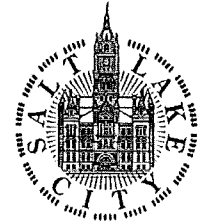


PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community &
Economic Development

Mt. Olivet/Roland Hall-St. Mark's School Subdivision
Petition PLNSUB2010-00692
1443 East Sunnyside Avenue

December 8, 2010

Applicant:

Rowland Hall-St. Mark's School
Attn: Guy Kroesche

Staff:

Lex Traughber (801) 535-6184
lex.traughber@slcgov.com

Tax ID:

16-09-103-001

Current Zone:

OS (Open Space District)

Master Plan Designation:

East Bench Master Plan – Open
Space District

Council District:

District 6 – JT Martin

Community Council District

N/A

Lot sizes: Approx. 41.5 Acres

Current Use:

Open Space (OS)

Applicable Land Use Regulations:

- 21A.32.100 OS-Open Space District
- 20.20 Minor Subdivisions

Notification

- Notice mailed November 24, 2010
- Sign posted November 24, 2010
- Posted to Planning Dept and Utah State Public Meeting websites November 24, 2010.

Exhibits:

- A. Site Plan
- B. Department/Division Comments

REQUEST

Rowland Hall-St. Mark's School, applicant, is requesting subdivision approval for the property located at approximately 1443 Sunnyside Avenue. Proposed are two (2) parcels; one (1) parcel approximately 13.087 acres (the "RHSM Parcel") and one (1) parcel approximately 28.446 acres (the "Revised Mt. Olivet Parcel"). The property is currently located in an Open Space (OS) zone.

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission grant approval of the Mt. Olivet/Roland Hall-St. Mark's School Subdivision, Petition PLNSUB2010-00692, subject to the following conditions:

1. Approval is conditional upon compliance with departmental comments as attached to this staff report.
2. The applicant shall provide Planning Staff with proposed deeds for review prior to recording with the County.

VICINITY MAP



Background

Project Description

This is a request for approval to subdivide the parcel located at approximately 1443 Sunnyside Avenue (see attached Site Plan – Exhibit A). The property is approximately forty-one and a half (41.5) acres. The subdivision would result in two (2) parcels, one approximately 13.087 acres (the “RHSM Parcel”) and one approximately 28.446 acres (the “Revised Mt. Olivet Parcel”).

The subject parcel is currently a single, undeveloped lot located in an Open Space (OS) Zone. This subdivision relates to City Council action amending the East Bench Master Plan and rezoning the subject property from Open Space (OS) to Institutional (I) pursuant to Salt Lake City Ordinance number 21 of 2006. The subdivision request meets the minor subdivision and zoning standards of the Open Space (OS) and the pending Institutional (I) zone on the subject parcel (the “RHSM Parcel”). This request stands independent of the previously noted City Council master plan and zoning amendment.

The purpose of the master plan and zoning amendments was to allow for future institutional expansion of Rowland Hall-St. Mark's School. The School would purchase the 13.087 acre parcel from the Mt. Olivet Cemetery Association. Mt. Olivet Cemetery Association and Rowland Hall-St. Mark's School are taking the necessary steps to complete the sale of the RHSM Parcel by December 31, 2010, as currently required by the Salt Lake City Ordinance.

Upon Rowland Hall-St. Mark's future acquisition of the RHSM Parcel from the Mt. Olivet Cemetery Association, the redevelopment goals for the RHSM Parcel will preserve existing open space and provide public access to the Mt. Olivet Cemetery through a system of trails connecting the residential neighborhoods to the south with the Mt. Olivet Cemetery property to the north. Additionally, upon completion of the sale of the RHSM Parcel, Mt. Olivet Cemetery Association and Rowland Hall-St. Mark's School have committed to making a \$250,000 contribution to Salt Lake City's Open Space Fund to support Salt Lake City's efforts to acquire additional open space and enhance the quality of life for all Salt Lake City residents.

The subject lot is not within a recorded subdivision. Because no new streets are being proposed, this subdivision will not require a final plat. If approved, a "Notice of Minor Subdivision" approval will be recorded along with new deeds.

Comments

Public Comments

No citizen comments were received prior to this report being finalized.

City Department Comments

A request for comment was sent to City Departments/Divisions on October 22, 2010. In general, there were no objections to the proposed subdivision. All comments received are attached (Exhibit B).

Analysis and Findings

Minor Subdivisions - Section 20.20.020 Required Conditions and Improvements

A minor subdivision shall conform to the required improvements specified in Section 20.28.010, or its successor, of this Title, and shall also meet the following standards:

- A. *The general character of the surrounding area shall be well defined, and the minor subdivision shall conform to this general character.*

Analysis: The surrounding area is characterized by open space and institutional uses. The proposed subdivision will have no bearing on the general character of the surrounding area, as the resulting lots will be eligible for open space and institutional uses.

