

PLANNING COMMISSION STAFF REPORT



Planning & Zoning Division
Department of Community &
Economic Development

Petition No's 400-08-20, 400-08-21, & 410-08-51
West Temple Senior Housing Project
Master Plan Amendment, Zoning Map Amendment, & Planned Development
Located at 1812 South West Temple Street
Public Hearing Date: September 24, 2008

Applicant: Bill Nighswonger,
Housing Authority of Salt Lake
City

Staff: Michael Maloy, 535-
7118,
michael.maloy@slcgov.com

Tax ID: 15-13-430-003

Current Zone: R-1/5000
Single-Family Residential
District

Master Plan Designation:
Low Density Residential (1-15
dwelling units/acre), Central
Community Master Plan
(adopted November 1, 2005)

Council District: 5, Council
Member Jill Remington Love

Acres: 2.425 ± acres

Current Use: Vacant single-
family dwelling

**Applicable Land Use
Regulations:**

- 21A.02.040 Effect Of
Adopted Master Plans Or
General Plans
- 21A.50 Amendments
- 21A.24.140 RMF-45
Moderate/High Density
Multi-Family Residential
District
- 21A.54 Conditional Uses

Attachments:

- A. Preliminary Development
Plans
- B. Architectural Renderings
- C. Property Photographs
- D. DRT Notes
- E. PC Subcommittee Notes
- F. Conditional Use Map
- G. Department Comments

REQUEST: The Housing Authority of Salt Lake City, represented by Bill Nighswonger, is requesting approval of a master plan amendment, zoning map amendment, and planned development to construct a 95 unit senior housing project located at 1812 South West Temple Street. The subject property contains 2.425 ± acres and is zoned R-1/5000 Single-Family Residential Dwelling. The Planning Commission has authority to make a recommendation to the City Council on the master plan amendment and zoning map amendment. The Planning Commission has final approval authority on the planned development.

PUBLIC NOTICE: Notice of a public hearing was mailed on September 9, 2008 to all owners of property located within a 450-foot radius from the subject property, as well as to community council chairs. A notice of the public hearing was published in the *Salt Lake Tribune* and *Deseret Morning News* newspapers on September 10, 2008. A sign noting the date of the public hearing was posted on the property on September 10, 2008. The meeting agenda was sent electronically to all names on the Planning Division list serve and posted on the Planning Division's website.

STAFF RECOMMENDATION: Based upon the findings listed within the staff report, staff recommends that the Planning Commission support the following:

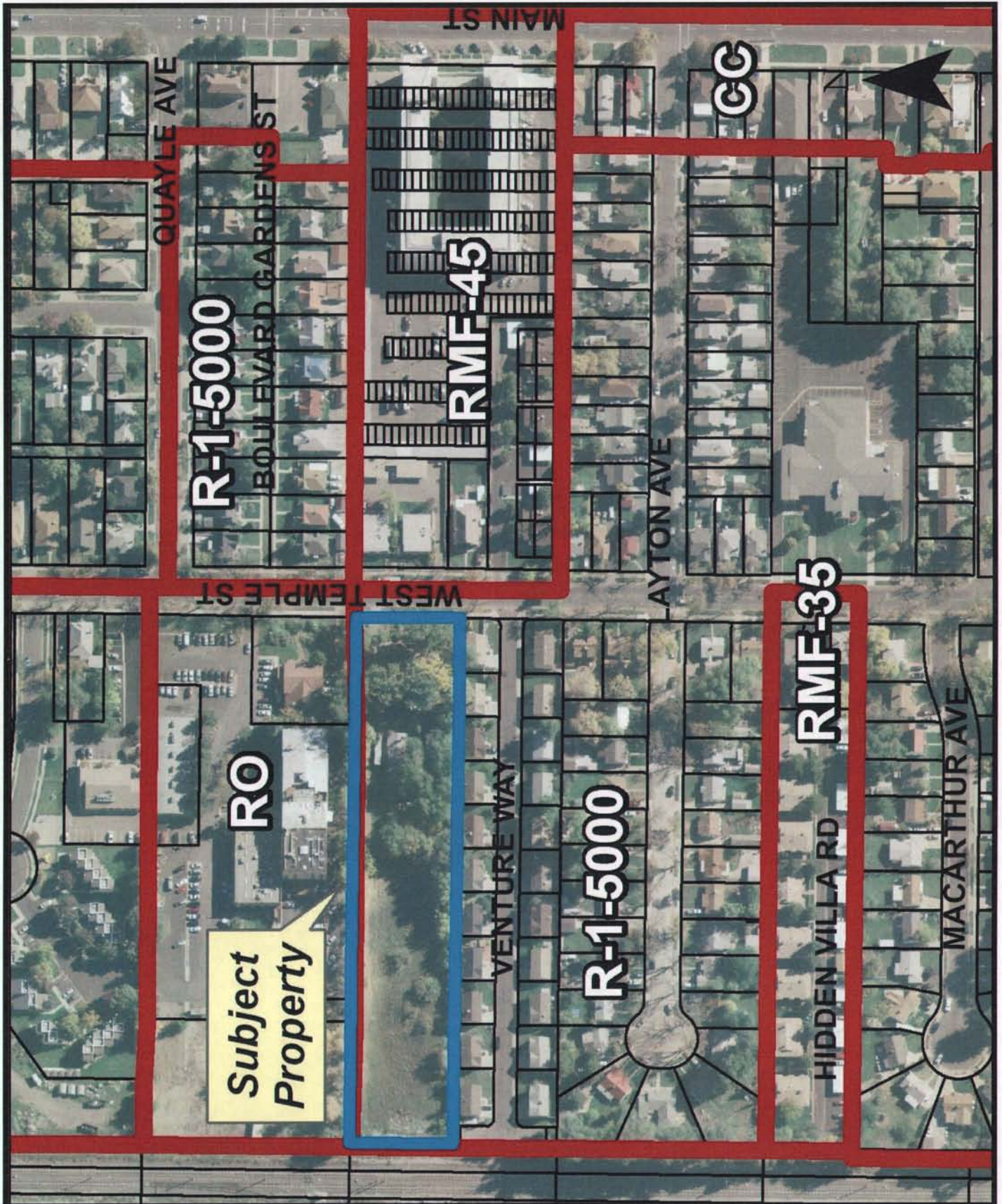
Transmit a favorable recommendation to the City Council to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 South West Temple Street.

Transmit a favorable recommendation to the City Council to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District for property located at 1812 South West Temple Street.

Furthermore, based upon the findings listed within the staff report, staff recommends that the Planning Commission grant approval for a planned development containing 95 dwelling units for senior housing subject to the following conditions:

1. Property must be rezoned to permit construction of planned development proposal. Failure to obtain appropriate zoning shall render Planning Commission approval null and void.
2. Approval is subject to compliance with Attachment G – Department Comments.
3. Illumination of parking lot shall be sufficient to ensure public safety; however, security lighting must be shielded to control light pollution and glare. Light pole height shall not exceed 15 feet. All lighting shall be oriented downward except for highlighting of building architecture and landscape features, or for low wattage decorative lighting.
4. Applicant shall apply for designation of the Stanley F. Taylor House on the Salt Lake City Register of Cultural Resources prior to further demolition or construction activities on the subject property; and all modifications to building exterior shall comply with Section 21A.34.020.G and applicable Residential Design Guidelines for Residential Historic Districts in Salt Lake City.
5. Landscaping plans shall be revised to comply with quantity and density requirements of buffer regulations, except for buffer width reductions specified in page 4 of this staff report. In addition, vertical growth landscaping shall be increased to mitigate proposal to reduce building setbacks. Approval of final landscaping plan shall be delegated to the Planning Director.
6. Private roadway shall be reduced from 26 feet to 24 feet to increase landscape buffer along the entire south property line. All building structures abutting south property line shall be shifted northward an additional two feet to increase landscape buffer to address privacy concerns.

VICINITY MAP



BACKGROUND/ PROJECT DESCRIPTION

Project Description / History: Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, has requested approval of the following petitions for 2.425 ± acres of property located at 1812 South West Temple Street:

- **Petition 400-08-20 – Master Plan Amendment.** Petition to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- **Petition 400-08-21 – Zoning Amendment.** Petition to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District.
- **Petition 410-08-51 – Planned Development.** Petition for approval of a planned development containing 95 dwelling units for senior housing. The proposed development is comprised of 88 one-bedroom units, 7 two-bedroom units, 104 parking stalls, and renovation of an existing single-family dwelling for use as a common amenity for residents of the development.

The subject property measures approximately 143.55 feet wide by 735.79 feet deep. If the property were developed under the current R-1/5,000 zoning district, staff estimates that 15 single-family dwelling units could be constructed on the subject property if served by a public street. If the property were developed as a planned development with a private street, staff estimates that 22 dwelling units could be constructed (which number is identical to the Taylor Farm Subdivision located to the south and adjacent to the subject property). Due to the narrow width and relative depth of the property, a roadway would likely be located through the center of the property, which limits the development potential of the subject property and would require demolition of an existing historic home located on the property.

As mentioned previously, the subject property contains a single-family dwelling that is now vacant (see Attachment C – Property Photographs). Although the applicant has not submitted to the Planning Division any specific renovation plans or building programming for the dwelling, they have noted that the renovation will cost an estimated \$500,000.00. The property is not within a local historic district or designated as a landmark site, however it was described as a significant structure in a 1985 report titled *Salt Lake City Architectural Survey—Southwestern Survey Area*:

1812 South West Temple Street—Stanley F. and Matilda Sims Taylor House. Built c. 1907 for Stanley F. Taylor, this house is architecturally significant as a very good example of a stylized version of the Box style house. This house features a variety of minor design elements drawn from several different styles that were popular at that time. Neo-classical elements include the brick quoins on the corners and the returns on the gable of the large dormer; diamond pane windows and a Palladian-motif window in the dormer are inspired by the Colonial Revival style; and the leaded glass windows are features of the Victorian era. Stanley F. Taylor, a successful businessman, was a founder and executive of Anderson-Taylor Co., a wholesale grocery and produce firm. Taylor lived in this house until his death in 1931. After his death, his widow Matilda Sims Taylor transferred the property to Zion's National Bank; however, she continued to live there until her death in 1958. During the 1930's she shared the house with Matthew Cowley, a prominent LDS Church leader, and others (page 163).

