

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community
and Economic Development

Salt City Plaza Planned Development PLNSUB2011-00187 154 W 600 South July 13, 2011

Applicant:

Jeff Stockert
Salt City Plaza LLC

Staff:

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

Tax ID:

15-01-476-018,
15-01-476-001

Current Zone:

Downtown D-1

Master Plan

Designation:

Mixed use

Council District:

District Four Luke Garrott

Community Council:

Downtown

Lot Size:

4.877 Acres

Current Use:

Hotel

Applicable Land Use

Regulations:

- 21A.55.010

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Photographs
- C. Additional Applicant Information
- D. Citizen Comments
- E. Division Comments

Request

Salt City Plaza LLC is requesting a Planned Development at 154 W 600 South in order to construct two hotels (plus one existing) with shared access and a common parking structure. The Planning Commission has final decision making authority for Planned Developments.

Recommendation

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

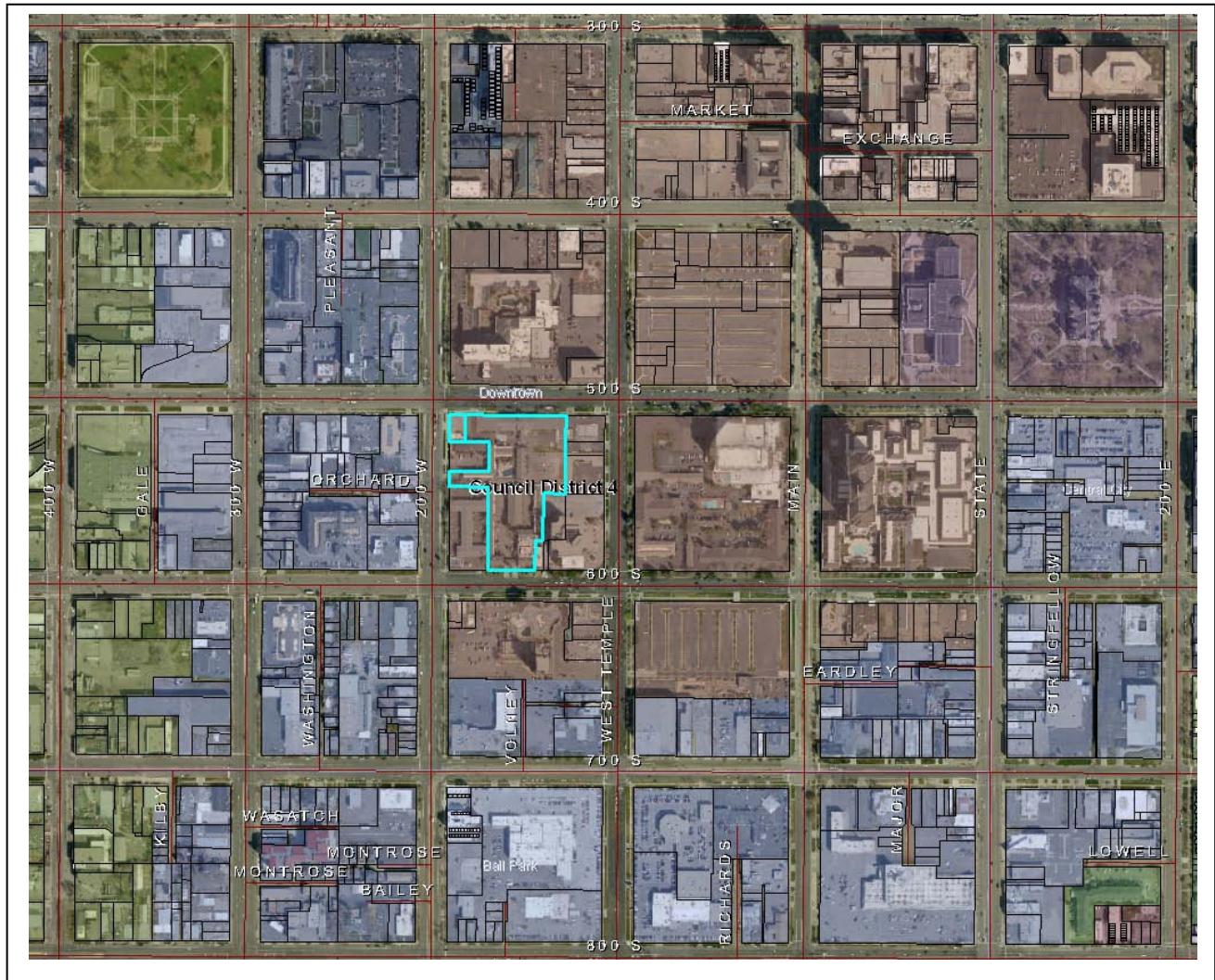
- The parking structure have retail office, hotel or other active uses facing 600 South and that autos not be visible on the 600 South façade.
- Access from the public sidewalk to the main entry be provided.
- Public way improvements are installed (lighting, street trees).
- Drainage issues onto adjacent properties are resolved.
- Final landscape plan to be reviewed by the Planning Director.

