

PLANNING COMMISSION STAFF REPORT

April 22, 2009

Petition #PLNPCM2008-00883: Howard Johnson Zoning Map Amendment

Staff: Casey Stewart (801-535-6260 or casey.stewart@slcgov.com)

Address: 103 & 121 North 300 West; 320 W.
North Temple

Type of Request: Rezone

Current Zoning: CC

Lot Size: ≈ 90,000 sq ft (2.1 acres)



Request

Northwestern Hospitality Corporation and Leonard KM Fong Trust are requesting approval to rezone three parcels located at 103 North 300 West; 121 North 300 West; and 320 West North Temple from CC (Corridor Commercial) to D4 (Downtown Secondary Central Business District).

Recommendation

Staff has determined the request does not adequately achieve the applicable standards and recommends the Planning Commission transmit a negative recommendation to the City Council.

Potential Motions

Approval:

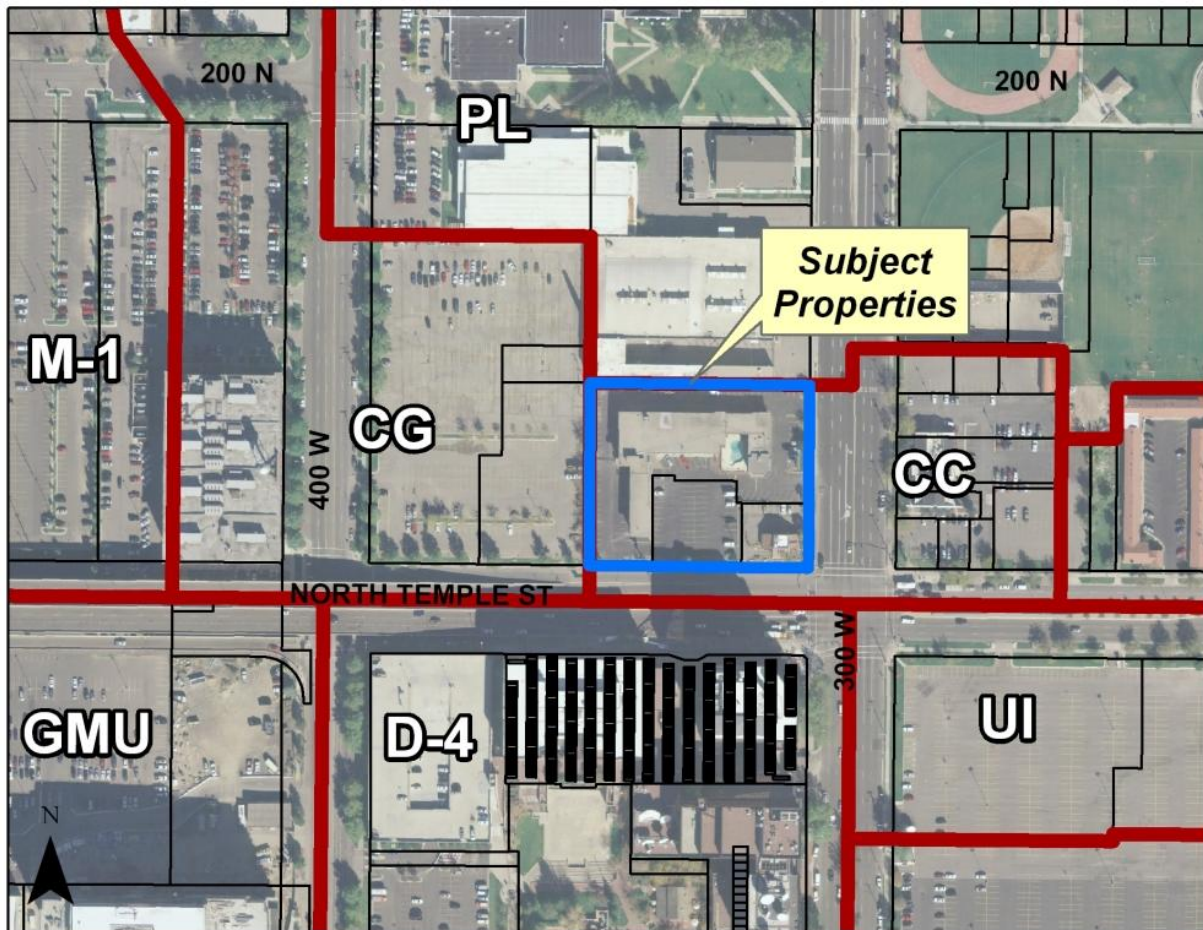
From the evidence and testimony presented and pursuant to the plans submitted, I move to transmit a positive recommendation to the City Council for Zoning Map Amendment PLNPCM2008-00883, subject to the following conditions:

Denial:

From the evidence and testimony presented, I move to transmit a negative recommendation to the City Council for Zoning Map Amendment PLNPCM2008-00883, based on the following findings:

1. The proposal does not meet the policies of the Capitol Hill Master Plan for commercial uses in the area of the subject property.

Vicinity Map



Project Information

Request

The applicant has requested that the subject properties be rezoned from CC (Commercial Corridor) to D4 (Downtown Secondary Central Business District). The subject properties are currently zoned CC and are utilized for a 96-room Howard Johnson's motel, parking for the motel, and a Subway fast food restaurant. The applicant proposes to redevelop the site as a single hotel with 100 rooms that will be larger in height and footprint than the existing motel. The restaurant would be demolished. The CC zone has a building height limit of 30 feet. The requested D4 zone allows for a building height up to 75 feet by right and up to 120 feet as a conditional use. If the zoning amendment is approved, the applicant would like to construct a five story hotel approximately 60 feet tall.

The conceptual plan proposed by the applicant at this time would not comply with requirements of the D4 district for building setback, first floor uses, parking lot setbacks, first floor glass content, and landscape. Although conceptual plans were provided by the applicant, the zoning map amendment process merely considers changing the zoning classification of a property; it does not result in any decisions for a specific development proposal.

Project Details

Regulation	Zone Regulation CC	Zone Regulation D4	Current Development	Requested Development
<i>Use</i>	commercial	commercial	motel, restaurant	hotel
<i>Height</i>	Lesser of 30' or 2 stories	75 feet (120 feet C.U.)	3 stories	5 stories (≈ 60 feet)
<i>Front/Corner Yard Setback</i>	15 feet <u>minimum</u>	5 feet <u>maximum</u>	60 feet / 34 feet	83 feet / 57 feet
<i>Rear Yard Setback</i>	10 feet	None required	36 feet	52 feet
<i>Side Yard Setback</i>	None required	None required	45 feet	67 feet

Overview of Regulations and Analysis

Section 21A.50.050 (General Amendments)	Discussion	Compliance
Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City	Plan calls for community oriented businesses of high visual quality and for shifting of commercial activity more toward retail and service that cater to the surrounding residential community. Height should be limited to 2 or three stories.	N
Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property	Proposed D4 zoning would allow for significant height increases, which would be incompatible with adjacent low height institutional uses.	N
The extent to which the proposed amendment will adversely affect adjacent properties	Adjacent uses include surface parking lot and institutional uses. The D4 zone allows for a much taller building height. The increased height would not likely impact the current uses, but could negatively impact future development of adjacent properties.	N
Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards	No overlay districts affect the subject properties	N/A
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, stormwater drainage systems, water supplies, and wastewater and refuse collection	The existing public facilities and services for the property would be adequate to serve most commercial uses proposed for the site.	Y

Background Information

Project History

The original motel was constructed circa 1965 as a 96 unit motel. The existing restaurant building was built circa 1982. The three parcels were zoned CC as part of the broad scale zoning map revisions completed by the City in 1995.

Master Plan Information

The Capitol Hill Master Plan currently in effect (adopted November 1999) sets forth policies for this area to include community oriented businesses of high visual quality. The plan also recommends transforming the existing commercial uses into more retail and service oriented businesses. To maintain the historic scale of development for the area, building height is recommended to be limited to 30 feet, or possibly 45 feet with conditional use approval.

