

## PLANNING COMMISSION STAFF REPORT

**PLNSUB2009-01108**

Conditional Use

Harmon's Grocery/Social Hall

October 28, 2009



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Alan Sullivan of CCRI

**Staff:**

Doug Dansie, 535-6182  
Doug.Dansie@slcgov.com

**Tax ID:**

16-06-104-001  
16-06-104-017  
16-06-104-018

**Current Zone:**

D-1 Central Business District

**Master Plan Designation:**

Downtown Master Plan : Central  
Business District high-density  
mixed-use

**Council District:**

District Four Luke Garrott

**Lot Size:**

0.52 acres

**Current Use:**

Vacant /parking lot

**Applicable Land Use Regulations:**

- 21A.30.020: D-1 Central Business District
- 21A.54 Conditional Uses

**Notification**

- Notice: October 13, 2009
- Sign: October 16, 2009
- Web: October 23, 2009

**Attachments:**

- A. Site Plan & Drawings.
- B. Conditional use map

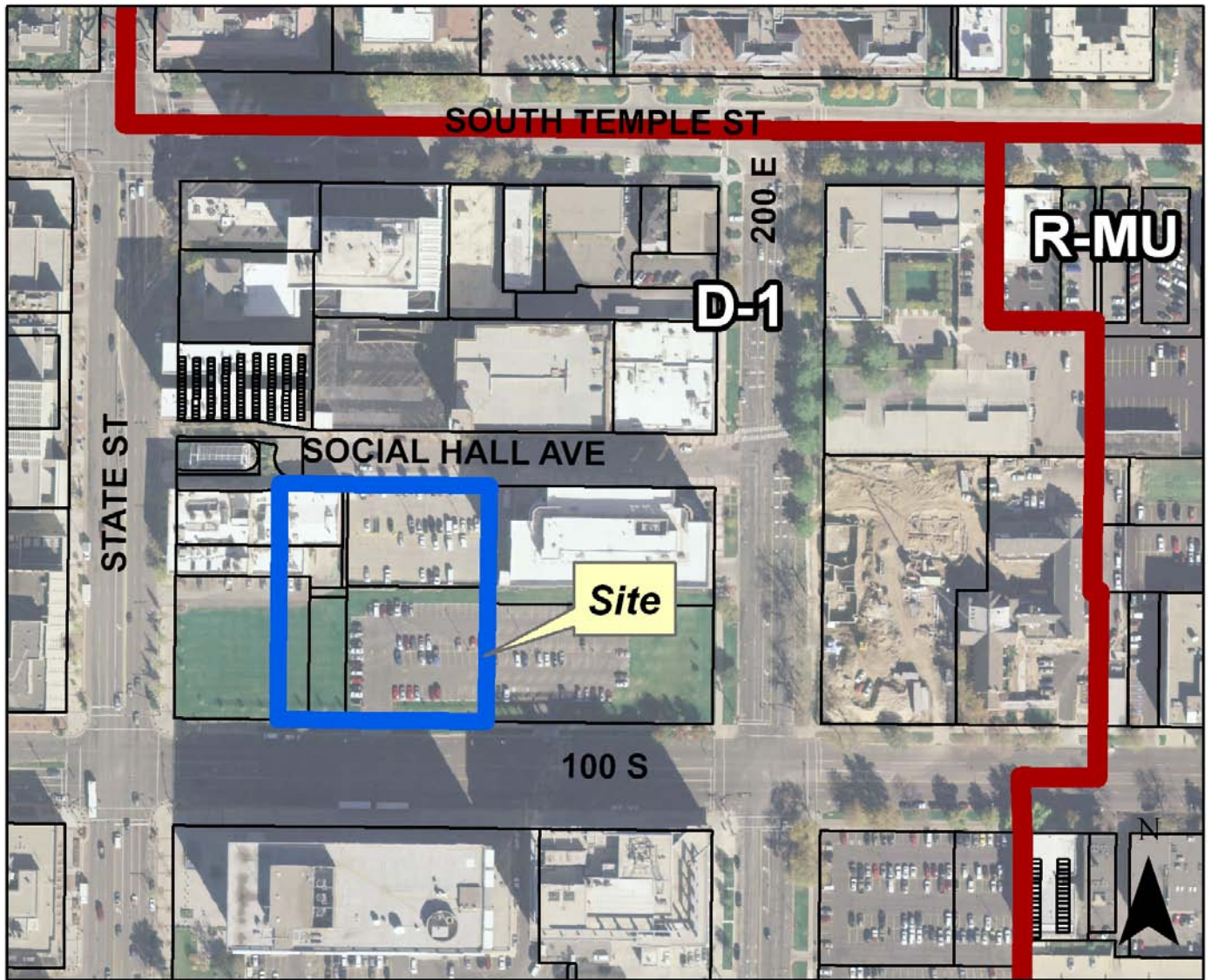
### ***Request***

This is a request from CCRI, Inc. for a Conditional Use located at approximately 38 Social Hall. The site is presently zoned D-1 Downtown. The petitioner is proposing to construct a grocery store on the site. The petitioner is asking to maintain some surface parking on Social Hall Avenue and for a setback greater than 5 feet on portions of Social Hall Avenue and modifications to the loading dock on 100 South. Both the surface parking and setback greater than 5 feet are conditional uses in the D-1 zoning district.

### ***Staff Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the proposal generally meets the applicable standards and therefore, recommends the Planning Commission approve the request with the following some conditions:

- 1) Lighting be reviewed to insure that glare will not affect adjacent properties,
- 2) The parking on Social Hall is screened to "grill height" of adjacent autos with either landscaping in or a low wall,
- 3) More details are provided regarding the elevations of the final design of the structure to insure it meets the design criteria outlined in 21A.59.060.
- 4) Issue raised by Salt Lake City Building services are addressed: including loading park strip landscaping/beautification conformity, screening of loading, utility boxes and first floor glass.
- 5) The Salt Lake City Transportation Division approves access and loading.
- 6) The petition provide detailed elevation drawing to determine conformity to first floor glass and fenestration requirements
- 7) Staff also recommends that the Planning Commission delegates final authority for the site plan, elevation/design review and landscaping to the Planning Director.



