

Planning Commission Hearing Staff Report

Preliminary Condominium /Minor Subdivision 480-08-14 for CitiView Condominiums 313-323 North 300 West May 28, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Newport CitiView, LLC; Mike Akerlow

Staff: Cheri Coffey
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Tax ID: 08-36-401-001;
08-36-401-004

Current Zone: PL & MU

Council District: Three; Council member Eric Jergensen

Acres: 0.92 or 40,075 square feet

Current Use: vacant motel

Applicable City Code Land Use Regulations:

- Section 20.08.210
- Section 20.20.020
- Section 20.20.070
- Section 20.28.010
- Section 21A.56.060
- Section 21A.32.130

Attachments:

- A. Department Comments
- B. Preliminary Plat

REQUEST

The applicant requests preliminary condominium minor subdivision approval to construct a new four-story, 45-unit residential condominium.

PUBLIC NOTICE

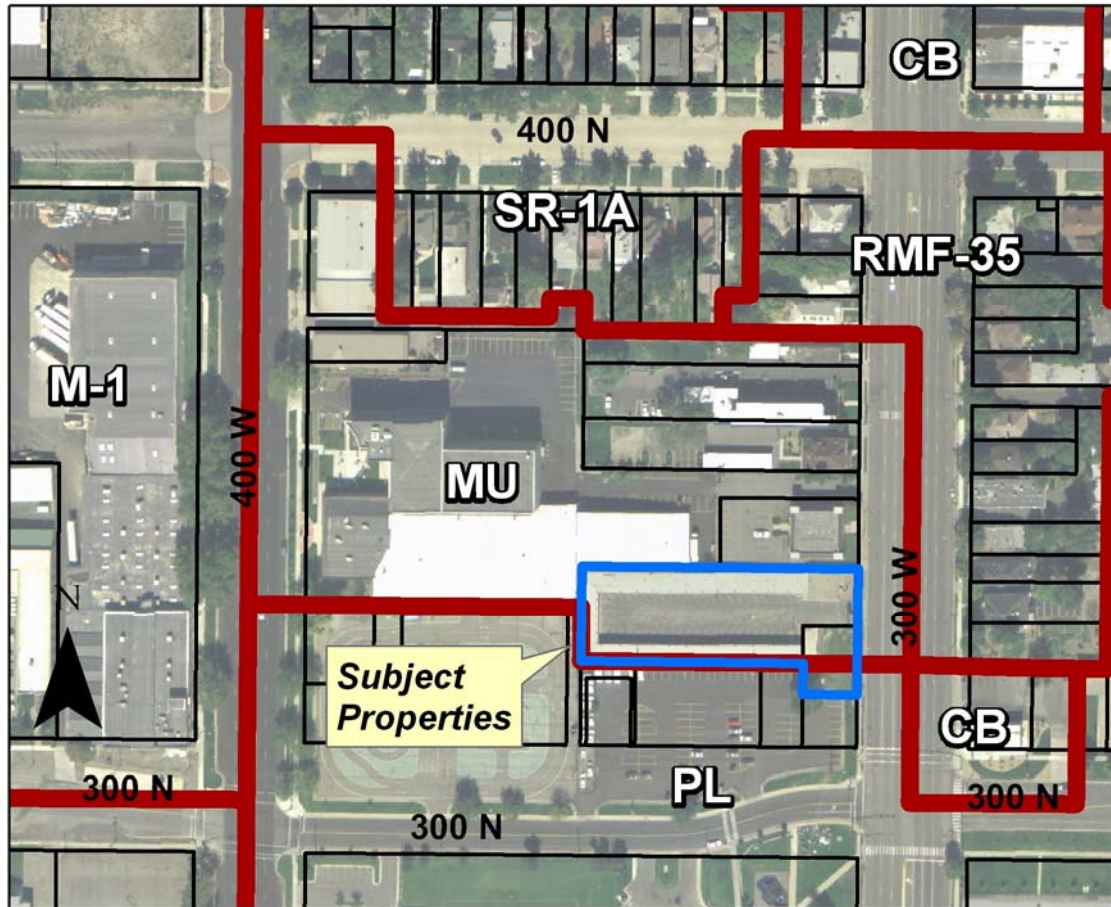
On May 13, 2008 notice of the proposed minor subdivision was mailed to all property owners within four-hundred fifty feet (450') of the subject property and a sign was posted on the property, meeting the minimum fourteen (14) day notification requirement for mailings and posting. Notification was also provided through the Planning Division's listserv and the agenda was posted on the Planning Division's website. Community Council review is not required by the City Code.