Recommended Motion

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission grant the planned development to allow multiple hotels and a parking structure, located at approximately 154 W 600 South, with the following conditions:

- The parking structure have retail office, hotel or other active uses facing 600 South and that autos not be visible on the 600 South façade.
- Access from the public sidewalk to the main entry be provided.
- Public way improvements are installed (lighting, street trees).
- Drainage issues onto adjacent properties are resolved.
- Final landscape plan to be reviewed by the Planning Director.

VICINITY MAP



Background

Project Description

The applicant is proposing to build three hotels on a site that presently has two hotels. A previous proposal (PLNPCM2009-00042 April 22, 2009) to develop four hotels and an office building on this site with underground parking was approved by the Planning Commission. The present proposal differs in that the underground parking is being eliminated and being replaced within an above ground structure occupying the site previously proposed for the fourth hotel. The office building (proposed for the corner of 200 West and 500 South) has been eliminated because the petitioner was not able to assemble the property. There will be three hotels with a parking structure. This is being approved as a planned development because there are multiple buildings on one lot with shared access and parking.

Comments

Public Comments

The Downtown Community Council was notified on June 27, 2011. The previous proposal was endorsed by the Community Council. The present proposal was questioned for its extensive use of stucco.

Also an adjacent property owner to the west has stated that drainage issue onto their property needs to be resolved as part of the reconstruction.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment C. 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

- The petitioner attended a pre-submittal meeting
- The concept was reviewed by the Development review team

Analysis and Findings

Options

A hotel could also be built on this site without constructing multiple buildings or having cross-access easements, however, the use of the property would be compromised by requiring each hotel to operate independently, forcing each building to have independent access which would increase the number of cars entering and exiting the street and affect street functions.

Findings

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section;

Analysis: The purpose statement is as follows: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the

zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. Use of design, landscape, or architectural features to create a pleasing environment;
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. Utilization of "green" building techniques in development.

Finding: The project complies with criteria A and D because it allows for multiple buildings with multiple architectural styles to share auto access and parking and in doing so, it also allows for the coordination of landscaping and mid-block pedestrian access.

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The Downtown Master Plan calls for mixed-use development in this area. The area overlaps with the "hospitality district" as identified in the Gateway Plan. Hotels are an allowed use in the D-1 zoning district. The land use is consistent with the master plan and zoning.

Finding: The Planned Development is consistent with the master plan and zoning.

C. Compatibility: The proposed planned development 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:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. 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;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
5. 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 planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The use is an allowed use in the D-1 zoning district. Adjacent land uses consist of other hotels and supportive tourist oriented retail uses. Parking, internal circulation and access have been determined to be adequate by the Salt Lake City Transportation Division. By allowing cross-access agreements on the site, traffic movements are removed from the street, increasing street function. The site has adequate utility services.

There are no landscaped setback requirements in the D-1 zoning district; however building code requires some setback when windows are oriented towards the property line.

The overall project is an increase in the density of the site, which is encouraged by the Downtown Master Plan.

It is suggested that the hotel and parking structure facing 600 South host active uses where they face the street in order to better orient to the public sidewalk. It is also suggested that a sidewalk through the site, tying the public sidewalk to the individual hotels be specifically required as an item of approval to insure pedestrian coordination with the public realm.

The proposed hotel use is a permitted use, not a conditional use, therefore the conditional building and site design review standards set forth in chapter 21A.59 do not apply. The design criteria of the D-1 zoning district are applicable.

The existing drive onto 500 South has caused drainage issues onto a neighboring property. With the reconfiguration of the access, these drainage issues should be resolved.

Finding: The planned development is compatible with the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. The parking structure should be required to have retail, office, hotel or other active uses facing 600 South and autos should not be visible on the 600 South façade. Pedestrian access from the public sidewalk to the main entry of the hotel and through the site should be provided. Drainage issues need to be resolved as part of the new construction.

D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: Vegetation within the existing hotel complex is generally small and not of specimen status. New vegetation and landscaping will be included as part of the new design. Additional street trees will be required in the public right-of-way. The planting plan illustrated with the site plan is not of sufficient detail to determine proposed species, etc.

Finding: The Planning Director should be given final approval of the landscape design to insure compatibility with public way improvements and to insure that the new landscaping is appropriate in scale and is designed to group plant materials of differing watering needs together in order to minimize water use.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: There are no historical, architectural, and environmental features on the property.