**VICINITY MAP**

The petitioner is proposing to build a two level grocery store facing both Social Hall and 100 South. Parking is proposed on the roof of the store and also short term surface parking in front of the store facing Social Hall Avenue. The building is at the property line on 100 South but is set back on Social Hall Avenue.

There was a previous conditional use/planned development affecting portions of this site (Planned Development Petition 410-527, July 26, 2001). That approval was for a temporary surface parking along Social Avenue with retail being constructed along the street frontage in the long term. The conditional use /planned development

was associated with the Social Hall Plaza office building constructed at the corner of 200 East and Social Hall Avenue (IRS building). The parking was meant to be temporary until a retail structure was built to face Social Hall. This petitioner is asking that this former approval be superseded and that portions of the surface parking be allowed to stay in order to provide quick in-out parking for the grocery store. The rear (southern) portion of the existing surface parking lot will be covered, with new parking structure above, however one row of parking will remain adjacent to the street.

The petitioner is also asking for a setback greater than 5 feet. City Code requires a maximum 5 foot setback in the Downtown area to encourage urban development. The building is proposed to be set back approximately 30 feet from the property line on Social Hall Avenue to provide for outdoor dining and to align the building with the view corridor to the west of State Street.

This petition also is requesting loading facility off of 100 South. Whereas this is a double frontage lot, it is difficult to provide loading that does not front onto a street. The final design is intended to screen loading from pedestrians.

## ***Comments***

### **Public Comments**

The project was presented to an Open House on October 15, 2009. Four people were in attendance. There was general support for the project but concern was expressed regarding roof top lighting for the parking and its affect on adjacent office and residential properties.

### **City Department Comments**

The appropriate City departments reviewed the petition; there are no major comments with the exception of the Transportation Division which has not completed its review of the Traffic Study at this time, although they anticipate no major issues that cannot be mitigated.

Comments are attached.

## ***Project Review***

### **Planning Commission**

The Planning Commission has previously seen reiterations of this project as part of the overall City Creek Center complex

## ***Analysis and Findings***

### **Options**

Failure to grant the planned development would require that the petitioner construct the building at the property line and face both streets with retail, rather than parking and outdoor dining on Social Hall Avenue.

Previous iterations of the plan have included; drive through loading (from Social Hall to 100 South, residential units on the roof, a larger footprint and parking entry from 100 South. These reiterations were eliminated for a variety of reason including; building type conflicts, site configuration and slope of the site.

## Findings

**21A.54.080 B. Specific Standards:** A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. **Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:
  - a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master Plan and future land use map applicable to the site where the conditional use will be located, and
  - b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

**Finding:** The Downtown Master Plan calls for the area to be high-density mixed- use. This proposal is consistent with the master plan. The grocery store is critical to development a solid residential base to stimulate a “24 hour population” desired in the master plan.

2. **Use Compatibility:** The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:
  - a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
  - b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, based on:
    - i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
    - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
    - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
    - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use, during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
  - c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
  - d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on

- adjacent land uses, public services, and utility resources;
- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed use; and
  - f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur, based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

**Finding:** Pedestrian access to the site is available from both 100 South and Social Hall Avenue with 100 South being the primary entry. Automobile access is from Social Hall Avenue. Loading is on 100 South (the street width accommodates better maneuvering than Social Hall Avenue). The Salt Lake City Transportation Division indicates that access is adequate, although they are still reviewing the traffic study for the broader area. They indicated that they are working on mitigation, but they foresee no major impediments to the project.

The buildings are placed at the property line on 100 South to be consistent with the urban fabric of the area; however they are proposed to be set back on Social Hall to allow for outdoor dining and short term parking. The short term parking is being requested to allow for visible parking as customer become accustomed to an urban store. When surface parking is allowed in the Downtown zones, it is generally preferred to be in the center of the block and not occupy major street frontage.

Public utilities are adequate.

There is no detrimental concentration of Conditional Uses in the vicinity (Attachment C).

**3. Design Compatibility:** The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title. *(Separate analysis later in this report)*

**Finding:** The conditional use allows for more efficient use of the site while still maintaining the urban character of the neighborhood. The proposed setback and parking are at the center of the block (Social Hall is a mid-block street), away from major street frontage, yet they also provide amenities to the immediate neighborhood. The surrounding uses are multi-family residential units, offices and parking structures. The development is in scale with surrounding development and the proposed conditional use is compatible. The loading for the store and the future office building on the corner of 100 South and State Street will be from 100 South. The loading areas are being designed to not become major visual elements of the streetscape.

Surface parking is normally required to be screened from the sidewalk. The surface parking already exists immediately adjacent to the sidewalk. The existing parking is also the top floor of an underground structure, so it cannot be moved to provide screening, however there is existing screening in the right-of way. Additional screening, such as a low wall (similar to what was built next to the parking at 400 South and State Street) could be built to further screen cars.

**4. Detriment to Persons or Property:** The proposed conditional use shall not, under the circumstances of the particular case and any 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 proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream, or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

**Finding:** The Conditional Use does not emit any pollutants or impact any environmentally fragile sites, nor is it adjacent to any rivers or streams. The neighborhood has a mix of multifamily housing and office development. The project represents the construction of a grocery store that will provide a critical catalyst for urban housing development.

- 5. Compliance with Other Applicable Regulations:** The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

**Finding:** With the exception of modifications to the Zoning Ordinance standards approved by the Planning Commission, all applicable city Code requirements must be met. Exceptions include modification of building setback and surface parking.

## **Additional analysis**

### **21A.59.060 Standards For Design Review:**

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
  2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
  3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.



4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances.

