

# PLANNING COMMISSION STAFF REPORT

## Westfield Properties Master Plan Amendment Petition No. PLNPCM2009-00929 2028 S Lake Street Hearing Date: February 24, 2010



Planning Division  
Department of Community &  
Economic Development

### **Applicant:**

Joe Johnson, Westfield Properties

### **Staff:**

Michael Maloy, 801.535.7118,  
michael.maloy@slcgov.com

### **Tax ID:**

16-17-357-030

### **Current Zone:**

R-1/7,000 Single-Family Residential District

### **Master Plan Designation:**

Low Density Residential (5-10 dwelling units per acre),  
Sugar House Community Master Plan (adopted  
December 13, 2005)

### **Council District:**

District 7, Council Member Søren Simonsen

### **Community Council:**

Sugar House – Philip Carlson, Chair

### **Lot Size:**

6,534 square feet (0.15 ± of an acre)

### **Current Use:**

Vacant, former single-family dwelling

### **Applicable Land Use Regulations:**

- 21A.02.040 Effect Of Adopted Master Plans or General Plans
- 21A.24.060 R-1/7,000 Single-Family Residential District

### **Notification:**

- Published in newspaper on February 8, 2010
- Notice mailed on February 12, 2010
- Sign posted on February 11, 2010
- Agenda posted on Planning Division and Utah Public Meeting Notice websites on February 12, 2010

### **Attachments:**

- A. Applicant's Narrative
- B. Conceptual Site Plan
- C. Conceptual Building Elevation
- D. Property Photographs
- E. Community Council Comments
- F. Department Comments
- G. Development Review Team Comments

### **Request**

Petition No. PLNPCM2009-00929 is a request to amend the Sugar House Future Land Use Plan map from Low Density Residential (5-10 dwelling units per acre) to Mixed Use for property located at 2028 S Lake Street (740 East). The subject property contains approximately 6,534 square feet (0.15 ± of an acre) and is zoned R-1/7,000 Single-Family Residential Dwelling.

### **Staff Recommendation**

Based on the findings listed in the staff report, it is the opinion of the Planning Staff that the overall the project does not generally meet applicable master plan policies and therefore, recommends the Planning Commission transmit a negative recommendation to the City Council for Petition No. PLNPCM2009-00929 to amend the Sugar House Future Land Use Plan map from Low Density Residential (5-10 dwelling units per acre) to Mixed Use—Low Intensity for property located at 2028 S Lake Street.



Vicinity Map





## **Background**

### **Project Description**

Joe Johnson, Westfield Properties, has submitted a petition to amend the Sugar House Future Land Use map from Low Density Residential (5-10 dwelling units per acre) to Mixed Use—Low Intensity for property located at 2028 S Lake Street (see Attachment A – Applicant’s Narrative). The purpose for the petition is to facilitate a future zoning map amendment, street closure, and redevelopment of the subject property for commercial use (see Attachment B – Conceptual Site Plan, and Attachment C – Conceptual Building Elevation).

The subject property contains a red-brick single-family dwelling, which was originally permitted for construction by the City on March 15, 1930. As of publication of this report, the property is vacant and in need of repair (see Attachment D – Property Photographs). The property measures approximately 6,534 square feet, or 0.15 ± of an acre, and is zoned R-1/7,000 Single-Family Residential Dwelling.

### **Comments**

#### **Public Comments**

Initially, the petition was reviewed by the Sugar House Land Use Committee on October 20, 2009. Then on December 2, 2009, the petition was reviewed by the entire Sugar House Community Council. Although there was desire by participants to clean up the subject property and improve the dead-end street with a cul-de-sac, there were numerous concerns expressed by residents and members of the Community Council. In general, the Sugar House Community Council is opposed to the petition citing concerns with “commercial creep” and instead prefers to “preserve and improve a desirable residential environment” (see Attachment E – Community Council Comments).

#### **City Department Comments**

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment F – Department Comments. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

### **Project Review**

- **Development Review Team.** On April 9, 2009, applicant met with several staff members from various City Departments to discuss a conceptual development proposal for the subject property. Mr. Ken Brown, Senior Development Review Planner in the Building Services Division, identified several concerns relative to subdivision and zoning compliance. Mr. Barry Walsh, Engineering Technician VI in the Transportation Division, also identified the “need to address Lake Street dead-end circulation and emergency access” (see Attachment G – Development Review Team Comments).
- **Business Advisory Board.** On November 6, 2009 staff forwarded information regarding the petition to Mr. Michael Akerlow, Small Business Economic Development Manager, for review and comment.
- **Internal Project Review.** Staff met with the applicant to discuss the merits and concerns of petition on December 8, 2009. Based on current planning policies, best practices, and comments received from Sugar House Community Council, staff informed applicant that the Planning Division was not likely to support petition.

### **Analysis and Findings**

Salt Lake City Code 21A.02.040, which is entitled *Effect of Adopted Master Plans or General Plans*, states the following:



All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

Although City Code provides additional regulations regarding the public hearing process for a petition to amend a master plan of the City, there are no prescribed standards of review. As such, staff has reviewed the petition with respect to the objectives and policies contained within the Sugar House Master Plan.

The Sugar House Master Plan (SHMP) defines Low Density Residential as follows:

The majority of the residential land uses in Sugar House consist of single-family dwellings on lots typically between 5,000 and 8,000 square feet. These low-density residential areas are interspersed with duplexes and a few multiple-family dwellings. It is desirable to preserve and protect the dominant, single-family character of these neighborhoods by holding the density between five and ten (5-10) dwelling units per acre. Examples of zoning districts that support this density range are: R-1- 7000, R-1-5000, R-2 and RMF-30 (page 2).

The SHMP also provides the following policies for Low Density Residential:

- *Support and enhance the dominant, single-family character of the existing low-density residential neighborhoods.*
- *Maintain the unique character of older, predominantly low-density neighborhoods.*
- *Prohibit the expansion of non-residential land uses into areas of primarily low-density dwelling units* (page 2, italics added for emphasis).

Where appropriate, the SHMP encourages Mixed Use—Low Intensity development, which is defined as:

Low-Intensity Mixed Use allows 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 (page 2).

