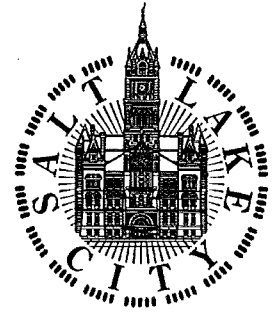


PLANNING COMMISSION STAFF REPORT

Redwood Road Surplus Property Petition No. PLNPCM2010-00146 650 S. Redwood Road June 9, 2010



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: John Spencer, Salt Lake City Property Manager

Staff: Nick Britton, 801-535-6107/ nick.britton@slcgov.com

Tax IDs: 15-10-126-039

Current Zone:
CC (Commercial Corridor)

Master Plan Designation:
West Salt Lake Master Plan:
general commercial

Council District:
Council District 2, represented by Van Turner

Community Council: Poplar Grove, chaired by Mike Harman

Lot Size: 37,462 square feet

Current Use: Former Salt Lake City employee health clinic

Applicable Land Use

Regulations:

- City Code Section 2.58

Notification:

- Notice: 5/26/2010.
- Posting: 5/28/2010.
- Agenda: 5/26/ 2010.

Attachments:

- A. Memo from John Spencer
- B. Executive Summary & Property Description with Photographs

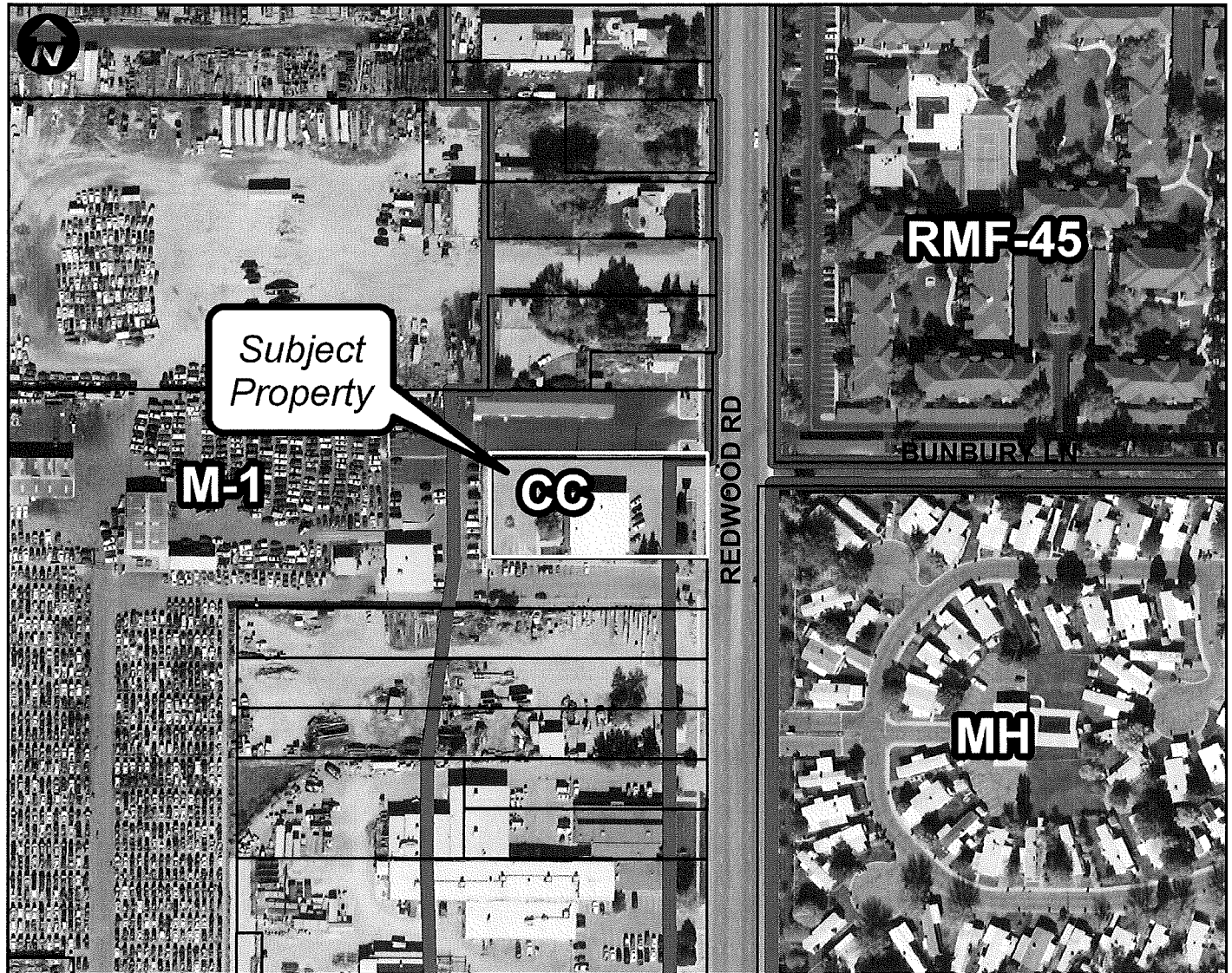
Request

The Salt Lake City Property Management Division is proposing that the property located at 650 South Redwood Road, the former employee health clinic, be declared surplus property so that it can be sold.

Staff Recommendation

In regard to petition PLNPCM2010-00146, based on the findings within this staff report, staff recommends that the Planning Commission declare the property located 650 South Redwood Road (tax ID no. 15-10-126-039) surplus and forward a recommendation to the City Administration to dispose of the property in manner consistent with Section 2.58 of the Salt Lake City Code.

Vicinity Map



Background

Project Description

The Salt Lake City Property Management Division has requested that the Planning Commission declare a city-owned parcel at 650 South Redwood Road surplus with the intent of selling it. The property is in the CC (Commercial Corridor) zoning district and approximately 0.86 acres (37,462 square feet) in area. The property contains a single building that was purchased and improved with the purpose of establishing a health clinic for Salt Lake City employees. The building has been vacant, however, for “several years” and an abutting property owner has expressed interest in purchasing the property.

Comments

Public Comments

No public comments were received prior to the finalization of this report.

Department & Division Comments

Prior to officially requesting the Planning Commission to declare this property surplus, Property Management sent out an inquiry to all department heads asking if they had interest in the property. No department heads expressed interest. Planning staff routed the project and received comments from Building Services, Public Utilities, and Engineering. Engineering noted that any redevelopment of the site will require a concrete sidewalk and drive approach to be installed. Building Services and Public Utilities had no objections to the request.

