

PLANNING COMMISSION STAFF REPORT

DESERET INDUSTRIES 2100 S. CONDITIONAL USE PLNPCM2009-00807

724 and 774 East 2100 South; 2155 and 2156 S. Lake St.

Hearing date: September 23, 2009



Planning Division
Department of Community &
Economic Development

Applicant:

PGAW Architects (Craig Ames)

Staff:

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID:

16-20-106-004, 16-20-106-012,
16-20-107-001, 16-20-106-028

Current Zone:

CB (Community Business District)

Master Plan Designation:

Sugar House Master Plan:
Mixed Use Low Intensity

Council District:

District 7 – Soren Simonsen

Lot size: 4.38 & 0.63 acres

Current Use:

Retail electronics store (vacant)
Real Estate Appraisal business

Applicable Land Use Regulations:

- Chapter 21A.26.030 CB District
- Chapter 21A.54 Conditional Uses

Notification

- Notice mailed September 8, 2009
- Sign posted September 11, 2009
- Posted to Planning Dept and Utah State Public Meeting websites September 18, 2009.

Attachments:

- A. Site/Building drawings
- B. Photographs
- C. Public Comments
- D. City Department Comments

Request

This is a request for conditional use approval to convert the former Circuit City building located at 724 East 2100 South and the adjoining lot at 774 East 2100 South into a Deseret Industries thrift store and donation center. The project involves adding approximately 7,000 square feet for a drive through drop off center and 5,000 square feet for offices along 2100 South resulting in a total floor area of approximately 56,000 square feet.

Staff recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards and therefore recommends the Planning Commission approve the application subject to the following conditions:

1. In addition to the proposed glass on the north façade, the applicant shall incorporate a minimum of two areas of at least 20 square feet of transparent glass into the west façade. Final design to be approved by the Planning Director.
2. In addition to the bicycle parking spaces proposed, the applicant shall install bicycle parking for at least 4 bicycles along the north façade. Final design to be approved the Planning Director.
3. The applicant shall consolidate all lots involved with the proposal into one lot via an appropriate City-approved process as determined by the Planning Director.
4. The existing driveway for 774 East 2100 South shall be removed and replaced with curb, gutter and park strip to match those on either side.
5. All proposed signs shall comply with all the sign standards for the CB district, or be granted a variance through a separate variance process.
6. The retention pond in the southeast portion of the property shall remain for both its original intended purpose and to serve as additional landscape buffer for the residential properties on the east side of Lake Street.

DESERET INDUSTRIES VICINITY MAP

724 and 774 East 2100 South; 2155 and 2156 S. Lake St.



Background

Project Description

The project site consists of four separate lots, totaling 5 acres, located at 724 East and 774 East 2100 South, and; 2155 and 2156 South Lake Street in a CB (Community Business) zoning district. The site currently houses a 44,000 square foot building that was built as the Circuit City store (retail electronics business). In 1995 the Planning Commission gave conditional use approval for the Circuit City building to exceed 20,000 square feet. In early 2009, Circuit City vacated the site. The Church of Jesus Christ of Latter-day Saints proposes to demolish the building at 774 East 2100 South, add on to the existing building, and then utilize the site for a Deseret Industries thrift store and donation center in a building totaling approximately 56,000 square feet.

The proposal is being processed through the conditional use review because the project involves the following four aspects:

1. The previous conditional use is proposed for modification.
2. Any lot exceeding four acres in size shall be allowed only as a conditional use. The largest of the four existing lots is 4.19 acres. When all involved land is combined, the total size would increase to 5 acres.
3. Any building with a total of 20,000 square feet shall be allowed only as a conditional use.
4. The project abuts a residential zoning district.

Project Details

Regulation	Zone Regulation	Current	Requested	Complies?
Density/Lot Coverage	No limit	23.1 percent	≈ 26 percent	Yes
Building Height (<i>limit</i>)	Lesser of 30 feet or two stories	26 feet, two stories	26 feet, two stories	Yes
Lot Size	No minimum; over 4 acres by conditional use	4.38 acres	5.08 acres	Yes, with approval of conditional use
Lot Width	No minimum	N/A	N/A	Yes
Front yard setback	15 feet maximum	≈ 30 feet	10 feet (with addition)	Yes
Side yard setbacks	None required	95' west side / 3' east side	95' west side / 39' east side	Yes
Rear yard setback	10 feet minimum	200 feet	200 feet	Yes
Parking spaces	113	≈ 251	253	Yes
Landscaping	7' buffer at residential; 5% interior parking lot landscaping; 10' front yard must be landscaped	7' buffer at residential; 8% interior parking lot landscaping; partial landscaping in 30' front yard	7' buffer at residential; 8% interior parking lot landscaping; 10' front yard fully landscaped	Yes
Glass content	40 percent of front façade (2100 S)	0 percent	41 percent	Yes
Public entry door	1 per street frontage	0	2	Yes

Comments

Public Comments

The Sugar House Community Council discussed the project at meetings on August 5 and September 8, 2009. In general the council indicated concerns with the initial lack of change to the building façade along 2100 South, demolishing the two story home to make room for the drop off area, and vehicles exiting the site directly onto 2100 South. It should be noted that after the August 5th meeting, the applicant revised their plans to include a new façade along 2100 South that includes increased architectural features, significant transparent glass, and two pedestrian entrances. More architectural features such as columns and wire trellises were added around the

building to break up the existing blank walls. The community council liked the modifications made but two concerns remained: traffic exiting the site onto 2100 South and the demolition of the building at 774 East to make way for the drop off area. A copy of their comments is attached as “*Attachment C*”.

Eve Banner, owner of 801 Wilmington Avenue, provided emailed comments that included concerns with accumulation of donations and junk at the site, increased vehicle traffic, and homeless people. Her comments are also attached as “*Attachment C*”.

City Department Comments

Comments were received from the following City departments and are attached as “*Attachment D*”: Public Utilities, Engineering, Transportation, Fire, and Building Services. In general, the departments had no objections to the proposed development but provided specific improvements or modifications required according to their respective area of development oversight.

