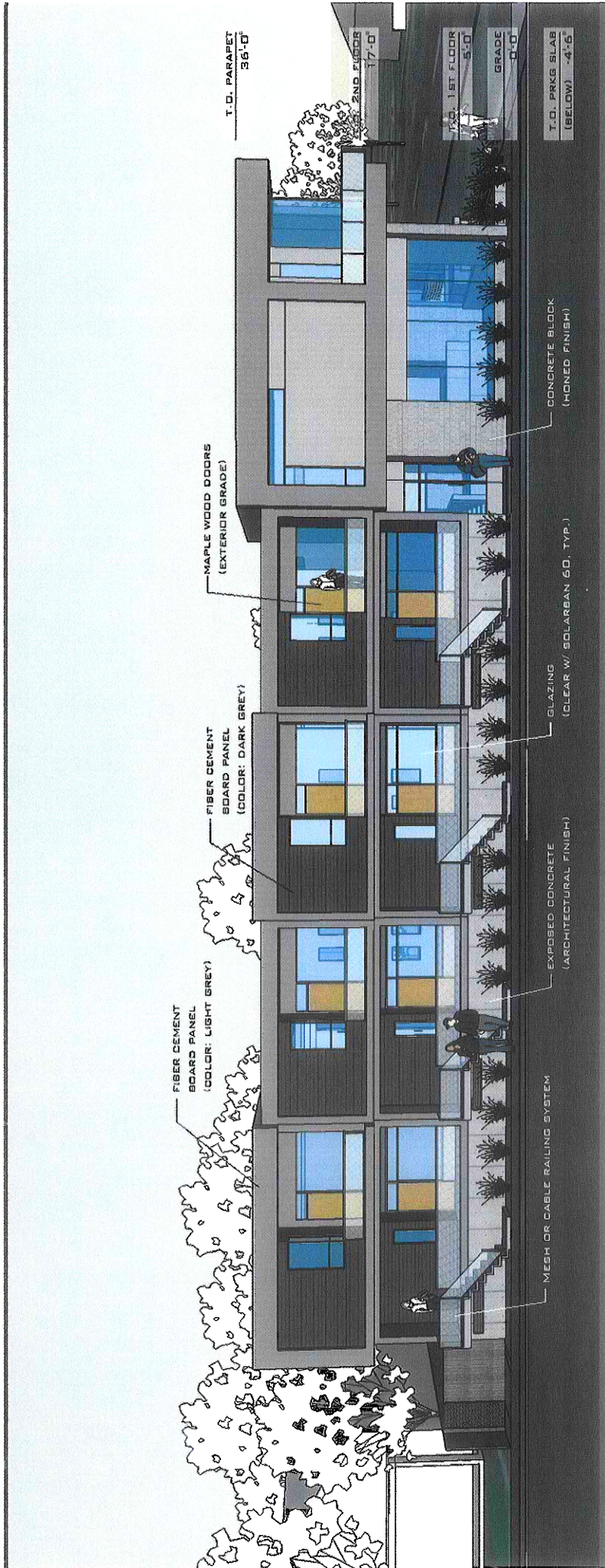
required open space: 20% mln. of site area

