

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Petition PLNPCM2009-00135 Zoning Text Amendment Request For A Hotel or Motel In The Community Business Zoning District 1345 & 1355 South Foothill Blvd June 10, 2009

Applicant: Wade Olsen

Staff: Kevin LoPiccolo, 535-
6003 or kevin.lopiccolo
@slcgov.com

Tax ID: 16-10-379-009 and
16-15-129-001

Current Zone: CB
Community Business

Master Plan Designation:
City Wide

Council District: City Wide

Lot Size: 1.28 acres

Current Use: Scenic Motel
and dental office

**Applicable Land Use
Regulations:**

- 21A.26.080

Notification

- Notice mailed on May 26,
2009
- Signs posted on May 29 ,
2009
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites and in the
newspaper May 26, 2009

Attachments:

- A. Applicant Information
- B. Conceptual Plan
- C. Photographs
- D. Department Comments
- E. Public Comment
- F. StateRoute/Transportation

Request

The proposed text amendment would allow as a planned development/conditional use, hotel or motel in the Community Business (CB) District when abutting a State Route. Currently the CB zoning district does not allow hotel or motel, and in order to accomplish this, the applicant is requesting that the Planning Commission evaluate the existing zoning along Foothill Boulevard and consider forwarding a recommendation to the City Council on the proposed text amendment.

Although the subject property has an existing motel (Scenic Motel) on the site, the CB zone does not allow this use, therefore making the use legal nonconforming. As proposed, the applicant would like to redevelop the Scenic Motel site and adjacent dental office building to the south and construct a new 82 room Hampton Inn and associated retail space on 1.28 acres.

As part of this request, the Salt Lake City Zoning Ordinance, Section 21A.26.080 would be amended to allow as a conditional use "hotel/motel". If the text amendment is approved by the City Council, the applicant would need to go through the conditional use public hearing process.

Staff Recommendation

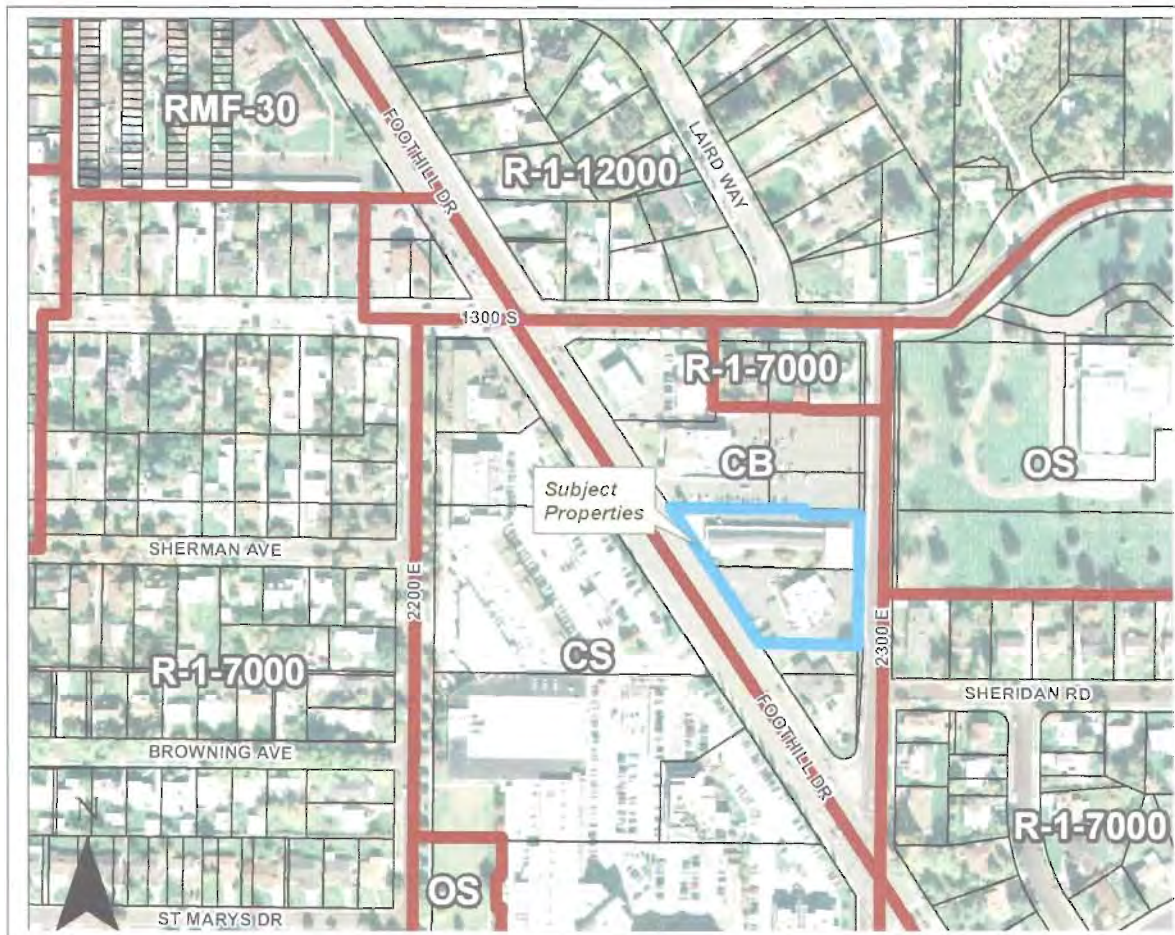
Based on the analysis and findings listed in the staff report, Staff is requesting that the Commission evaluate the proposed text amendment and transmit either a positive or negative recommendation to the City Council.