With respect to “strip commercial” land uses, the SHMP provides the following description and policies:

*While new businesses open and are thriving, there are still underutilized parcels and boarded-up buildings. Sugar House has adequate amounts of commercially zoned land. No additional land needs to be designated commercial in the master plan or zoned for commercial development.* Furthermore, the expenditure of limited resources to revitalize an elongated commercial area may be inefficient and unsuccessful (page 7, italics added for emphasis).

*Therefore, allowing opportunities for mixed use and adjusting site design standards for a more pedestrian orientation is recommended.* Amending the commercial zones to require new design standards is one method to require a more pedestrian orientation. Performance zoning techniques can also be used to improve site design standards. Another option is to institute a design overlay zone along areas of 2100 South. *Improving the design orientation of strip commercial areas is strongly recommended and may help to attract more patrons to the commercial developments* (page 7, italics added for emphasis).



## Policies

- *Prohibit the expansion of commercial sites into residential areas.*
- Improve visual and physical impacts through careful design review or site review.
- *Improve urban design elements of strip commercial areas* by using performance zoning, an overlay design district or amending the zoning ordinance to enhance site design standards to address the following principals:
  - ❖ Encourage quality signage;
  - ❖ *Require buildings to address the public right-of-way with a pedestrian orientation, including a minimum percentage of non-reflective glass and entrances facing the street;*
  - ❖ Reduce the number of opportunities where pedestrian and automobile routes intersect;
  - ❖ In areas that pedestrian and automobile routes intersect, raise the pedestrian grade and use bulbouts to make the pedestrian more visible to motorists;
  - ❖ Provide adequate car length on parking stalls to avoid automobile bumpers from overhanging walkways, thus reducing the walkway width for pedestrians.
  - ❖ Improve parking lot layouts and provide adequate buffering and landscaping;
  - ❖ Require adequate parking for each development, and flexibility on parking standards when served by other mobility options;
  - ❖ *Provide adequate landscaping and setbacks, particularly adjacent to residential uses;*
  - ❖ Require proper location and screening of loading docks and refuse collection areas; and
  - ❖ Address pedestrian circulation, and require the design of ingress-egress areas to support the functions of the street systems (page 7, italics added for emphasis).

Although the subject property is not located in the traditional Sugar House Business District, it is recognized by the SHMP as being within a “community area gateway.” As such, the following selection of policies from the SHMP is applicable:

- *Develop Sugar House’s Gateways to provide a good first impression of the community.*
- Develop Gateways to strengthen the identity of Sugar House. Gateway streets should be visually uncluttered, their views unobstructed.
- Preserve the major gateways in Sugar House...Community area gateways are as follows:
  - ❖ 2100 South and 2300 East;
  - ❖ *2100 South and 700 East;*
  - ❖ 2700 South and 700 East;
  - ❖ Richmond and Highland Drive Intersection;
  - ❖ 2700 South and 2000 East;
  - ❖ 1700 South and 1100 East; and
  - ❖ 1700 South and 1300 East.
- *Improve gateway vistas and the immediate environment of the major gateway roads.*
- *Rehabilitate the areas immediately around gateways by providing landscaping and special streetscape features. If thoughtfully installed, such improvements announce to visitors that they have arrived* (page 17, italics added for emphasis)

## Findings

The proposed amendment is not consistent with policies related to preservation of residential land uses. In support of the petition, the SHMP recognizes Mixed Use—Low Intensity land uses as desirable in certain areas, especially when located near transit lines and stops. However, statements and policies found on page 17 of the SHMP clearly state that “Sugar House has adequate amounts of commercially zoned land. No additional land needs to be designated commercial in the master plan or zoned for commercial development.” Although the

applicant's conceptual plan is arguably an improvement on "the immediate environment of major gateway roads" the project is not an "integration of residential with small business uses" and, if approved, would likely perpetuate a form of "commercial strip" architecture that does not "address the public right-of-way with a pedestrian orientation."

Based on a review of the applicant's petition when compared with the descriptions, goals, and policies of the Sugar House Master Plan, staff finds the petition does not suitably advance stated policies and therefore does not recommend approval of Master Plan Amendment Petition No. PLNPCM2009-00929.

## **Options**

The Planning Commission may vote to forward a favorable recommendation to the City Council to approve the petition as proposed. If this course is taken, the Planning Commission should state findings to support the positive recommendation. The Planning Commission may also vote to "continue" or "table" the petition for further review and discussion.



## **Attachment A – Applicant's Narrative**

**1. General description of the proposed Master Plan Amendment:**

The proposed Master Plan Amendment would change the subject property from Low Density Residential (5-10 du/acre) to Mixed Use – Low Intensity (see accompanying Exhibit "A").

**2. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and / or zoning district changes.**

The purpose of amending the Master Plan from Low Density Residential (5-10 du/acre) to Mixed Use – Low Intensity is to enable a change from residential to commercial zoning so that the subject property can ultimately be incorporated into the redevelopment plans for the commercial retail project immediately to its south (see accompanying Exhibit "B"). All of the properties contemplated in the redevelopment project area are owned by Anderson Investments Corporation. The proposed boundaries of the amendment are limited to the legal description of the subject property which is:

BEG 12 RDS N & 185 FT E OF SW COR LOT 2, BLK 2, FIVE AC PLATA, BIG FIELD SUR; E 145 FT; N 45 FT; W 145 FT; S 45 FT TO BEG. 0.15 AC

**3. Declare why the present master plan requires amending.**

Amending the master plan and facilitating this property's incorporation into a commercial retail redevelopment project will serve two primary benefits to the community.