Project Review

- **Presubmittal Meetings**

The applicant attended a presubmittal meeting with the Planning Division in July of 2009 to present initial plans for the project and get process direction. The applicant was informed that the proposal needed to go through the conditional use process and that design requirements, specifically glass content on front façade and maximum setback along 2100 South had changed since the building was built. The original application sought relief from the glass content, maximum setback, and blank wall space requirements; however the revised plans, which are included with this report show compliance with those design requirements.

- **Internal Project Review**

The proposal to amend the prior conditional use for Circuit City has taken steps to bring the site and building into greater compliance with the zoning ordinance and policies of the Sugar House Master Plan for pedestrian scale development. The applicant proposes to remodel the façade along 2100 South to bring the building closer to the street and include glass, landscaping, pedestrian entrances and more architectural features including columns and metal trellises where vines will grow. These measures greatly enhance the street side façade and increase the pedestrian interest and activity there. Similar architectural features were added to the west and south sides of the building to comply with the design requirement of no blank walls longer than 15 feet and to add interest and break up the existing blank walls. As additional design options to increase pedestrian scale development planning staff recommend incorporating transparent glass along the west wall to allow views into the building, thereby reducing the imposing scale of the wall. This is included on the first page as a recommended condition if approved.

Staff has reviewed the structure at 774 East 2100 South for any type of historic designation. The building located on the property is not currently under any local, state, or national historic designation and therefore not subject to any demolition restrictions for historic buildings. The property must proceed through the standard demolition process with the City building department before it can be demolished.

The site has been reviewed by the City’s transportation division and was found to have no increased traffic impact over the previous retail use. The site has four vehicle access points, one from each bordering street: 2100 South, 700 East, 800 East, Lake Street. A new egress only driveway will be installed onto 2100 South for those customers who utilize the drop off facility. It is anticipated that the drop off facility will indirectly meter the traffic exiting onto 2100 South because of the way customers pull up, get out of their car and deposit the donation, and then get back into the car and exit the site.

Vehicle access will remain in its current configuration, primarily from 2100 South, 800 East, Lake Street, and 700 East. A designated egress only drive would be installed so vehicles leaving the drop off area will exit the site via a right turn only onto 2100 South. Parking requirement for a full retail use over 55,000 square feet is 2 stalls per 1,000 square feet. In this case that total would be 113 parking stalls. The proposed use contains office uses, retail uses, and processing/warehousing uses, which when calculated separately require a total of approximately 84 parking stalls. The applicant proposes 253 parking stalls, which is the number of existing stalls. The City's Transportation Division provided comments related to these requirements which are attached as "*Attachment D*".

Parking lot lighting for this use will need to comply with the requirements for a commercial use that is adjacent to a residential use. Specifically, the light poles cannot be more than 16 feet in height, the light must be shielded to minimize light encroachment onto residential properties and light proof fencing is required adjacent to residential properties. Prior to receiving building permit approval, the applicant must either provide evidence that the current lighting complies or include these requirements in the building permit plans.

Sidewalks exist along 2100 South, 800 East, and 700 East. Bicycle parking requirements, based on the number of vehicle stalls, would be 5 percent or 13 bicycle spaces. A bicycle rack is proposed for the southern retail entrance. Additional space for bicycle parking should also be located near the pedestrian entrances along 2100 South and will be included on the first page as a recommended condition if the application is approved. The existing bicycle racks near the southwest entrance can either remain, be removed, or moved to another area on the site.

Solid waste will be kept screened either inside the warehouse/processing area or outside in the truck loading dock area. The loading dock will be screened on the south by a solid masonry wall about 8 feet tall with plants and shrubs in front of it. The building screens the loading dock on the north and west.

Surrounding uses include:

North (CC district): various commercial businesses.

South (OS district): residential neighborhood

East (CN district): restaurant

West (CB district): Blockbuster video rental

This area is predominantly typical community business uses - restaurants, services, retail shops - along 2100 South and 700 East. The proposed conversion will contribute to the existing uses in the area. It will also allow the relocation of the Deseret Industries store in Sugar House that is on Highland Drive. That site has significant vehicle circulation and parking constraints. The new site will have better vehicle traffic circulation and adequate parking for the use. With the proposed addition to the building along 2100 South, the existing site will increase pedestrian activity and become more engaging to the community.

The project involves four separate parcels which should be combined if the conditional use is approved. Combining the parcels would alleviate complications with building and parking lot setback requirements from lot lines and eliminate cross access easements among the four parcels. Lot consolidation is included as a recommended condition if approved.

Analysis and Findings

Standards for Conditional Uses; Section 21A.54.080

- A. **General Standard for Approval:** A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.
- B. **Specific Standards:** A conditional use permit shall be approved unless the evidence presented shows that one 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.*

Analysis: The proposed conditional use is within the Sugar House Community Master Plan area on property designated for low intensity mixed uses. The master plan general policy for this type of use category is to "...allow an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one- and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site." The proposed re-use of the site as a Deseret Industries meets the policies outlined above. Recognizing the importance that the Sugar House area has on building design, the applicant proposes to modify the building to include more urban style architectural features, transparent glass, landscaping and pedestrian entrances. These features will improve the neighborhood compatibility of the existing large building and encourage more pedestrian activity along the 2100 South transit corridor.

Finding: The proposal satisfies this standard with the recommended conditions for approval.

- B. *Allowed by the zone where the conditional use will be located or by another applicable provision of this title.*

Analysis: Retail, office uses are allowed in the CB zoning district.

Finding: The project satisfies this standard.

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 the following:

- 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;*

Analysis: Access to the site will be from four different streets: 2100 South, 700 East, 800 East, Lake Street. The City's Transportation Division has reviewed the proposal and determined the streets have the carrying capacity to serve this type of use without becoming degraded.

Finding: The project satisfies this standard.