Public Participation

Community Council Meeting

The request and associated application materials were provided to the Capitol Hill community council on December 15, 2008. The community council did not discuss the proposal at their January meeting. The 45-day deadline for community council comments expired January 31, 2009 and no comments were received from the community council. At the time of this report, no community council comments had been received.

Public Comments

No other public comments were received by staff prior to release of this report.

Analysis

Standards for General Amendments; Section 21A.50.050

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 subject property is located in the Capitol Hill Master Plan area, and therein depicted as “General Commercial” for the all three parcels. Changing the zoning district from CC, a commercial category, to D4, a downtown category, would not be consistent with the policies of the master plan.

The Capitol Hill Master Plan sets forth policies for this area to include community oriented businesses of high visual quality. The plan also recommends transforming the existing commercial uses into more retail and service oriented businesses. To maintain the historic scale of development for the area, building height is recommended to be limited to 30 feet, or possibly 45 feet with conditional use approval.

The applicant’s purpose in requesting the zoning amendment is in preparation for increased building height. Increased building height conflicts with the objectives of the master plan to maintain the historically shorter building height in the West Capitol Hill area.

Finding: The proposal does not satisfy this standard because the proposed D4 zoning is not consistent with the Future Land Use Map and policies of the Capitol Hill 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: North Temple is intended to be the limit for any downtown type zoning districts. Allowing D4 zoning north of North Temple would encourage creep of taller buildings into this historically mixed use area of one and two story buildings. The overall development pattern of the immediate area is commercial and institutional uses in buildings of one or two stories. The proposed D4 zoning district would allow for building height of 75 feet, and possibly up to 120 feet with a conditional use. Those potential heights are contrary to the overall character of adjacent development.

Finding: The proposal does not satisfy this standard because the proposed D4 zone would allow development that is not harmonious with the overall character of existing development in the immediate vicinity.

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

Analysis: Adjacent uses include a surface parking lot and institutional use (Salt Lake City school district). The D4 zone allows for a much taller building height than the CC district. The increased height would not likely adversely impact the current uses, but could negatively impact future development of adjacent properties.

Finding: The proposal does not satisfy this standard because the proposed D4 zone would allow development that would adversely impact development envisioned by the Capitol Hill Master Plan.

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

Analysis: The subject property is not subject to any overlay zoning districts.

Finding: This standard is not applicable in this case.

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, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Analysis: The current uses of the property have existed since 1965 and 1982, for the motel and restaurant respectively. The public facilities that serve the site are adequate as determined by the review of various City departments who maintain those public services. These same services would be adequate to serve most commercial uses proposed for the site.

Finding: The proposal satisfies this standard.

Notification

On April 7, 2009, the April 22, 2009 Planning Commission agenda was published on the Planning Division's website and listserv, and the State of Utah's Public Meeting Notice website. The subject property was posted with notice on or before April 12, 2009. The staff report was published on April 15, 2009. Notice of the hearing was mailed to the applicant and owners of property within 450 feet of the subject properties' boundaries.

Attached Exhibits

- A. Applicant's request letter
- B. Conceptual building and site plan
- C. Photographs

Attachment A

Applicant's request letter

Stewart, Casey

From: Scott Turville [sturville@gmail.com]
Sent: Friday, September 26, 2008 10:09 AM
To: Stewart, Casey
Cc: grantlsorensen@gmail.com
Subject: rezoning howard johnsons