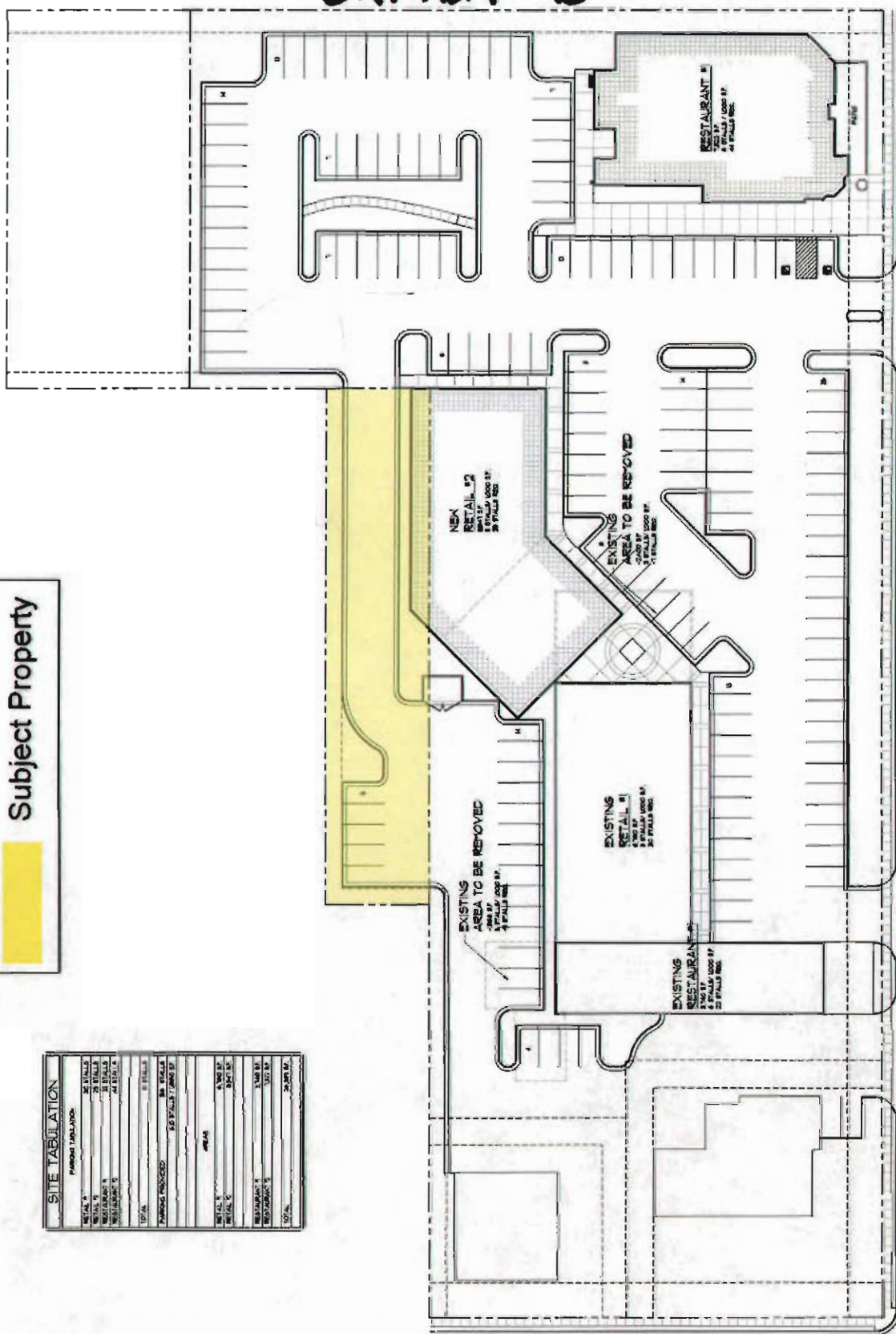
The first benefit is to the residential community. The home on the subject property was vandalized by the former tenants and as a result is blighted and uninhabitable (see accompanying photos). We obtained and have kept current a Permit to Board, yet despite our best efforts to maintain the grounds and keep the home secure, it continues to attract vagrancy and criminal activity. Allowing the master plan and zoning to be amended and the subject property to be redeveloped will ultimately relieve the neighborhood of these burdens.

The second benefit is to the community at large. The property owner would like to redevelop the commercial retail property which they presently own immediately to the south of the subject property. Incorporating the subject property into the redevelopment plan provides the needed depth to most efficiently utilize all of the redevelopment property and cleans up the entire area. This efficiency economically justifies the significant investment by the property owner into the redevelopment, which will create a more attractive area for residents, consumers, and business operators alike.



## **Attachment B – Conceptual Site Plan**

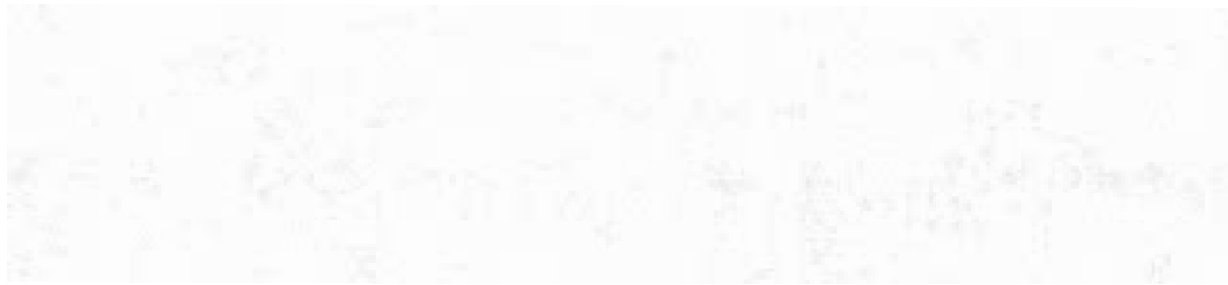
## Exhibit "B"