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;*

Analysis: The multiple access points for the site and the existing paved, off-street parking area result in minimal traffic impacts on local streets and adjacent uses. The site's traffic circulation and parking have been reviewed by the City Transportation Division and deemed adequate for the use. No detrimental impacts to the safety, purpose, or character of the streets are likely.

The proposed parking lot and all required parking stalls are completely on site, which eliminates the need and pressure for street side parking.

The likely hours of peak traffic will be similar to regular retail hours which tend to spread traffic patterns over a longer period of the day and have less peak traffic times. The busiest day for Deseret Industries stores is usually Saturday and therefore would not conflict with weekday peak flows during the morning and evening commutes. This likely traffic pattern will not unreasonably impair the use and enjoyment of adjacent properties.

Finding: The project satisfies this standard.

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;*

Analysis: The proposed vehicle circulation system allows for ingress and egress via a total of five points, reducing pressure from any single point. All required vehicle parking is proposed on site and will be located behind the buildings. The existing parking lot is significantly screened from public view by virtue of the many existing buildings along the arterial streets 2100 South and 700 East. The internal circulation system is designed to mitigate traffic impacts to adjacent property and limit the conflicts of vehicles with pedestrians arriving via mass transit or bicycle.

Finding: The project satisfies this standard.

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 too void adverse impacts on adjacent land uses, public services, and utility resources;*

Analysis: Existing utility and public services have been deemed adequate by the City's Public Utilities Department.

Finding: The project satisfies this standard.

- 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*

Analysis: The project design complies with parking lot buffering, setback, and height requirements and does so without adverse impact to adjacent land uses. The parking lot is located primarily behind the existing building thereby adequately screening it from public view from the primary streets.

The applicant plans to locate waste receptacles in the truck dock area, which would be screened with a masonry wall and landscaping. Access to the loading dock does not impact any adjacent residential areas to the south.

Finding: The project satisfies this standard.

- 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.*

Analysis: The conditional use stems from the size of the building and resultant lot. The proposed commercial and office uses themselves are permitted in the CB zoning district. The uses do not contribute to a detrimental concentration of commercial or office uses. The only other conditional use for a building over 20,000 square feet that planning staff is aware of, is the approval of the Smith's grocery store at 2100 South and 900 East. That site was also redeveloped from a previous retail use (prior Smith's grocery store). Both the Smith's site and this Circuit City site have been used for larger scale retail uses for many years without a detrimental impact. No detrimental concentration of similar uses was found.

Finding: The project satisfies this standard.

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;*

Analysis: The proposal will utilize the existing parking lot and access ways that were approved under the prior conditional use. The site design strives to minimize vehicle impact on the surrounding neighborhood and is considered a pedestrian friendly design with the proposed building addition along 2100 South.

Finding: The project satisfies this standard.

- 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*

Analysis: The proposed development is compatible with the character of the area, which is a community business area within the vicinity of the 700 East and 2100 South intersection. A similar retail use existed on the site from 1996 to early 2009. The proposal maintains the existing minimal impacts to adjacent properties. The parking lot is effectively screened by the existing buildings along 2100 South and 700 East and by existing fences along the southern boundary adjacent to residential areas. No objectionable views or loss of privacy are anticipated with this proposal.

Finding: The project satisfies this standard.

- c. *Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.*

Analysis: The proposed use will utilize a site that was approved under a previous conditional use for a large retail electronics business. Before this, the site was occupied by a general merchandise retailer. The surrounding area is comprised of small, medium, and large scale commercial businesses. The proposal would be one of the larger developments. The applicant proposes to remodel the existing building to make it less big box style and more sensitive to the Sugar House area with increased pedestrian oriented features along 2100 South and more architectural design features around the building. The current proposal takes significant steps to improve the site and make it fit with the character of the Sugar House area.

Finding: The project satisfies this standard.

- d. *If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use 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.*

Analysis: The proposed conditional use does not involve new buildings or substantial remodeling but does include an addition for storage and processing space. The other changes to the existing building - namely architectural features, offices and pedestrian entrances along 2100 South - are a result of the applicants attempts to improve the design and pedestrian orientation of the building. Although the project is not required to conform to the standards of Chapter 21.59, the proposed changes bring the existing building and site more in compliance with the purpose of those design standards, in addition to all of the design standards of the CB district that the applicant proposes to meet. By doing so, the proposal seeks to improve pedestrian activity on the site, which helps to engage the community more and reduce the isolation of the use.

Finding: The project satisfies this standard.

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;*

Analysis: The project must comply with the requirements of the Public Utilities Department related to discharging of fluids into the sewer system. The types of uses proposed are not anticipated to emit any known pollutant into the ground or air.

Finding: The project satisfies this standard.

- b. *Not encroach on any river or stream, or direct runoff into a river or stream;*

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

Finding: The project satisfies this standard.

- c. *Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;*

Analysis: Staff is not aware of any hazards or potential for damage to adjacent properties.

Finding: The project satisfies this standard.

- d. *Be consistent with the type of existing uses surrounding the subject property; and*

Analysis: The existing surrounding uses are primarily commercial retail, service, or restaurant uses and single family residential. Those uses are commonly found in community business areas at intersections. The proposed use will be consistent with these similar commercial uses.

Finding: The project satisfies this standard.

- e. *Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.*

Analysis: The proposal would modify the existing concrete block building to include increased transparent glass, architectural features around the building, closer setback from the street, and increased pedestrian entrances. These features will enhance the site and surrounding properties.

Finding: The project satisfies this standard.