The new residential units will be within two separate three-story buildings. According to the applicant's site plan, the buildings will cover 34% of the site, landscaping 33%, driveways and parking 33%. Access is from West Temple Street. A secondary emergency access road will extend from Venture Way (1825 South); a public street that currently dead-ends at the southwest corner of the site.

The development proposal relies heavily on approval of the planned development petition. Staff has provided the following summary of requested zoning modifications:

- Rear yard setback on Building C is 18 feet, which does not meet the setback requirement of 30 feet.
- Side yard of Building C is 3 feet on the north side and does not meet the setback requirement of 8 feet, and a buffer requirement of 10 feet.
- According to 21A.24.010.H, the buildings do not meet the side yard requirements of 12 feet with 8 feet of landscaping required for buildings with the principal entrance along an interior side yard.
- The main entrance of Buildings B and C do not meet the requirement to have buildings front on a public street, which is the principal reason for the planned development petition.
- Parking spaces along the south side and in front of Building C (at rear of lot) have a 2.5 foot landscape buffer, which does not meet the requirements of 21A.48.080.C1 for a 10 foot buffer, and does not meet the requirements of Table 21A.48.070G and 21A.48.070D1 for tree and shrub spacing. (The applicant intends to construct a new 6-foot tall precast masonry fence along the south property line with four-foot tall shrubs planted 4 feet apart in the 2.5-foot wide landscape strip. They also intend to plant trees along the south property line with a 30-foot maximum spacing.)
- The south side of Building B will be a mixture of hardscape, shrubs, trees, and flowers planted in various sizes to create a “garden atmosphere” that does not meet the strict interpretation of ordinance 21A.48.080.D1.

Development Review Team Meetings: The Development Review Team (DRT) reviewed the proposed development on April 16, 2008 and again on May 19, 2008. No significant objections to the proposal were noted during the DRT meetings. Staff has attached a summary of comments from the DRT meetings for review (see Attachment D – DRT Notes).

Planning Commission Subcommittee: A Planning Commission (PC) subcommittee met with the applicant on August 6, 2006 to discuss the petitions. Those present were Mary Woodhead, Commissioner, Prescott Muir, Commissioner, Michael Maloy, Principal Planner, Tom Perry, project architect, and Bill Nighswonger, Executive Director for the Housing Authority of Salt Lake City. The subcommittee was supportive of the petition, but did make the following design recommendations:

- Address East end of Building B by adding an architectural focal point for the private access road.
- Present plans to illustrate lighting for the development of common areas.
- To represent the market better, the applicant should request one parking stall per unit, to keep the price of the units affordable and in light of the expectation that some of the residents would be non-drivers and others would own less than two vehicles.
- Present specific plans to restore Building A to facilitate its use as an amenity to the development. If an exception was allowed to the parking requirements, restoration of Building A becomes more affordable and it could be used as an amenity to the development community.

Staff has attached a summary of comments from the subcommittee meeting for review (see Attachment E – PC Subcommittee Notes).

COMMENTS

Public Comments: The Peoples Freeway Community Council heard a presentation from the applicant regarding the proposed development on May 1, 2008. Although preservation of the existing “historic” residence, traffic, and parking impacts were significant concerns, the Community Council was supportive of the proposed development.

City Department Comments: On July 9, 2008, staff sent a request to all applicable City departments for comment on the master plan amendment, zoning map amendment, and planned development proposal. All departmental responses have been included within the report as Attachment G – Department Comments. All responding departments have recommended preliminary approval subject to compliance with attached comments.

STAFF ANALYSIS AND FINDINGS:

Master Plan Amendment Analysis and Finding:

Analysis: The applicant has requested approval of a master plan amendment from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 South Redwood Road. In preparation for the Planning Commission's public hearing of the proposed amendment, staff complied with the public notice requirements found in Utah Code 10-9a-404, which code regulates municipalities when considering an amendment to a general plan. Staff also reviewed the proposed master plan amendment in relation to the strategies listed in the Central Community Master Plan, and the Salt Lake City Community Housing Plan. (For a more detailed analysis of the Master Plan Amendment, see factor "A" of Zoning Map Amendment analysis listed below.)

Finding: Staff has complied with Utah Code notification requirements to consider an amendment to the City's general plan. Furthermore, staff finds that the proposed amendment is compatible with applicable goals and objectives of applicable master plans.

Zoning Map Amendment Analysis and Findings: A decision to amend the Salt Lake City 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 a decision concerning a proposed amendment, the City 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 subject property is located within the People's Freeway neighborhood planning area, which the *Central Community Master Plan* describes as follows:

Geographic description. The People's Freeway neighborhood is generally located between 900 South and 2100 South from Interstate-15 to State Street. A mixture of residential (mainly low-density single-family dwellings), major commercial and manufacturing uses characterize the area. *The majority of residential development in People's Freeway is located between Main Street and the railroad tracks (approximately 200 West).* There are no public elementary schools located in the People's Freeway neighborhood. Residential land uses are interspersed with major roadways making pedestrian circulation very difficult (italics added for emphasis).

Historic and neighborhood description. The early residents of the northern area of People's Freeway (900 to 1300 South) were mostly farmers. Artisans and small businessmen such as shoemakers, weavers and carpenters also lived in the area. Most homes in this neighborhood are fifty years old or older and are modest in appearance. West Temple Street has larger well-kept homes and mature street trees. There are groupings of Post-World War II developments (mainly bungalows) along cul-de-sac residential side streets in the southern part of the area such as Layton, MacArthur and Westwood Avenues. Especially notable is the inner court design of Boulevard Gardens, located at approximately 1780 South West Temple, where the homes face inward onto a landscaped parkway rather than to the street, providing a more intimate and private setting.

The applicant has requested amending the Central Community Future Land Use map for the subject property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre). The Central Community Master Plan offers the following description of the proposed residential land use:

Medium/High-Density Residential. This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments. Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories. Examples are scattered in East Downtown, the Central Business District, the Gateway area, and in the areas between South Temple and 300 South from 500 East to 800 East (page 8, Residential Land Use).

Staff has reviewed the Central Community Master Plan and listed below the relative statements, goals, and policies:

- Preserve historic structures and residential neighborhoods (page 3, Master Plan Goals, Central Community Master Plan).
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community (Livable Communities and Neighborhoods, page 3).
- Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9, Residential Land Use Policy).

Finding: The proposed amendment and pending development comply with the first two points; however, the amendment is not compliant with the third point. However, staff finds that it is important to distinguish that the proposed amendment does not “replace” a low density residential area” but rather facilitates development of vacant and underutilized property while advancing policies of the Central Community Master Plan.

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

Analysis: The following zoning districts and land uses border the subject property:

Development Adjacent to 1812 South West Temple Street			
North	RO Residential Office District (1800 Mill Square – professional offices)	East	RMF-45 Moderate/High Density Multi-Family Residential District (apartments)
South	R-1/5000 Single-Family Residential District (Taylor Farm Subdivision comprised of 22 single-family dwelling units)	West	CG General Commercial (TRAX)

Although the proposed development has a higher development density than the single-family neighborhood located to the south of the subject property, it is compatible with all other surrounding land uses. In addition, the proposed development facilitates preservation of the existing historic residence, which is compatible with the adjacent single-family development.

Finding: The proposed amendment is compatible with existing development in the immediate vicinity of the subject property.

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

Analysis: Staff has not received any claims from property owners that the proposed amendment will adversely affect adjacent properties. The single-family dwellings located immediately south of the subject property are predominantly two story structures, whereas the proposed development will be three stories. To mitigate any perceived negative impacts on adjacent property, the applicant will provide a new six-foot fence and landscaping. However, staff recommends that the quantity and density of vertical growth landscaping should be increased to mitigate the applicant’s proposal to reduce building setbacks. Staff also recommends that the applicant reduce the private roadway from 26 feet to 24 feet and increase the landscape buffer along the entire south property line.

Finding: Based on compliance with recommended conditions of approval, the proposed amendment is compliant with this standard.

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

Analysis: The subject property is not within any overlay zoning districts. However, staff recommends that the historic structure be analyzed for inclusion on the Salt Lake City Register of Cultural Resources to ensure preservation.

Finding: The proposed amendment is consistent with this standard.

- 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: Salt Lake City Public Utilities, Engineering, Fire Protection, and the Police Department have reviewed the petition and recommended approval subject to compliance with comments provided in Attachment G – Department Comments.

Finding: The applicant has demonstrated that existing public facilities and services needed to serve the subject property will be adequate.

Conditional Use Analysis and Findings: Section 21A.54.080 of City Code states the following:

General Standards for Approval: 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 citywide, community, and small area master plan text and the future land use map policies governing the site;*

Analysis: The proposed development is within the Central Community Master Plan area and designated as Low Density Residential. However, the applicant's petition includes a request to amend the Master Plan from Low Density Residential to Medium High Density Residential. Staff has reviewed this petition to amend the Master Plan and has recommended approval (see page 4). If the Master Plan is amended, then the applicant's petition would be supported by the general policies of the city, community master plan, and future land use map governing the site.

Finding: Pending master plan amendment, the project satisfies this standard.

- b. *The proposed development is one of the conditional uses specifically listed in this title; and*

Analysis: The proposed development (multiple-family dwellings) is a permitted use in the RMF-45 Moderate/High Density Multi-Family Residential District. Planned developments are processed as conditional uses per the City ordinance.

Finding: The project satisfies this standard.

- 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 RMF-45 Moderate/High Density Multi-Family Residential District is "to provide an environment suitable for multi-family dwellings of a moderate/high density."

Finding: Pending the zoning map amendment, the proposed development 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: Access to the site is from West Temple Street, which is classified as a Collector Street. A secondary emergency access will be from Venture Way, a public street that currently ends near the southwest corner of the site (see Attachment A – Preliminary Development Plan). Salt Lake City’s divisions of Transportation, Engineering, and Building Services (which includes Fire Protection) have reviewed the proposed development and have recommended approval subject to compliance with City standards (see Attachment G – Department Comments).