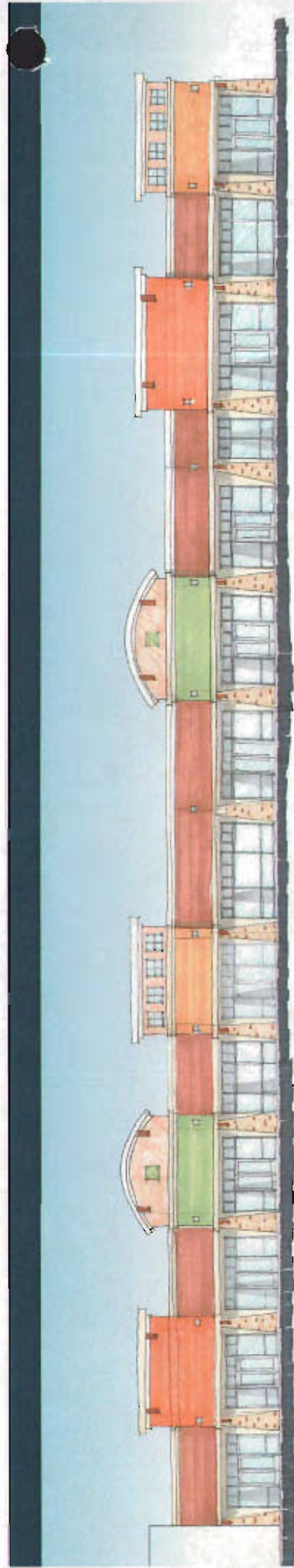
### Subject Property

[illegible]





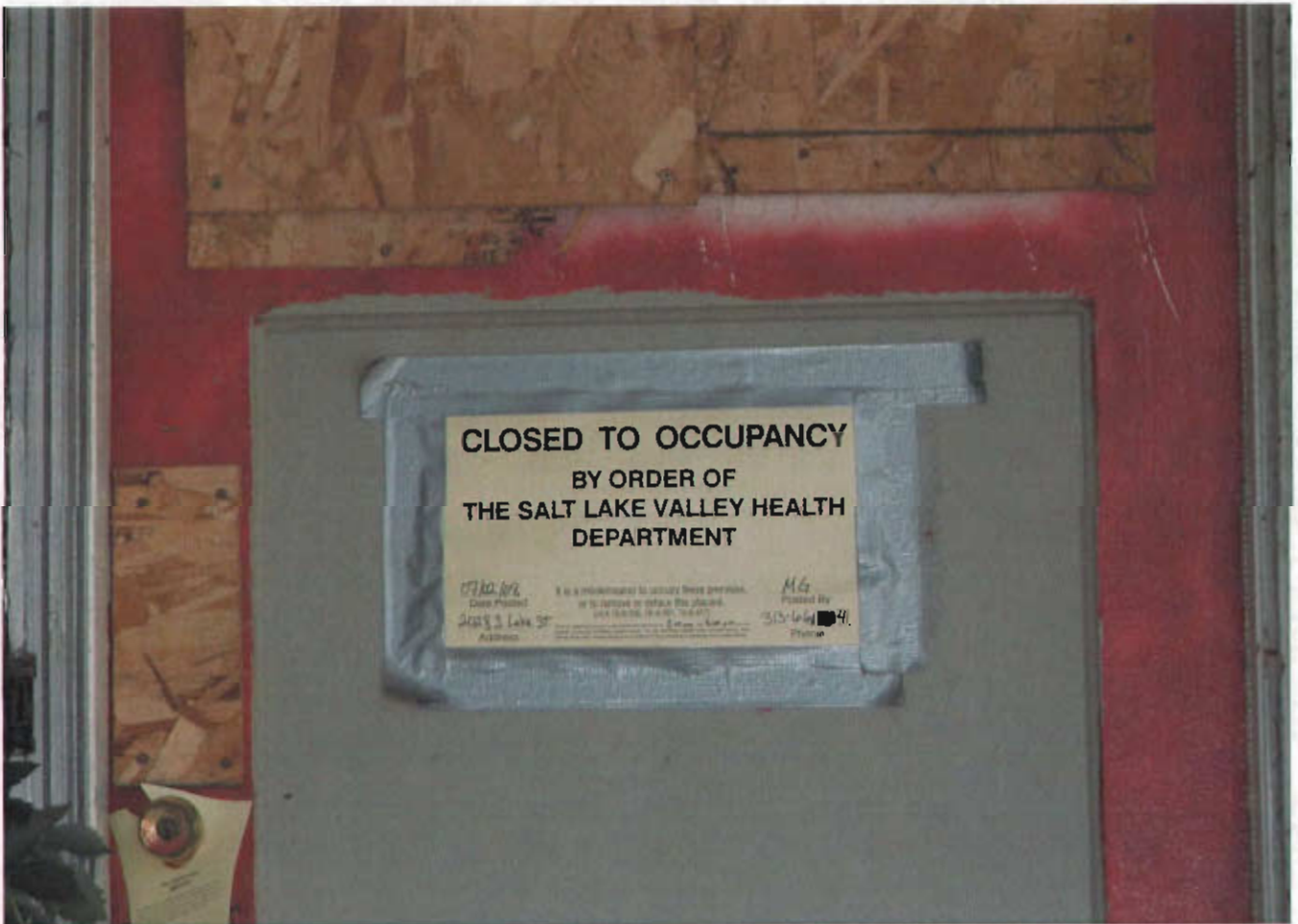
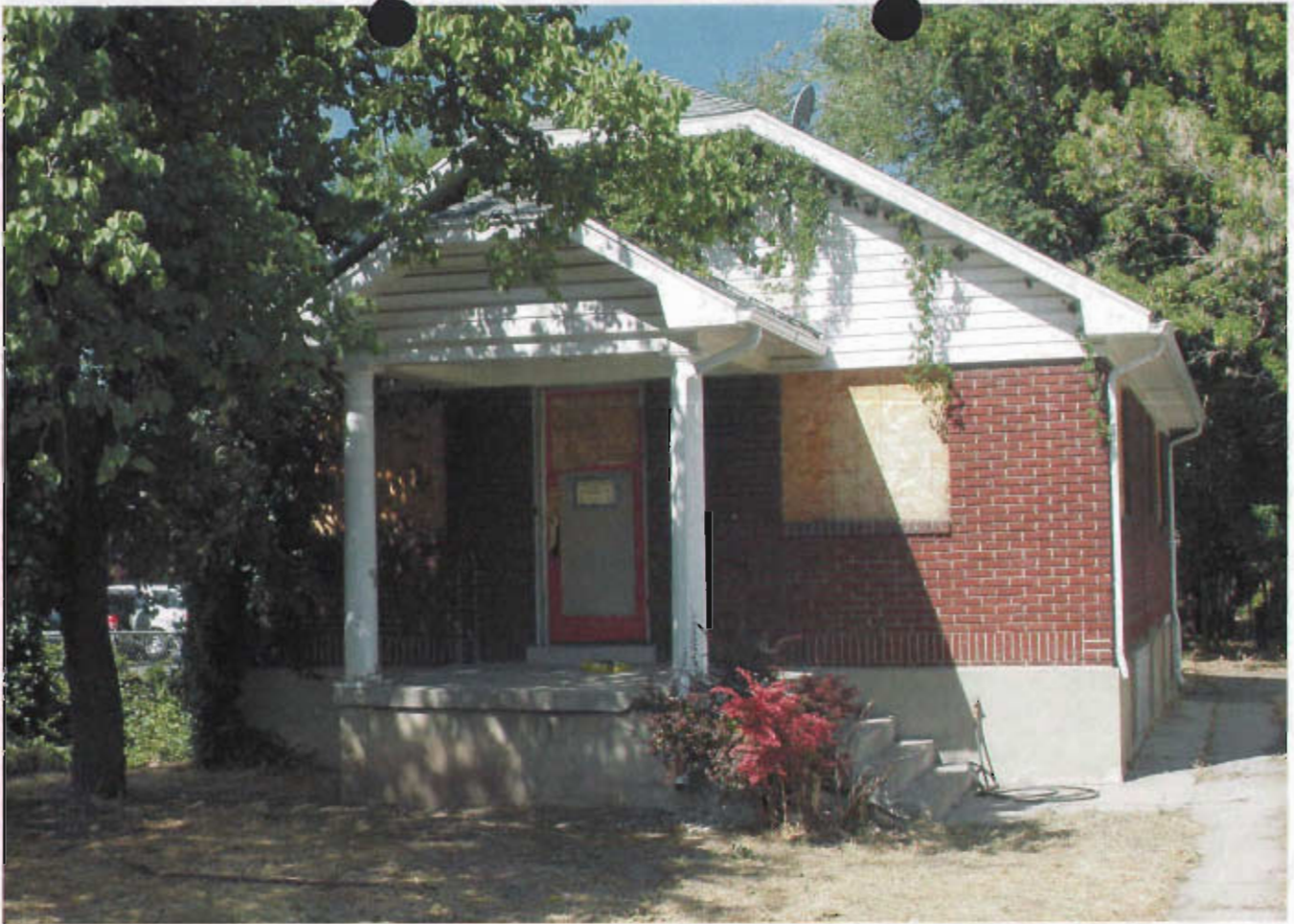
## **Attachment C – Conceptual Building Elevation**