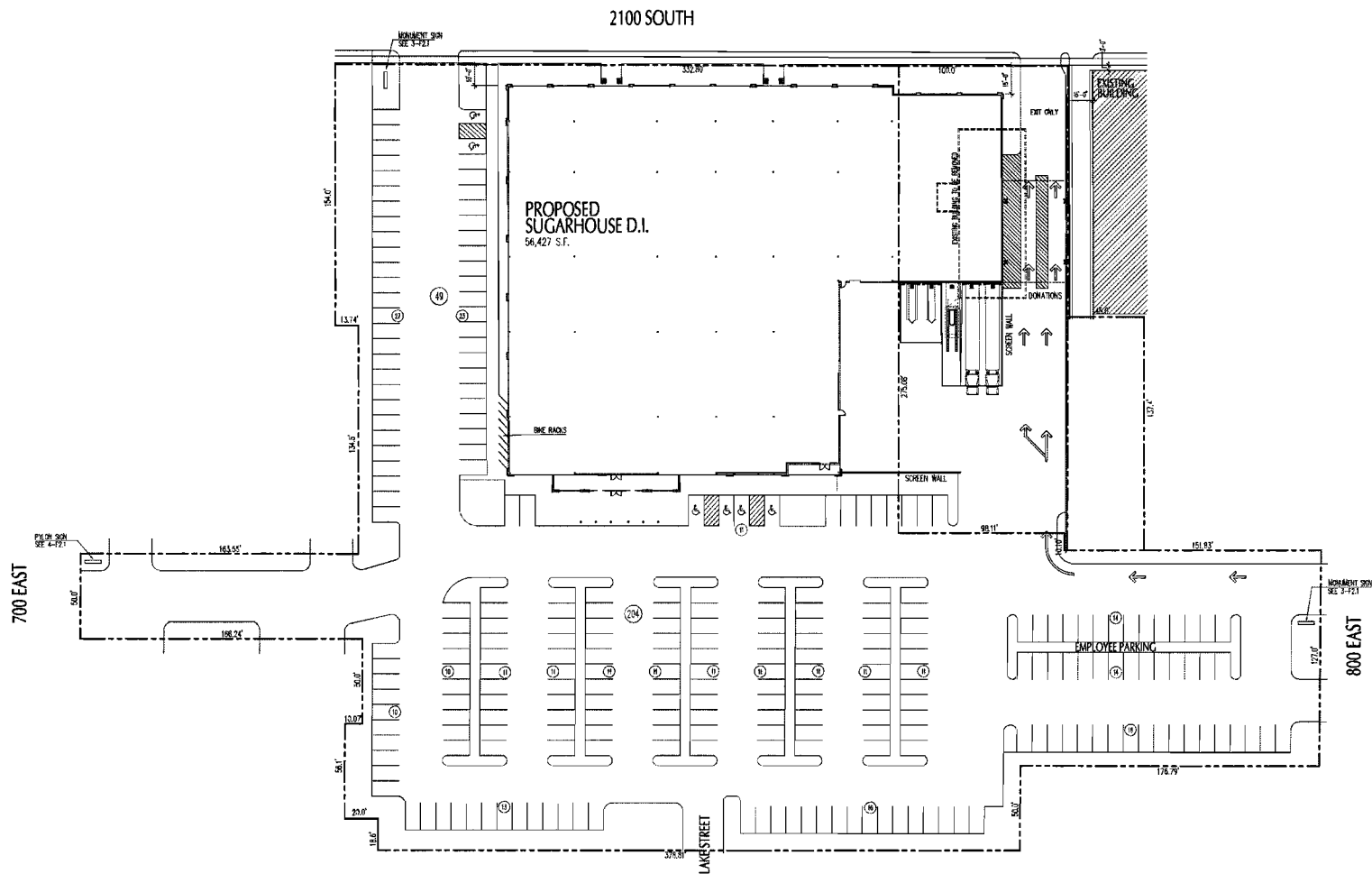
5. Compliance with Other Applicable Regulations

The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Analysis: All buildings and required improvements to the site must be reviewed and receive proper permits from the City. Through these permitting reviews compliance with all applicable code and ordinance requirements will be confirmed.

Finding: The project satisfies this standard.

Attachment A
Site / Building drawings



SITE INFORMATION

EXISTING SITE AREA 100,000 S.F. = 2.30 ACRES
 EXISTING BUILDING 44,000 S.F. (13,110)
 WITH BUILDING AND LAND ADDITION
 SITE AREA 218,151 S.F. = 5.01 ACRES
 BUILDING 56,427 S.F. (26.0 %)

% OF COVERAGE

EXISTING 33.0%
 WITH ADDITION 25.0%

SCHEME 5

SITE PLAN

SITE AREA 218,151 S.F.
 BUILDING AREA 56,427 S.F. 25.0%



PARKING

REGULAR 250
 HANDICAP 6
 TOTAL 256



PARKER GOULD AMES & WEAVER
 ARCHITECTS PLANNERS
 2523 SOUTH 200 WEST, SUITE 100, SALT LAKE CITY, UT 84115
 PHONE: 801.466.4055 FAX: 801.466.4124

Stamp:

SUGARHOUSE
 Deseret Industries
 CONCEPT

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number:

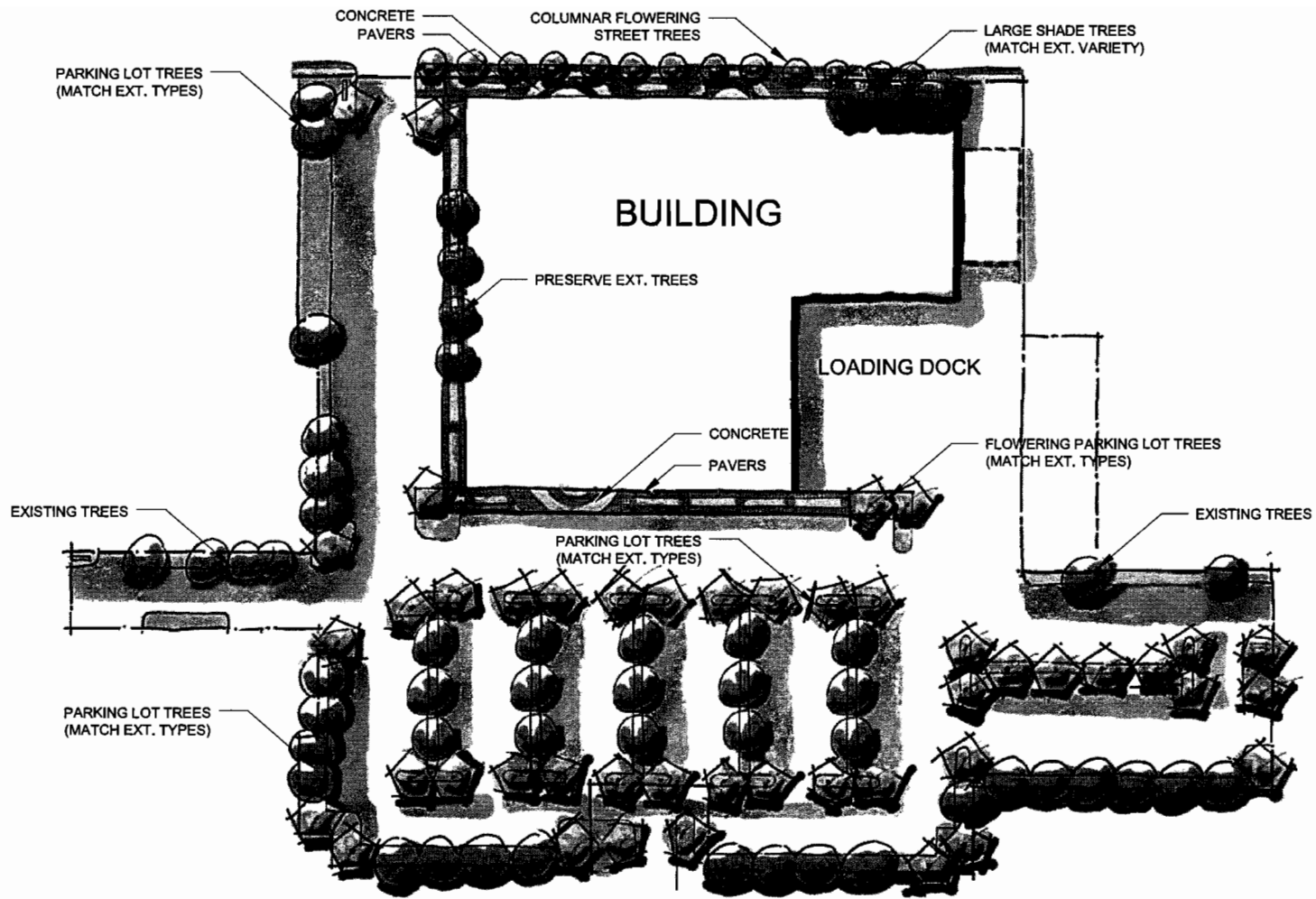
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SITE PLAN

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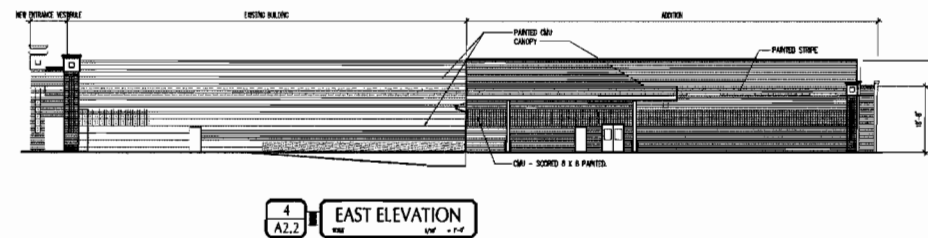
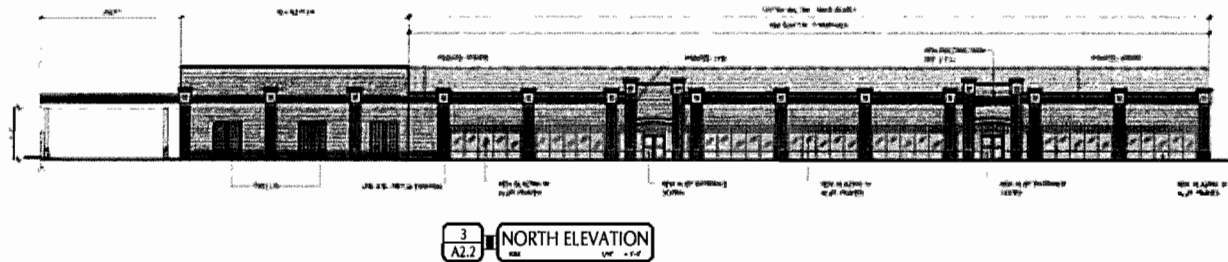
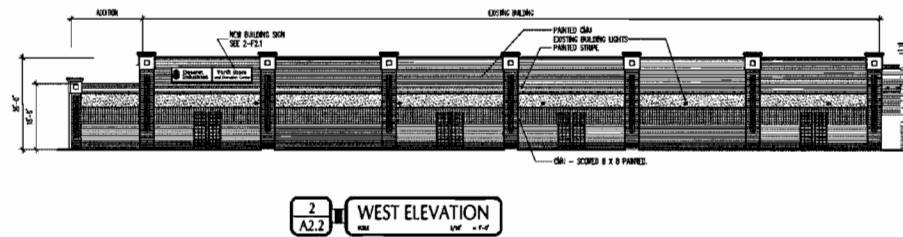
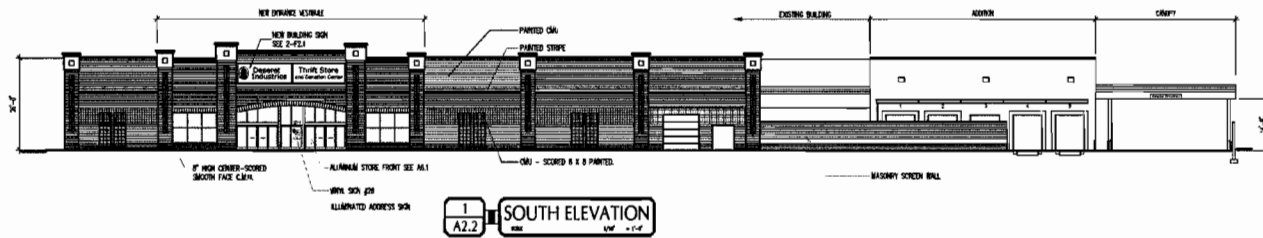
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Deseret Industries - 2100 S. 724 E.