Options:

1. The Planning Commission may find that the proposal complies with the factors to be considered and send a recommendation to the City Council that they approve the zoning text amendment. The Planning Commission may also recommend specific standards to the City Council as part of this option; or
2. The Planning Commission may send a recommendation to the City Council to deny the zoning text amendment.

Plan	
G. Draft Land Use Table	3. The Planning Commission may continue the item if they determine not enough information is available to make a recommendation to the City Council.

VICINITY MAP



Background

Project Description

The proposed development is for an 82-room Hampton Inn and retail plaza to be constructed on the site of two existing businesses, the Scenic Motel and the adjacent Foothill Dental Office. The hotel will be limited to three floors, but because the site slopes 18 feet up hill to the east, the structure will rise only two stories above grade along the eastern 2300 East frontage. Retail tenant space, including a separate building would be located along Foothill Boulevard. Parking is accommodated within the center of the plaza and in a single-deck parking structure located at the southeast corner of the site. The proposed development will consolidate two parcels into a single 1.28 acre lot.

Preliminary designs for the proposed hotel include about 52,600 square feet for 82 rooms and suites, lobby/service areas, breakfast area, and an indoor pool. Approximately 5,700 square feet of retail is

incorporated into the street level frontage of the building with a portion of that (2,300 s.f.) in a separate retail building located at the south portion of the site.

The proposed development is surrounded by the following:

Direction	Zoning	Land Use
North	Community Business	Restaurant
East	Open Space/Single-Family	Cemetery & Single Family
West	Community Shopping District	Foothill Plaza (Retail)
South	Community Business	Bank

Master Plan Information

The proposed zoning text amendment, if approved, would allow hotel/motel as a conditional use in the CB Zoning District. Therefore, any community that has CB zoning may be applicable, but only if the zone abuts a State Route. The following are communities that could have a hotel/motel use, subject to the property abutting a state route/highway as found in the Salt Lake City Transportation Master Plan are as follows:

Communities	Possible Hotel/Motel Locations that abut a State Route/Highway
Sugar House & Central Community	700 East & 1300 East
East Bench Community	Foothill Boulevard
Capitol Hill Community	300 West at 300 & 400 North
Northwest Community	Redwood Road at 700 & 900 North

MASTER PLAN SPECIFICATIONS:

Sugar House Master Plan

The Sugar House Master plan has much discussion about commercial land use, but it is primarily directed at the business district, strip commercial and neighborhood commercial zoning districts. There is discussion about nonconforming uses, but only within the residential districts. The areas Sugar House are zoned CB zoning that abuts a State Route/Highway is along 1300 East and the Brickyard Plaza area.

Central Community Master Plan

On page 11 of the Central City Master Plan discusses the effects of nonconforming land uses and states that “the owners of nonconforming properties need to be responsible and understand the complexities of owning such a property. They should be aware of and understand the zoning and the primary land uses in the area. The mitigation of impacts and/or the quality of the use depends on ownership and management of these uses. The areas that Central Community has CB zoning that abut a State Route is along 1300 East and 300 South and 700 East at Markea (250 South) and Hawthorne (540 South).

East Bench Master Plan

Redevelopment or at least renovation of some business properties in the East Bench area is quite likely and is considered the most desirable approach to meeting future business needs in the community. Two-level buildings, structured parking, and other provisions of the zone provide considerably more development potential than present use levels at many sites (page 6).