Finding: The planned development does not impact historical, architectural, and environmental features.

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

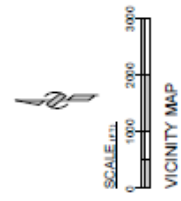
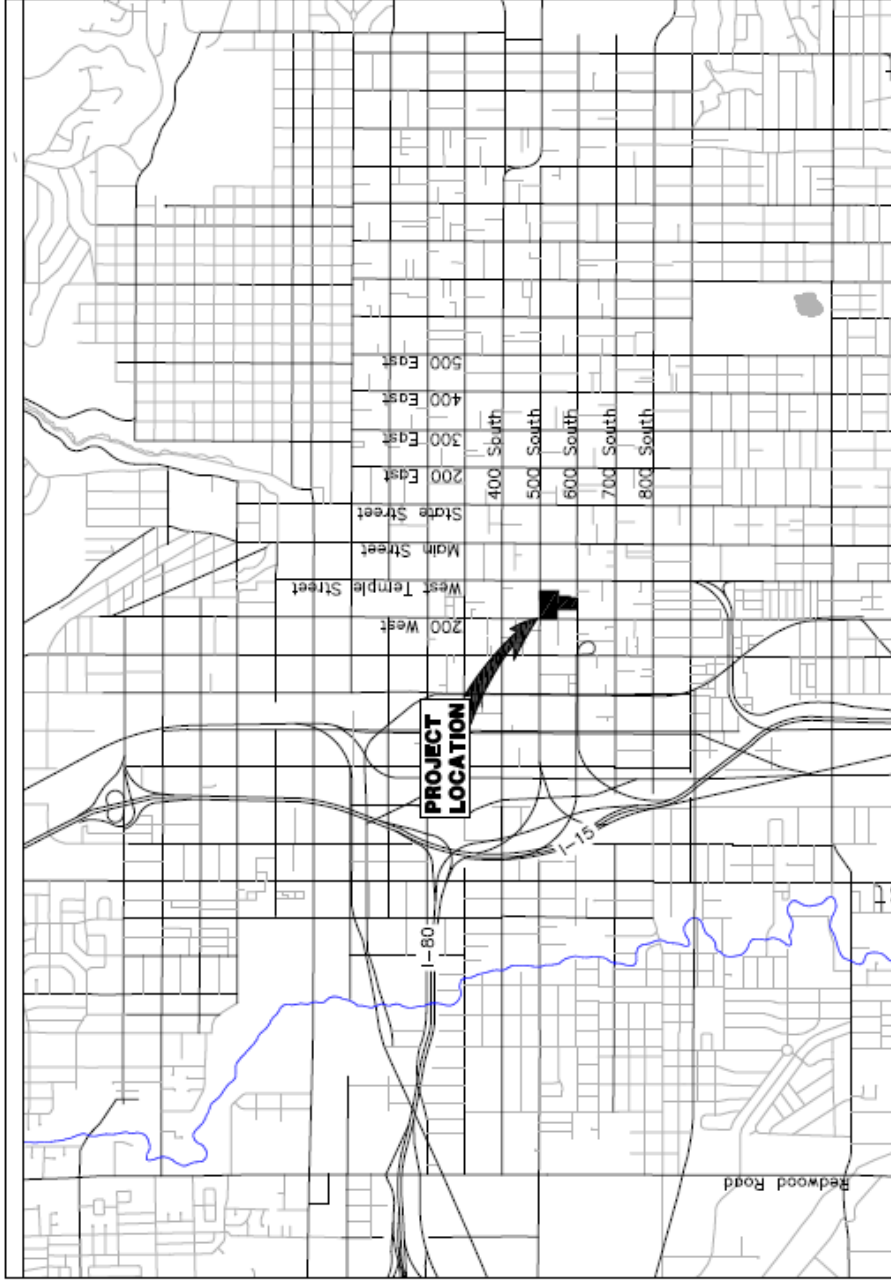
Analysis: The proposed land-use is consistent with the zoning; the design will meet other applicable codes and ordinance requirements. Street lighting will need to be upgraded to City standard.