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;*
- ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*
- 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*
- 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 proposed development provides ingress and egress from West Temple Street, which is classified as a Collector Street. Parking lot locations, quantities and sizes are suitable for the proposed development and are compliant with City Code (102 parking stalls required, 104 parking stalls provided). Whereas the development is residential in nature a discussion regarding the hours of operation is not applicable, however traffic patterns will be similar to existing patterns within the community.

Finding: The proposed development is compliant with this standard.

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 proposed internal circulation system has been designed for both motorized traffic and pedestrian access (both public and private sidewalks have been provided). On August 18, 2008 the Transportation Division completed a review of the proposed development and recommended approval stating that, “The level of impact (the) proposal is expected to impose on West Temple Street, 1700 South (a minor arterial), and 2100 South (a major arterial) are within standard growth parameters and no foreseen mitigations of the existing system are obvious.”

Finding: Whereas the Transportation Division has completed a review of the proposed development and recommended approval subject to compliance with comments contained within Attachment G – Department Comments, the project is compliant with this standard.

- 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: Existing and proposed utilities and public services have been deemed adequate by the City's Public Utilities Department.

Finding: The project satisfies this standard.

- e. *Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.*

Analysis: Surrounding land uses are predominately residential; therefore light and noise will be similar to what emanates from adjacent land uses. Although visual impacts created by development are often mitigated through proper landscape design, the proposed development requests a reduction of the side yard setback from 20 feet to 13 feet. Therefore staff recommends that all building structures abutting the south property line be shifted to north an additional two feet, and that all lighting be downward oriented except for highlighting of architectural and landscaping features or low wattage decorative lights.

Finding: Based upon compliance with recommended conditions of approval, 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: The conditional use is for a planned development due to requested design criteria modifications. The proposed use itself is a permitted use in the proposed RMF-45 Moderate/High Density Multi-Family Residential District.

Finding: Although this standard is not applicable in this case, staff has completed an inventory of uses within a quarter mile radius of the subject property and did not find a detrimental concentration of existing non-conforming uses, or conditional uses substantially similar to the proposed use (see Attachment F – Conditional Use Map).

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: The character of the area is primarily residential, which is compatible with the proposed conditional use. Except for 18 covered parking stalls located in the southwest portion of site, most parking stalls are shielded from primary views. Whereas the proposed development is residential in nature, concerns with loading and unloading areas are not applicable.

Finding: Based on compliance with recommended conditions of approval, the project satisfies this standard.

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

Analysis: Whereas the proposed development is residential in nature, a discussion regarding operating and delivery hours is not applicable. However, staff recommends that all dumpster locations be enclosed with masonry walls and a solid opaque gate. Dumpster enclosures should also be buffered with landscaping to reduce noise and to soften negative visual impacts.

Finding: Although standard is not generally applicable, staff recommends proper screening and landscape buffering of dumpster enclosures.

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

Analysis: The proposed residential design is comparable and compatible with other similar multiple-family dwellings in the City. Materials used will be synthetic stone and stucco, metal trim, and other building materials commonly used in residential construction.

Finding: The project satisfies this standard.

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;*

Analysis: The project involves a residential use and does not emit unusual pollutants into the ground or air. No deterioration of the environment or detrimental effect to neighboring properties is expected.

Finding: The project satisfies this standard.

- B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*

Analysis: The project is not located next to a river or stream.

Finding: The project satisfies this standard.

- C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*

Analysis: Staff finds no aspect of the project that would introduce environmental hazards or potential damage to neighboring properties.

Finding: The project satisfies this standard.

- 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: The existing surrounding uses are primarily residential in nature. As proposed, the development will improve this site, which has been vacant for a number of years and will encourage reinvestment and improvement of this area.

Finding: The project satisfies this standard.

5. *Compliance with Other Applicable Regulations. The proposed development complies with all other applicable codes and ordinances.*

Analysis: If the zoning modifications requested by the applicant (see pages 3-4) are approved, the proposed development must comply with all other applicable codes and ordinances prior to the issuance of a building permit.

Finding: The project satisfies this standard.

Planned Development Staff Analysis and Findings: Section 21A.54.150.C of City Code states that, "In approving any planned development, the planning commission may change, alter, modify or waive any provisions of (the Zoning) title or of the City's subdivision regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the planning commission shall find that the proposed planned development:

1. *Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.54.150);*

Analysis: Section 21A.54.150.A states that the purposes of a planned development are as follows:

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 or rehabilitation.

The proposed planned development will provide new, affordable senior housing that would otherwise not be constructed on the subject property. The proposal also renovates an existing historic home that would likely be demolished in a traditional development proposal that more fully complies with the strict interpretation of the zoning code. The applicant has also proposed the construction of an extensive water landscape feature that will be prominently viewed from West Temple Street for public benefit (see Attachment B –Architectural Renderings).

Finding: The proposed planned development satisfies the following purpose statements for planned developments: No's 1, 2, 5, 6, 7, and 8.

2. *Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the planning commission or the city council.*

Analysis: The proposed planned development achieves the purposes for which planned development regulations were instituted by allowing the Planning Commission to modify standards to encourage development of a site with dimensional constraints (i.e. narrow frontage, deep lot, with few accessible points). The proposed planned development does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the Planning Commission or City Council.

Finding: The project satisfies this standard.

Section 21A.51.150.D provides additional standards of review for a planned development and states, "Planned developments may be approved subject to consideration of the following *general conceptual guidelines*" (italics added for emphasis, as a positive finding for each standard is not required):

1. **Minimum Area:** *A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table [21A.54.150E2](#) of this section.*

Analysis: The RMF-45 district minimum lot area requirement for a planned development is 20,000 square feet. The subject property contains 105,633 ± square feet, which exceeds the minimum lot area required.

Finding: The project satisfies this standard.

2. **Density Limitations:** *Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.*

Analysis: The RMF-45 Moderate/High Density Multi-Family Residential District allows one residential dwelling unit per 1,000 square feet for a development area greater than one acre. Based on this regulation the subject property could potentially accommodate a maximum of 106 dwelling units. The proposed development contains 95 dwelling units, which less than the density limit for the RMF-45 zoning district.

Finding: Assuming the subject property is rezoned RMF-45 Moderate/High Density Multi-Family Residential District; staff has determined that proposed development is compliant with this standard.

3. **Consideration Of Reduced Width Public Street Dedication:**

Analysis: The project does not involve reduced width public street dedication.

Finding: This standard is not applicable.

4. **Planned Developments:** Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street). Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- b. The primary access shall be oriented to the pedestrian and mass transit,
- c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- d. Architectural detailing shall emphasize the pedestrian level of the building,
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- h. Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: The development proposal is not within the list of applicable zoning districts.

Finding: This standard is not applicable.

5. **Perimeter Setback:** *The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.*

Analysis: The following table summarizes the yard and bulk regulations for the RMF-45 Moderate/High Density Multi-Family Residential District:

District Symbol	District Name	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Building Coverage	Required Landscape Yard
RMF-45	Moderate/high density multi-family	Multi-family > 1 acre: 1,000 sf per dwelling unit	Multi-family: 80'	45'	20% of lot depth or 25'	Multi-family: 20'	Multi-family: 8' and minimum 10' between buildings of different lots	25% of lot depth or 30'	60%	Front and corner side yards Interior lots: 1 interior side yard

As previously described on page 4 of this report, the applicant seeks modification of both the side yard and rear yard building setbacks. The minimum side yard setback in the RO district located north of the subject property is 15 feet, whereas the applicant has requested a 3-foot setback. The minimum rear yard setback in the R-1/5,000 district is 20 feet, whereas the applicant has requested a setback of 13 feet. Although the rear yard setback of the proposed development is less than 30 feet as required in the RMF-45 district, it does exceed the rear yard setback in the GC district located to the west of the subject property, which is only 10 feet (applicant requested 18 feet).

Findings: The applicant's proposal does not satisfy this standard, however staff recommends that setback reductions be mitigated by increases in both the quantity and quality of landscaping, especially vertical plantings that can serve as a buffer for privacy and noise. Staff also recommends that all structures located along the south property line be shifted an additional two feet to the north.

6. **Topographic Change:** *The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.*

Analysis: The applicant has not submitted a topographic map of the subject property to demonstrate the existence of a topographic change, nor has staff observed any significant topography changes associated with lot lines.

Finding: Standard is not applicable to proposed development.

SUMMARY

The Planned Development process is to provide flexibility in the application of site design in order to achieve a result more desirable than through strict application of City land use regulations. The proposed design achieves a compromise between pedestrian access, vehicle access, site constraints, and compatibility with surrounding uses. By approving the proposed development, a site that has been vacant and underutilized will be developed in manner that will complement adjacent uses. Planning Staff supports the proposal with recommended conditions shown on the first page of this report.