Salt Lake City, Utah - September 4, 2009





DRAFT

PASKER COULD AMES & WEAVER
ARCHITECTS/PARTNERS
5203 SOUTH 300 WEST MURRAY, UTAH 84007
PHONE: 801.286.4668 FAX: 801.282.8122

Stamp

SUGARHOUSE
Deseret Industries
CONCEPT

SALT LAKE CITY, UTAH

7th EAST 7th SOUTH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

NO.	DATE	DESCRIPTION
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Project Number:

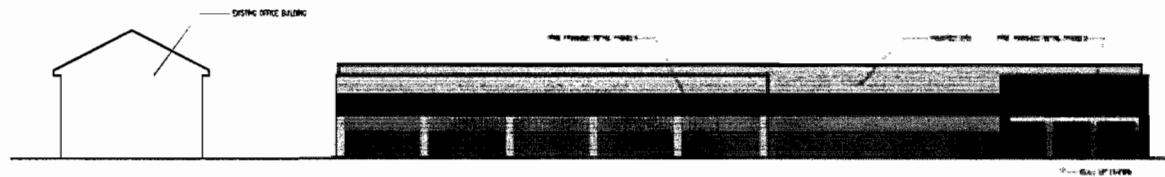
Plan Series:

Property Number:

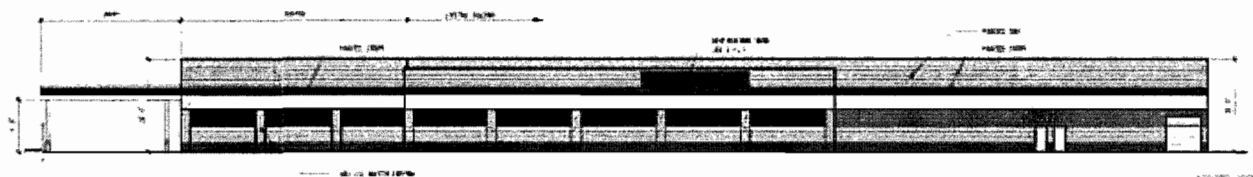
Sheet Title:
EXTERIOR
ELEVATIONS

Sheet:

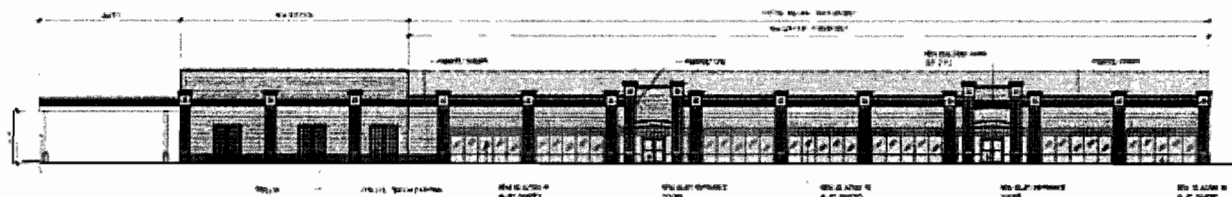
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NORTH ELEVATION - ORIGINAL CIRCUIT CITY ELEVATION



NORTH ELEVATION - SCHEME A



NORTH ELEVATION - SCHEME B

DRAFT



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SUGARHOUSE
Deseret Industries
CONCEPT

SALT LAKE CITY, UT
75 EAST N 950 SOUTH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number
Plan Series
Property Number

Sheet Title
EXTERIOR
ELEVATIONS

Sheet

A2.1



PASKER COULD AMES & WEAVER
ADD-ELIOTS/RANDS
0263 SOUTH 300 WEST UHFAY, UTAH 84107
FAX: 801 355-4100 FAX: 801 360 0122



Attachment B
Photographs

Looking north from Lake St
at current front facade site



Looking east from 700 East
at driveway to site



Looking southeast from
2100 S at site



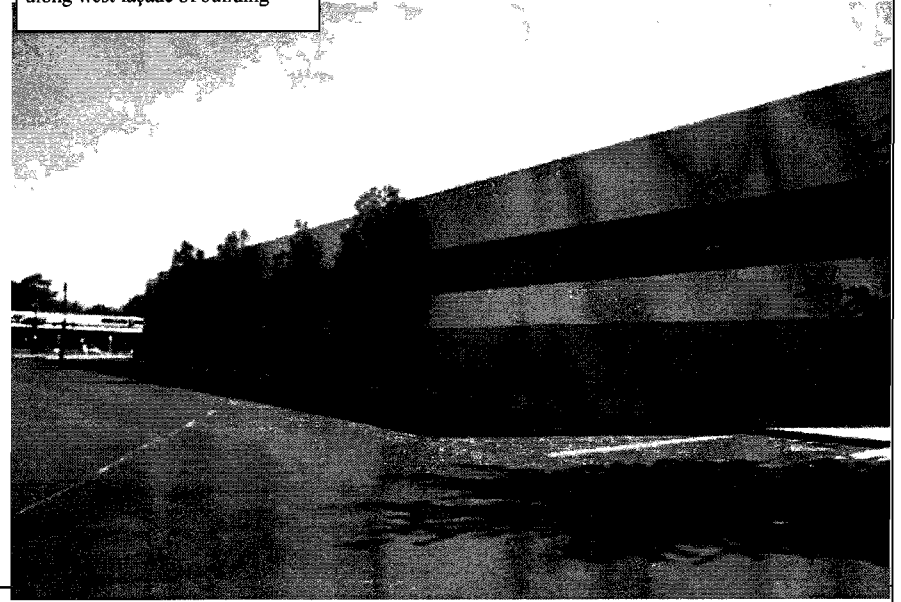
Looking southwest from 2100
S at building to be demolished



Looking west along
2100 S



Looking north from parking lot
along west façade of building



Looking south from parking
lot at current loading dock



Looking west from 800 East
at entrance to property



Attachment C
Public comments

September 1, 2009



Sugar House
Community Council

TO: Salt Lake City Planning Commission

FROM: Judi Short, Sugar House Community Council Land Use Chair

RE: Deseret Industries Move to Circuit City

On August 18, Craig Ames, Architect for Deseret Industries (DI), and Randy Mendenhall, met with the Land Use Committee of the Sugar House Community Council, and presented plans to move the current Sugar House DI to the location of the former Circuit City store on 2100 South. Our committee made many objections to what was presented, and made suggestions to improve the plan. However, the plan was presented unchanged to the full Sugar House Community Council on September 2.