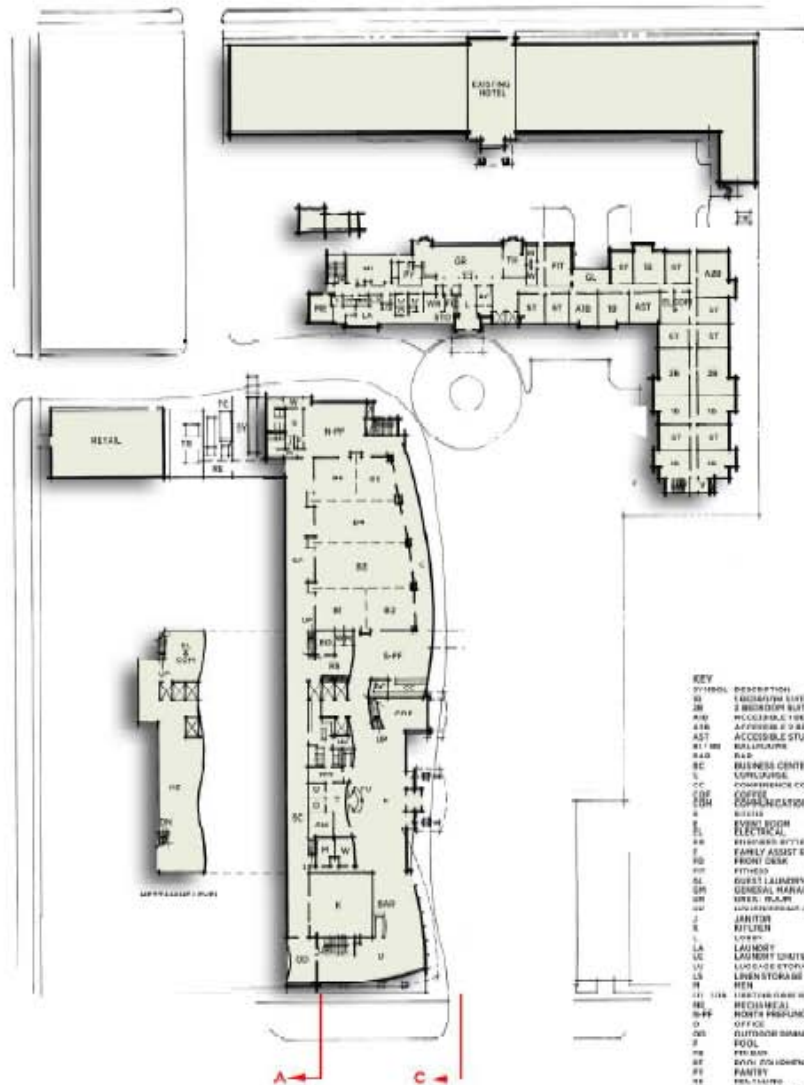
Finding: The proposed hotel will be required to meet all requirements not specifically outlined in the planned development approval.

Notification

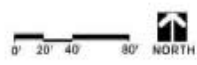
- Required notices mailed on June 30, 2011
- Sign posted on property on July 2, 2011
- Agenda posted on the Planning Division and State Website on June 30, 2011
- Agenda sent to Planning Division Listserve on June 30, 2011