Attachment A – Preliminary Development Plans

TAYLOR SPRINGS SENIOR HOUSING

SUSTAINABLE DESIGN - GREEN BUILDING CONCEPT
1812 S. WEST TEMPLE STREET
SALT LAKE CITY, UTAH

PROJECT DIRECTORY

OWNER:

HOUSING AUTHORITY OF SALT LAKE CITY
EXECUTIVE DIRECTOR: WILLIAM NIGHSWONGER
1776 S. WEST TEMPLE STREET
SALT LAKE CITY, UTAH 84115
(801)487-2161, FAX (801)487-3641
WEBSITE: www.ha.slcutah.org

DESIGN/BUILD DEVELOPER:

LEGEND DESIGN AND DEVELOPMENT, LLC
TOM PERRY
7 SNOWSTAR LANE
SANDY, UTAH 84092
CELL (801)201-9130, FAX (801)576-9715
EMAIL: tomperry@junio.com

FUNDING PARTNERS:

-HOUSING AUTHORITY OF SALT LAKE CITY
-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
-UTAH HOUSING CORPORATION

SHEET INDEX

- (1) A0.0 COVER SHEET
- (2) S1.0 SITE PLAN
- (3) S1.1 LAYOUT OF FLOOR PLANS
- (4) A1.00 LAYOUT OF FLOOR PLANS
- (5) A2.00 BUILDING "A" BASEMENT FLOOR PLAN
- (6) A2.10 BUILDING "A" FIRST FLOOR PLAN
- (7) A2.20 BUILDING "A" SECOND FLOOR PLAN
- (8) A2.30 BUILDING "A" THIRD FLOOR PLAN
- (9) A3.00 BUILDING "B" ELEVATION
- (10) A3.00 BUILDING "C" ELEVATION
- (11) A3.1 OVERALL BUILDING "B" NORTH ELEVATION



Price
Sardans
Cooper
Rhinis
THE ARCHITECTS OFFICE P.C.
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V (801) 342-2021
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TOM PERRY
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SANDY, UTAH 84092
CELL (801)201-9130, FAX (801)576-9715
EMAIL: tomperry@junio.com

PROJECT

TAYOR SPRINGS
1812 S. WEST TEMPLE
STREET
SALT LAKE CITY, UTAH

SCALE



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DATE

SEPTEMBER 17, 2008
07C11.A0.0

BY

TP

REVISIONS

SHEET

A0.0
COVER SHEET

PRELIMINARY



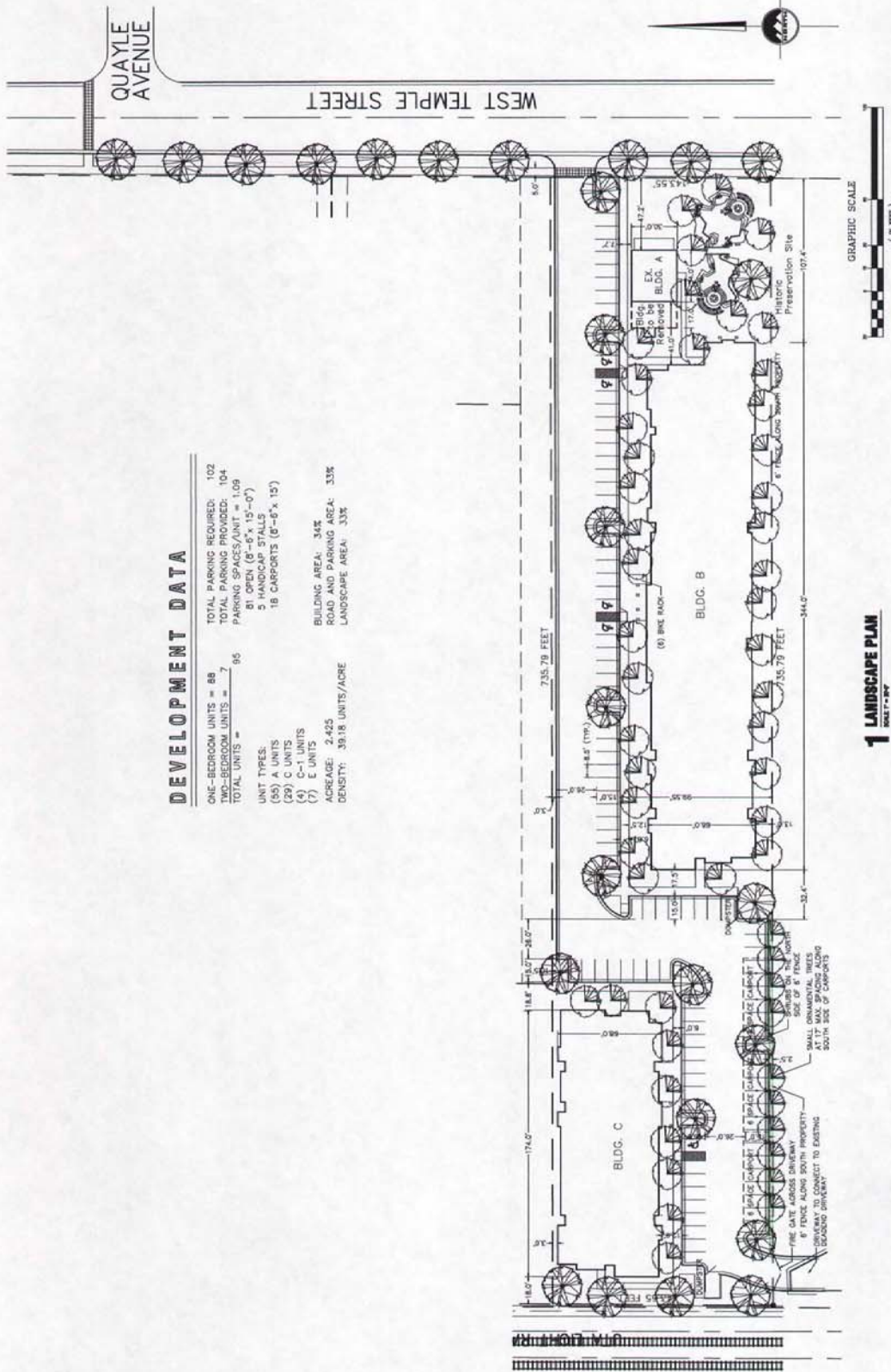
ALAN WEAVER
LANDSCAPE ARCHITECT

DESIGN/BUILDER: LEGEND DESIGN & DEVELOPMENT, LLC
7 SNOWSTAR LANE, SANDY, UTAH 84082 801-201-9130
OWNER: HOUSING AUTHORITY OF SALT LAKE CITY
1776 S. WEST TEMPLE STREET
SALT LAKE CITY, UTAH 84115 801-497-2181

TAYLOR SPRINGS
1812 SOUTH WEST TEMPLE

Scale 1" = 30'
Drawn: AW
Checked: TP
Date: 09/15/08
Revised:

L1.0



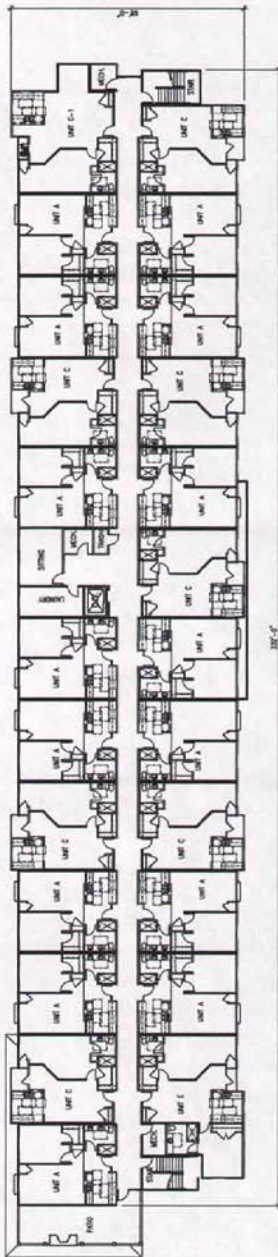
DEVELOPMENT DATA

ONE-BEDROOM UNITS = 88
TWO-BEDROOM UNITS = 7
TOTAL UNITS = 95
TOTAL PARKING PROVIDED: 104
PARKING SPACES AVAILABLE:
81 OPEN (8'-6" x 15'-0")
5 HANDICAP STALLS
18 CARPOURTS (8'-6" x 15')
BUILDING AREA: 34%
ROAD AND PARKING AREA: 33%
LANDSCAPE AREA: 33%
AGREAGE: 2.425
DENSITY: 39.18 UNITS/ACRE

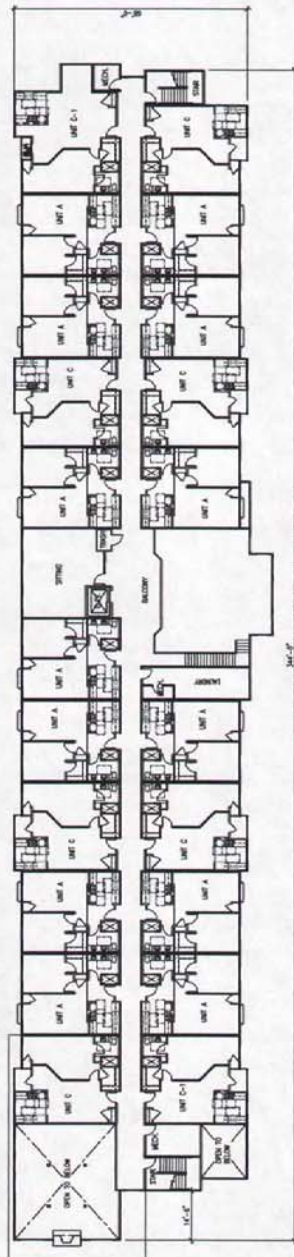
GRAPHIC SCALE
1 inch = 30 feet
1 inch = 30 ft.

PRELIMINARY

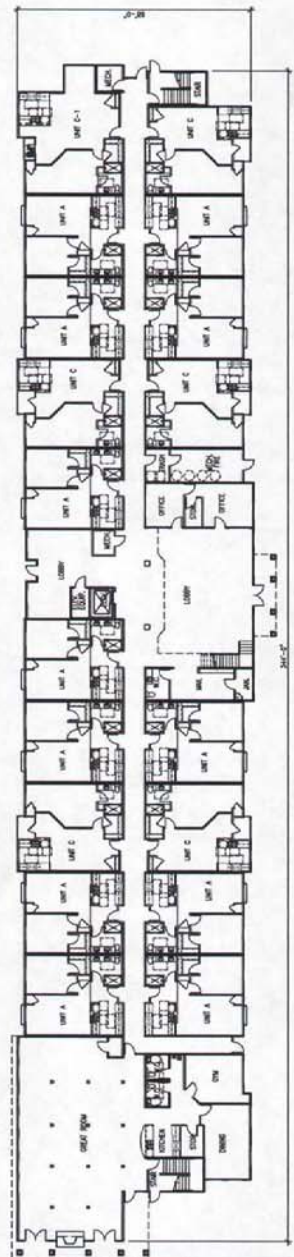
1 LANDSCAPE PLAN
SCALE: 1" = 30'



3 THIRD FLOOR PLAN BLDG. 'B'
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 28,144 SQ. FT.
TOTAL BUILDING FLOOR AREA: 28,144 SQ. FT.



2 SECOND FLOOR PLAN BLDG. 'B'
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 28,144 SQ. FT.
TOTAL BUILDING FLOOR AREA: 28,144 SQ. FT.