The plan is to reuse the existing Circuit City building. Their plans also include demolishing the Jensen historic house to the east, and add that parcel to their proposal. They mentioned some people have expressed an interest in moving the historic house, although they haven't heard anything recently. The proposal would be 4.5 acres with about 24% coverage, and by adding the house the parcel would be 5.0 acres and about 24% coverage. This size parcel triggers a conditional use; if they didn't add the second parcel they could just use the exiting building.

They plan to continue the columns across the front to break up the big red band that is there now, and the sign would be on 21st south. The square footage of their existing Sugar House building is much smaller, plus they are three stories tall. This would bring them to 51,000 square feet. The community had many comments:

- Have you talked to the neighbors? (The architect wasn't sure)
- Someone said it was a mistake when the conditional use was given to Circuit City because we lost walkability and activity on the street. They were asked about an entrance on 21st south. The master plan calls for windows on the street and doors every 30 feet.
- A number of people indicated they were opposed to demolition of the house, and having the drop-off customers exit onto 21st south because it is such a busy street.
- One comment was that there should be windows on the north side or at least glass block, but at the same time we are grateful someone is moving in there so soon.
- It is a tragedy to lose Bodell's Jensen mansion, and I am opposed to exit on 21st south, the exit should be on 7th east.
- Great location, we love having the DI, but there are missed opportunities in this proposal. There is much more parking than needed, and other ways to configure the building. The south end drop off would be the best option, most customers will come in from 8th east, and they could easily exit that way as well. There is too much traffic on 21st south.
- Disappointed, I thought you would do more to adhere to the Master Plan and promote walkability.
- This is a great location for the DI, but it needs to have a more street friendly look than the other stores.
- We required Urbana to put a window on the street, and we need to do the same for this project. There is a perfect opportunity to add windows.
- Gene Davis, a state Senator who was on the Sugar House Community Council when Circuit City was approved, reminded us that Circuit City actually bought the house on 8th east, so that they could expand the driveway into the parking lot and use it as the main access point, and keep the traffic off of Lake Street. We allowed that to protect the neighborhood from excess traffic. We also wanted to discourage truck traffic from using Simpson Avenue.
- You put the entrance on the rear, it should be on 21st south. You aren't going to be able to take advantage of advertising space by having windows on the street
- Handicapped access harder to get to.

- You should use the mansion as the offices for the DI, it would be beneficial and save the mansion.
- You should have a north entrance and a south entrance. You can use the north entrance to train employees.
- This is a great use of the building, but the spirit of the law is not being followed here. You should be trying to follow the master plan and the community wishes. This is a very urban neighborhood that needs an urban store.
- Randy Mendenhall from DI said the drive- through, dock and parking are built to a standard plan. We need 250 parking stalls, and the entrance on the south. We appreciate your concerns and will address them.

On September 8, the Deseret Industries met with the Land Use Committee of the Sugar House Community Council. Craig Ames, architect for the project, presented the changes made to the plans as a result of hearing the concerns of the council and members of the community present, and answered questions. He was asked if there was access into the store from the north (21st south) entrances. He said there was involuntary access through humanitarian space at that end of the building. We discussed the fact that access from the street was very important to us, and suggested ways he could make the entrance more secure, by acknowledging customers as they entered the building, so they would realize people knew they were there. The changes to the north side of the building are a big improvement. We like the extra detail on the north, the extra glass, and two entrances. The idea that the first floor comes within 10 feet of the sidewalk, but the upper layers are stepped back 20 feet, reduces the mass of the building by the people walking by quite a bit, and we think it is a very significant improvement to the project. The trellis elements between the columns, adds good visual interest. The fact that the eastern end of the building is stepped back further, to allow the driver to have more observation of oncoming traffic is a positive change. We also suggested that the drive-through drop off area could be moved more to the south, to allow for more queuing of cars exiting on 21st south, and they said they would look at this option.

We had a long conversation about the historic building to the north. They said that up to 40% of the building is an addition, rather than an historic part of the building. They have had people interested in moving the building, but no one recently. They have tried various ways to incorporate it into the project, by picking a selected section of the staff to move to that building, but have been unable to figure out a way to make it work. We indicated that we liked the changes that we have seen, and they indicated that they would continue to think about a use for the old building.

To summarize, I think it is fair to say that the Sugar House Community Council is very much in favor of having Deseret Industries move to the old Circuit City location. We don't want to see this site remain empty, and this is clearly a prime site for the DI, with enough parking to accommodate customers. However, the majority of people who have reviewed the plan remain concerned about two issues:

1. The driveway exit onto 21st South. This is a very busy street, the signal at 7th east is barely long enough to accommodate cars coming eastbound on 21st, and the cars turning east on 21st south from 7th east. We predict cars will stack up in the drop-off queue with no way to get out of the queue. We strongly urge that this drop-off area be redesigned to allow cars to exit through the south parking lot as well.
2. We are opposed to having the Jensen home demolished to make way for this project. It seems clear to us that the project can be redesigned without destroying this home, which has played a significant role in the history of Sugar House. We urge you to ask the petitioner to make the project work without destroying this significant home.

From: eve@bannerprop.com
To: [Stewart, Casey](#)
Subject: Deseret Industries Location
Date: Friday, September 11, 2009 12:39:33 PM

Casey,

I got the notification of the Salt Lake City Planning Commission Meeting Agenda in the mail.

