

# PLANNING COMMISSION STAFF REPORT

## View Street Mixed Use Subdivision & Planned Development PLNSUB2011-00196 & PLNSUB2011-00307 1325-1339 E 2100 South, and 2004-2012 View Street Public Hearing: July 13, 2011



Planning Division  
Department of Community  
& Economic Development

### Applicant:

Rinaldo Hunt, Baron Real Estate

### Staff:

Michael Maloy, (801) 535-7118  
michael.maloy@slcgov.com

### Tax ID:

16-16-352-021, 022, 023, 024, & 025

### Current Zone:

CN Neighborhood Commercial District, &  
R-1/5,000 Single-Family Residential District

### Master Plan Designation:

Neighborhood Business—Sugar House Master  
Plan (published October 2005)

### Council District:

District 6 – J.T. Martin

### Community Council:

Sugar House Community Council – Cabot  
Nelson, Chair

### Lot Size:

0.86 ± acres (≈ 37,598 square feet)

### Current Use:

Multi-Family Residential

### Applicable Land Use Regulations:

- Title 20 Subdivisions
- Section 21A.26.020 CN Neighborhood Commercial District
- Section 21A.24.070 R-1/7000 Single-Family Residential District
- Chapter 21A.55 Planned Development

### Attachments:

- A. Preliminary Subdivision Plat
- B. Applicant Subdivision Narrative
- C. Preliminary Development Plans
- D. Applicant Planned Development Narrative
- E. Subject Property Photographs
- F. Adjacent Property Photographs
- G. Proposed Architectural Elevations
- H. Proposed Architectural Renderings
- I. Sugar House Community Council Comments
- J. Department Comments

### **Request**

Rinaldo Hunt, in behalf Baron Real Estate, is requesting approval of a preliminary subdivision plat comprised of one lot, and a planned development to construct two new buildings that contain 30 residential apartments and approximately 4,381 square feet of commercial space.

### **Recommendation**

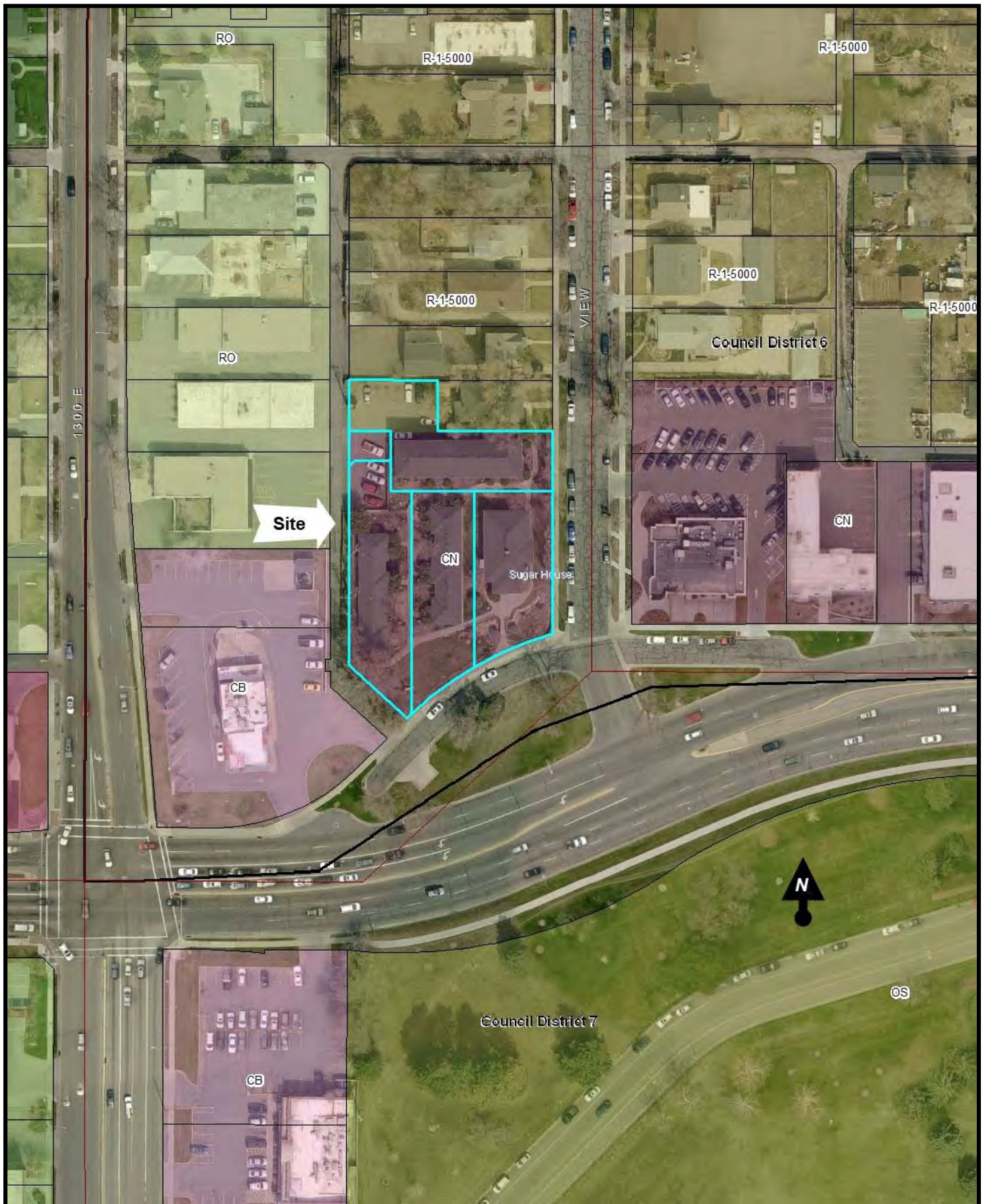
Based on the findings listed in the staff report, it is the opinion of Planning Staff that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve with conditions the request.