1 FIRST FLOOR PLAN BLDG. 'B'
SCALE: 1/8" = 1'-0"

APARTMENT UNIT COUNT

UNIT TYPE 'A'	16
UNIT TYPE 'B'	16
UNIT TYPE 'C'	16
UNIT TYPE 'C-1'	16
TOTAL UNITS	64

PRELIMINARY

A2.0B
FLOOR PLAN

BLDG. 'B'



THE ARCHITECTS OFFICE E
499 MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84101
P: (801) 462-1100
WWW.TACOFFICE.COM

OWNER:
HOUSING AUTHORITY OF SALT LAKE CITY
EXECUTIVE DIRECTOR: WILLIAM WOODRIDGE
1812 S. WEST TEMPLE STREET
SALT LAKE CITY, UT 84115
PH: (801) 462-1100
WWW.HOUSINGAUTHORITY.COM

DESIGN/BUILD DEVELOPER:
TAYLOR SPRINGS DEVELOPMENT, LLC
1200 PIONEER
7 FOUNTAIN LANE
SALT LAKE CITY, UT 84119
PH: (801) 462-1100
WWW.TAYLORSPRINGS.COM
EMAIL: taylor@taylor.com

PROJECT:
TAYOR SPRINGS
1812 S. WEST TEMPLE
STREET
SALT LAKE CITY, UTAH



SCALE:
1" = 10'-0"

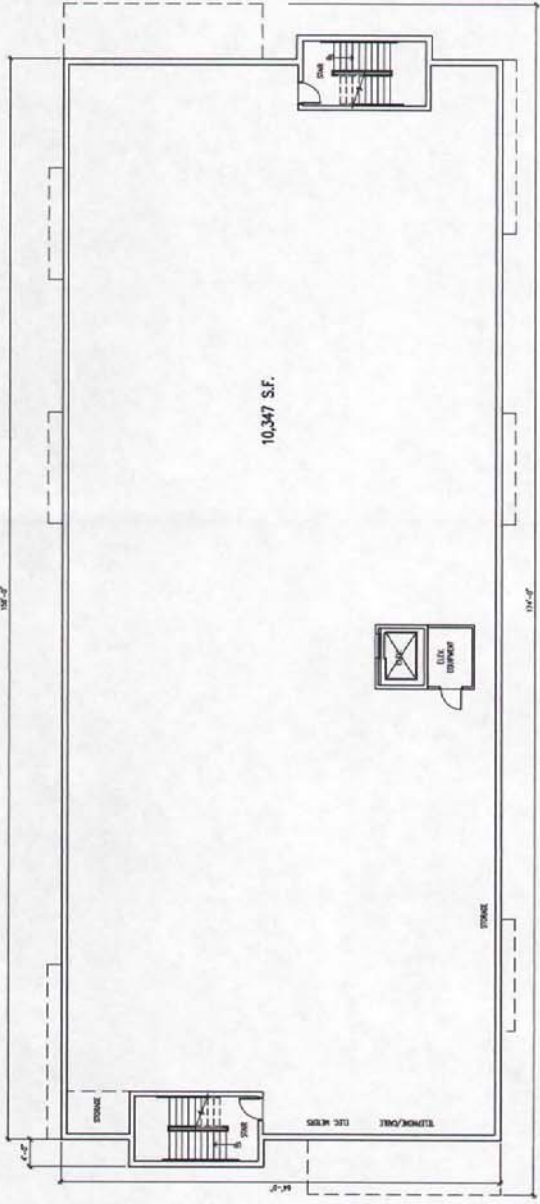
DATE: SEPTEMBER 17, 2009

PROJECT: 02-111-A2.0C

REVISED: E/C

REVISIONS:

EXHIBIT
A2.0C
FLOOR PLAN



1 BASEMENT FLOOR PLAN BLDG. 'C'
SCALE: 1/8" = 1'-0"
DATE: 09/17/09

PRELIMINARY



THE ARCHITECTS OFFICE II

409 MAIN STREET
BOULDER, COLORADO 80502
PHONE: 303.440.5001
WWW.TAOCORADO.COM

OWNER:
PROPERTY OF SALT LAKE CITY
PROJECT MANAGER: WILLIAM WILSON
1778 S. WEST TEMPLE STREET
SALT LAKE CITY, UT 84119
WEBSITE: WWW.SLCUTAH.COM

DESIGN/BUILD DEVELOPER:
LIVING DESIGN AND DEVELOPMENT, LLC
1700 SOUTH LAKE
SALT LAKE CITY, UT 84119
WWW.LIVINGDESIGN.COM

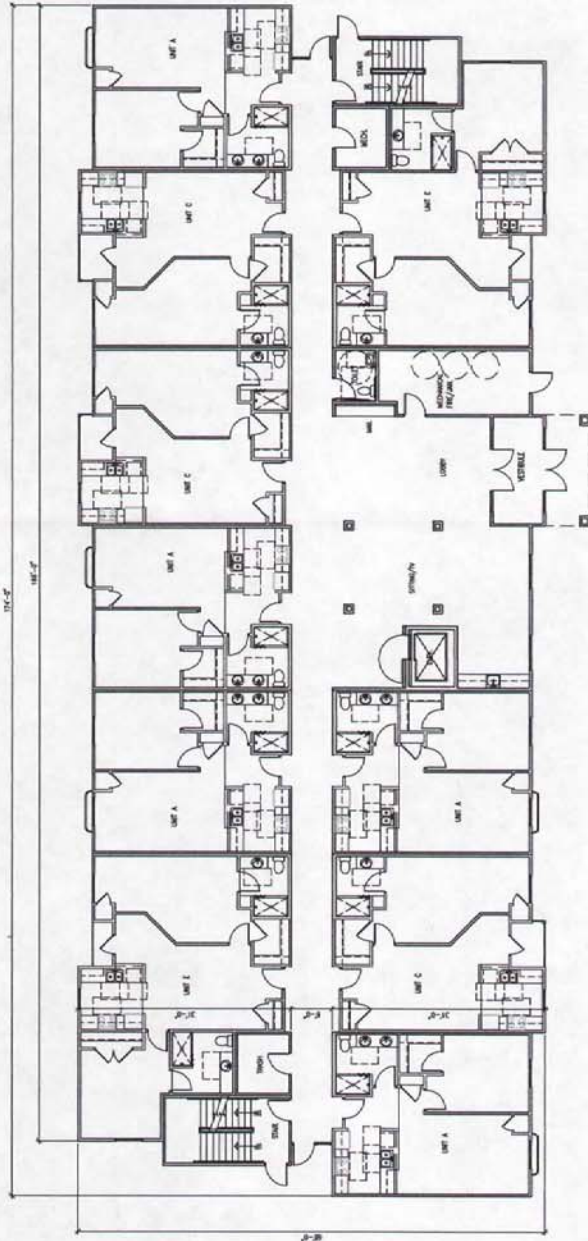
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TAYOR SPRINGS
1812 S. WEST TEMPLE
STREET
SALT LAKE CITY, UTAH



SCALE:
DATE: SEPTEMBER 17, 2008
BY: [Signature]
CHECKED BY: [Signature]

REVISIONS:
NO. DESCRIPTION
1. [Revision]

SHEET
A2.1C
FIRST FLOOR PLAN



1 FIRST FLOOR PLAN BLDG. 'C'
SCALE: 1/8" = 1'-0"

APARTMENT UNIT COUNT

UNIT TYPE A	12
UNIT TYPE B	12
UNIT TYPE C	12
TOTAL UNITS	36

PRELIMINARY



THE ARCHITECTS OFFICE E

409 MAIN STREET
SALT LAKE CITY, UT 84102
P (801) 462-2021
WWW.TAOCOFFICE.COM

OWNER:

HONORABLE AUTHORITY OF SALT LAKE CITY
1778 S. WEST TEMPLE STREET
SALT LAKE CITY, UT 84115
WWW.SLC.GOV

DESIGN/BUILD DEVELOPER:

LEONARD AND ASSOCIATES, LLC
1700 PERRY
SALT LAKE CITY, UT 84115
WWW.LEONARDANDASSOCIATES.COM
CALL: 801-462-4111 FAX: 801-462-4115
EMAIL: larry@leonard.com

PROJECT:

TAYLOR SPRINGS
1812 S. WEST TEMPLE
STREET
SALT LAKE CITY, UTAH

SCALE:



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DATE:

SEPTEMBER 17, 2008

NO.:

02711 A2.2C

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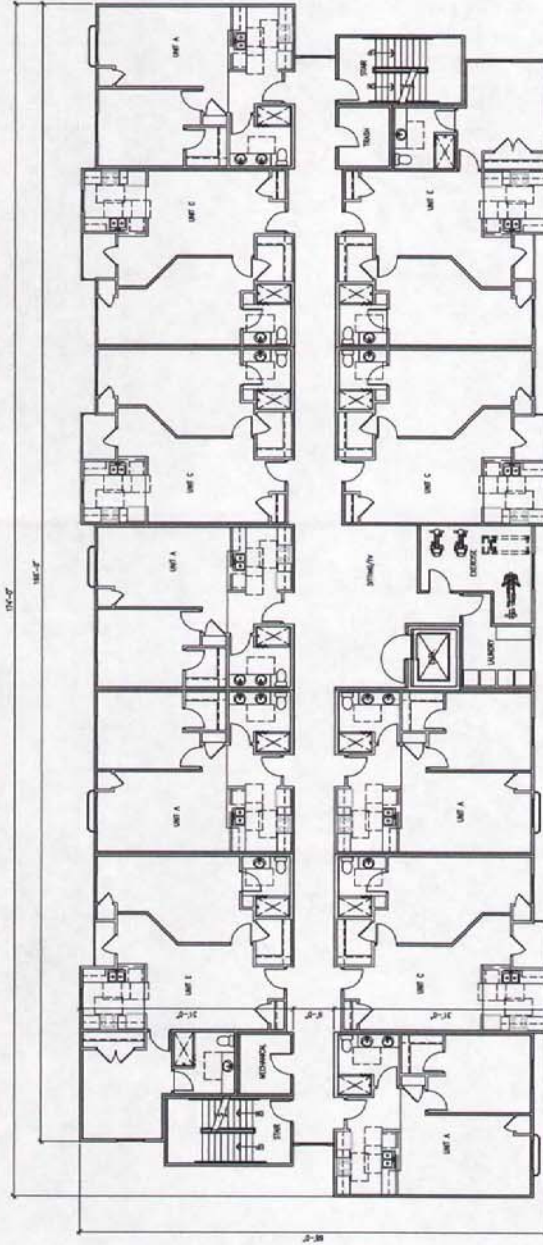
ELC

REVISIONS:

SHEET:

A2.2C

SECOND FLOOR PLAN



1 SECOND FLOOR PLAN BLDG. 'C'
SCALE: 1/8" = 1'-0"

PRELIMINARY



THE ARCHITECTS OFFICE, INC.