**Finding:** The buildings will face directly onto 100 South Street and Social Hall Avenue. The majority of the frontage of 100 South is set at the property line (with the exception of the loading docks). The entries are highly visible and accessible to the pedestrian. The 100 South entry is adjacent to escalators and elevators, and is therefore the major internal circulation point for the entire structure. The Social Hall entry is designed to also be visible from State Street and outdoor dining is proposed immediately outside the door to activate the area.

B. Primary access shall be oriented to the pedestrian and mass transit.

1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun.

**Finding:** Final detailing of the building has not yet been provided, however preliminary drawings indicate it is a fairly simple architectural statement with little decorative elements. The major features are the entries, which will provide the main architectural elements.

The City needs to review elevation drawings to determine full compliance to glass and fenestration concerns.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited.
2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city.

**Finding:** The petitioner has indicated that they intend to meet the requirement and are not asking it to be waived (with the exception that the parking on Social Hall will not be behind glass)

D. Architectural detailing shall emphasize the pedestrian level of the building.

**Finding:** The ground level is primarily occupied by store front on 100 South and by parking and storefront on Social Hall. Both store fronts are visually permeable primarily glass (minimal use of spandrel glass). The entries to the building are the major architectural element. 100 South is designed to accommodate predominantly pedestrian access; Social Hall will attract both pedestrian users and the those arriving by automobile. Further review of final elevations will be necessary to determine architectural detailing.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street.
2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.
3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.

**Finding:** The proposed development is designed to have an urban interface along 100 South, which is the major frontage. A surface parking lot is specifically requested on Social Hall to provide in-out access to customers. While surface parking is generally discouraged in the D-1 zoning district, it is not prohibited because of specialized needs such as this. Retail or other uses are generally required at the ground level in the D-1 zoning district. The 100 South frontage will be retail and the Social Hall frontage will be retail except where there is parking. The surface parking is located in the interior of the block and is not highly visible from major streets.

It is difficult to provide landscaping in the parking lot because it is on top of structure and there is no earth to plant in. The existing parking is also slightly below the sidewalk grade (approximately 18 inches). There is existing green space within the right-of-way that screens the existing parking, however it could be augmented by additional landscaping or a low screen wall to provide greater screening.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

**Finding:** Most parking is within the structures, however there is exposed parking on the surface lot on Social Hall and on the roof. Lighting should be designed to minimize glare onto adjacent properties.

G. Parking and on site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.
2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

**Finding:** Parking access is from Social Hall. Loading access is from 100 South. The Salt Lake City is presently reviewing a traffic study for the larger area, however they have indicated that they do not believe there are any “deal-breaking” concerns regarding this site.

All store entries are accessible from the public sidewalk.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.
2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.

**Finding:** All major loading is from 100 South. Although the entry will be visible, the actual loading will be internal to the building. Generally the City discourages loading facing a major street, however the double frontage nature of this site makes that difficult. Salt Lake City Transportation is working with the developer to insure the 100 South loading will work effectively. Final elevation of the design should be reviewed to insure that the loading is screened from the sidewalk.



I. Signage shall emphasize the pedestrian/mass transit orientation.

**Finding:** Signage will meet SLC Code.

J. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.

**Finding:** Lighting should be reviewed to insure that parking lighting does not glare into adjacent offices and residential buildings.

K. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

**Finding:** Compliance will be determined prior to the issuance of a building permit.

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester.
2. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

**Finding:** Compliance will be determined prior to the issuance of a building permit.

M. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

1. The orientation and scale of the development shall conform to the following requirements:
  - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
  - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
2. Public spaces shall be provided as follows:
  - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
  - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
    - i. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
    - ii. A mixture of areas that provide shade;

- iii. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
- iv. Water features or public art; and/or
- v. Outdoor eating areas or food vendors.

**Finding:** The facade along both streets will be primarily glass and highlighted by the store entry.

The 300 foot contiguous build probation is primarily intended to be a review criteria of suburban big-box stores to prevent monolithic development. This site is urban in scale.

The store is providing an outdoor dining area along Social Hall which will conform to the public open space standard.

More detailed review of the site will be necessary to insure general conformity to this standard prior to issuing a building permit.

N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "Urban Design Element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

**Finding:** The proposed buildings generally meets the Downtown Plan by providing an urban response to an industry (groceries) that historically been developed on a suburban scale within the City and the metropolitan area.

#### **21A.59.020 Authority:**

Design review shall be required pursuant to the provisions of this chapter for uses as specified within individual zoning districts before zoning certificates, building permits or certificates of occupancy may be issued.