open space provided: 56% of site area

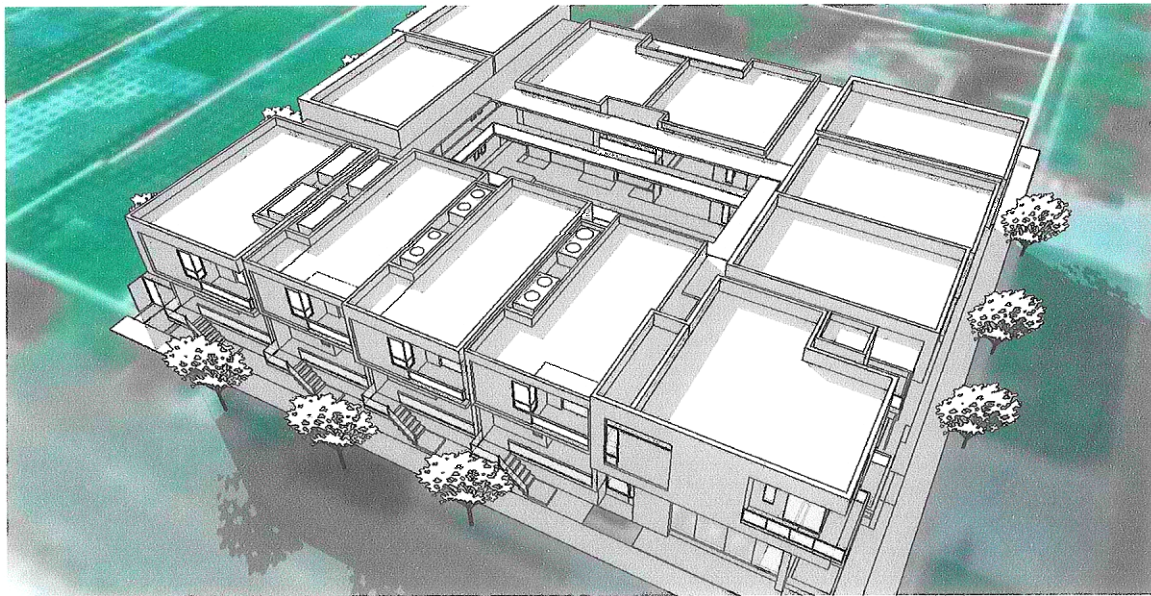
total parking (below grade): 46 stalls

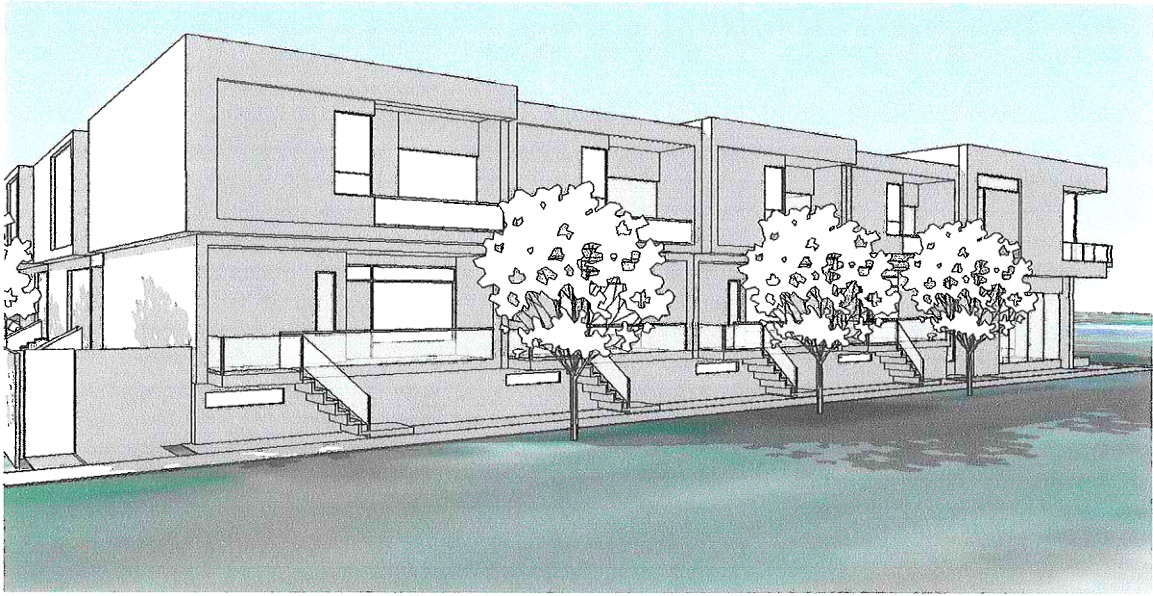


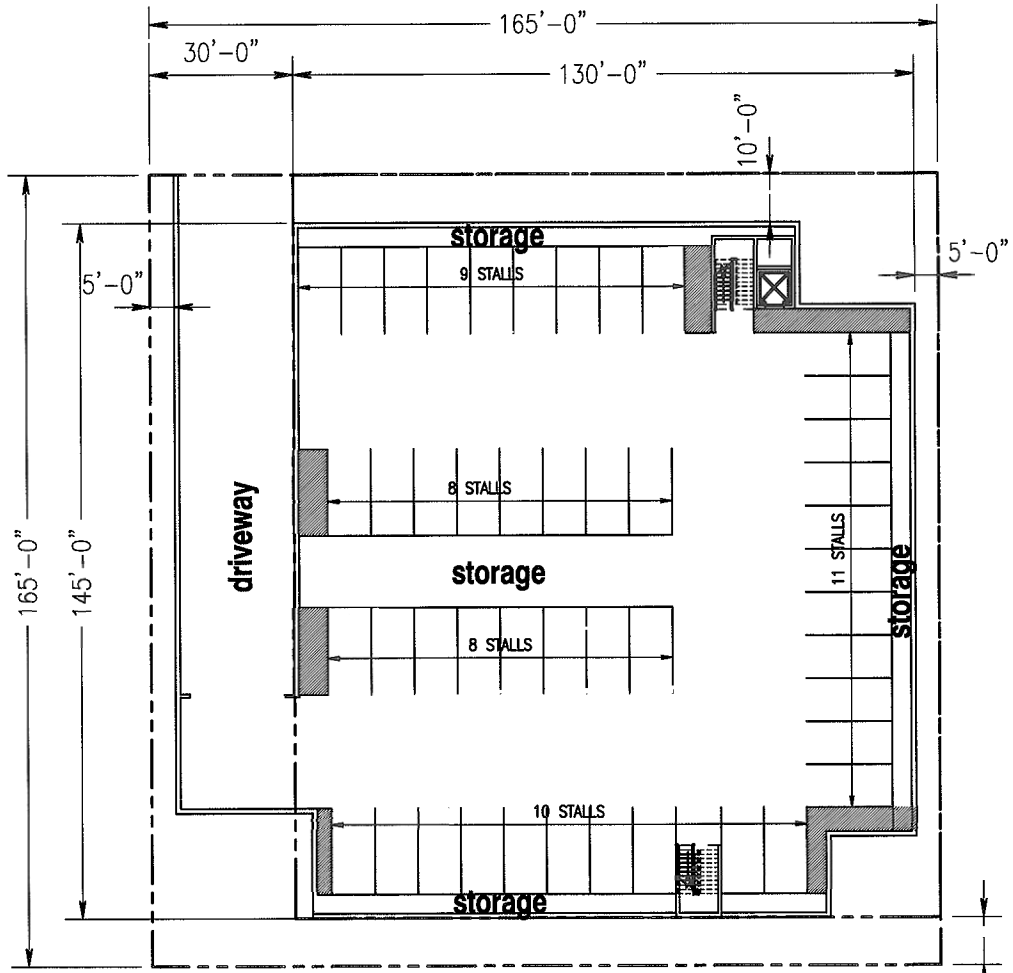
north