604 MAIN STREET
SUITE 200
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1778 S. WEST TEMPLE STREET
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WWW.TAYLORSPRINGS.COM

DESIGN/BUILD DEVELOPER:
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SALT LAKE CITY, UT 84119
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PROJECT:
TAYLOR SPRINGS
1812 S. WEST TEMPLE STREET
SALT LAKE CITY, UTAH



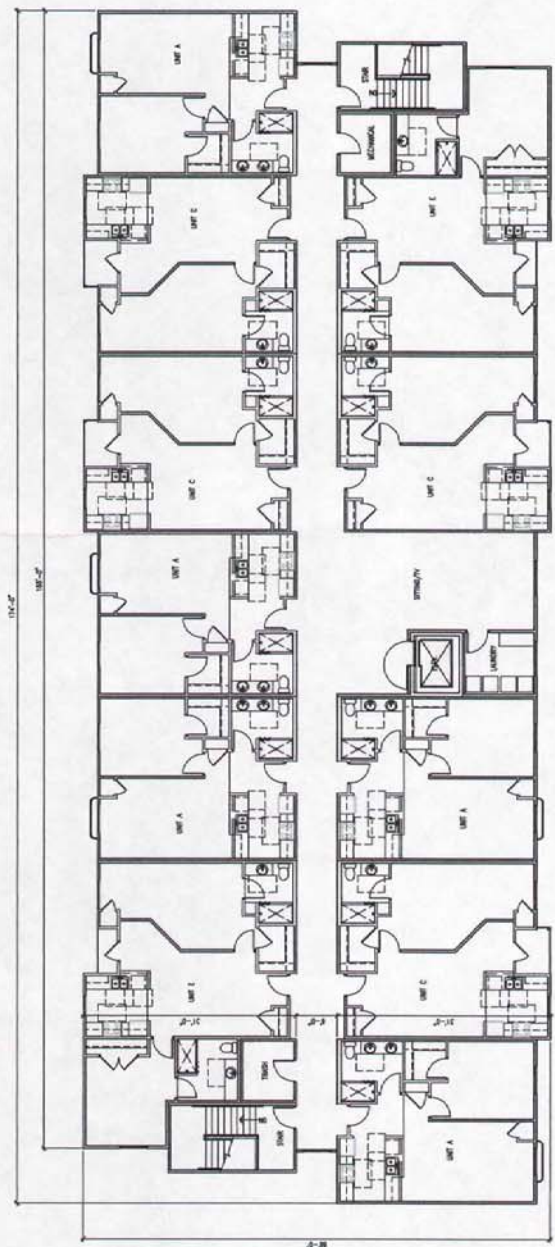
SCALE:
AS SHOWN

DATE:
SEPTEMBER 17, 2008

BY:
COURTNEY L. BROWN

FOR:
REC
RETURN TO:

SHEET
A2.3C
THIRD FLOOR PLAN



1 **THIRD FLOOR PLAN BLDG. 'C'**
SCALE: 1/8" = 1'-0"

PRELIMINARY



THE ARCHITECTS OFFICE, INC.
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OWNER:
 HOUSING AUTHORITY OF SALT LAKE CITY
 EXECUTIVE DIRECTOR: WILLIAM REICHENBOMER
 1812 S. WEST TEMPLE
 SALT LAKE CITY, UTAH 84115
 (801) 462-1511 / FAX (801) 462-5841
 REBSITE: WWW.HACID.UTAH.GOV

DESIGN/BUILD DEVELOPER:
 LAMAR RESIDUAL AND DEVELOPMENT, LLC
 7700 SOUTH LAKE
 SALT LAKE CITY, UTAH 84119
 (801) 467-1715
 EMAIL: LAMAR@LAMAR.COM

PROJECT:
TAYOR SPRINGS
 1812 S. WEST TEMPLE
 STREET
 SALT LAKE CITY, UTAH

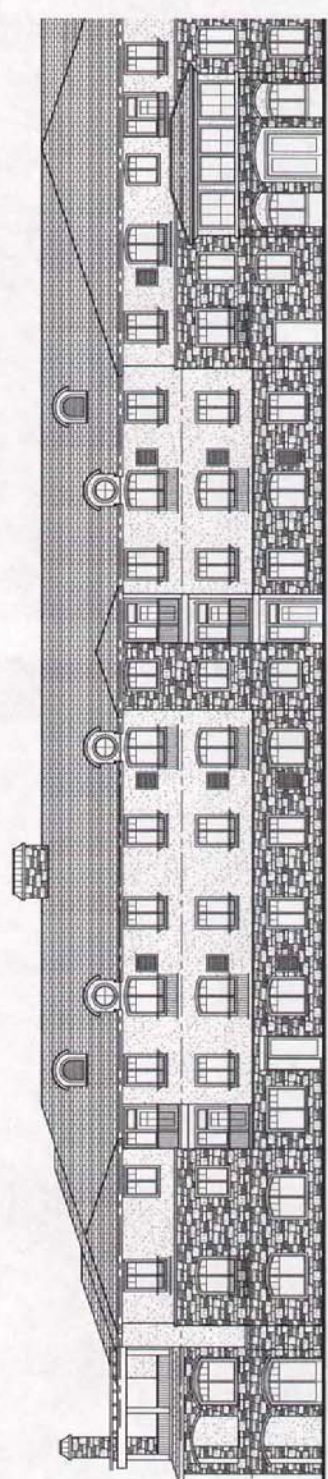


SCALE:
 1/8" = 1'-0"

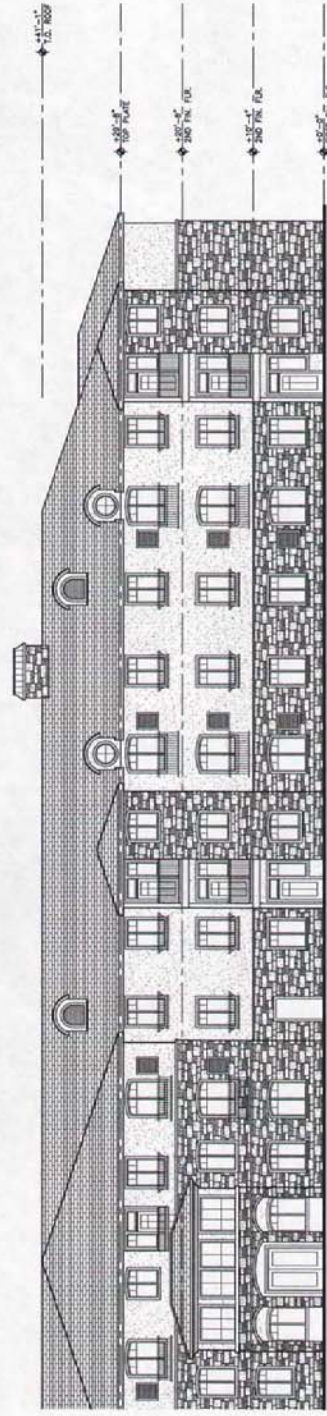
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FILE: SEPTEMBER 17, 2008
NO.: 07-211 A&D
DATE: ETC
REVISIONS:

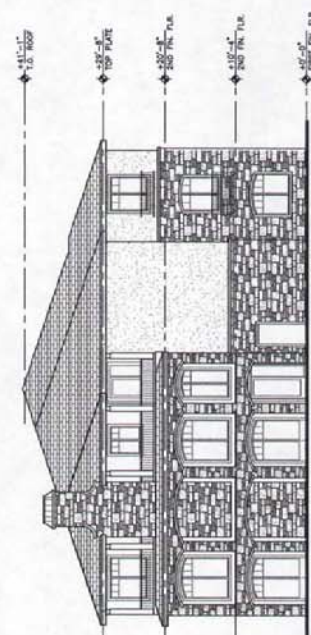
A5.0B
 EXTERIOR ELEVATIONS
 SHEET



1 BUILDING "B" NORTH ELEVATION (EAST END)
 (BUILDING "C" SIMILAR)
 SCALE: 1/8" = 1'-0"

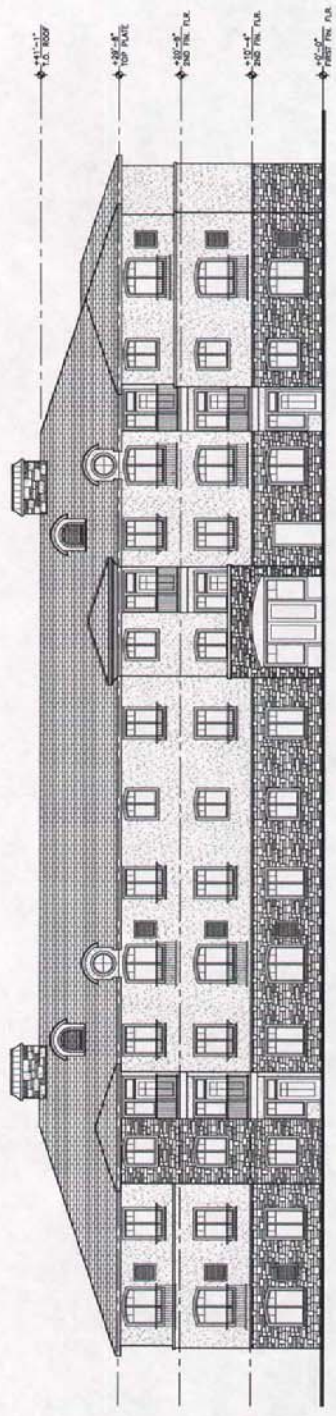


2 BUILDING "B" NORTH ELEVATION (WEST END)
 (BUILDING "C" SIMILAR)
 SCALE: 1/8" = 1'-0"



3 BUILDING "B" EAST ELEVATION
 (BUILDING "C" SIMILAR)
 SCALE: 1/8" = 1'-0"

PRELIMINARY



1 BUILDING "C" SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY



Price
Sampson
Cooper
Rheas

THE ARCHITECTS OFFICE, INC.