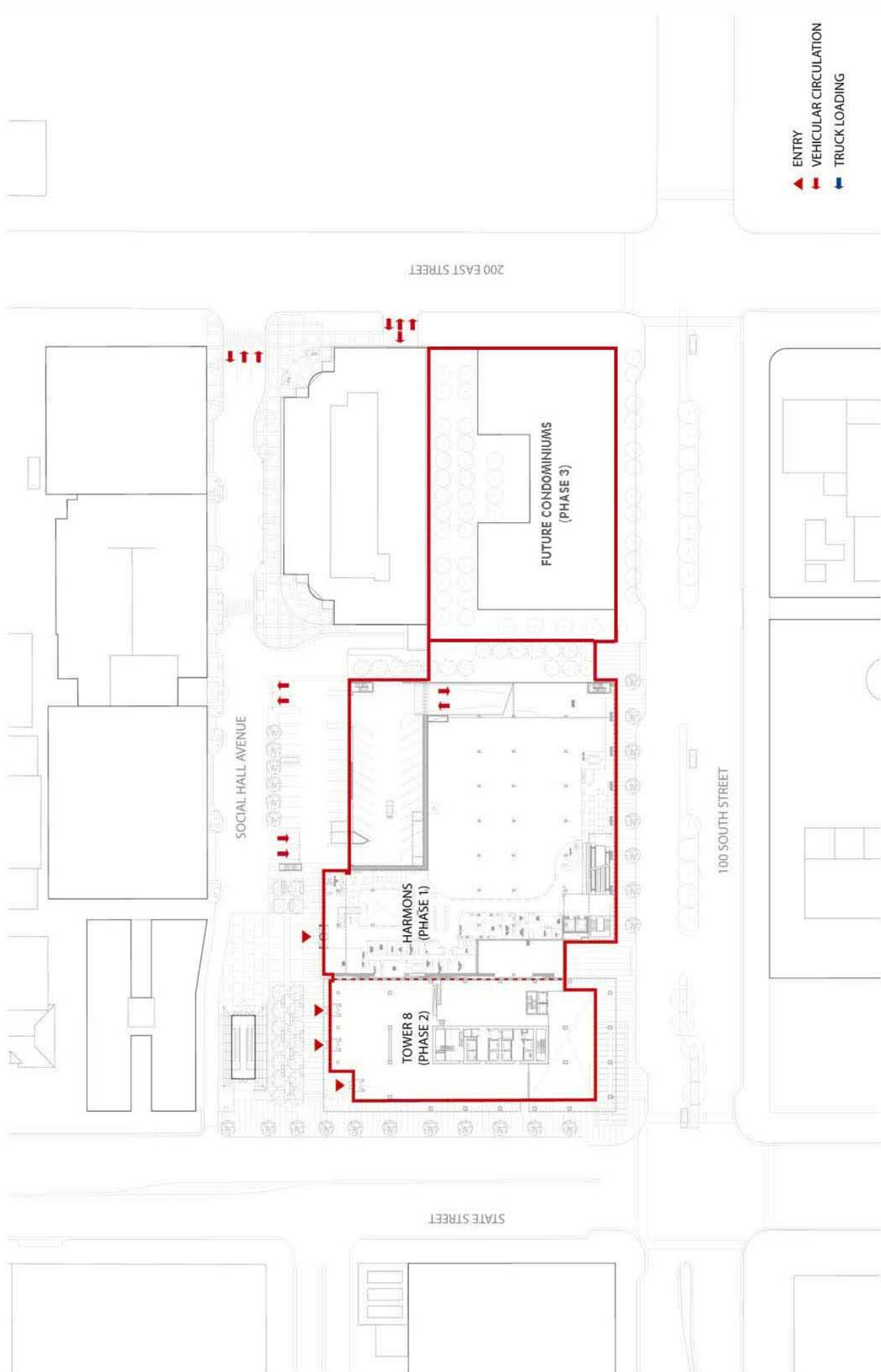
A. The planning commission shall approve design criteria upon consideration of comments received from city departments and determining whether modification of specific design regulations meets the intent of the individual zoning district.

B. The planning commission may modify individual design requirements for specific projects if they find that the intent of the basic design criteria of the zoning district has been met. (Ord. 3-05 ♦ 11, 2005

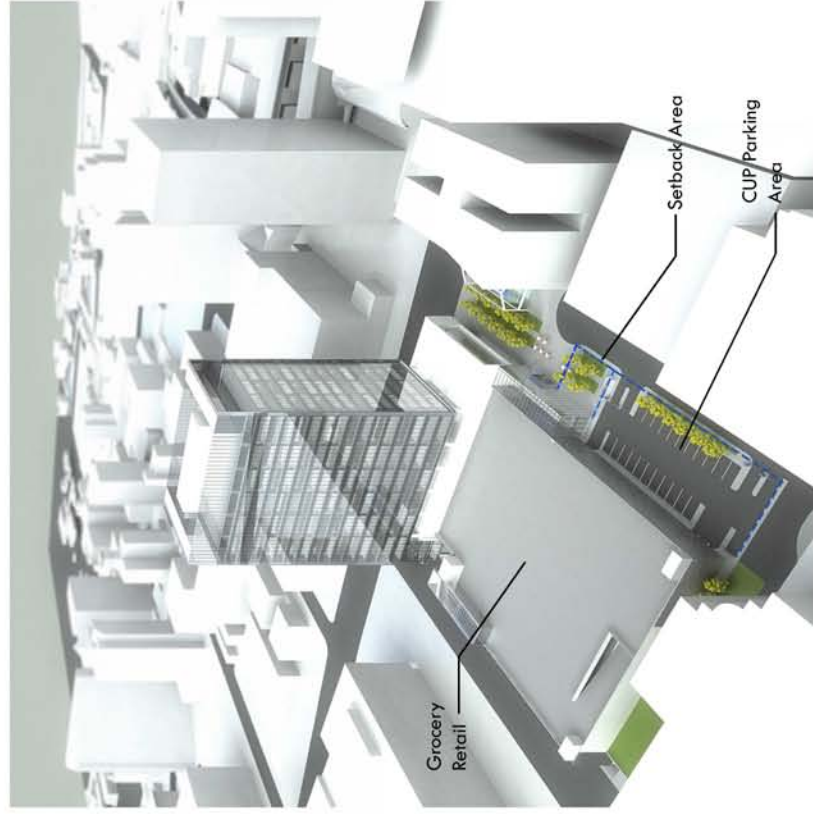
**Finding:** The project generally meets the intent of the design standards.