Capitol Hill Master Plan

On page 7 of the Capitol Hill Master Plan, states that “many of the existing commercial uses in the community are heavy commercial land uses or are oriented to servicing commuters or tourists and are not neighborhood retail/service oriented. The lack of neighborhood oriented retail services is a major concern voiced by citizens of the community during the public input process of the development of this master plan”. The area that Capitol Hill has CB zoning that abut a State Route is along 300 West around 400 North and 300 North.

Northwest Community Master Plan

On page 6 of the Northwest Community Master Plan discusses the Neighborhood Commercial area concentrated business at the center located at 700 North and Redwood Road. The areas that the Northwest Community has CB zoning that abut a State Route/Highway is along Redwood Road at 700 North and 900 North

Salt Lake City Vision and Strategic Plan Final Report

The Salt Lake City Vision and Strategic Plan applies to this proposed text amendment. Section 20.0, of the City Vision and Strategic Plan Final report encourages the development of a “business friendly” licensing and regulatory practices.

Comments

Public Comments

An Open House was held on March 19, 2009 to gather public input. One person attended the meeting and opposed any type of zone amendment that would allow for a hotel/motel with the CB zoning district. Staff has received one written comment (Attachment E) opposing the text amendment and one phone call from a property owner to the south opposing the text amendment.

City Department Comments

The comments received from pertinent City Departments / Divisions are as follows:

Transportation (Barry Walsh): The division of transportation review comment and recommendations are as follows:

- The inclusion of hotel/motel into the CB zone as a conditional use covers transportation issues in that traffic impact study is a standard requirement. The applicant is aware that a traffic impact study will be required by UDOT for this site since it abuts a state road.
- The proposed site is adjacent to a major arterial, Foothill Drive, a UDOT roadway, and a local class, 2300 East is a Salt Lake City roadway.
- The DRT has reviewed this proposal and commented on design issues for public way improvements, parking layout, ADA compliance, bike provisions, circulation – pedestrian and vehicular, grades, etc.

Engineering (Craig Smith): Engineering has not provided any comments on the proposed zoning amendment. However, when the site is developed a full review of the plans will be required.

Building Services (Alan Hardman):

- Approve zoning text amendment PLNPCM2009-00135.
- Consolidate two existing lots into one new lot as approved by the Planning Division.
- UDOT approval required for Foothill Drive improvements.
- Provide parking calculations.

- Provide a Landscape Plan
- Show trash dumpster location.
- Planned Development as a Conditional Use approval will be required for design elements that do not conform to the CB zoning requirements:
- Additional building height greater than 30 feet;
- Surface parking lots in front yards (not allowed);
- Parking structures encroaching into the 35 foot front yard setback—lot has double frontage (Foothill Drive and 2300 East Street);
- Buildings greater than 20,000 square feet;
- Entrance and visual access requirements.

Police Department (Lt. Richard Brede): Staff did not receive any comments regarding the proposed text amendment.

Economic Development (Bob Farrington): Have not received any written comments.

Public Utilities (Brad Stewart): Public Utilities has not provided any comments on the proposed zoning amendment. However, when the site is developed a full review of the plans will be required.

Zoning Review

If approved as proposed, a hotel/motel would be a conditional use in the CB zoning district. The purpose of the CB zoning district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The standards found in the CB zoning district are designed to provide adequate lot area, building spacing, buffer requirements, etc. for the permitted uses. Conditional uses, processed through a planned development process, are required to meet at least the minimum standards. However, through the conditional use process additional requirements may be attached to a development in order to mitigate adverse impacts and fulfill the purpose statement of the CB zoning district.

Analysis and Findings

Options

With regard to zoning text amendments, the Planning Commission makes a recommendation to the City Council and the City Council has the decision making authority. If the City Council approves the request, then a hotel/motel would be allowed as a conditional use/planned development in the CB zoning district, provided that the property abuts a State Route/Highway. Prior to construction of their facility, the applicant would have to go through the conditional use/planned development review process. If the City Council denies the request, then the zoning ordinance would not be amended.

Analysis

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;

Discussion: Adding hotel or motel as a conditional use in the CB zoning district is a change in adopted City policy relating to this type of land use. The Planning Division is charged with the task of implementing the adopted policies of the applicable master plans of the City. Staff is seeking input from the Commission on this proposed text amendment in terms of evaluating whether or not this particular area along Foothill Boulevard is a suitable site for a hotel or motel use and discuss whether the CB zone is appropriate along Foothill Boulevard. The purpose of the CB zone is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

Finding: The proposed text amendment is a change in current zoning allowances for the Community Business District relating to hotels/motels.