C. Design Concept



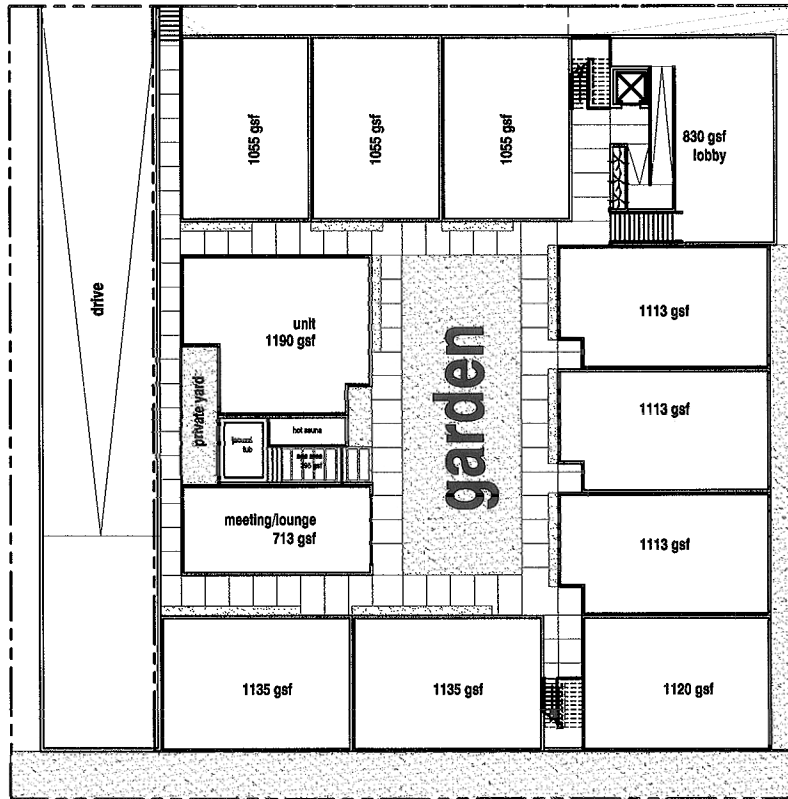




total parking: 17,840 sf
total stalls: 46

site area: 27,225 sf
buildable site area: 20,925 sf

10'-0" landscape
buffer



level one

total building footprint: 13,998 sf