Analysis and Findings

There are no specific standards for declaring City owned property as surplus property. It is appropriate to consider the following items when reviewing a declaration of surplus property:

The Proposed use and project description

Analysis: There is no specific proposal for the property at this time. Property Management notes that an abutting property owner has expressed interest in the property but there are no concrete plans at this point. A single property owner owns the entirety of the land around the clinic (except the right-of-way on Redwood Road). The CC zoning district allows a variety of uses and there are a mix of uses in the immediate area. Any future use must conform to the regulations of the CC zoning.

Finding: There are no definitive plans now for reuse of the property and future owners must adhere to the CC zoning regulations for any reuse plans.

Comments from applicable departments

Analysis: Only the Engineering Division had detailed comments—that a new concrete sidewalk and drive approach would be necessary for the property upon redevelopment. Otherwise, no other departments expressed interest in retaining the property or had objections to it being declared surplus.

Finding: There were no comments from city departments that would impact its qualification for being declared surplus.

Attachment A

Memo from John Spencer

JOHN P. SPENCER
REAL PROPERTY MANAGER

SALT LAKE CITY CORPORATION

DEPARTMENT OF ADMINISTRATIVE SERVICES
PROPERTY MANAGEMENT DIVISION

RALPH BECKER
MAYOR

INTEROFFICE MEMORANDUM

March 23, 2010

TO: Wilf Sommerkorn,
Planning Director

FROM: John P. Spencer
Property Manager



**RE: DECLARATION OF SURPLUS PROPERTY –
FORMER EMPLOYEE CLINIC – 650 SOUTH REDWOOD ROAD**

Wilf,

The Administration has determined the former employee health clinic located at 650 South Redwood Road is surplus to the City's needs and is to be sold. In my capacity as Property Manager, an inquiry was sent out to all department heads asking if they had any interest in reuse of the property and if so to indentify a funding source under which to operate the building. There was no expressed interest. As part of the process of it is required to notify the Planning Commission for its official declaration of surplus property. The Administration is anxious to move forward, and asks for this issue to be placed on the commission's agenda as quickly as possible. Attached are copies of the supporting documentation on the property.