400 MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84101
TEL: 320-1100
WWW.TAOCORP.COM

OWNER:

THE ARCHITECTS OFFICE, INC.
1775 S. WEST TEMPLE STREET
SALT LAKE CITY, UT 84119
TEL: 320-1100
WWW.TAOCORP.COM

DESIGN/BUILD DEVELOPER:

LEONARD DESIGN AND DEVELOPMENT, LLC
1700 FERRY
SALT LAKE CITY, UT 84143
TEL: 320-1100
WWW.LEONARDDESIGN.COM

PROJECT:

TAYOR SPRINGS
1812 S. WEST TEMPLE
STREET
SALT LAKE CITY, UTAH

SCALE:



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DATE:

SEPTEMBER 17, 2008

BY:

PRICE

SAAMPSON

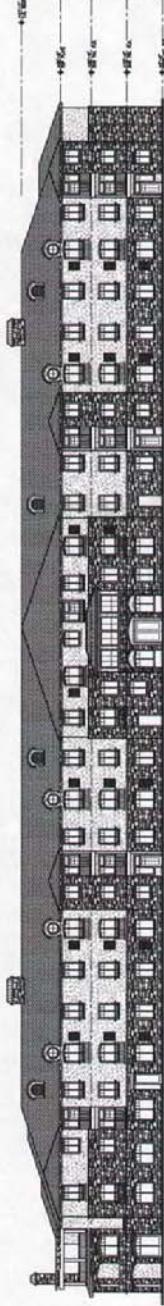
COOPER

RHEAS

SHEET

A5.1B

EXTERIOR ELEVATIONS



1 BUILDING "B" NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY

Attachment B – Architectural Renderings



perspective 1

TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT



perspective 2

TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT



perspective 3

TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT



site plan

TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT

Attachment C – Property Photographs

1812 S West Temple Street – Property Photographs



Westerly View of Adjacent Single-Family Development



Westerly View of Adjacent Office Development



Front and North Side of Taylor Residence



Rear and South Side of Taylor Residence

Attachment D – DRT Notes

5012395

1812 South West Temple

Contact Person Tom Perry

Contact Email tomrperry@juno.com

Contact Phone 801 201-9130

Project Description "Housing Authority of SLC"-New senior housing proposal.

Project Notes 4/16/2008

Ken Brown Zoning

Proposal will need to address cross easement access & cross drainage easements, adequate lot area, set backs, landscaping, buffers, maximum building height, etc. Will need to address trash removal for the site. Public Utilities to review this proposal. Will need to obtain a certified address from the Engineering Dept. Parking calcs to be based on 1 stall for 1 bedroom units, 2 stalls for 2 or more bedroom units. Proposal to address the side entry provisions of 21A.24.010.

Randy Drummond Engineering

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

Ted Itchon Fire

Fire sprinkler, fire alarm with interconnection to remote station required. Fire standpipe- if top floor is 30' from the lowest point of Fire Dept. access. Road width if 30'= 26' wide. Fire hydrant 400' of exterior walls.

Barry Walsh Transportation

Propose to change zoning to RMF-35 & PUD & Sub. 3 story apartments. Need parking calcs, ADA, 5% bike, pedestrian access, show full dimensions, landscaping, etc. Public way improvements? Roadway revision for street scape. Widen for parking, remove park strip. Existing tree impacts, bulb-outs, intersection crossing, street lighting. Review with Planning, City Forestry, and street lights.

5/19/2008

Ken Brown Zoning

Discussed proposed connection to Venture Way. Referred them to Lynn Curt & John Spencer.
Discussed the use of the existing building (if accessory to the senior housing, additional parking may not be required). See previous notes dated 4/16/08.

Barry Walsh Transportation

Need clarification of Venture access/Lynn Curt & John Spencer. Review of accessory building use for parking. Need parking calculations. Past comments @ street scape proposal with Planning/Engineering/Forester, etc.

Brad Stewart Public Utilities

Property has well. Must keep totally separate from potable water service. Dev. Intends to use for re-circulated water feature, not irrigation or drinking. Detention, SWPPP, and BMP's required. Discussed potential issues with 6" water main. Need fire flow demand, and demand for units & then model to see if 6" is adequate. Watch Parleys irrigation system. Below grade parking, down about 6'. Ground water is at 12'. Talk to TRAX about storm water discharge to west.

Attachment E – PC Subcommittee Notes

Planning Commission Subcommittee Meeting Notes

City & County Building Room 126

August 6, 2008

Present: Mary Woodhead, Prescott Muir, Michael Maloy
Applicants: Tom Perry, Architect, and Bill Nighswonger, Executive Director for the Housing Authority of Salt Lake City gave an informal presentation of the proposal.

1812 South West Temple Street

The proposed planned development (PD) project is located on a large, deep rectangular lot. The lot would accommodate three apartment buildings for a senior residential development.

Building A

The only existing building was at the front of the lot, on the frontage along the East side of West Temple Street; an older home constructed in 1902. Even though the structure has not been designated as a landmark site and is not within a City or National Landmark district, the community expressed a desire for the preservation of the structure. After receiving public comment, the applicants decided to retain the structure, but presented no plans for significant restoration.

Buildings B and C

Two additional buildings would be constructed to the rear of the existing structure. Building B would sit in the middle-side of the lot and Building C would be located on the far west of the lot. The buildings would accommodate, between them, 105 residential units for senior housing. The buildings would consist of a mix of one and two bedroom units with a choice of three different floor plans.

The lot would be accessible by pedestrian sidewalks/bike walks through the West rear at the TRAX line, running the length of the lot along the middle, abutting Building B and up to the frontage area along West Temple Street. Vehicles would access the lot from the primary entrance on West Temple Street.

Eight common units mounted in the side yards of the buildings would deliver heat and cooling. Utility costs would be incorporated into the rent.

Underground parking would be constructed beneath Building B. The Salt Lake City Ordinance required one parking stall per bedroom. Additional parking would be used to accommodate residential staff.

The lot would be minimally landscaped on the sides to buffer the site from abutting residential properties. As the applicant owns the water rights to two artesian wells and irrigation rights to the property, two fountain features would be constructed, one would sit at the rear (West) and the other, next to the existing building at the front (East) of the lot.

The applicant is seeking permission to make the following changes:

- o PUD to optimize the density allowed.
- o Zoning Change from R1/5000 to RMF 45
- o Master Plan amendment to change the residential density from low to moderate.
- o Exception to allow minimal landscaping between the neighboring lots and throughout the development.
- o Smaller setback allowances for the buildings and parking.
- o Allow a sidewalk/bike walk along the TRAX line.

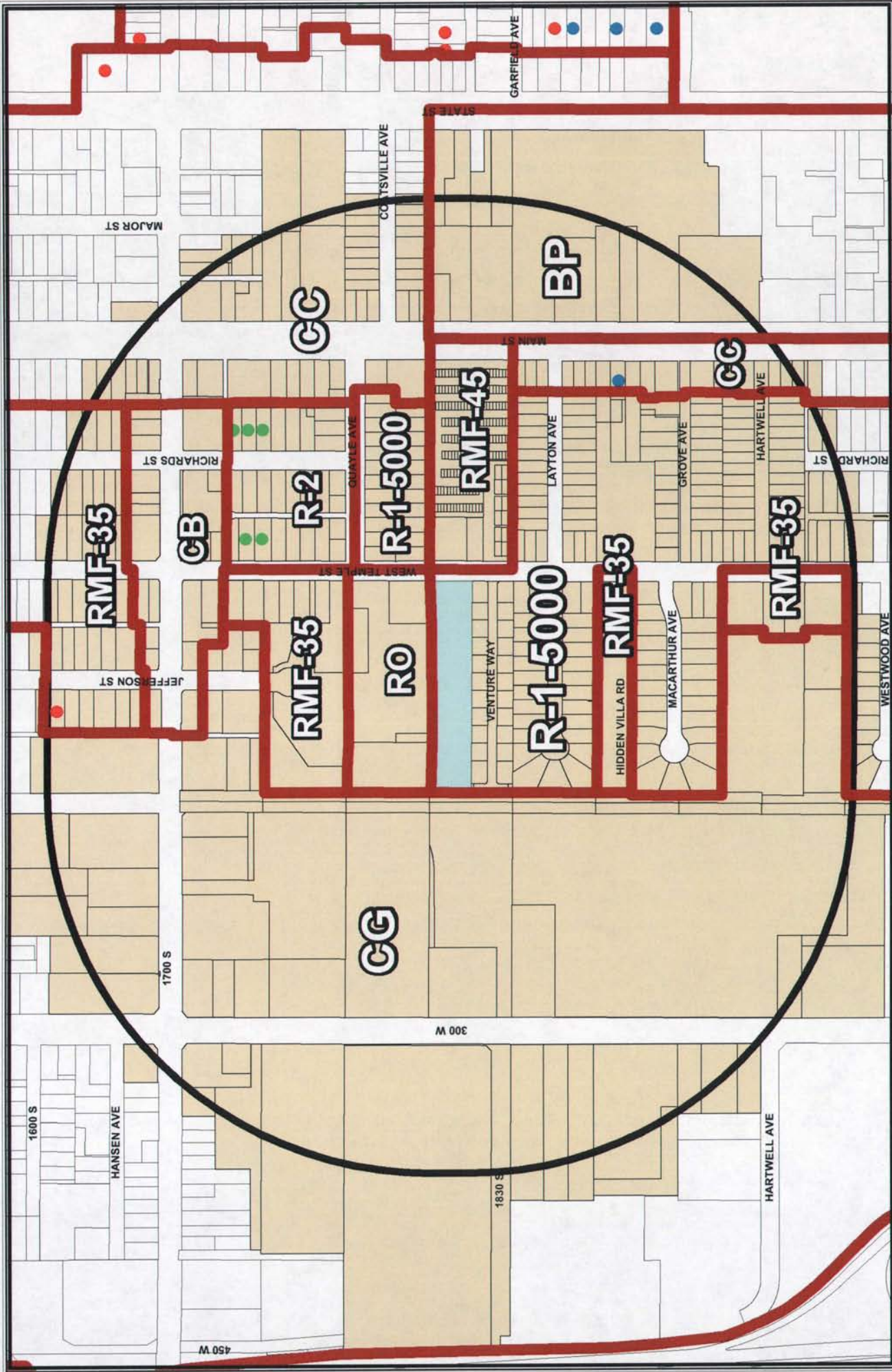
Concerns previously addressed by the Community Council:

- Preservation of the older home.
- Chronic traffic congestion in the area.
- Exit and entrance points for vehicles.