Finding: The proposed subdivision satisfies this standard.

- B. *Lots created shall conform to the applicable requirements of the zoning ordinances of the city.*

Analysis: The applicable requirements for this subdivision are minimum lot size and minimum lot width. The minimum lot size requirement for the OS zone is 10,000 square feet, and the minimum lot size for the I zone is 20,000 square feet. The proposed lots exceed these size requirements as noted previously. The minimum lot width in the OS zone is 50 feet, and there is no required minimum lot width in the I zone. The proposed lots meet standard for minimum lot width.

Finding: The proposed subdivision satisfies this standard.

C. *Utility easements shall be offered for dedication as necessary.*

Analysis: No dedication of utility easements is required.

Finding: The proposed subdivision satisfies this standard.

D. *Water supply and sewage disposal shall be satisfactory to the city engineer.*

Analysis: The City's Public Utilities Department will be required to review the water supply and sewage plans at the time that a building permit is submitted.

Finding: The proposed subdivision satisfies this standard.

E. *Public improvements shall be satisfactory to the planning director and city engineer.*

Analysis: The proposed subdivision has been forwarded to the pertinent City Departments/Divisions for comment. All public improvements must comply with all applicable City Departmental standards. All plans for required public improvements must be submitted and approved prior to approval of any building permit.

Finding: The proposed subdivision satisfies this standard.

**Exhibit A –
Site Plan**

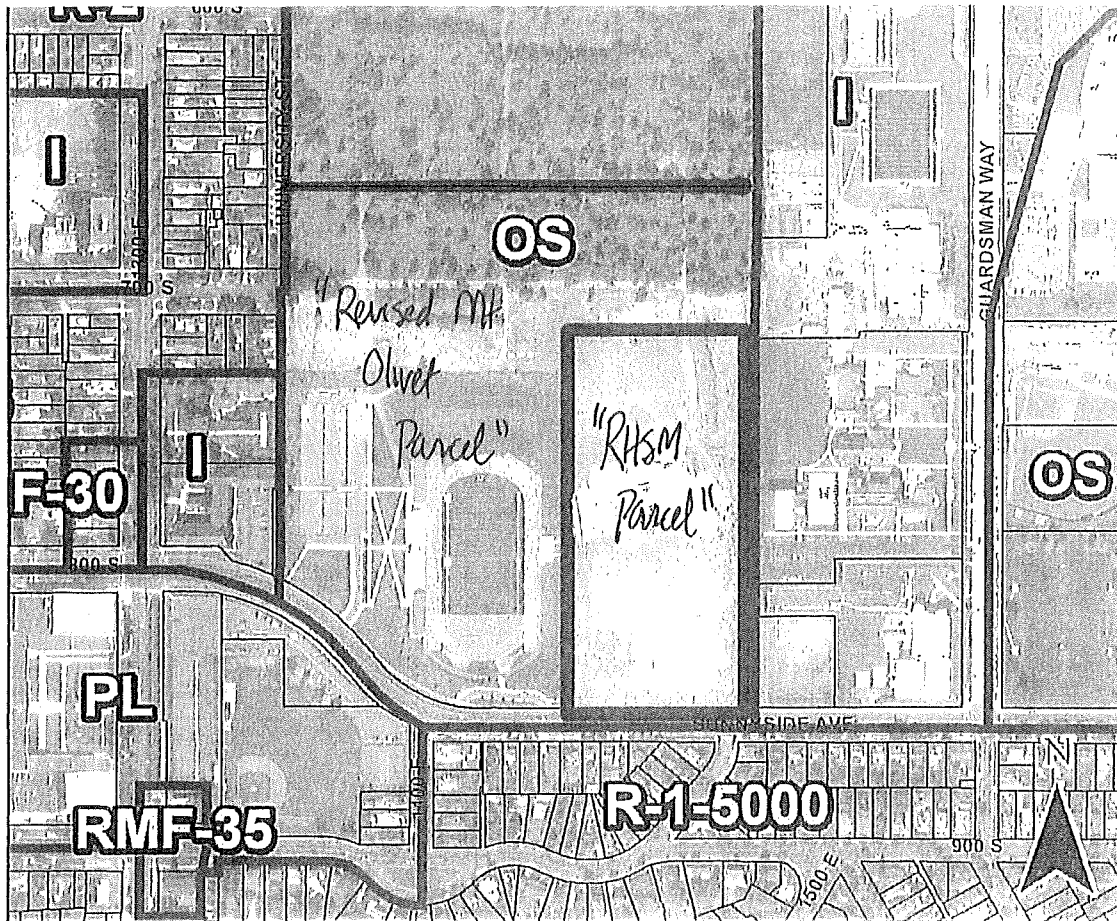
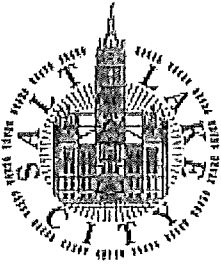