If you have any questions regarding this issue, please call me at 6398. Thank you for your assistance and cooperation in this matter.

cc: Sam Guevara
Bryan Hemsley

Attachment B

Executive Summary & Property Description with Photographs

EXECUTIVE SUMMARY

Property Name: 650 S. Redwood Road

Property Address: 650 South Redwood Road, Salt Lake City, UT

Property Type: Office Building

Purpose of Appraisal: Estimate Market Value

Report Format: Summary Report

Interest Appraised: Fee Simple Interest

Date of Report: September 28, 2009

Date of Value: September 14, 2009

Parcel Number: 15-10-126-039

Land Description

- Size: 37,462 sq. ft.; 0.86 acres
- Shape: Rectangular
- Topography: Level
- Street Orientation: Interior
- Zoning: CC (The purpose of the C-C zone is ... "to provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets.)
- Flood Zone: Zone X (minimal hazard)

Improvement Description

- Year Built/Renovated: 1972/1980 - per county records
- Construction Class: C (masonry/concrete)
- Construction Quality: Average

- Building Area

Gross Building Area:

5,600 square feet (plus storage basement)

Rentable Area:

5,600 square feet

Useable Area:

5,600 square feet

- Number of Stories:

One

- Effective Age & Remaining Life:

30 yrs/10 yrs

Highest & Best Use:

- As If Vacant:

Highest present land value as vacant is obtained by commercial development as demand is manifest.

- As Improved:

A continuation of the existing use as a single tenant medical or general use office building satisfies the tests of highest and best use.

Final Value Estimate: \$405,000

Extraordinary Assumption(s):

None

Hypothetical Condition(s):

None

PROPERTY DESCRIPTION

Please see the exhibits at the end of this section identifying the subject. Subject characteristics are as follows.

<i>Address:</i>	650 South Redwood Road Salt Lake City, UT
<i>Street Orientation:</i>	Interior
<i>Frontage:</i>	132 feet along Redwood Road
<i>Traffic Counts:</i>	18,695 vpd along Redwood Road
<i>Depth:</i>	282.64 feet
<i>Area:</i>	37,462 square feet; 0.86 acres
<i>Shape:</i>	Rectangular
<i>Topography:</i>	Level
<i>Soils:</i>	No soils study was provided. It is assumed that conditions are adequate to support development.
<i>Adjacent Properties:</i>	
<i>North -</i>	Commercial Building
<i>South -</i>	Commercial Building
<i>East -</i>	Residential Neighborhood
<i>West -</i>	Commercial Building
<i>Utilities:</i>	
<i>Culinary Water -</i>	Immediately available
<i>Sewer -</i>	Immediately available
<i>Natural Gas -</i>	Immediately available
<i>Electrical Power -</i>	Immediately available

Easements/Encumbrances:

No title report was provided in conjunction with this report. It is assumed typical utility easements exist but cause no adversity. No other easements are known to exist.

Natural Drainage:

Westerly

Flood Hazard:

Zone X (minimal hazard); #49035 0139E; September 21, 2001

Environmental Hazard:

No environmental issues were apparent based on physical inspection. If any detrimental issues are found to exist, this valuation is subject to change.

Zoning:

Zone -

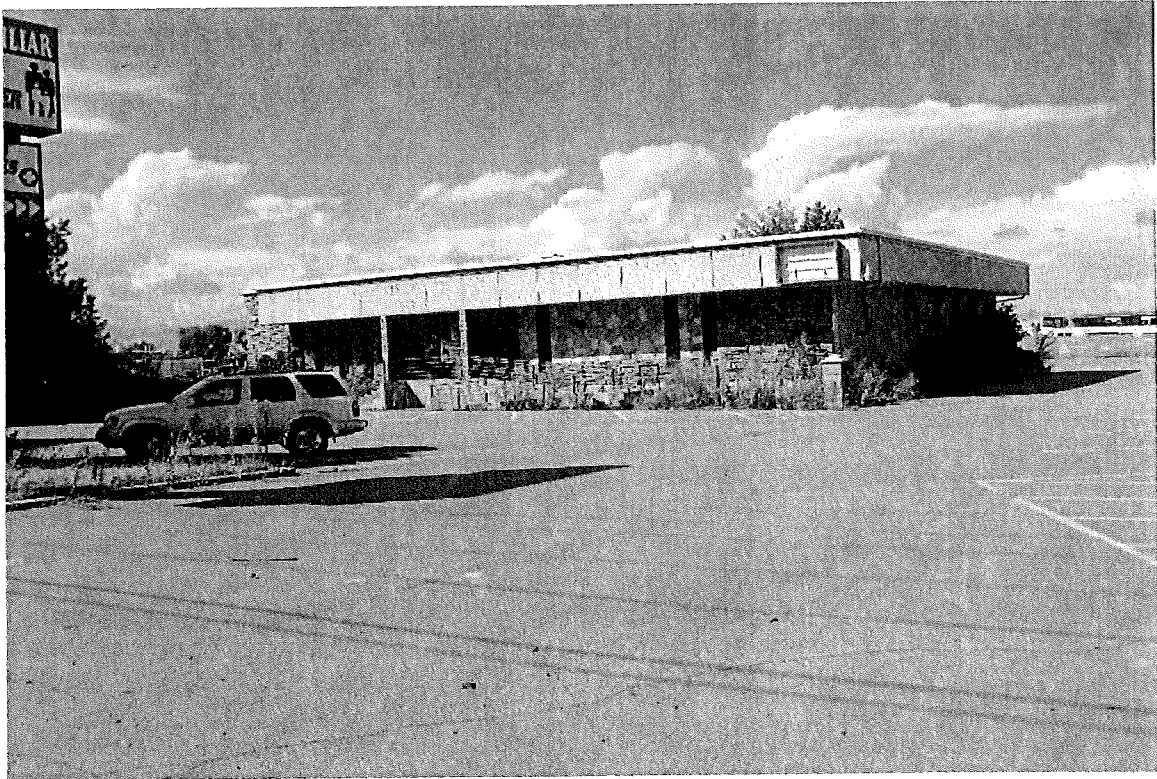
CC (Commercial)