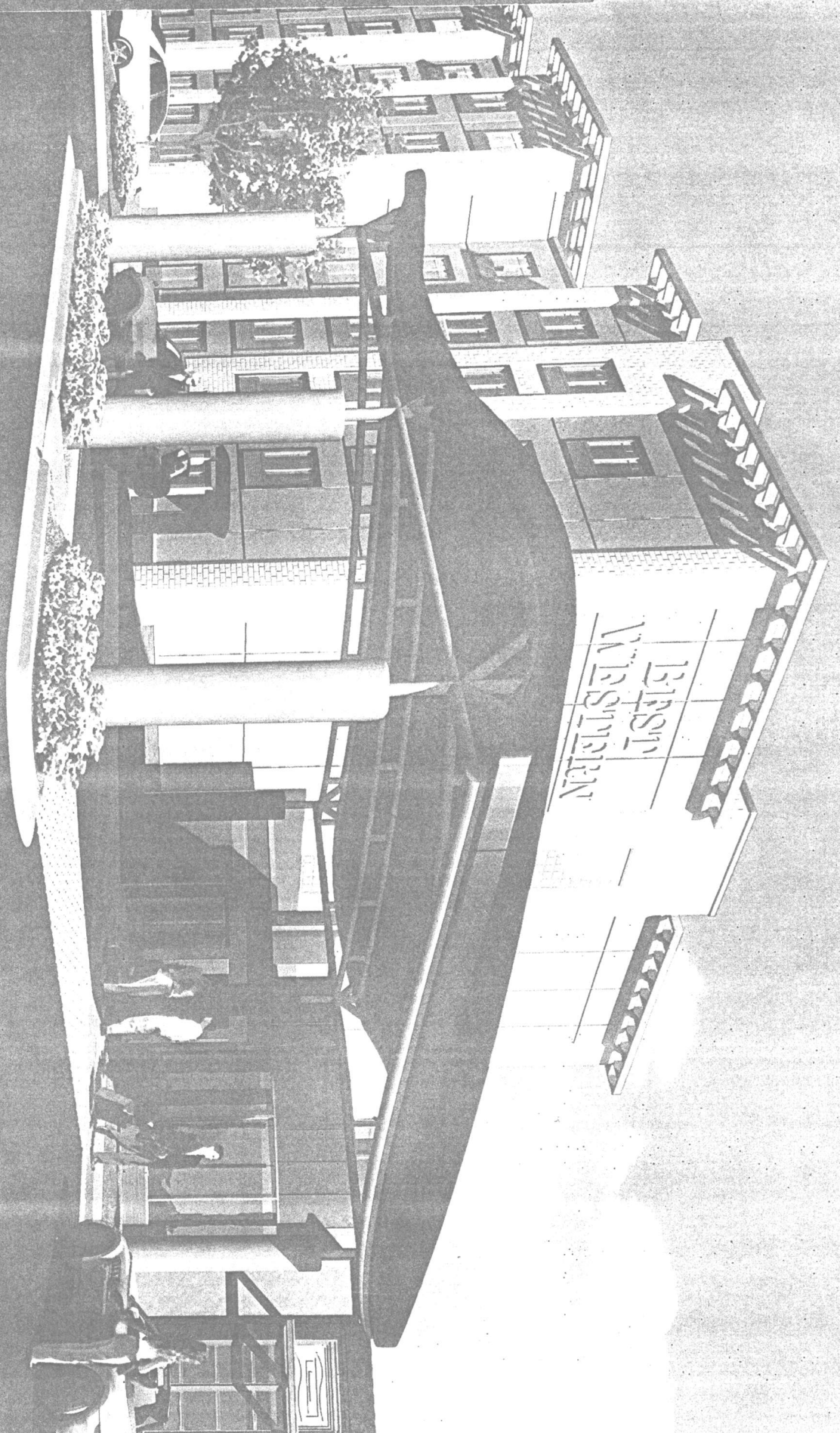
Mr. Casey Stewart.

You've asked for a letter stating the reason for the requested zone change for the property located at approximately NW corner of N. Temple and 300 west. The main purpose is to prepare for a remodel or teardown and rebuild new hotel with more rooms and taller building. After consultation with staff the proposed zoning of D-4 was recommended. Thank you,

Scott Turville

Attachment B

Conceptual building and site plan



PROTOTYPE: ATRIA™

TOTAL KEYS 100

TOTAL BUILDING

SQUARE FOOTAGE 60,259

TOTAL BUILDING
SQ. FT. per KEY 380

ROOM ANALYSIS

Ground Floor 16
Second Floor 21
Third Floor 21
Fourth Floor 21
Fifth Floor 21

SITE ANALYSIS (Square Feet)

Building Footprint 18,131
Hardscape 54,428
Softscape 19,014
Total 91,573

Acreage .42
Building Footprint 1.26
Hardscape .42
Softscape 2.10
Total

PARKING ANALYSIS

Number of Rooms 100
Spaces for Employees 12
Boardroom 6
Total 118

THE UPPER MID-SCALE PROTOTYPE: ATRIA

HIGH IMPACT DESIGNS THAT SAY THESE ARE NO ORDINARY HOTELS.