Attachment A
Site Plan and Elevation Drawings

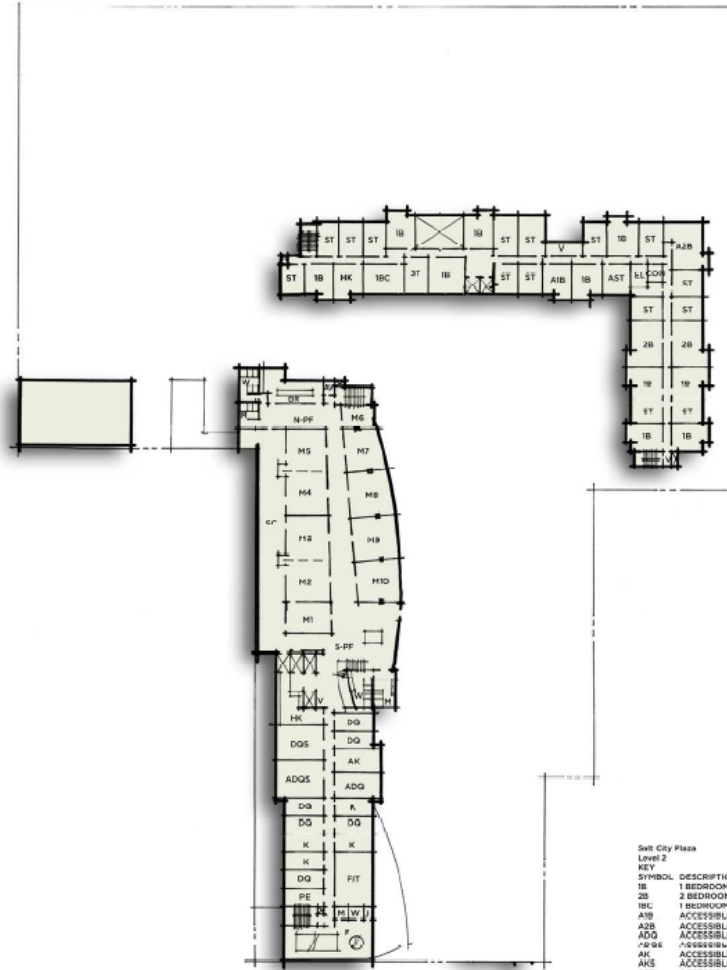




- KEY**
- 3710000 Reception
 - 38 1 BEDROOM SUITE
 - 39 2 BEDROOM SUITE
 - 400 ACCESSIBLE 1 BEDROOM GUESTROOM
 - 416 ACCESSIBLE 2 BEDROOM GUESTROOM
 - 427 ACCESSIBLE STUDIO GUESTROOM
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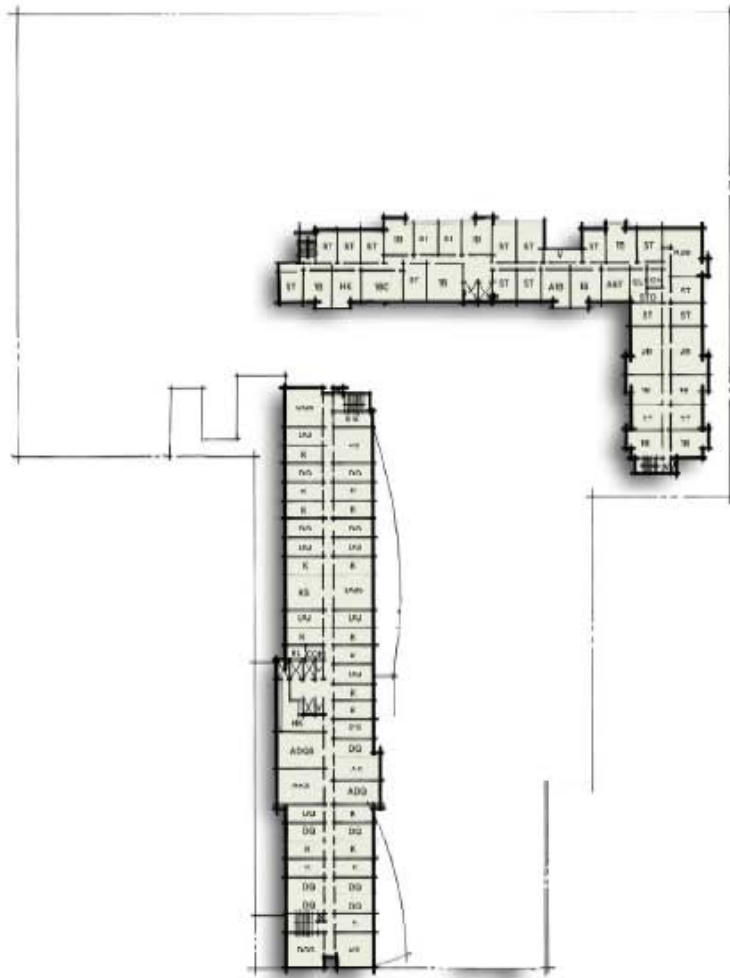


Level 1



- Salt City Plaza
Level 2
KEY
- | | |
|----------|--------------------------------|
| SYMBOL | DESCRIPTION |
| 1B | 1 BEDROOM SUITE |
| 2B | 2 BEDROOM SUITE |
| 1BC | 1 BEDROOM CORN. SUITE |
| A1B | ACCESSIBLE 1 BEDROOM GUESTROOM |
| A2B | ACCESSIBLE 2 BEDROOM GUESTROOM |
| ADG | ACCESSIBLE DOUBLE QUEEN |
| A1G5 | ACCESSIBLE 1 QUEEN SUITE |
| AK | ACCESSIBLE KING |
| AKS | ACCESSIBLE KING SUITE |
| AOT | ACCESSIBLE STUDIO GUESTROOM |
| AV | AUDIO / VISUAL |
| B | BRIDGE |
| BR | BOARD ROOM |
| C | CONCOURSE |
| COM | COMMUNICATIONS / TV / DATA |
| DG | DOUBLE QUEEN GUESTROOM |
| DG5 | DOUBLE QUEEN GUESTROOM SUITE |
| EL | ELECTRICAL |
| FIT | FITNESS |
| J | JANITOR |
| K | KING GUESTROOM |
| KS | KING SUITE BATHROOM |
| M | MEN |
| M1 - M10 | MEETING ROOMS |
| ME | MECHANICAL |
| N-PF | NORTH PREFUNCTION |
| P | POOL |
| PE | POOL EQUIPMENT |
| SC | SERVICE CORRIDOR |
| S-PF | SOUTH PREFUNCTION |
| ST | STUDIO GUEST ROOM |
| T | TENT |
| TRN | TRANSFERRER |
| V | VIEWING |
| W | WOMEN |