TWENTY ONE HUNDRED SOUTH SEVEN HUNDRED NINETEEN EAST



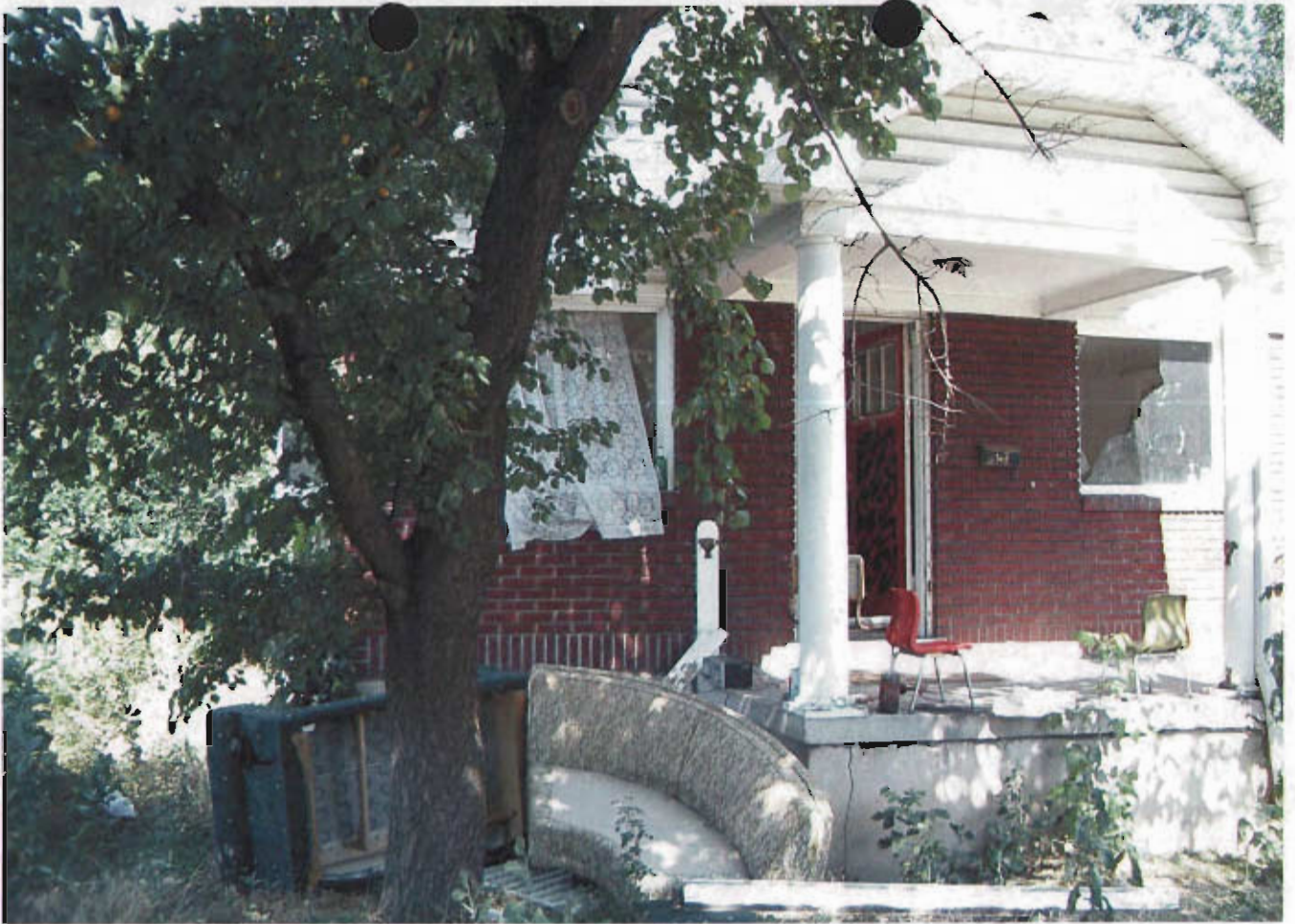
## **Attachment D – Property Photographs**