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

Discussion: This factor is site specific, but the proposed text amendment would affect all CB zones that abut a State Route. However, the petition is being requested by an applicant with a specific location. The location at 1345 and 1355 South Foothill Boulevard is zoned CB. The surrounding uses are primarily commercial, but to the east the land uses are open space (Cemetery) and single-family residential. The applicants have submitted a conceptual development plan for their proposal. A more substantial development plan would be reviewed as part of the conditional use process if the text of the zoning ordinance is amended. Requiring conditional use review for this type of use allows the City to identify potential adverse impacts and determine if the adverse impacts can be reasonably mitigated. If the adverse impacts can be reasonably mitigated, a conditional use shall be approved. If potential impacts cannot be mitigated, then the Planning Commission may deny the conditional use. One of the standards of review for a conditional use is to determine the compatibility of the use and design with the surrounding area.

The conditional use standards of review and public process would not apply to a hotel/motel if it were a permitted use.

Finding: The proposed text amendment may be harmonious with the overall character of existing development provided the proposed use is added as a conditional use when abutting a State Route to the CB zoning district.

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

Discussion: The proposed text amendment includes amending the table of permitted and conditional uses in the CB zoning district.

The purpose of the CB zoning district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The subject property abuts commercial on the north and south and would gain access from Foothill Boulevard. The properties to the east is open space (cemetery) and single-family residential. The purpose of the CB district is to provide an environment for pedestrian and transit scale uses, and given the proposed hotel use, the Commission will need to evaluate whether or not the text amendment is appropriate for the CB zone and whether or not the change will adversely affect the abutting properties.

Finding: Adding a hotel/motel as a conditional use may have impacts on the residential use that are located across 2300 East, but this could be addressed by conditioning the proposed use and restrict or minimize lighting, deliveries, and enhanced landscaping for this type of land use.

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

Discussion: The proposed text amendment is not associated with any overlay zoning districts.

Finding: If a hotel/motel use is added as a conditional use in the CB zoning district, it would be required to comply with the standards of any applicable overlay zoning district.

e. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

Discussion: Further review of the adequacy of public facilities and services would be performed during the conditional use process. All development applications that require conditional use approval are routed to applicable City Department and Divisions for review comments. These comments are typically required to be complied with if a conditional use is approved.

Finding: Adding a hotel/motel as a conditional use would provide for additional City review to determine if public services and facilities are adequate for the type of use.

Zoning Amendment Application for
Proposed Hampton Inn- 1345 and 1355 S. Foothill Blvd.
(Modify CB Zone to Allow Hotel/Motel as a Conditional Use)

1. Statement of Text Amendment:

This Zoning Amendment request is to modify the Community Business (CB) Zone to permit a Hotel as a Conditional Use. Allowable uses for Commercial Districts are defined in the "Table: Permitted and Conditional Uses, By District" - Section 21A.26.080 (Page 960-79). Hotel and Motel is already allowed in the CC, CSHBD, and CG zones as a Permitted Use, and as a Conditional Use in the TC-75 zone. The Text Amendment would add the CB zone to commercial districts that allow Hotel or Motel use. To address this proposed Zone Amendment, a "C" (Conditional Use) would be added to this Table under the CB Zone for a Hotel or Motel use. Exhibit A, attached, shows this change. Designating Hotel/Motel as a Conditional Use rather than a Permitted Use provides opportunity for oversight by the Planning Commission and local Community.

2. Complete Description of the Proposed Use:

The proposed development will replace the existing Scenic Motel and adjacent Foothill Dental Office buildings with a new Hampton Inn complex. Preliminary Site Concept Drawings are presented in Exhibit "B". Preliminary designs for the proposed Hotel include about 68,000-sq ft. for 80+ rooms and suites, and lobby/service areas. Approximately 6,000 sq. ft of retail is incorporated into the street-level frontage of the building.

The proposed development will consolidate two parcels into a single 1.28 acre-parcel. Access will be off Foothill Blvd. with a rear exit to 2300 East, reducing the present number of drive approaches onto Foothill Blvd. A Traffic Study is currently underway per UDOT requirement.