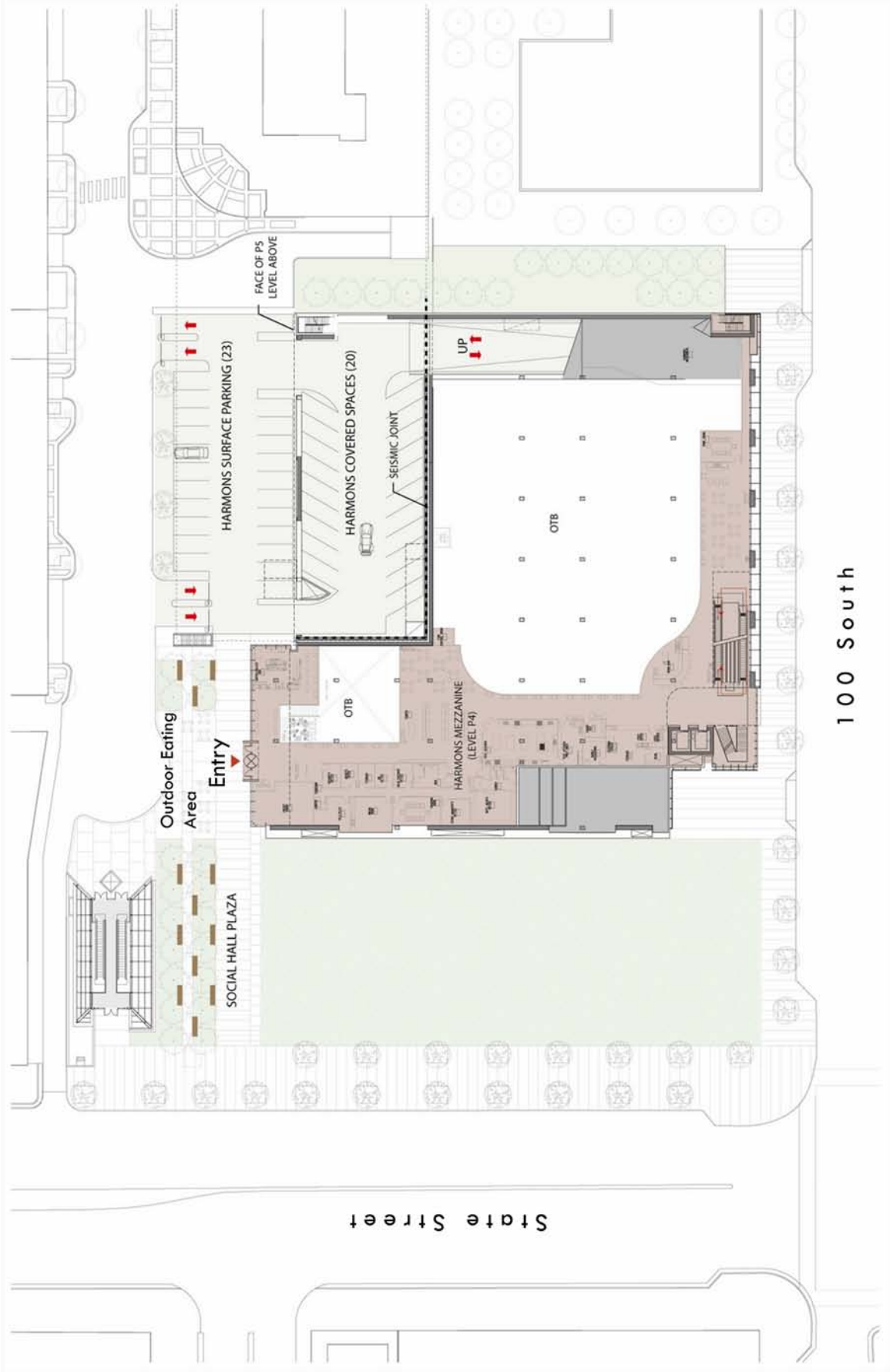
The petitioner is specifically wishing to modify the setbacks and surface parking to accommodate the project. The overall project meets all other requirements and meets the parking number requirements.