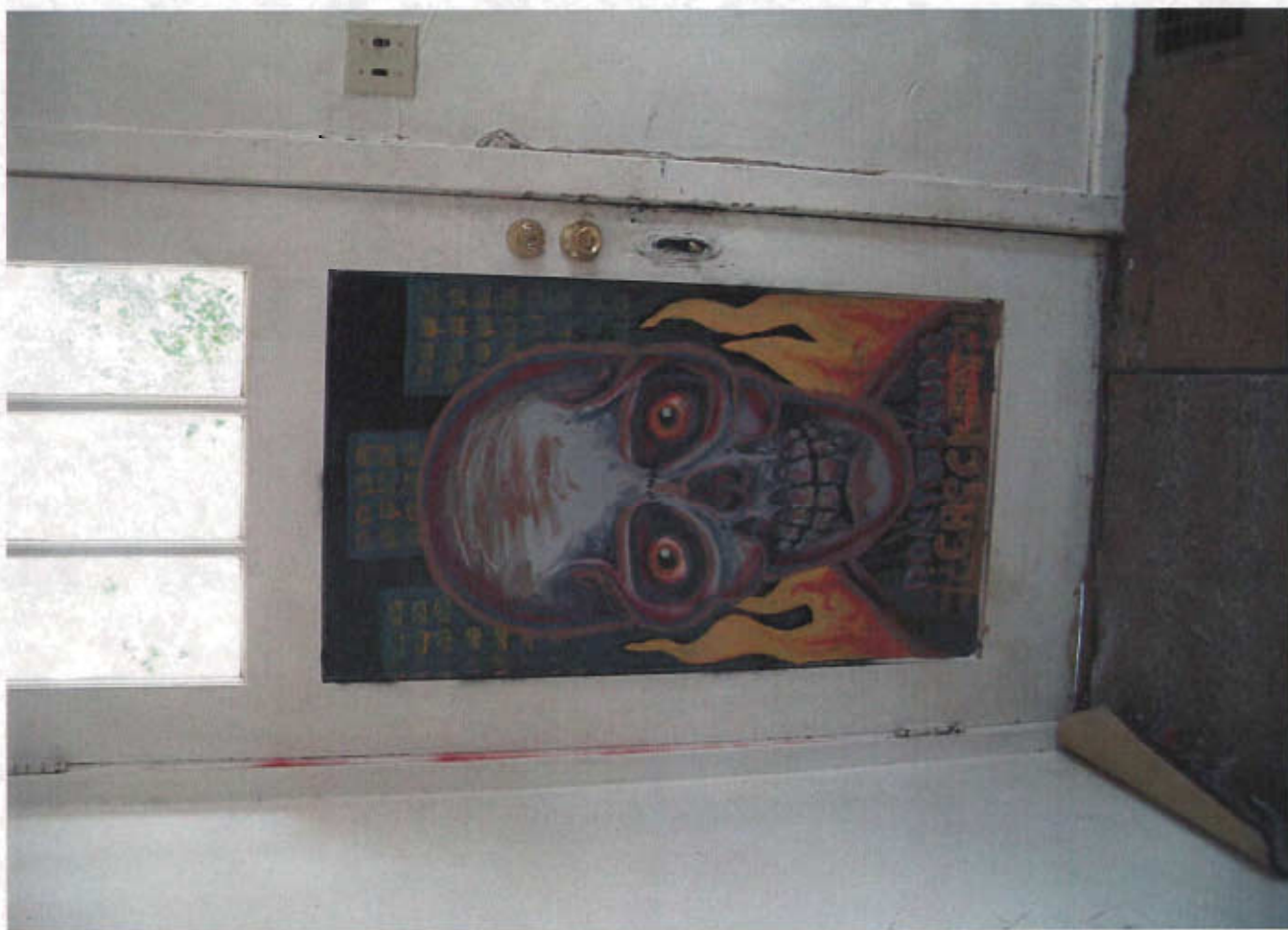


















## **Attachment E – Community Council Comments**

January 4, 2010

Salt Lake City Planning Commission  
451 South State Street  
Salt Lake City, UT 84111



Sugar House  
Community Council

Dear Commissioners:

Richard Mendenhall and others from Westfield Properties attended the October 20 meeting of the Sugar House Land Use Committee to present the proposal to obtain a master plan amendment pursuant to a rezone on the parcel from residential to commercial. We urged the petitioner to hold a meeting with the neighborhood, and Derek Payne from the SH Land Use Committee attended the meeting. On December 2, Mr. Mendenhall presented his proposal to the entire Sugar House Community Council, and members of the public who were in attendance. I have attached a transcript of the comments that were made at that meeting, as well as an email I received the next morning.

The comments made by participants of all three meetings seem to have a common theme. Everyone agrees that the existing commercial parcel that includes a strip mall, the Pizza Hut, and Gandolphi's Deli is not well-designed. It is difficult to get in and out of, and drive around to find any available parking. As a consequence, Westfield Properties, which manages the property for the Anderson family, has come up with a plan to reconfigure the parcel. To complicate matters, the parcels have been separately leased, with different expiration dates. The Pizza Hut lease expires soon, which is the first opportunity to attempt to improve the parcel. The Dee's Corporate Office building doesn't expire for some years in the future. At that time, the petitioner would like to add a restaurant pad to the development.