A "Planned Development as a Conditional Use" application will be submitted separately for review of the proposed Hotel site plan. As part of the Conditional Use, the owner will request a height variance to accommodate a 3-story structure. The site slopes from 18 feet from the front to rear (west to east), so the proposed hotel will be three stories above-grade along Foothill Drive, but less than two levels above-grade in the rear, along 2300 East. For comparison, some of the retail buildings across the street at Foothill Village are 3 stories.

The site is bordered by retail, commercial, and businesses to the north, south and west along Foothill Blvd., and by the lawn-covered burial grounds of the cemetery to the east (rear), across 2300 East. A single adjacent residence is located to the southeast, across 2300 East, kitty-corner to the site.

3. Reasons why the present zoning may not be appropriate:

The Scenic Motel was constructed in 1946, expanded in 1954, and received a "modern" façade in 1964. The motel is fully booked year around, but the structure is aging, badly in need of modernizing, does not meet new building and safety codes for short-term lodging, and has very limited room capacity.

Although a motel currently occupies the site, the Community Business CB Zone as defined in Table 21A.26.080 does not currently permit a hotel or motel- not as a Permitted or Conditional Use. There is no "grandfathering" or allowance for an existing non-conforming use in this zone designation. That means that under the present zoning, an aging but successful motel cannot be removed and replaced with a larger, more modern structure. It could only be renovated on its existing footprint, which is not economically attractive or feasible due to the limited number of rooms (there are only 14 rooms at the Scenic Motel).

An expanded, upgraded and modern Hotel in this location will meet the challenge of providing affordable short-term lodging to serve patients and their families who must travel to receive medical care at Primary Children's Medical Center, Huntsman Cancer Institute, the University of Utah Hospitals and Clinics, Moran Eye Center, etc. There currently is no modestly-priced short-term lodging in the vicinity of these hospitals and clinics. The site is already within an existing Commercial District, and the proximity of shopping, groceries, dining, and other retail uses, both adjacent and immediately across the street, is advantageous for the proposed hotel use as well as providing an additional economic base for these other businesses. Public transportation is immediately accessible.

The East Bench Master Plan states "Redevelopment or at least renovation of some business properties in the East Bench area is quite likely and is considered the most desirable approach to meeting future business needs in the community.... More efficient use of existing business properties is the preferred approach to meet future business needs". This proposal meets these criteria by removing an aging, undersized, but successful business, and consolidating parcels to allow room for expansion. This is a business use that meets a great need for affordable short-term lodging in the community. Components of the East Bench Master Plan can be more fully addressed as part of the Conditional Use application.

Finally, as stated above, Hotel and Motel use is already allowed in other Commercial District Zones: As a Permitted Use in the CC, CSHBD, and CG zones, and as a Conditional Use in the TC-75 zone. It may simply be an oversight that this use was not included in the CB zone. This Text Amendment would add the CB zone to these commercial districts that allow Hotel or Motel use and allow this use to expand at this site to meet a clear need for short-term lodging

PLANNED DEVELOPMENT AS A CONDITIONAL USE

Proposed Hampton Inn

1345 and 1355 S. Foothill Blvd.

1. Project Description.

The proposed development is for an 82-room Hampton Inn hotel and retail plaza to be constructed on the site of two existing businesses, the Scenic Motel and adjacent Foothill Dental Office building. The hotel will be limited to three floors, but because the site slopes 18 feet uphill to the east, the structure will rise only 2 stories above-grade along the eastern 2300 East frontage. Retail tenant space, including a separate retail building, is located along Foothill Drive. Parking is accommodated within the center of the plaza and in a single-deck parking structure located at the southeast corner of the site. The proposed development will consolidate two parcels into a single 1.28 acre-parcel and provide a significant upgrade for a successful, locally-owned business.

Site development plans, architectural renderings, building elevations, site grading and drainage plans, landscaping, and floor plans are included in the plan package submitted with this Conditional Use application.

The proposed development will meet the long-standing need for modestly-priced lodging in the heart of the East Bench's medical, research park, University, and commercial center. There are few sites in this commercial area that are well-suited and available for this use.