Level 2



- Salt City Plaza**
Level 3
KEY
- 1B 1 BEDROOM SUITE
 - 1C 1 BEDROOM CORN. SUITE
 - 2B 2 BEDROOM SUITE
 - 2C ACCESSIBLE 2 BEDROOM GUESTROOM
 - 3B ACCESSIBLE 3 BEDROOM GUESTROOM
 - 3C ACCESSIBLE 3 BEDROOM SUITE
 - 4B ACCESSIBLE 4 BEDROOM SUITE
 - 4C ACCESSIBLE 4 BEDROOM SUITE
 - 5B ACCESSIBLE 5 BEDROOM SUITE
 - 5C ACCESSIBLE 5 BEDROOM SUITE
 - 6B COMMUNICATIONS / TV / DATA
 - 6C DOUBLE SUITE GUESTROOM
 - 7B DOUBLE SUITE GUESTROOM SUITE
 - 7C ELECTRICAL
 - 8B HOUSEKEEPING
 - 8C HOUSEKEEPING
 - 9B DATA EQUIPMENT
 - 9C DATA EQUIPMENT
 - 10B SUITE
 - 10C SUITE
 - 11B STAIR
 - 11C STAIR
 - 12B VENDING
 - 12C VENDING
 - 13B WOMEN
 - 13C WOMEN