We'd like to wish that this reconfiguration could all be done at once, but apparently that is not to be. One quick fix is to demolish the house at 2028 Lake Street and incorporate that land into the commercial parcel, to allow for what is arguably a better layout. However, most everyone is having a hard time seeing how this will benefit the neighborhood. Westfield Properties does not have a good reputation on the block, with comments about promises made that have not materialized in the past. The Land Use Committee does not like the commercial creep, eating away at housing once again. Westfield has approached other homeowners on the east side of the block to purchase their homes as well. We are worried that this will just be the beginning, and the neighborhood will be eroded further in the future.

It is difficult to see how a parcel that has been vandalized is not worth repairing. It seems like this has just made it easier to come up with this new plan. It is hard to hear about a landowner who owns a significant amount of property in Sugar House, but only has an interest in



"return on investment", rather than any actual investment in the neighborhood itself. Those of us who live in the Sugar House neighborhood are very invested in this place.

The subject parcel is not in the Sugar House Business District, where it would be subject to extra review, and you could potentially approve the Master Plan Amendment and then subsequently approve the rezone, and have some design review to ensure a better project.. However, at the point where the property is rezoned commercial, as long as what Westfield Properties applies for over the permit counter is a permitted use, the community would have no say in what happens. There would be no conditions put on the project at all. The proposal looks to many of us like a reconfigured strip mall, which doesn't add a lot to the neighborhood. We do realize the owners might get a bigger return on their investment if the parcel were commercial compared to a residential use. I don't think I have heard from a single person who had been completely in favor of the change of use. Everyone had some reservations. This project has little to recommend it, and I am going to say as a community we are not in favor of the master plan amendment. We are in favor of Westfield Properties taking some time to improve the property so it does not continue to cause problems for the neighborhood.

The Sugar House Master Plan asks us to strengthen and support existing neighborhoods, by considering appropriate adjacent uses. Allowing a commercial use this close does not further that goal. Census tract 1033, which is where this parcel lies, is listed in the 1997 Census Tract Survey Results as having 46% substandard housing. It appears that quite a number of the houses in the blocks along Lake Street close to this project have been upgraded and are well-maintained. If the commercial creep is allowed, the neighborhood starts to turn to rental property, which is generally not maintained as well as owner-occupied property. As that happens, the housing stock in this census tract could further degrade.

A primary goal of the Sugar House Community Master Plan is to preserve and improve a desirable residential environment. It is difficult to see that this proposed master plan amendment furthers those goals. We see nothing to recommend the change.

Sincerely,

Judi Short, Land Use Chair, Sugar House Community Council  
862 Harrison Avenue  
Salt Lake City, UT 84105



December 2, 2009 Comments Made By Those in Attendance at the Sugar House Community Council Meeting Regarding the Proposed Master Plan Amendment at 2028 Lake Street

Richard Mendenhall from Westfield Properties, made the presentation. He brought some aerial maps to show the parcel and briefly explained the project. The proposal is expected to benefit the neighborhood because of the rezone. There will be a cul de sac, instead of the existing dead end, with no vehicular access to 21<sup>st</sup> south. It will provide off street parking for the home to the north. There will be dumpster control, screening, and noise barriers to not upset residential community. Lighting will be controlled. Willing to accept any conditions placed by Planning Commission. This will be a venue that would accommodate local businesses. When he met with the neighborhood, the majority was in support of the rezone as long as conditions would be met. Mr. Mendenhall said he wanted to have a master plan amendment, and then if he got that, would go in and ask to rezone one residential parcel at 2028 Lake Street to commercial.

- Dennis Kezar said he lived two houses north of abandoned, boarded-up parcel. Trust levels are low on Lake St. Westfield has managed some properties that don't do us a lot of good. Crime rates are high on that particular court. Insuring that what they say will happen is key to make sure it is really residentially friendly.
- Cabot- I do not like the proposed plan for the commercial area, set back too far. Because they are putting a big setback in the front it requires them to request commercial. Who owns the home in question, how long? Mendenhall - Anderson family owns parcel and has for many years it has been a collection of different parcels. The drawings are to give you some vision as to the direction the project is going. Problems with ingress egress on 21<sup>st</sup> South.
- Lynne -Why has the owner allowed the house to be abandoned and deteriorate? Mendenhall- we are limited by what the owner is willing to invest in the property to get a reasonable return on their property, demolish the house, eliminate the liabilities, can't justify trying to re-establish that as a residential property, although we have tried.
- Sheila, this seems like open ended, what are you really proposing?
- Phil - the site plan is only a concept.
- Sarah, what we are being shown is confusing. To recommend a master plan amendment would be based on a nebulous plan, and I don't like that.
- Derek - this site plan is somewhat a representation of what they can do for the community, presenting the back side of building, taking out the existing trees, degrading the transition between residential and commercial.
- Maillie - is this being pushed back, I would be opposed to the parcel being built as commercial. Definite buffer for the neighborhood, the adjacent property is a Family Support Center, a Crisis Nursery, and Parent Education Center.
- Rawlins the fact that the house is residential, we shouldn't change zoning because the residential property is in difficulty, we should build a new house on residentially zoned property. Every time someone comes in they want to amend the master plan because they have a project in mind. I also question the proposed development because of Redondo. How can they put in a full cul de sac?
- Grace, what he didn't mention is that the reason is Pizza Hut's long term lease is gone and they will be tearing that down, and making the parking more usable. Not increasing parking, just making the existing development better. Would like them to take the brick from the demolished home and build a wall to buffer the neighborhood, and add a buffer of trees along the fence.
- Ruth- There is no 7<sup>th</sup> east access to this parcel, that is only for the properties on the corner. Is there a way to work with the folks that own the parcel, and how to turn that into a cul de sac. Mendenhall -Qwest is the tenant who opens the gate. The Anderson family owned Dees are willing to make parking available for the Family Support Center, which should be an asset to the neighborhood, and makes sense.
- Susie - need to separate problem from residence. Just because this is a problem house doesn't mean it isn't viable as housing and should be converted to commercial. The commercial creep will have a definite impact on the residences.