The Scenic Motel was constructed in 1946, expanded in 1954, and received a "modern" façade in 1964. The motel is fully booked year around, but the structure is aging, badly in need of modernizing, does not meet new building and safety codes for short-term lodging, and has very limited room capacity. An expanded, upgraded and modern Hotel in this location will provide affordable short-term lodging for patients and their families who must travel to receive medical care at Primary Children's Medical Center, Huntsman Cancer Institute, the University of Utah Hospitals and Clinics, Moran Eye Center, etc. There currently is no modestly-priced, short-term lodging in the vicinity of these hospitals and clinics. Business clients and visitors to Research Park businesses will also benefit from this hotel. The site is within an existing Commercial District, and the proximity of shopping, groceries, dining, and other retail uses, both adjacent and immediately across the street, is advantageous for the proposed hotel use as well as providing an additional economic base for these other businesses.

Zoning- Text Amendment (Pending). Although a motel currently occupies the site, the Community Business CB Zone does not currently permit a hotel or motel use. Effectively, under the present zoning, this successful but out-dated motel cannot be replaced with a larger, more modern structure. It could only be renovated on its existing footprint, which is not economically attractive or feasible due to the limited number of rooms (there are only 14 rooms at the Scenic Motel). This use *is* permitted in other Commercial District Zones (Permitted Use in CC, CSHBD, and CG zones; Conditional Use in TC-75). To that end, the owner/developer has applied for a Text Amendment to add a Hotel/Motel as a Conditional Use in the CB zone. That application has been submitted and is running concurrently with this Planned Development as Conditional Use application. This facilitates community oversight and input into the Hotel site plan development along with the Zone Amendment.

Height Variance. As part of the Planned Development as a Conditional Use, the owner requests a height variance. The site slopes from 18 feet from the front to rear (west to east), so the proposed hotel will be three stories above-grade along Foothill Drive, but less than two levels above-grade in the rear, along 2300 East. For comparison, some of the retail buildings across the street at Foothill Village are 3 stories.

Compatibility with the East Bench Master Plan. The East Bench Master Plan states "Redevelopment or at least renovation of some business properties in the East Bench area is quite likely and is considered the most desirable approach to meeting future business needs in the community.... More efficient use of existing business properties is the preferred approach to meet future business needs". This proposal meets these criteria by removing an aging, undersized, but successful business, and consolidating parcels to allow room for expansion. This is a business use that meets a great need for affordable short-term lodging in the community.

The East Bench Master Plan also states that the rear façades, where they face residential areas, should maintain the architectural design. This site has frontage onto 2300 East, and the architectural design elements are incorporated into the portions of the structure that face 2300 East, as well as the other facades towards adjacent businesses. The architectural design wraps completely around the building complex.

Green Building Design. The project team is investigating the feasibility of incorporating green building design concepts into the planned development. Green design considerations at this point include: the overall site re-use (tear-down and re-build in an existing infill site, rather than creating a new site), incorporating some on-site energy production (solar panels behind the roof parapets), drought tolerant landscaping, potential alternative construction materials for interiors and exteriors, investigating alternative mechanical systems, and following other LEEDs standards as is economical and practical.

Note on Signage. The owner would like to retrofit the existing "Scenic Motel" sign and re-use it at the new plaza. The sign is a landmark in the area, and we feel it should be preserved and retrofitted (although perhaps not with neon) and displayed at the new site.

Public Transportation and Traffic. Public transportation is immediately accessible. A report commissioned by the Wasatch Front Regional Council has indicated the potential to add express bus service along Foothill Drive. UDOT is evaluating reversible traffic lanes to accommodate commuter traffic during peak hours.

2. **Primary Street Accesses.** Access will be off Foothill Blvd. with a rear exit to 2300 East. Because this plan consolidates two business parcels with 3 driveway accesses, the proposed development plan secures an overall reduction in the number of drive approaches onto Foothill Blvd. A Traffic Study is currently underway per UDOT requirement and will be submitted to the City as part of this application.
3. **Adjacent Land Uses.** The site is bordered by retail, commercial, and businesses to the north, south and west along Foothill Blvd. The eastern portion of the site faces the lawn-covered grounds of the Larkin Sunset Lawn Cemetery, located across 2300 East. The single adjacent residence is located to the southeast, on the corner of Sheridan Road and 2300 East, kitty-corner to the site. There are additional, attractive and well-maintained residential neighborhoods to the east, northeast, and southeast.