Our newest prototype, Atria, is the sum of our vision and experience as The World's Largest Hotel Chain®. And it shows in every detail: Strikingly different architectural features; a versatile interior layout; and a flexible design which can expand the public areas into a dramatic wing or streamline everything into a single structure.

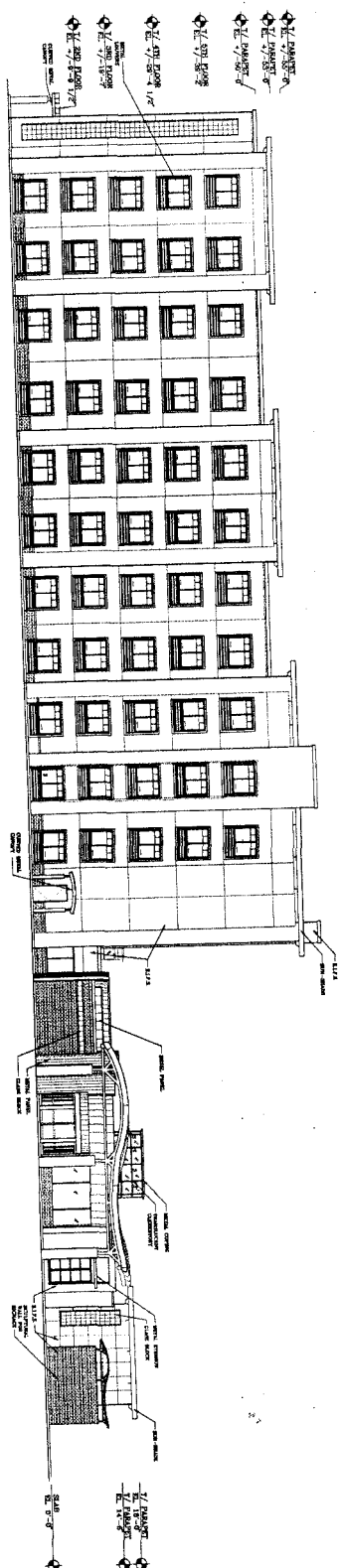
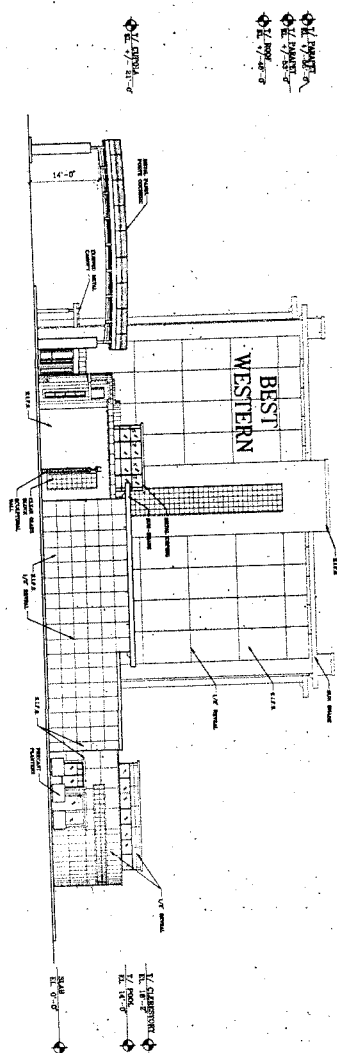
To entice guests to a totally unique hotel experience, our architects and designers created an exterior that breaks through the clutter of competing hotels: An artistic blend of metal, glass, EIFS and masonry that is urban inspired yet compatible with any suburban location.