I am emailing to voice my opinion in opposition of Deseret Industries having their location be the old Circuit City building is on 774 E 2100 S. I live down the street from the old Circuit City building (724 E 2100 S) at 801 E Wilmington Ave (2190 S), which is about 5 or 6 houses south of the property, and I think that it would be bad for our neighborhood to have a DI location there.

I drive by the DI location that is nearby quite often (nearly every day) and there is always a lot more traffic in and out of their premises than any of the businesses in the area. On weekends and at night people dump a ton of stuff off by the garage door, so there is always piles of junk. I also see the homeless people sifting through the items that are left there when they aren't open, and if there is a couch or chair, they will sleep on it. There is an officer there on Sundays, but I have never seen him any other time.

When Circuit City was operating in the building on 21st, there wasn't too much more traffic on my street than there is right now and things seemed to stay pretty quiet. Since I have lived in my house, I hardly ever see a homeless person, but when I do, they usually bother me for change, or they will talk to me incoherently, and will not leave me alone--I couldn't handle more of this. I am a single female living in my apartment, and there are 2 single females living in the basement apartment (all of us our under 25 years old).

I have been working on cleaning up my property since I bought it, but I feel that with the DI being on my street, I will have a lot more homeless people around, and there will be more traffic and garbage. I feel that the DI having a location in my neighborhood would greatly and negatively affect my ability to enjoy my home and neighborhood peacefully.

Since they are looking to use the 774 East 2100 South location as a DI, I would assume that they intend on closing the other one that is nearby down. I think that the current location is much better for the DI as it is in a commercial area, and the location on 21st shares 800 East with mostly residences, but only a few businesses.

I feel that a much better use of the property would be an office building, or converting it to residential (such as a small condominium building).

Thank you,
Eve Banner
801 Wilmington Avenue

----- End forwarded message -----

Attachment D
City Department comments

- **Public Utilities (Justin Stoker):** “We have reviewed the proposed application for a conditional use to convert the existing Circuit City building into a Deseret Industries store located at 724 East 2100 South. In concept, the project is acceptable. Note that prior to any construction activity the following will need to occur: The office located at 774 East 2100 South appears to be the location of the “New Addition.” This office will need to go through the standard demolition process with the city and include the proper capping and blocking of all sanitary sewer laterals at the property lines. The existing ¾” water lateral and water meter will need to be removed from the water main at the main according to the department standards for water service kills. Full Civil Engineering plans will be required for review and permitting, to address any proposed changes to the site utilities and the site grading/drainage.”
- **Engineering (Randy Drummond):** “This is a site plan to provide an addition to an existing building at 724 E 2100 South, with frontage on 700 East, 800 East and 2100 South. There is an existing building on the west parcel. It is assumed that the building on the east parcel will be either demolished or moved. 700 East, 800 East and 2100 South have existing street improvements of curb & gutter, sidewalk, and all of the required street dedications. There is a drive approach on the east parcel that will need to be removed and replaced with curb and gutter according to APWA Std. Plan 205A and sidewalk according to APWA Std. Plan 231. The new proposed drive approach on the east parcel shall be installed as per APWA 225 and 251, if the existing asphalt cannot be used to form the north edge of the new concrete gutter. On 2100 South there is one panel of sidewalk that is severely cracked and meets the criteria of APWA Std. Plan 291, defective concrete, and must be replaced. There is also one panel of sidewalk on the 2100 South frontage that is raised and is a trip hazard that must be ground down to eliminate the hazard. The developer shall provide a site plan for review and approval, showing said replacement work to be done on 2100 South. All of this work shall be completed by a licensed, bonded and insured contractor via a Public Way Permit to be obtained from our office.”
- **Transportation (Barry Walsh):** “The existing site (Circuit City and former Grand Central retail building) fronts four roadways –
 50’ frontage on 700 East a major arterial (UDOT) roadway with right in out only.
 332’ frontage on 2100 South a major arterial (SLC) roadway with right in out only.
 127’ frontage on 800 East a local roadway with both right and left turn access.
 There is also access to the south onto the north end of Lake Street, 70’ frontage, a local residential roadway.

The new proposal indicates combining lots – 724 East and 774 East. It also shows combining 2156 South part of the parking lot but does not combine 2155 South on the north end of Lake street. There is a parcel 776 East that currently functions with 774 that needs to be addressed as a land locked parcel etc. All parcels need to be reviewed with abutting properties for any cross access easements required to maintain current traffic flow or removal of some traffic pattern Drives. The right in out drives and abutting circulation needs to be addressed in the “Traffic Impact report”. Along with parking calculations for the new use.

The new proposal indicates the removal of the building on 774 East for a new Dock areas and drop off donations center as well as revisions to existing parking facilities. The new fully dimensioned site plan needs to show all parking stalls isle loading dock ADA stalls Bike parking and fire circulation. The existing driveway for 774 East needs to be removed and the new access shown with full civil plans showing the existing drive approach to the east, street lights, utilities, etc.

The proposed signage needs to show dimensioned locations to insure compliance to the required clear sight zone for each location.”

- **Fire (Ted Itchon):** “No comments”

➤ **Building & Zoning (Alan Hardman):**

- Conditional Use petition PLNPCM2009-00807 must be approved.
- A subdivision petition consolidating four existing lots into one tax parcel must be approved by the Planning Division. The new addition for the donation and dock areas is a separate lot containing an office building not currently owned by the applicant. The four lots are:
 - 724 East 2100 South – main parcel
 - 774 East 2100 South – office building
 - 2156 South Lake Street
 - 2155 South Lake Street – this should be included to avoid cross-access easements (it appears to some kind of remnant lot or street closure)
- Transportation Division approval required for all parking and traffic-related issues.
- Engineering Division approval required for all public way improvements.
- Public Utilities approval required.
- Fire Department approval required.
- Obtain a separate demolition permit for the existing office building at 774 East 2100 South.

➤ **Police Department (Lt. Rich Brede):** No comments