4. **Discussions with Nearby Property Owners.** There have not been discussions with adjacent property owners yet; we felt it would be appropriate to develop a working site plan and then solicit community comment. We have spoken with the City Council representative for Council District 6, J.T. Martin; and with several individual members of the local community. There has been informal discussion with staff at one of the Foothill village restaurants, which was very positive regarding the opportunity for additional business and they offered to explore a cooperative arrangement. No formal discussions have taken place. We welcome input and hope this proposal is regarded as a positive asset to the local business, medical, research park, and residential community.
5. **Hours of Operation.** As with most hotels, we anticipate round-the-clock operation although most activity will be in the morning hours (7-9) and early evening as customers leave and return for meetings, appointments, and check in/out.
6. **Parking.** The site is designed with 80 stalls (1 stall per room). This exceeds SL City requirements of 1 stall per 2 rooms. Parking is accommodated within the center of the plaza, and in a single-deck parking structure located at the southeast corner of the site. This parking structure is essentially not visible from Foothill Drive.
7. **Employees.** The Hampton Inn will operate with a crew of approximately 20 employees.
8. **Gross Square Footage.** Preliminary designs for the proposed Hotel include about 52,600-sq ft. for 82 rooms and suites, lobby/service areas, breakfast area, and an indoor pool. Approximately 5,700 sq. ft of retail is incorporated into the street-level frontage of the building with a portion of that (2,300-sq ft.) in a separate retail building located at the South portion of the site. Additional basement area for storage and mechanical (approximately 5,300 sq. ft) is provided beneath the tenant spaces.

A summary of the current square footages for each type of space is provided below:

Hotel 1 st Level:	16,179 sq. ft.	Retail Lease Space #1: 1,689 sq. ft.
Hotel 2 nd Level:	18,207	Retail #1 (Basement): 2,955
Hotel 3 rd Level:	18,207	Retail Lease Space #2: 1,707
Total Hotel Area:	52,593 sq. ft.	Retail #2 (Basement): 2,332
Parking:	48 Stalls 1 st Level	Retail Lease Space #3: 2,329
	32 Stalls 2 nd Level	Total Retail Area: 11,012 sq. ft.

9. **Construction Phases and Scheduling.** Assuming prompt City zoning and building plan review and approvals, we anticipate construction to begin in summer/fall 2009, and require from 9 to 11 months to complete.
10. **Common Spaces.** Most of the common spaces are interior: pool, breakfast area. There is an exterior porte-cochere, and there is an option for seating in front of the retail spaces.

Attachment B
Conceptual Development Plan

PROJECT NUMBER

08085

ISSUE DATE:

DECEMBER 17, 2006

REVISIONS:

No Date

HAMPTON INN
SALT LAKE CITY, UTAH

PROJECT
PERSPECTIVES

A2.2

EXHIBIT "B"



EXHIBIT "B"

PROJECT: HAMPTON INN, SALT LAKE CITY, UTAH

PROJECT: HAMPTON INN

ARCHITECT: PDW

Attachment C

Photographs



Subject property looking east from
Foothill Blvd



Property to the south of subject
property looking from 2300 East



Foothill Dental Office from rear
of property (2300 East)





Looking west from subject property
(2300 East)



Looking north from subject property
(2300 East)

Attachment D
Department Comments

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: PLNPCM2009-00135 Date: February 20, 2009

Project Name: Salt Lake Exchange Accommodations

Project Address: 1345 & 1355 East Foothill Drive

Contact Person: Kevin LoPiccolo
Phone Number: (801) 535-6003

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

Zoning District: CB (Proposed)

Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review is based on a DRT meeting held on November 19, 2008.

1. Approve zoning text amendment PLNPCM2009-00135.
2. Consolidate two existing lots into one new lot as approved by the Planning Division.
3. UDOT approval required for Foothill Drive improvements.
4. Provide parking calculations.
5. Provide a Landscape Plan
6. Show trash dumpster location.
7. Planned Development as a Conditional Use approval will be required for design elements that do not conform to the CB zoning requirements:
 - Additional building height greater than 30 feet;
 - Surface parking lots in front yards (not allowed);
 - Parking structures encroaching into the 35 foot front yard setback—lot has double frontage (Foothill Drive and 2300 East Street);
 - Buildings greater than 20,000 square feet;
 - Entrance and visual access requirements.

LoPiccolo, Kevin

From: Walsh, Barry
Sent: Thursday, February 26, 2009 10:16 AM
To: LoPiccolo, Kevin
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Stewart, Brad; Butcher, Larry
Subject: Hampton Inn zone amendment
Categories: Program/Policy

February 26, 2009

Kevin LoPiccolo, Planning

RE: Zoning text amendment to allow hotel/motel as a conditional use in the Community Business (CB) zone.
For the Hampton Inn at 1345 and 1355 South Foothill Drive.