- Herb Moushegian - a resident 4 houses to the north of parcel. Current property is not desirable to bring in good business because of parking and ingress egress. To offset that, they want to rezone parcel to get more space to facilitate traffic. Owner wants to increase tenancy and rents. Negative effect. The owner realizes that as residential there is not much return for the parcel on 2028 Lake. They could just level the property and have someone come in and cut the lawn. No privacy, scrub oak, chain link, nice big tree. If we don't rezone, what do we do with it? If we do something it has to be of a net benefit to society, residents want to know what we get out of it, or will it be false promises and something we do not like. If they are honest and come to the table with a good plan, the neighbors will support it. Valid concerns, something has to be done with the parcel.
- Mendenhall - The owner is prepared to make an investment to make the properties whole, to come up with quid pro quo agreements, and better traffic resolution, better commercial content, they appreciate concerns of the neighborhood.

Emailed by Elaine - I support last night's proposals regarding the south end of Lake Street north of 2100 South. Specifically,

- I support the demolition of the house located on 2028 Lake Street. Clearly the owners are not residents, and therefore, would need to rent it in order to maintain it as a residential property. As a rental unit, it is undesirable due to its location between a parking lot (albeit buffered with trees) and a commercial establishment (the crisis nursery/education center), even though the latter is well-maintained and aesthetically pleasing.
- I support creating a cul-de-sac between the parking lot behind the current Pizza Hut and Qwest Building and the south end of Lake Street that abuts it.
  - Creating the cul-de-sac will help maintain/restore the overall residential feel of Lake Street by:
    - reducing traffic
    - providing a solid barrier between residential and commercial (with the exception of the crisis nursery/educational center, which is not a high traffic commercial establishment) property
  - I support Grace Sperry's suggestion that if the 2028 Lake Street property is demolished its brick be salvaged for use in a wall defining the end of the cul-de-sac on the south end of Lake Street.
- I support replacing and adding to the current row of trees to restore the existing buffer zone between commercial and residential areas on the south end of Lake Street.

## **Attachment F – Department Comments**



## Maloy, Michael

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**From:** Walsh, Barry  
**Sent:** Tuesday, November 03, 2009 11:24 AM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin; Drummond, Randy; Itchon, Edward; Spencer, John; Garcia, Peggy; Butcher, Larry  
**Subject:** PLNPCM2009-00929  
**Categories:** Other

November 3, 2009

Michael Maloy, Planning

Re: Proposed Master Plan Amendment – Petition No. PLNPCM2009-00929 for property at 2028 South Lake Street.

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

The proposed revision to change the zoning status of 2028 South Lake Street from a low density residential use (existing single family dwelling) to a Mixed Use - low density use in coordination with the proposed 719 East 2100 South development indicates the following transportation issues.

Comply with past Board of Adjustment issues to restrict commercial traffic impact to the residential class Lake Street roadway.

Exhibit "A" redevelopment area and Exhibit "B" proposal; includes the southern partition, public right of way, of Lake Street fronting 2028 South. As part of that closure, we require that the redefinition of the Lake Street termini us provide for emergency vehicle and service vehicle turn around in coordination with the fire department review requirements. The 719 East development needs to comply to past DRT review issues to combine lots and provide access easements as needed with abutting properties to provide full circulation per the right in right out 2100 South an 700 East arterial class roadway access restrictions.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Randy Drummond, P.E.  
Ted Itchon, Fire  
John Spencer, Property Management  
Peggy Garcia, Public Utilities  
Larry Butcher, Permits  
File

TO: MICHAEL MALOY, PRINCIPAL PLANNER, PLANNING  
DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: OCT. 29, 2009

SUBJECT: **Proposed Master Plan Amendment Petition No.  
PLNPCM2009-00929  
2028 South Lake Street**

Engineering review comments are as follows:

This is a proposal to change the land use for the subject property from Low Density Residential to Mixed Use – Low Density. It is our understanding that if the Master Plan Amendment is approved, the applicant would immediately apply for closure of the Public Right of Way at the south end of Lake Street. Inasmuch as this would shorten the existing dead end street, the applicant will be required to remove the resultant dead drive approach within the closure on the east side of Lake Street, and install curb and gutter on that frontage and along the resultant south boundary of Lake Street, as a condition of the approval of the street closure. A Permit to Work in the Public Way is required prior to working in the public way.

cc: Brad Stewart  
Barry Walsh  
Scott Weiler  
Vault



## **Attachment G – Development Review Team Comments**

**Address:** 719 East 2100 South  
**Project Name:** Anderson Remodel-Demo existing structures and modify the site. Build new commercial structures. Zoning map amendment and master plan amendment.  
**Contact:** Joe 801 712-7132  
**Date Reviewed:** April 9, 2009  
**Zone:** CC

**The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.**

**Ken Brown/Zoning:**

A separate demolition permit will be required for the demolition of the single family dwelling and other commercial structures. Will need to make application for subdivision to modify the locations of property lines. May need to apply for a Conditional Use Planned Development to address sub-standard landscaping issues (perimeter parking lot landscaping, etc.), and cross access issues. Will need to review the percentage of intensification to determine to what extent the property will need to be brought into compliance with parkway strip, front yard, existing parking lot, and buffer landscaping requirements. Gave the applicant a copy of the CC zoning requirements regarding application requirements, refuse control, lighting, off street parking and loading, landscaping, set backs, height & ground mounted utility boxes.

**Barry Walsh/Transportation:**

New development between 700-800 E. along 2100 S. Need to address Lake Street "dead end" circulation and emergency access. Sub-need parcels combined (PUD). Parking calculations to include ADA and 5% bike. 2100 South median right in/out driveway.

**Ted Itchon/Fire:**

New building, fire hydrants within 400' of all exterior walls. Fire Department access road requirements-outside radius 45' inside 20' width 20' height 13' 6". A-2 100 + fire sprinkler. Requires monitoring. Hood & duct extinguishing system.

**Brad Stewart/Public Utilities:**

SD crosses property, need easement to protect pipe. SW plan, detention, BMPS, PE stamped. Use 2100 S. water, upsize to 12". Grease interceptors for all restaurants. Kill all un-needed water & sewer connections. If vacating end of Lake Street, need to preserve easement for public water & sewer.

**Craig Smith/Engineering:**

Pre-inventory public way (curb & gutter, sidewalk & drive approaches).