**Attachment A**  
Site Plan and Drawings

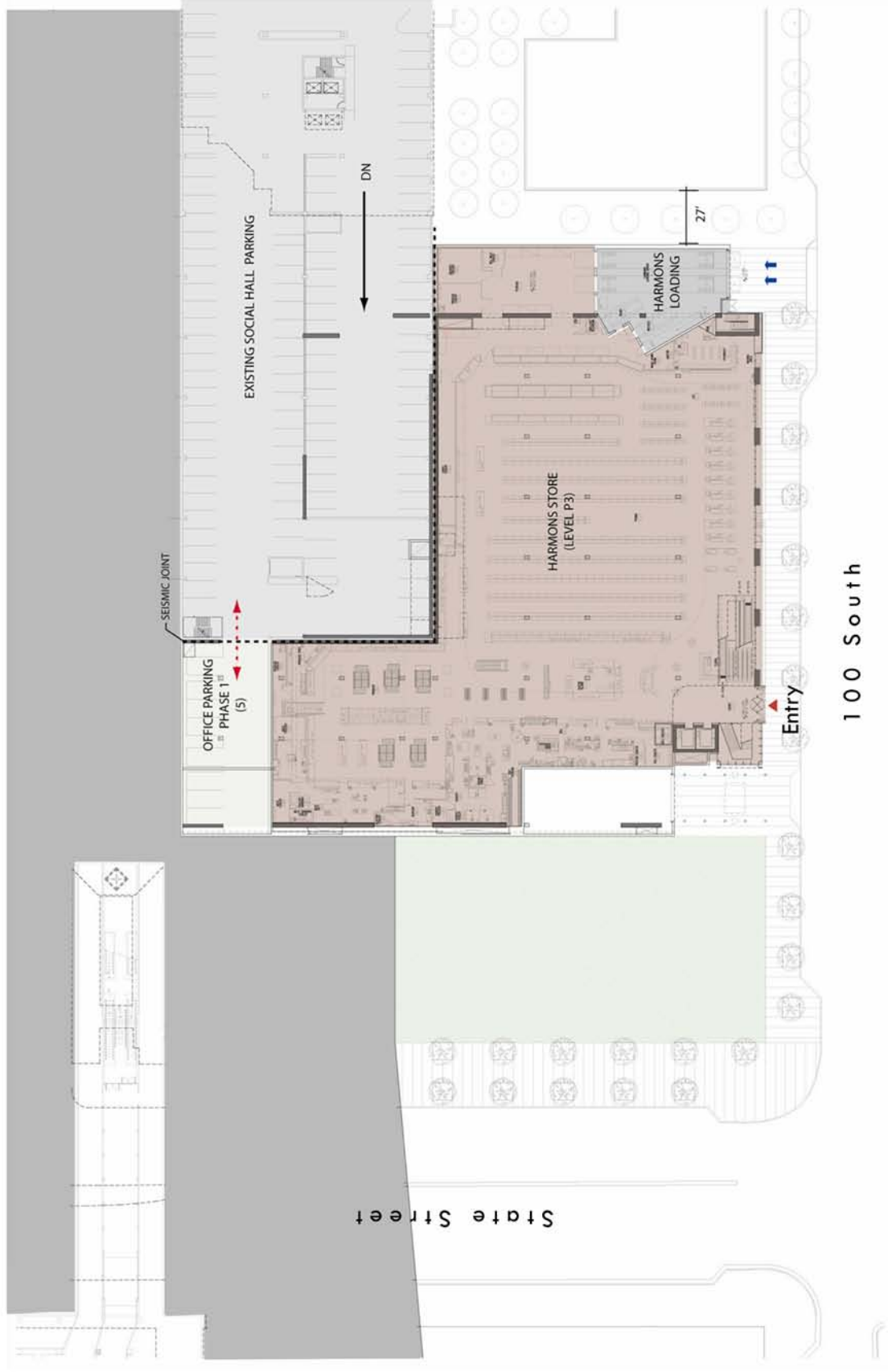


- ENTRY
- VEHICULAR CIRCULATION
- TRUCK LOADING





Mezzanine Level



Level 1 - 100 South



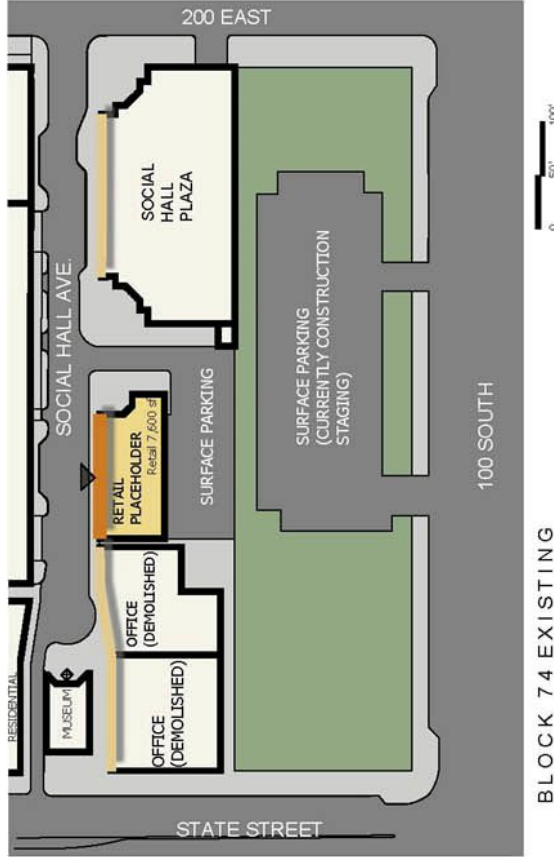
### Block 74 Existing and Placeholder

Retail and Office Frontage with Access from Social Hall Avenue

Approximately 116 linear feet of transparent frontage with access to 7,600 sf at Social Hall Avenue grade retail

#### Existing Program

- Demolished Office 73,000 sf
- Retail Placeholder 7,600 sf
- Social Hall Plaza Office 160,000 sf



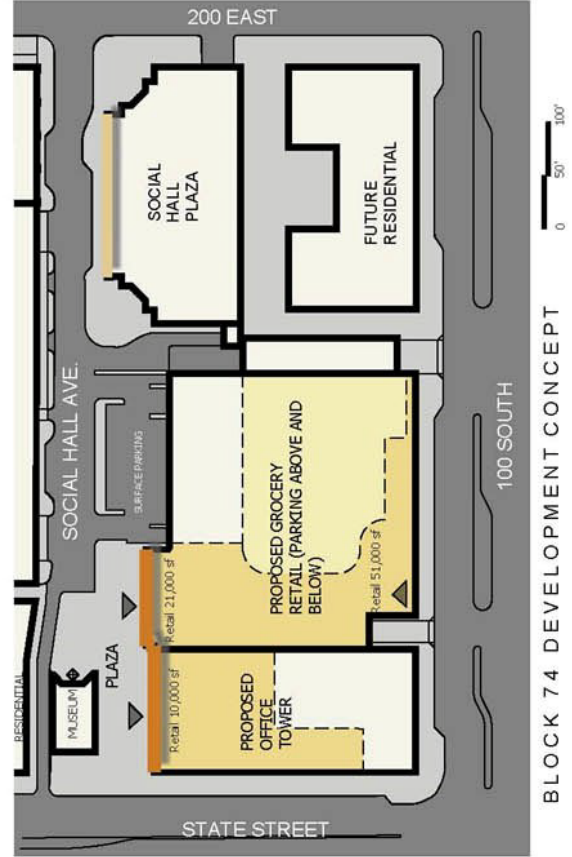
### Block 74 Proposed Development Concept