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

The inclusion of hotel/motel into the CB zone status as a conditional use covers transportation issues in that traffic impact studies (TIS) are a standard requirement. As noted in the application, a TIS is required by UDOT for this site. Other site development conditions cover issues with parking, vehicular and pedestrian access, circulation, and services.

The proposed site is adjacent to a major arterial, Foothill Drive a UDOT roadway, and a local class, 2300 East SLC roadway.

The DRT has reviewed this proposal and commented on design issues for public way improvements, parking layout, ADA compliance, bike provisions, circulation – pedestrian and vehicular, grades, etc.

Sincerely,

Barry Walsh

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

2/26/2009

LoPiccolo, Kevin

From: Isbell, Randy
Sent: Friday, February 27, 2009 1:42 PM
To: LoPiccolo, Kevin
Cc: Spangenberg, Craig
Subject: Zoning text amendment
Categories: Program/Policy

Kevin,

Our office has reviewed the proposal and plans for a text amendment to modify the Community Business, CB, Zone to permit a hotel/motel as a Conditional Use.
Housing and Zoning has no concerns or comments at this time.

Thanks,

Randy Isbell, Housing/Zoning Specialist
Building & Zoning Division
Salt Lake City Corporation
Ph. (801) 535-6042
Fx. (801) 535-6131

2/27/2009

Attachment E
Public Comment

LoPiccolo, Kevin

From: Layne Anthony [layne@msisutah.com]
Sent: Thursday, May 28, 2009 10:13 AM
To: LoPiccolo, Kevin
Subject: RE: Public Hearing Notice - Proposed 82 room hotel
Follow Up Flag: Follow up
Flag Status: Red

I have some huge concerns over this proposal, among them being my direct view of the west setting sun and the obstructions this hotel would cause. Also, I am very concerned about any increase in traffic in the Foothill and surrounding area. Already there is enormous congestion at the immediate intersections, not to mention the increased traffic "literally speeding" through my neighborhood to skirt this very congestion! I have small children and have been unable to convince city personnel to increase speed trap patrols, let alone an officer patrol at all. In addition, speed humps have been denied multiple times. God help us all when the next child is injured or killed. Now, are we going to allow additional sprawl (this proposed hotel) in such a congested area when we can't even solve some of the simple issues? I'm only just getting started.....

Please respond with any details, drawings, etc. of this proposed hotel project promptly so that those of us who will be affected might evaluate its' nature in a time frame that allows us to respond constructively.

As you can see, I am very passionate about certain things. I thank you in advance for your prompt reply

layne@msisutah.com

5/29/2009

Attachment F
SLC Transportation Plan

Attachment G
Draft Land Use Table

Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)						P	
Funeral home			P	P	P	P	C
Homeless shelter						C	
Hotel or motel		C ⁹		P	P	P	C
House museum in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C	C	C	C ⁸
Impound lot						C	
Intermodal transit passenger hub						C	
Kennels						P	
Limousine service utilizing 4 or more limousines						P	
Limousine service utilizing not more than 3 limousines		C		C		P	
Microbrewery						P	
Off site parking, as per chapter 21A.44 of this title	C	P	P	P	P	P	C
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	P	P	P	P	P	P	P
Outdoor sales and display		C	C	P	P	P	C
Outdoor storage				C		P	
Outdoor storage, public				C		P	
Park and ride lots		C	C	C	P	P	C
Park and ride, parking shared with existing use		P	P	P	P	P	P
Pet cemeteries ⁴						P	
Precision equipment repair shops				P		P	
Public/private utility buildings and structures ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	P
Radio, television station			C		P	P	P
Recreational vehicle park (minimum 1 acre)				C			
Recycling collection station	P	P	P	P	P	P	
Reverse vending machines	P	P	P	P	P	P	P

Taxicab facilities, dispatching, staging and maintenance						P	
Temporary labor hiring office						P	
Vehicle auction use						P	
Vending carts on private property as per title 5, chapter 5.65 of this code					P		
Wireless telecommunications facility (see table 21A.40.090E of this title)							

Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section [21A.54.150](#) of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection [21A.26.060D](#) of this chapter and chapter 21A.59 of this title.
2. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
3. When located in a building listed on the Salt Lake City register of cultural resources (see subsection [21A.24.010T](#) of this title and subsection [21A.26.010K](#) of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.
6. Subject to location restrictions as per section [21A.36.190](#) of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional uses process.
9. Hotel/Motel are only permitted when abutting a State Route and shall be subject to a conditional use/planned development.