The Atria prototype version pictured here allows for a conference space, which can be viewed at www.bestwesterndevelopers.com



A. Atria's signature feature, a porte cochere topped with a gracefully flared roof, lends an immediate impression of calm and sophistication. B. Geometric lines and modern materials add visual interest. C. Eaves of open steel construction diffuse light in ever-changing patterns on the main building.

UPPER MID-SCALE PROTOTYPE



FRONT AND SIDE ELEVATION PLANS

First floor area

18,131 sq. ft.

Second - Fifth floor area each

10,532 sq. ft.

Total building area

60,259 sq. ft.

Top of parapet

58'-6"

Overall width

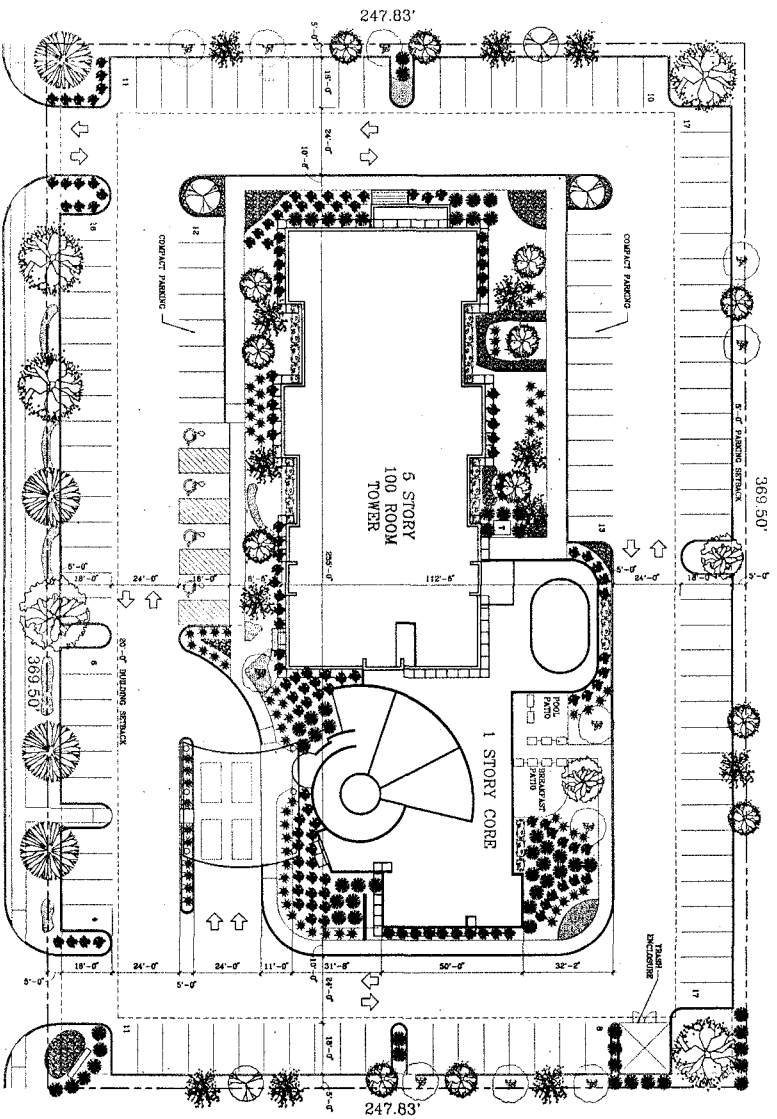
255'-0"

Overall depth

112'-5"

Number of stories

5



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SITE PLAN

Total lot size
Gross square feet
Acres
Landscaping

369' 6" x 247' 10"
91,573
2.10
21%

Parking area
100 keys
Board room
Employees

Spaces
100
6
12

UPPER MID-SCALE PLANS

Looking west at project site



Looking west at project site



Looking northwest at site, from intersection of 300 West and N. Temple



Panorama view looking west at project site and adjacent lot to north.