Level 3

Salt City Plaza
 Salt Lake City, Utah





Holiday Inn South Elevation Contemporary



Holiday Inn North Elevation Contemporary



Holiday Inn East Elevation Contemporary

Salt City Plaza
Salt Lake City, Utah





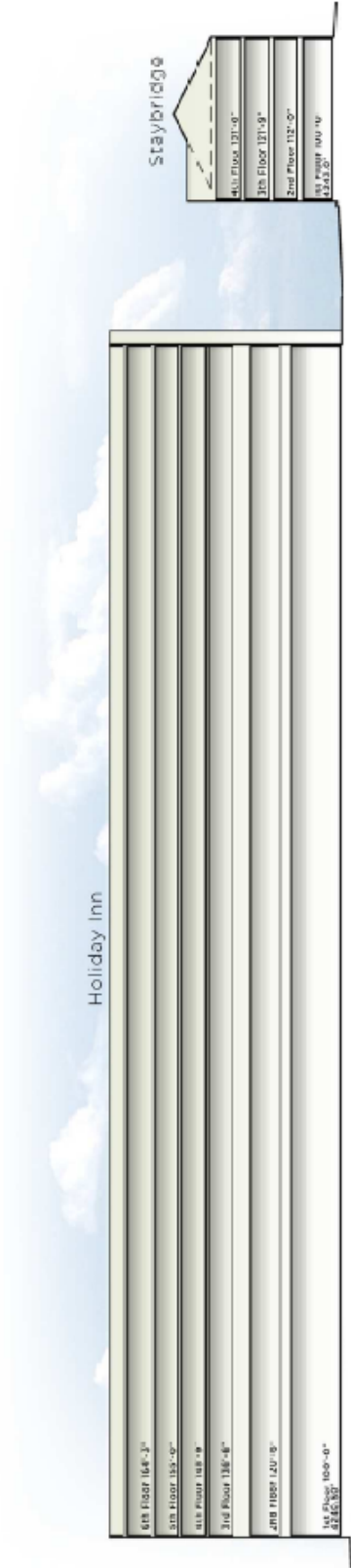
Staybridge West Elevation



Staybridge South Elevation

Salt City Plaza
Salt Lake City, Utah





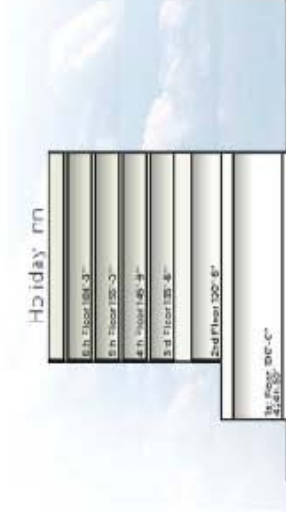
Salt City Plaza
Salt Lake City, Utah



Holiday Inn



Holiday Inn



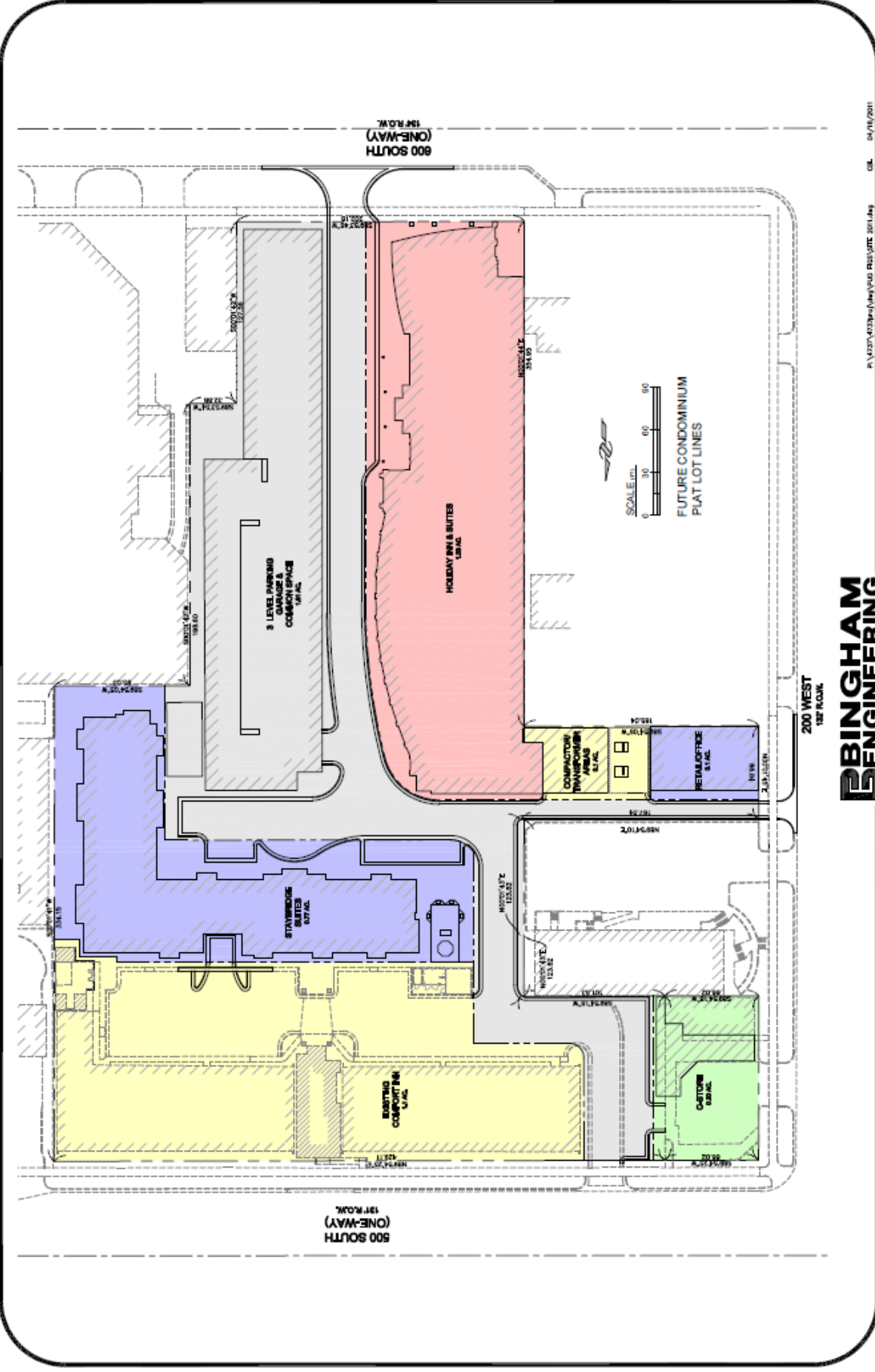
Section C

Section E



Salt City Plaza
Salt Lake City, Utah





BBINGHAM
ENGINEERING

**Attachment B
Photographs**



500 South 200 West



200 West



200 West



600 South



600 South

Attachment C
Additional Applicant information

Addendum to 'Planned Development' Application

Project: Salt City Plaza located at 154 W 600 S

Project Description (item 5 from application form):

Please describe the project: The subject land includes the Royal Garden Inn, the Comfort Inn fronting on 500 South and the closed convenience store on the corner of 500 S and 200 W. The six remaining buildings of the Royal Garden Inn will be raised to make for a 180-unit Holiday Inn & Suites, a 125-unit Staybridge Suites and 260-stall on grade parking garage. The convenience store building will be expanded and upgraded for office/retail uses.

Primary street accesses: The primary access will be from 600 S. There will also be street access to/from 200 West and the Comfort Inn existing access is from 500 S.

Adjacent land uses: Utah Ski and Golf and Embassy Suites are to the east as well as The Metropolitan Inn and Chevron. To the west is Motel 6 and Canyon Sports.