interior common area:

lobby/elevator: 1513 gsf

flex space / lounge: 750 gsf

spa area: 380 gsf

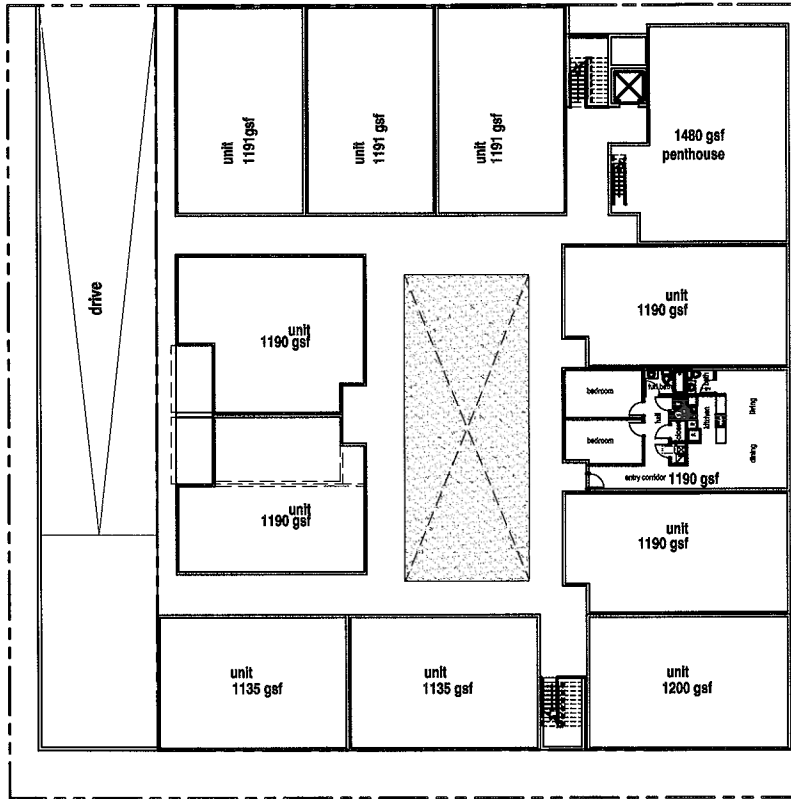
total: 2643 gsf

exterior common area:

(walkways, courtyard, and stairs)