Retail and Office Frontage with Access from Social Hall Avenue

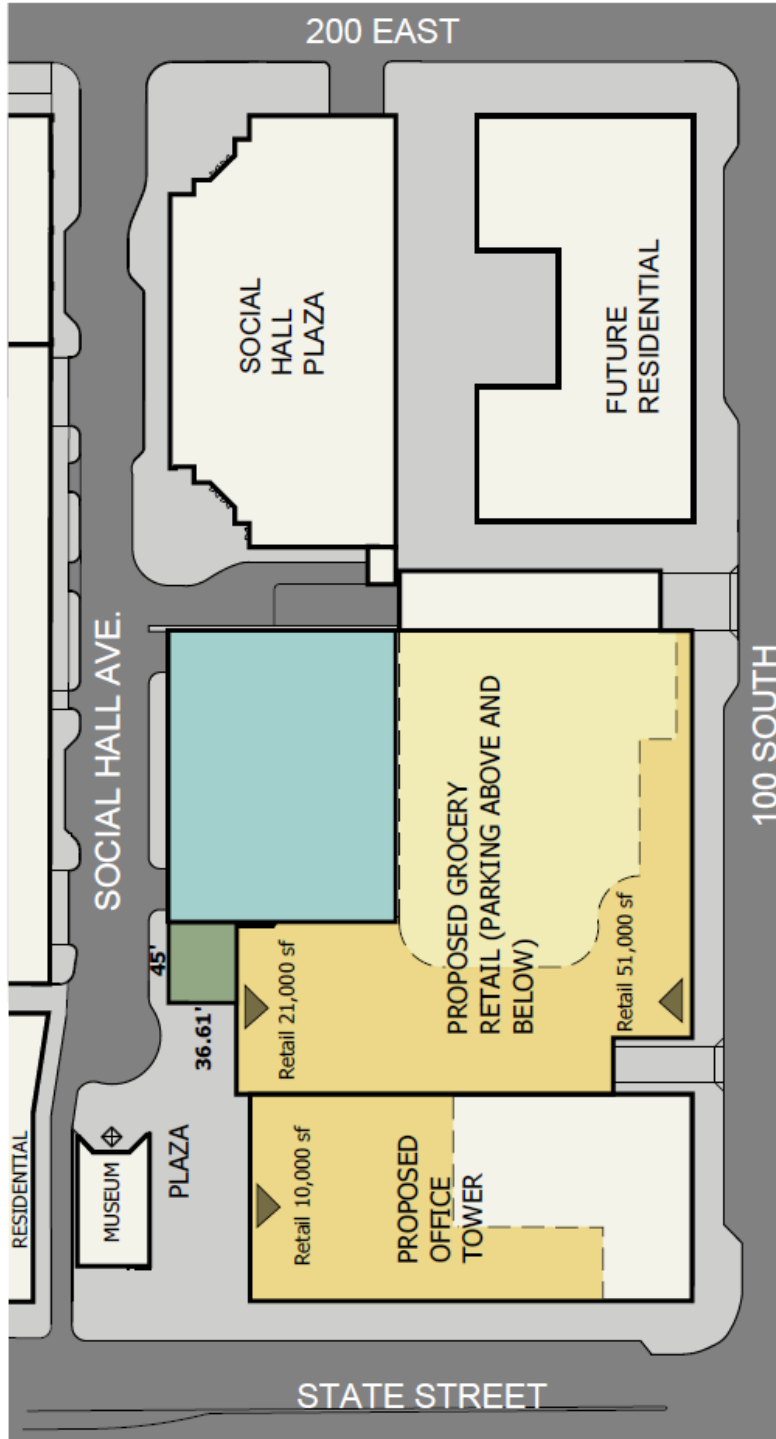
Approximately 210 new linear feet of transparent frontage with access to over 30,000 sf at Social Hall Avenue grade retail

#### Proposed Program

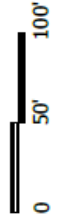
- Proposed Office Tower and Retail 400,000 sf
- Proposed Grocery Store Retail 72,000 sf
- Future Residential TBD
- Social Hall Plaza Office 160,000 sf