STAFF RECOMMENDATION

Planning Staff finds the request consistent with Section 20.20.070 of the Subdivision Ordinance and Chapter 21A.56 of the Zoning Ordinance. Planning Staff recommends that the Planning Commission grant preliminary condominium approval for CitiView Condominiums located at approximately 313-323 North 300 West Street subject to the following conditions:

1. Approval is conditioned upon the City Council adopting the request to rezone the property at 313 North 300 West from Public Lands to Mixed Use (Petition 400-08-05)
2. Approval is conditioned upon compliance with all department comments as outlined in this staff report. If during the building permit review process, additional requirements are stipulated by the Building Services and Licensing Department, the applicant shall satisfy said requirements prior to the recording of any approved final condominium plat.
3. Upon preliminary approval, the Petitioner shall submit for Final Plat approval with the Salt Lake City Planning Division, which is necessary to prepare a recordable final plat with the Salt Lake County Recorder's Office. The final condominium plat submittal shall conform to the requirements of Chapter 21A.56 of the Zoning Ordinance – Condominium Approval Procedure.
4. Any future development activity associated with the properties will require that all substandard or absent public improvements be installed in accordance with the department comments noted in this staff report. Any future redevelopment shall be subject to the requirements of the Zoning Ordinance.
5. The execution and recording of the Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with State of Utah and Salt Lake City Code requirements.
6. No condominium shall have final approval, or shall said units be sold, until the final plat mylar has been recorded with the Salt Lake County Recorder.

VICINITY MAP



COMMENTS

City Department Comments

The comments received from pertinent City Departments/Divisions are attached to this staff report. The following is a summary of the comments received (see Exhibit A for the full review).

City Engineering: The existing condition of improvements on 300 West does not warrant any repairs or replacement. The replacement driveway and replacement curb and gutter must be built according to APWA standards. All work must be completed by a licensed, bonded and insured contractor and a Public Way Permit obtained. The applicant will need to obtain UDOT permission for the location of the new drive approach on 300 West. Engineering will identify required changes on the drawings via redlines.

Transportation: The plat needs to designate which stalls are to be assigned to which units or note that the Condominium Association is to designate parking assignments. Bicycle parking must be provided as required. Transportation final approval is subject to UDOT approvals for the revised public way drive approach.

Fire Department:

Fire hydrants must be installed within 400 feet of all exterior walls and within 100 feet of the building's Fire Department connection. Automatic fire sprinklers and combination standpipes must be provided in the

structure. The dwelling units shall be provided with local automatic fire alarm system in the units and general automatic fire detection in the halls and conduits. Fire Department access roads shall be a minimum of 26 foot clear width. The fire suppression and alarm system shall be interconnected to an approved remote station.

Public Utilities: Construction plans have not been approved as of today. Plans must be approved and all fees, agreement and permits paid before Public Utilities will sign the plat. All easements must be shown on the Plat with Book and Page.

Building Permits: The outstanding zoning issues, height and encroachment into the rear yard as well as the location of the refuse dumpster needs to be approved, as to appropriateness of screening and location, by the Planning Commission through the Conditional Use and Planned Development process. Final plat will be reviewed for consistency with the approved construction drawings.

Staff Analysis and Findings

Section 20.08.210 of the Salt Lake City Code defines condominiums as minor subdivisions. Section 20.20.020 of the Salt Lake City Code addresses “*Required Conditions and Improvements*” and indicates that a minor subdivision shall conform to the standards specified in Section 20.28.010, “*Improvements and Flood Control*” or its successor, of this Title, and shall meet all of the following standards:

- A. The general character of the surrounding area shall be well defined and the minor subdivision shall conform to this general character.**

Finding: The character of the surrounding area includes a mix of residential and non-residential land uses. The property abuts a surface parking lot to the south, owned by Salt Lake City School District, a warehouse / office use to the west and various office / retail uses to the north. Across the street are mainly residential uses in a variety of housing types. The base zoning of the property is Mixed Use (MU). The proposed use generally conforms to this zoning district. Other uses in the area generally conform to the zoning of the properties which include Public Lands, Mixed Use and RMF-35.

- B. Lots created shall conform to the applicable requirements of the zoning ordinances of the City.**

Finding: The process includes combining the two parcels and subdividing the property into the condominium units. Although individual “lots” will be created for each dwelling unit in the 45-unit condominium project, the density of the project is less than allowed in the MU zoning district. The lot size of 40,075 square feet and the lot width of 152 meet the minimum requirements for the MU zoning district for the proposed use.

- C. Utility easements shall be offered for dedication as necessary.**

Finding: All easements must be shown on the Plat as per Public Utility requirements.

- D. Water supply and sewage disposal shall be satisfactory to the City Engineer.**

Finding: The site is within a developed area of the City. Water and sewer services exist on the property. Water supply and sewage disposal must be adequate and found to be satisfactory to the City Engineer and the Public Utilities Department prior to recordation of the final plat.

E. Public improvements shall be satisfactory to the Planning Director and City Engineer.

Finding: The replacement driveway and replacement curb and gutter must be built according to APWA standards. Fire hydrants must be installed within 400 feet of all exterior walls and within 100 feet of the building's Fire Department connection. All public improvements will be addressed through the Building Permit process and final plat process prior to recordation of the final plat including approval by the Planning Director and City Engineer.

Exhibit 1

Department Comments

Exhibit 2 Preliminary Plat