Exhibit B –
Department/Division Comments



Work Flow History Report

1443 E SUNNYSIDE Ave

PLNSUB2010-00692

| Date | Task/Inspection | Status/Result | Action By | Comments |
|------------|----------------------|---------------|-----------------|--|
| 10/20/2010 | Staff Assignment | In Progress | Irvin, Thomas | |
| 10/21/2010 | Staff Assignment | Assigned | Norris, Nick | Assigned to Lex Traugher. |
| 10/21/2010 | Staff Assignment | In Progress | Norris, Nick | Initial review due 11/1/10. Check with Everett Joyce on history of project if needed. |
| 10/22/2010 | Planning Dept Review | In Progress | Traugher, Lex | |
| 10/22/2010 | Staff Assignment | Assigned | Traugher, Lex | |
| 10/22/2010 | Staff Assignment | Routed | Traugher, Lex | |
| 10/29/2010 | Engineering Review | Complete | Drummond, Randy | <p>TO: LEX TRAUGHER, SENIOR PLANNER, PLANNING DIVISION FROM: RANDY DRUMMOND, P.E., ENGINEERING DATE: OCT. 29, 2010</p> <p>SUBJECT: # PLNSUB2010-00692 Mt. Olivet Cemetery Minor Subdivision 1433 East Sunnyside Avenue Minor Subdivision Review</p> <p>Engineering review comments are as follows:</p> <p>This submission consists of one existing 41.5 acre parcel, with a track facility, cemetery, and vacant area, which is proposed to be divided into two parcels. One of the parcels will be 28.446 acres in area with the cemetery and track facility, and the other parcel will contain the vacant land of 13.087 acres, to be used by the Rowland Hall-St. Mark's School. Both Sunnyside Avenue and 1300 East are fully dedicated and improved with curb, gutter, sidewalk and asphalt pavement. On Sunnyside Avenue the sidewalk abuts the back of curb, and along a majority of the frontage the front of the sidewalk has settled below the top back of curb elevation. We suggest the applicant may wish to replace the sidewalk along the frontage where this has occurred. If the applicant wishes to do so, a Public Way Permit must be obtained from our office by a licensed, bonded and insured contractor before said work can proceed.</p> <p>We understand that no plat is required for this project.</p> <p>cc: Scott Weiler Brad Stewart Barry Walsh Craig Smith George Ott Vault</p> |

| | | | | |
|------------|-------------------------|----------|----------------|---|
| 11/4/2010 | Transporation Review | Complete | Walsh, Barry | <p>November 4, 2010</p> <p>Lex Traughber, Planning</p> <p>Re: PLNSUB2010-00692 Mt. Olivet Subdivision Preliminary Plat a t 1443 East Sunnyside Avenue.</p> <p>The division of transportation review comments and recommendations are as follows:</p> <p>The proposed subdivision to create two lots both have frontage on a public right of way, Sunnyside avenue with existing roadway improvements consisting of paved roadway, curb & gutter, pedestrian sidewalk, street lighting, and utilities. Per our past review comments we require engineering and utility review comments for any required upgrades or repairs as needed.</p> <p>Sincerely,</p> <p>Barry Walsh</p> <p>Cc Kevin Young, P.E. Randy Drummond, P.E. Peggy Garcia, Public Utilities Ted Itchon, Fire Larry Butcher, Permits File</p> |
| 11/9/2010 | Public Utility Review | Complete | Stoker, Justin | <p>Public Utilities has no objection to the proposal. The subdivision does not impact any known utility lines public or private. The proposed RHSM parcel does not have any current water or sewer connections and can be subdivided off without problems. Note that private utilities may not cross property lines. If this lot is to be used in the future by Rowland Hall - St Mark's School, it will need its own utility services or go through another subdivsion process to combine the lot with the existing RHSM lot located to the east.</p> |
| 11/15/2010 | Building Review | Complete | Traughber, Lex | <p>Building permits did not respond to request for comment. Memo sent 10/22/10 and follow-up sent on 11/9/10.</p> |
| 11/15/2010 | Fire Code Review | Complete | Traughber, Lex | <p>Fire did not respond to request for comment. Memo sent 10/22/10 and follow-up sent on 11/9/10.</p> |
| 11/15/2010 | Planning Dept Review | Complete | Traughber, Lex | |
| 11/15/2010 | Police Review | Complete | Traughber, Lex | <p>Police Dept did not respond to request for comment. Memo sent 10/22/10 and follow-up sent on 11/9/10.</p> |
| 11/15/2010 | Staff Review and Report | Draft | Traughber, Lex | |
| 11/15/2010 | Zoning Review | Complete | Traughber, Lex | <p>Zoning did not respond to request for comment. Memo sent 10/22/10 and follow-up sent on 11/9/10.</p> |