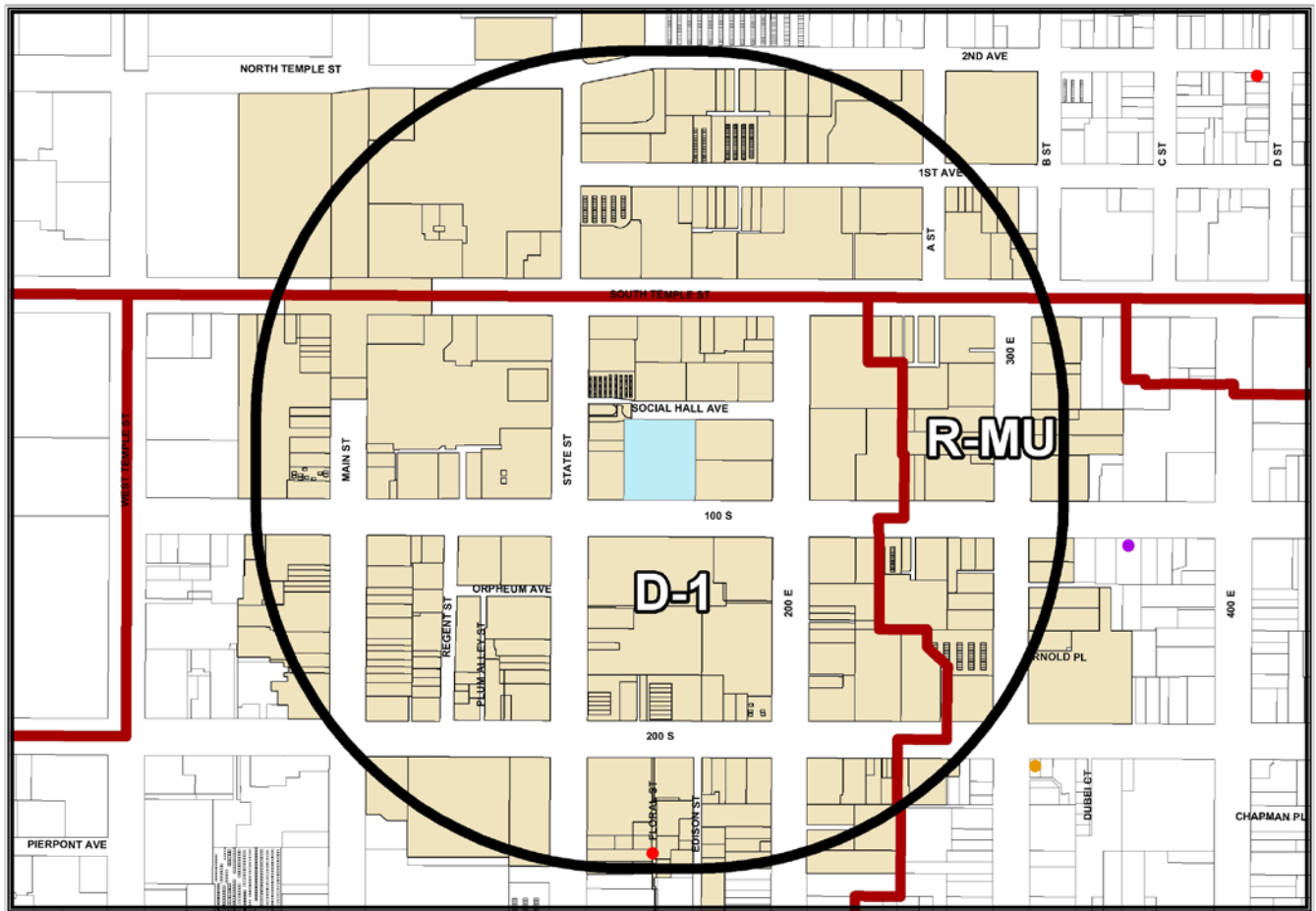
- CUP Parking Area
- Set-back Area



# BLOCK 74 DEVELOPMENT CONCEPT



**Attachment B**  
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 C**  
Department Comments

## **Fire**

No comment

## **Public Utilities (Justin Stoker)**

Public Utilities department has no objection to either of the two items requested as part of the CUP. The perpetual use of the parking area offers no impact to the neighboring public utilities and the increased setback from Social Hall to 36.6-ft only serves our department in providing greater access to an underground water main located between the museum and the existing building to the south.

## **Transportation (Barry Walsh)**

Kevin Young has been reviewing the traffic impact report and has had some added issues studied that he and the consultant have discussed, Kevin is waiting for the final draft.

Kevin has also been discussing this with Tim Harpst and will make his final presentation to Tim when he gets the final TIR.

Sorry I have not responded but I am waiting for the final directive.

Yesterday at the DRT, Doug Todd (801-718-1260) and the group made their presentation for the loading dock. So that phase has been completed.

10/21/09 phone conversation: Kevin Young indicated that they perceived no deal breaker issue regarding the traffic study.

## **Engineering (Scott Weiler)**

SLC Engineering has no objection to the proposed Planned Development for the Harmon's store. A plat will be required if lot lines are to be changed. A plat checklist can be provided if requested.

Any existing defective concrete curb, gutter or sidewalk on the project frontage of Social Hall Avenue or 100 South must be replaced as part of this project. New drive approaches shall conform to APWA Standard Plans. Prior to performing any work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.

# Memorandum

**To:** Doug Dansie, Planning Division

**From:** Ken Brown, Senior Development Review Planner

**Date:** October 12, 2009

**Re:** PLNPCM2009-01108 Harmon's Social Hall Ave. Planned Development

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It is understood that this proposal involves the following;

- Modification of property lines to create three (3) separate parcels, with Parcel #1 containing two (2) principal buildings which requires Planned Development approval in the D-1 zone,
- Allowing permanent use of the surface parking along Social Hall Ave. where parking is not permitted, and
- Relaxation of the five foot (5') maximum front yard setback requirement for the D-1 zone which requires design review by the planning commission.

The Zoning review comments are as follows;

- 1) All uses in the downtown districts are to conform to the environmental performance standards in 21A.36.180.
- 2) Proposal to show compliance to 21A.48.060 Park Strip Landscaping, including number of trees, unless specifically adjusted by the Planned Development process.
- 3) Proposal needs to be reviewed against the existing Beautification District pattern along Social Hall Ave.
- 4) Off-street loading facilities and trash removal operations for new developments are generally only allowed on block interiors. This being a double frontage lot, which has no block interior, will require careful review by the Transportation and Engineering Depts. to verify that this proposal does not have a negative impact on the area.
- 5) If there are any medium or large ground mounted utility boxes planned for this proposal, they will need to be processed as a Routine and Uncontested Matter, unless included in the Planned Development process.
- 6) Proposal to show compliance to 21A.30.020 in regards to minimum first floor glass on both 100 South and Social Hall Ave.



# MEMORANDUM

451 South State Street, Room 406  
Salt Lake City, Utah 84111  
(801) 535-7757



Planning and Zoning Division  
Department of Community Development

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**TO:** Scott Weiler, Engineering 5506  
Edward Itchon, Fire Code Review 5490  
Peggy Garcia, Public Utilities 5528  
Larry Butcher, Building Permits and Licensing 5490  
Barry Walsh, Transportation 5502  
Lt. Rich Brede, Police Fusion Division 5497  
Paul Nielson, Attorney 5478

**FROM:** Doug Dansie, Planning 5480

**DATE:** September 23, 2009

**SUBJECT:** **PLNPCM2009-01108** – Planned Development: CCRI Harmon's Social Hall Avenue

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Attached is a request from CCRI for a planned development located at 55 South State (actual store faces 100 South and Social Hall Avenue). The project consists of a grocery store and parking. The petition is requesting surface parking along Social Hall Avenue and a setback greater than 5 feet. There was a previous conditional use approved for this site: 410-527, July 26, 2001.

Please review the attached documents and respond with comments, if any, on the ACCELA program by October 12, 2009. If you have questions or need additional information, please contact me at 535-6182, or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).

Thank you.

**Social Hall Conditional Use  
Petition PLNSUB2009-01108**

**Open House**

**October 15, 2009**

**MAIL COMMENTS TO:  
DOUG DANSIE, SENIOR PLANNER  
451 S. STATE STREET, ROOM 406  
SALT LAKE CITY, UT 84111  
OR SEND E-MAIL TO: [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)**

***Name:***

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***Address:***

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**COMMENTS:**

**SALT LAKE CITY PLANNING COMMISSION**  
**Social Hall Conditional Use Open House**  
**Petition PLNSUB2009-01108**  
**Meeting Roll October 15, 2009**

<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____
<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____
<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____
<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____
<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____
<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____	<b>NAME:</b> _____ <b>PRINT</b> _____ <b>NAME:</b> _____ <b>ADDRESS:</b> _____ <b>ZIP CODE:</b> _____