Jurisdiction -

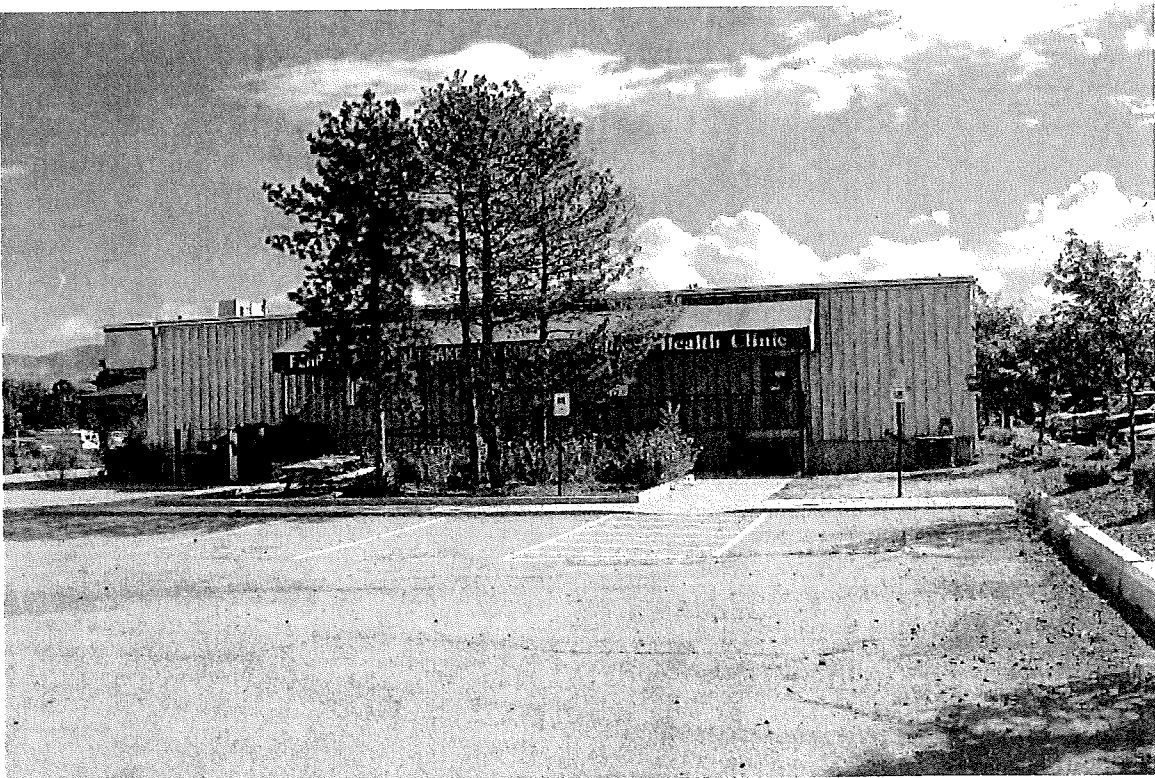
Salt Lake City

Description -

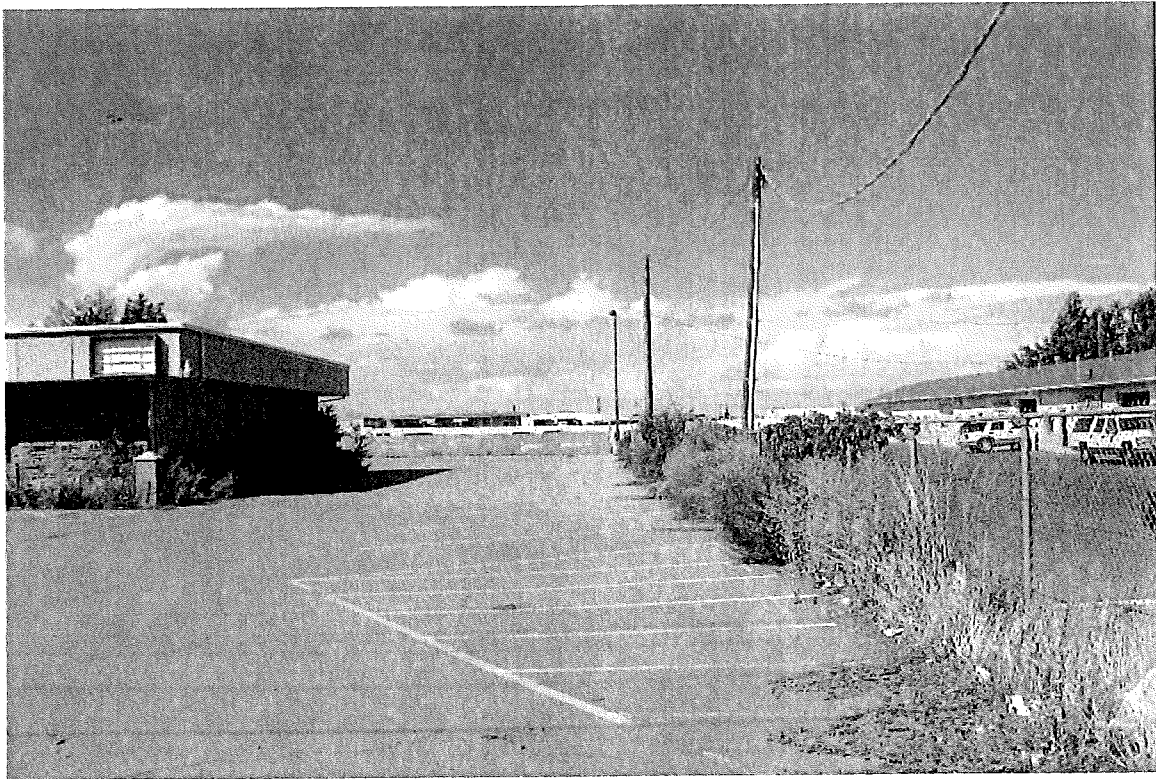
The purpose of the C-C zone is ..." to provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets.