Suggestions by the Subcommittee:

- Address East end of Building B by adding a focal point and tie in the additional property at the East to incorporate a private access road.
- Present plans to illustrate lighting for the development common areas.
- To represent the market better, the applicant should request one parking stall per unit, to keep the price of the units affordable and in light of the expectation that some of the residents would be non-drivers and others would own less than two vehicles.
- Present specific plans to restore Building A to facilitate its use as an amenity to the development. If an exception was allowed to the parking requirements, restoration of Building A becomes more affordable and it could be used as an amenity to the development community.
- Investigate the possibility that the Housing Development Corporation would consider a partnership with the City to support a small area master plan to encourage a TRAX stop at 1700 South, which would benefit the senior residents as well as the neighborhood as a whole.
- An issues only presentation at the regular meeting of the Planning Commission would not be appropriate, as the Commission would rather handle preliminary presentations with a subcommittee.

Attachment F – Conditional Use Map



- Conditional Uses in Residential Districts
- 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- Commercial/Office NonConforming Uses
- Subject Properties
- 1320 Foot Buffer around the Subject Property
- Parcels that Intersect the 1320 Foot Buffer around the Subject Property

Attachment G – Department Comments

Maloy, Michael

From: Itchon, Edward
Sent: Wednesday, July 16, 2008 1:40 PM
To: Maloy, Michael
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: 400-08-20 -- 400-80-21 -- 400-08-51 1812 so West Temple

Issues:

- Provide automatic fire sprinkler systems,
- Provide Wet Standpipes,
- Provide local automatic fire detection in the rooms,
- Provide general fire detection in the common areas areas,
- Provide monitoring devices to be interconnected to a remote station.
- Fire hydrants shall be located within 400 feet of all exterior walls.

TO: MICHAEL MALOY, AICP, PRINCIPAL PLANNER,
PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JULY 30, 2008

SUBJECT: **1812 South West Temple Street – Senior Housing- PLANNED
DEVELOPMENT
1812 South West Temple Street
Petition #410-08-51, 400-08-20 & 400-08-21**

SLC Engineering's review comments are as follows:

1. This is a proposed planned unit development project to develop an existing dwelling unit, and 105 additional senior housing units on 2.4 acres. The only street frontage involved, West Temple Street, is already fully dedicated and improved. There is one existing driveway that must be replaced and all existing curb, gutter and sidewalk that does not meet present City Standards according to APWA Std. Plan #291 must be replaced as a part of the subdivision process. The sidewalk must be replaced as per APWA Std. Plan No. 231. The curb and gutter must be replaced as per APWA Std. Plan # 205A and either 251 or 252. Also, any utility cuts in the roadway must be reviewed and approved by Salt Lake City Public Utilities. A Public Way Permit will be required for all excavations for utility service connection in South Temple Street.
2. The improvement drawings will need to have a grading plan of the proposed access roadway throughout the project, which will need to have City approval prior to construction. Additional items, such as a cover sheet with appropriate title blocks, and the limits of excavation with the proposed utility main extensions, are required. In addition, the developer will need to provide one set of mylar improvement plans with all title blocks signed by the appropriate City Departments prior to final approval of the design.
3. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of the public and access roadway improvements. The agreement also requires the payment of a stepped fee based on the estimate of constructing the public and access roadway improvements. A copy of the agreement can be picked up from my office if the developer needs one. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.

Michael Maloy
1812 South West Temple Street/Planned Development
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4. The developer must enter into agreements required by the SLC Public Utility Department and pay any required fees.
5. A certified address is required prior to applying for a building permit.
6. If a plat is required, it must meet the requirements of the attached checklist.
7. At least one member of the concrete finishing crew must be ACI Certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

Maloy, Michael

From: Lucas, Duran
Sent: Tuesday, August 05, 2008 2:03 PM
To: Maloy, Michael
Subject: Department Comment 1812 S. West Temple

August 5, 2008

Re: Petition 400-08-20
Petition 400-08-21
Petition 400-08-51

Michael,

Property Management has reviewed the referenced petition. The petitioner's development does not seem to be encroaching on any city property or public right-of-way, however, If at any time the planned development changes and an encroachment results, the petitioner will then 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

Maloy, Michael

From: Brown, Jason
Sent: Tuesday, August 05, 2008 11:07 AM
To: Maloy, Michael
Cc: Garcia, Peggy
Subject: Petitions 400-08-20 Master Plan amendment, 400-08-21 Zoning Amendment and 410-08-51 Planned Development
Categories: Program/Policy

Michael,

Salt Lake City Public Utilities has reviewed the above referenced petitions and offers the following comments:

Concerning petitions 400-08-20 and 400-08-21 Public Utilities is not opposed to the proposed changes to the master plan and zoning. Increasing the density of the units will have an impact on the existing utility infrastructure however as part of the planned development the portions of the infrastructure that maybe undersized, if any, can be improved to provide the required level of service.

The following comments are for the for Petition 410-05-51, Planned Development;

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

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

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

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

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

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any

9/13/2008

approvals from our Department. A 3 per quarter acre drainage impact fee will be accessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

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

Jason Brown, PE
Development Review
Salt Lake City Public Utilities
483-6729

Maloy, Michael

From: Walsh, Barry
Sent: Monday, August 18, 2008 11:14 AM
To: Maloy, Michael
Cc: Young, Kevin
Subject: RE: Document1
Categories: Program/Policy

August 18, 2008

Michael Maloy, Planning

Re: Petition 400-08-20, Master Plan Amendment from - low density to medium high density.
Petition 400-08-21, Zoning Amendment from R-1/5000 single family to RMF-45 multi-family.
Petition 410-08-51, Planned Development fro 105 dwelling units - one & two bedroom.

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

Due to the collector classification of West Temple on a minimum width roadway and the historical use and character of this area as single family and local business uses. We wave the recommendation that a "Traffic Impact Report" be done. The proposed development is limited to one lot with two buildings for 105 Senior housing units. The level of impact this proposal is expected to impose on West Temple, 1700 South (a minor arterial), and 2100 South (a major arterial) are with in standards growth parameters and no foreseen mitigations of the existing system are obvious.

Please clarify the written development scope 105 units for Senior housing and the - 73 unit one bedroom Senior Housing and 32 two bedroom family units - And the Site plan sheet S1.0 with 94 one bedroom units and 11 two bedroom units. These variations impact the required parking spaces and traffic generation.

The final plan submittal is subject to standard city design review compliance for pedestrian (ADA) and vehicular (passenger, service, & bicycle) safety, circulation, and staging facilities as well as impacts and upgrades as needed to the Public Way infrastructure.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.

From: Maloy, Michael
Sent: Monday, August 18, 2008 10:00 AM
To: Walsh, Barry
Subject: RE: Document1

Barry:

Would you please resend your comments on this project (as it sounds like you are not going to require a traffic impact report)? Let me know if I have misunderstood the issue.

Sincerely,

Michael Maloy, AICP
Principal Planner
Salt Lake City Corporation
(801) 535-7118 Voice
(801) 535-6174 Fax

From: Walsh, Barry
Sent: Monday, August 18, 2008 9:57 AM

9/16/2008

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: September 13, 2008

Project Name: SLC Housing Authority Senior Housing Project

Project Address: 1812 South West Temple

Contact Person: Mike Maloy

Fax Number: (801) 535-6174

Phone Number: (801) 535-7118

E-mail Address:

Zoning District: RMF-45 (Proposed)

Reviewer: Alan Hardman

Phone: 535-7742

Comments

This preliminary zoning review is based on DRT meetings held on April 16, 2008, and May 19, 2008.

1. Master Plan Amendment Petition #400-08-20 must be approved.
2. Zoning Amendment Petition #400-08-21 must be approved.
3. Planned Development Petition #410-08-51 must be approved.
4. The minimum rear yard setback is 25% of the lot depth, but need not exceed 30 feet. The rear building shows only 18 feet and so does not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
5. The minimum side yard setback is 8 feet. The rear building shows only 3 feet on the north side of the lot and so does not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
6. For buildings whose principal means of entry is located along an interior side yard, the side yard shall not be less than 12 feet, 8 feet of which shall be devoted to landscape area per 21A.24.010.H. Plans do not appear to comply. This must comply or be waived and/or approved by the Planned Development process.
7. The parking spaces on the south side at the rear of the lot require a 10 foot wide landscape buffer per 21A.48.080.C1 and must be landscaped per Table 21A.48.070G (perimeter parking lot landscaping). Plans show 2' - 6".
8. The 10 wide landscape buffer along the entire south side of the lot must be landscaped per 21A.48.080.D1.
9. A cross-access agreement must be executed for the driveway that crosses the property line and exits onto the abutting lot on the north side of the project lot.
10. Verify that the surface coverage of principal and accessory buildings on the lot do not exceed 60% of the lot area.

11. Provide screened trash dumpster locations in rear yards per 21A.48.120. The trash dumpster location in the parking area near the front of the project is not allowed.
12. Public Utilities approval required.
13. Fire Department approval required.
14. Engineering Division approval required for all street and public way improvements.
15. Transportation Division approval required for all traffic-related issues, such as parking stall layout, below-grade parking structure, vehicle circulation, access from public streets, public pedestrian access, bicycle parking, etc. Approval must also include connection to Venture Way.