= 6927 sf

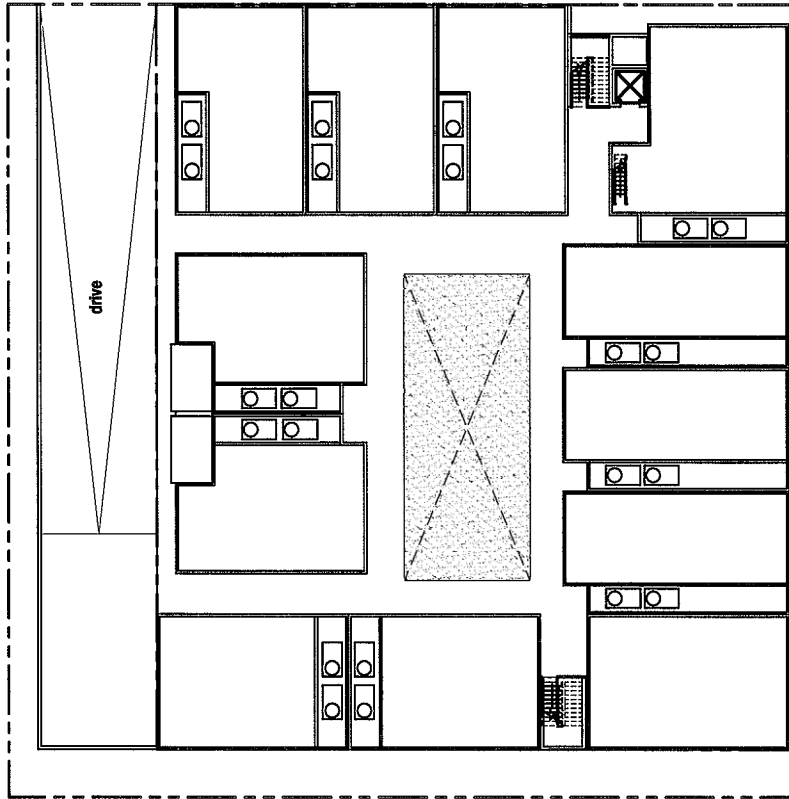




level two
14,708 sf

exterior common area
exterior common area:
(walkways, stairs and elevator)
= 3354 sf





roof plan



Attachment D
Newspaper Notice

Order Confirmation for Ad #0000244383-01

Client SALT LAKE CITY CORP PLANNING DIVISION **Payor Customer** SALT LAKE CITY CORP PLANNING DI
Client Phone 801-535-7759 **Payor Phone** 801-535-7759
Account# 1001429373 **Payor Account** 1001429373
Address 451 S State, Room 406 **Payor Address** 451 S State, Room 406
 SALT LAKE CITY UT 84111 USA SALT LAKE CITY UT 84111
Fax **Ordered By** **Acct. Exec**
EMail everett.joyce@slcgov.com **Everett** **Imoon**

Ad Content Proof Actual Size

SALT LAKE CITY
 PLANNING COMMISSION
 MASTER PLAN
 AMENDMENT AND
 REZONE PUBLIC HEARING

On Wednesday, March 12, 2008 at 5:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take comment on Petitions 400-07-37 and 400-07-38 to amend the Capitol Hill Community Master Plan and rezone property at 477 N 300 W. Requested is amendment of the Future Land Use Map from Commercial to Residential Mixed Use to allow rezoning of the property from CB Community Business to RMU-45 Residential Mixed Use. All persons interested and present will be given an opportunity to be heard.

The hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance is located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TOD service number, 535-6220, four days in advance. For further information regarding this hearing, call Everett Joyce at 535-7930.

Total Amount \$304.00
Payment Amt \$0.00

	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
Amount Due	\$304.00	0	0

Payment Method **PO Number**

Confirmation Notes:

Text: x

Ad Type	Ad Size	Color
CLS Liner	1.0 X 46 Li	<NONE>

<u>Product</u>	<u>Placement</u>
Salt Lake Tribune::	General Classified
Scheduled Date(s): 02/27/2008	
<u>Product</u>	<u>Placement</u>
Deseret Morning News::	General Classified
Scheduled Date(s): 02/27/2008	
<u>Product</u>	<u>Placement</u>
sltrib.com::	General Classified
Scheduled Date(s): 02/27/2008	
<u>Product</u>	<u>Placement</u>
deseretnews.com::	General Classified
Scheduled Date(s): 02/27/2008	