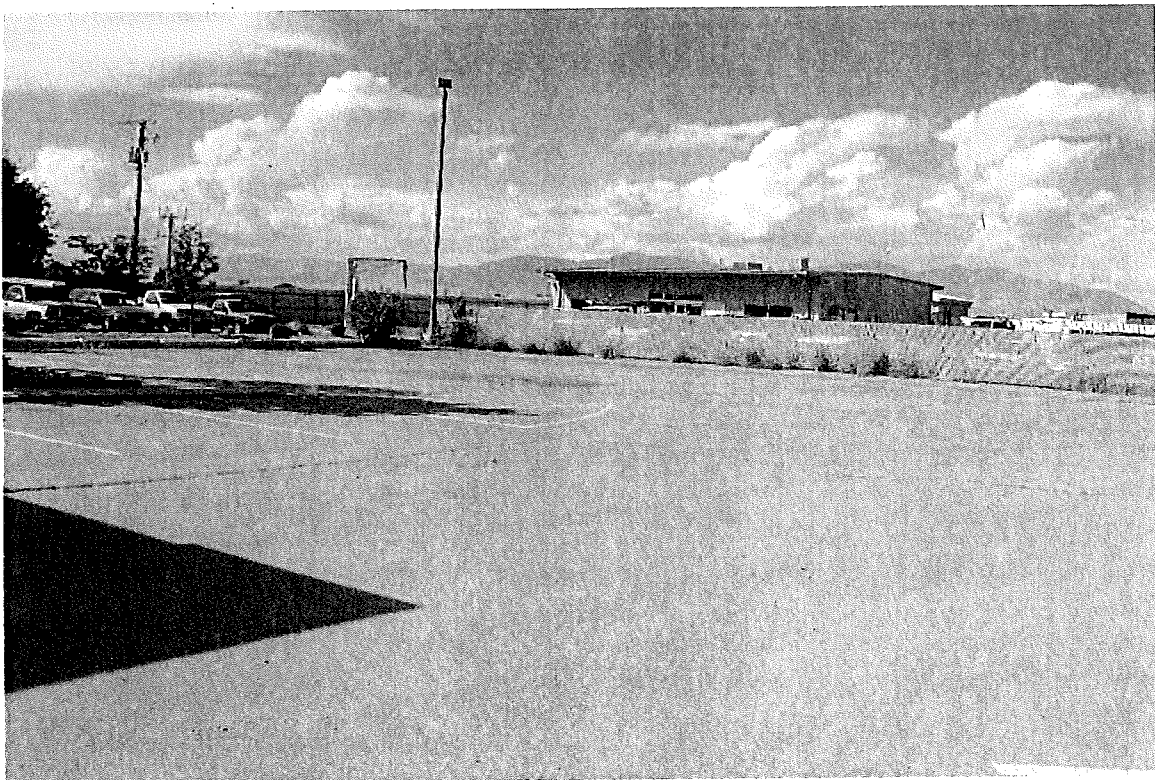
FRONT VIEW



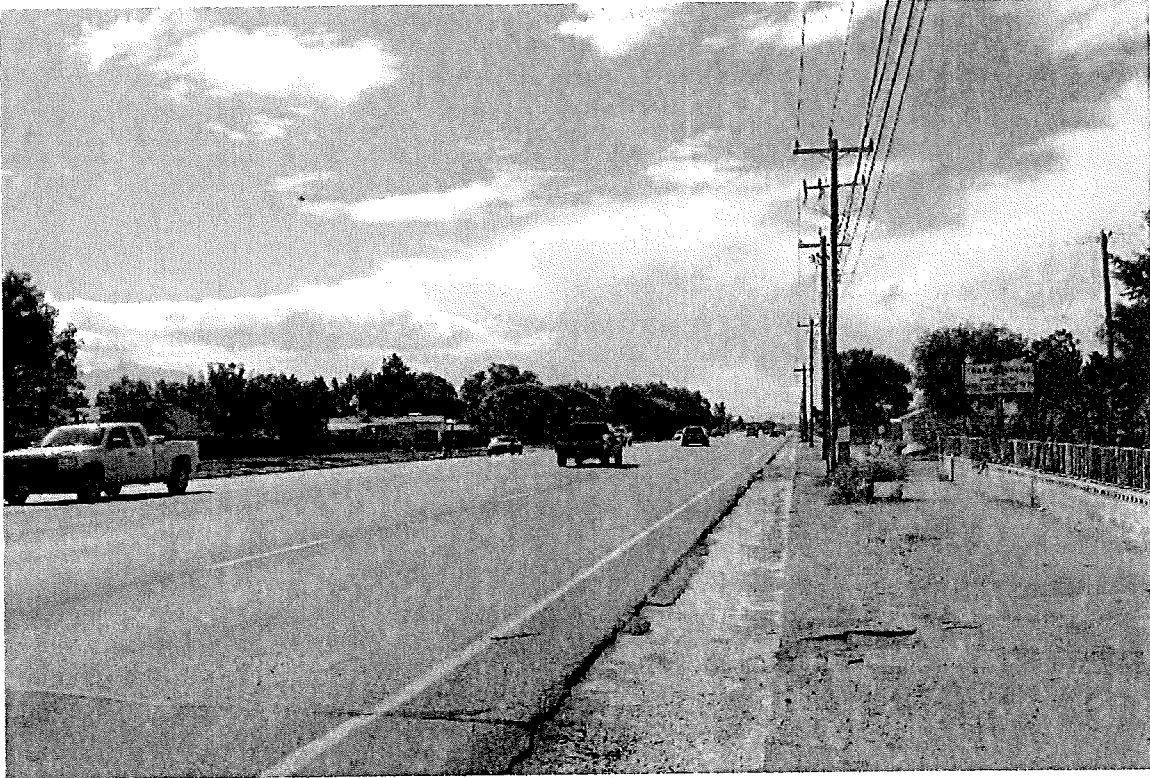
REAR VIEW



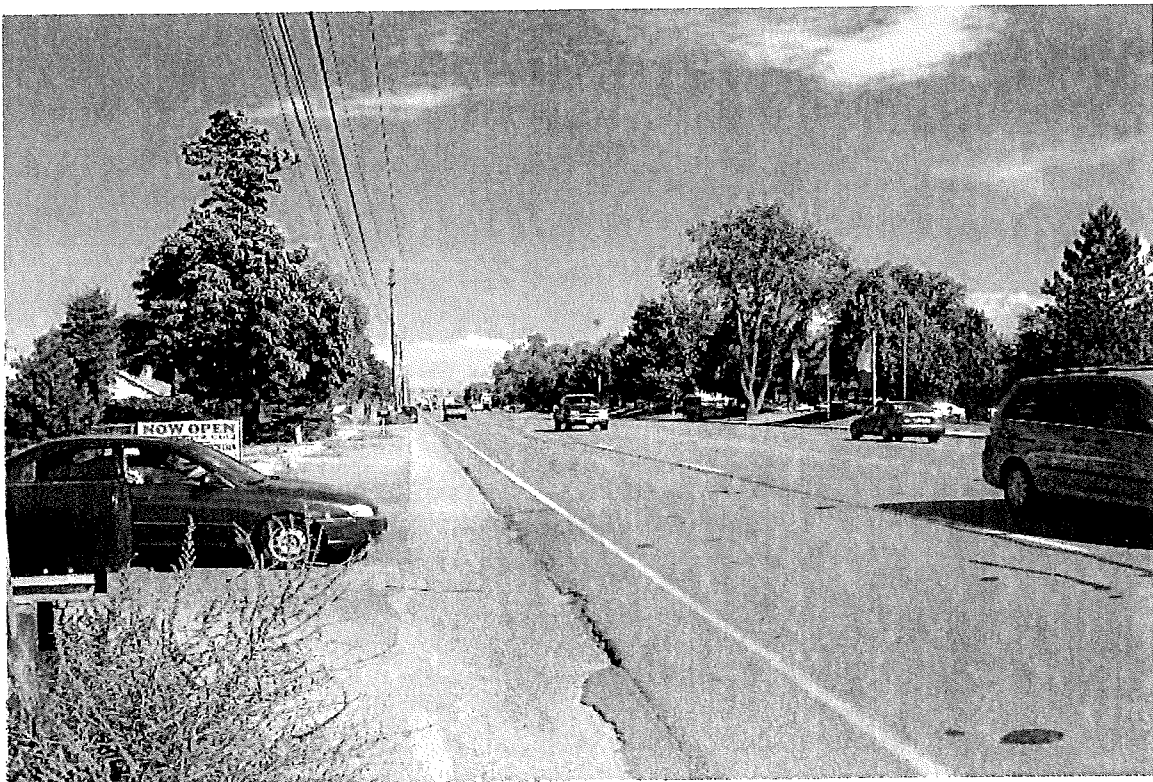
PARKING ALONG NORTH SIDE OF SITE



REAR PARKING AREA



SOUTH ON REDWOOD ROAD



NORTH ON REDWOOD ROAD

ZONING MAP