Have we discussed the project with adjacent property owners?: This application is for a revision to a planned development that previously included these planned uses plus a 3rd hotel and an office building. All adjacent property owners were aware of the previous application and plan. We have received no objections from any of those property owners.

Hours of operation: Being hotels the businesses will function 24-hours per day.

Number of parking stalls: 264 in the parking garage plus approximately 24 surface stalls.

Number of employees during highest shift: Fifteen at the Staybridge Suites hotel, 25 at the Holiday Inn hotel and 5 – 10 at the corner office/retail building.

Gross floor area: Staybridge Suites hotel to be 86,579 s.f. on 4 levels (footprint of 21,739 s.f.), Holiday Inn hotel to be 151,822 s.f. on 5 levels (footprint of 35,753 s.f.), office/retail to be 3,500 s.f. on 1 level, parking garage to be 82,000 s.f. on 3 levels.

Construction schedule: After the six existing buildings are razed all buildings will be constructed at the same time. Total project time including demolition estimated at 18 to 24 months.

**Attachment D
Citizen Comments**

Dear Doug Dansie;

Per our phone conversation of July 6th 2011, I am writing to of my my concerns about Jeff Stockert's planned hotel complex because I cannot attend the meeting on July 13, 2011. I would like you to include the stipulation in his building permit that any work done on his property will not alter the existing drainage. If in fact that water does drain onto my property at 517 South 200 West he will be required to repair any damage and to fix the drainage so that no water will drain off his property onto mine.

Thank you for your time,

Sincerely;

Dan Meldrum
Canyon Sports Enterprises LLC

Attachment E
Division Comments

Plan is acceptable in concept. Project will need to be re-permitted. Please submit completed Civil Engineering and Plumbing drawings to this department for thorough review and permitting.
Justin D Stoker Public Utilities

No issues Logan Sauter Building Services

None Ken Brown Zoning

Due to the proposed land use of the development (private hotels), a Subdivision Improvement Construction Agreement will not be required for the internal driveway and utilities within this planned development. 500 South and 600 South are state roads. As such, any work to change the existing drive approaches on either of these roads requires a UDOT permit. The proposed removal of the existing drive approach and installation of a new drive approach on 200 West requires SLC Transportation approval. Uneven sidewalk joints on the plat frontage of 500 South (4), 600 South (1), and 200 West (1) must be corrected as part of this project. Prior to performing any work on the sidewalks or the 200 West drive approach, a licensed contractor, with a bond and insurance certificate on file with SLC Engineering must obtain a Permit to Work in the Public Way. Scott Weiler engineering

May 3, 2011

Doug Dansie, Planning

RE; PLNSUB2011-00187 Salt City Plaza Planned Development.

The Division of transportation review comments and recommendations are as follows:

Our review comments at the DRT2011-00082 meeting dated 03/23/11,23 for a proposed New PUD development, two new hotels and a multi level parking structure.
No change to 500 South driveway access, minor change to the West Temple SLC driveway to be 12' wide exit only one-way exit. The 600 South UDOT driveway is proposed to change and needs to be reviewed by UDOT. Requires APWA drive approach standards for SLC standards. The maximum driveway width in industrial areas is to be 40 feet, in commercial areas it is 30 feet, and in residential areas the minimum width is 12 feet and commercial is 14 feet. (Driveway design standards are subject to Transportation and Engineering Division reviews.)
Provide Parking Calculations to include ADA and 5% bike. (the parking calculation are partially noted as 279 stalls required and 343 stalls provided) Requires a Site Plan showing layout of development (needs to be fully dimensioned), including property lines and public way improvements. Requires Parking Dimensions for stalls, aisle widths, fire lane, buffers, and back out area. ADA stall(s) need pavement marking & signage. The first ADA stall needs to be van accessible (16 feet wide in total). ADA stall(s) staging area not to exceed 2% grade. Requires a Bike Rack (Transportation Standard detail F1.f2) equal to 5% of the required vehicular parking. Bike Rack and stall must be visible from the street and as near as practical to the main entry.
Provide pedestrian access from the public way to the building entry in compliance with ADA standards (? Access to Staybridge Suites). Requires cross easement agreements between connecting hard surface properties, to include drainage and maintenance issues.
Parking structure plans need to be submitted to the Transportation Office for review. To address parking stall buffers etc per column grid spacing, height clearance,(ADA 8'-2"), ramp grades

and transitions (6% change over ten foot run) etc. Submit in hard copy or PDF format, E-mail to:
Barry Walsh (barry.walsh@slcgov.com) or call 801 535-7102.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Peggy Garcia, Public Utilities
Larry Butcher, Permits
Ted Itchon, Fire
File