### **Recommended Motion**

Staff recommends the Planning Commission approve Petition PLNSUB2011-00196 for a preliminary subdivision comprised of one lot and Petition PLNSUB2011-00307 for a mixed use planned development with the following conditions:

1. Applicant shall prepare and submit to the City a final subdivision application and plat.
2. Final subdivision plat shall be recorded within 18 months of preliminary approval.
3. Any future development associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards. Additionally, any future development will be subject to requirements of the zoning ordinance.
4. Final approval of subdivision and planned development is subject to compliance with all applicable comments and city regulations as noted within Attachment J – Department Comments, unless modified by approval of planned development petition PLNSUB2011-00307.
5. Under the direction of the Planning Director, staff shall review the final landscape plan, lighting plan, and architectural elevations—including window translucence—for compliance with all applicable Sugar House Community Master Plan policies and City Code regulations.
6. Under the authority granted to the Planning Commission by City Code 21A.55.030, modification of the Salt Lake City Subdivision Title is limited to exceeding the maximum lot area as shown on the preliminary subdivision plat.
7. Under the authority granted to the Planning Commission by City Code 21A.55.030, modification of the Salt Lake City Zoning Title is limited to; reducing the width of landscape buffers, reducing the percentage of required landscaping within the corner side yard, and increasing the number of on-site parking stalls allowed within a residential district as shown on the preliminary development plans.

# Vicinity Map





## Background

### Project Description

The applicant, Rinaldo Hunt, submitted petition number PLNSUB2011-00196 for preliminary approval of a minor subdivision (see Attachment A – Preliminary Subdivision Plat and Attachment B – Applicant Subdivision Narrative), and petition PLNSUB2011-00307 to construct a mixed use planned development located at approximately 1339 E 2100 South Street (see Attachment C – Preliminary Development Plans and Attachment D – Applicant Planned Development Narrative).

The applicant intends to consolidate five separate lots into one lot. The new lot would contain 37,598 square feet of property. The applicant intends to demolish four existing residential structures—known as Sugarhouse Village and contain 15 dwelling units—and construct two new buildings that would contain no more than 30 residential apartments and 4,381 square feet of commercial space (see Attachment E – Subject Property Photographs, Attachment G – Proposed Architectural Elevations, and Attachment H – Proposed Architectural Renderings).

The subject property contains two different zoning districts. The majority of the property is zoned CN Neighborhood Commercial District, while the northern most boundary and northwest corner of the site is zoned R-1/5,000 Single-Family Residential District. The proposed development is primarily located within the CN Neighborhood Commercial District, except for an existing surface level parking lot that contains 6 parking stalls which is zoned R-1/5,000 Single-Family Residential District.

The proposed uses—multi-family residential, retail sales, retail services, professional office—are permitted within the CN Neighborhood Commercial District. However, the proposed lot size exceeds the maximum area allowed within either the CN Neighborhood Commercial District or R-1/5,000 Single-Family Residential District. Initially, the applicant submitted a three-lot development proposal on April 22, 2011 that complied with the maximum lot area restrictions; however the proposal included several elements that were not compliant with other zoning regulations, such as off-site parking restrictions and buffering requirements. Following a meeting held on June 9, 2011 with the applicant and Nick Norris, Joel Paterson, and Michael Maloy, the Planning Division encouraged the applicant to amend the development proposal and submit a planned development petition, which occurred on June 13, 2011. Section 21A.55.030 of the zoning title grants the Planning Commission authority to modify certain zoning and subdivision regulations—such as lot area—when approving a planned development petition:

#### **21A.55.030 Authority to Modify Regulations:**

In approving any planned development, the *planning commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development*; however, additional building height may not be approved in the FR, R-1, SR, or R-2 zoning districts. In zoning districts other than the FR, R-1, SR, or R-2 districts, the planning commission may approve up to five feet (5') maximum of additional building height in accordance with the provisions of this title if it further achieves one or more of the objectives in section 21A.55.010 of this chapter (italics added for emphasis).

### Project Details

Regulation	Zone Regulation	Proposal
Use	N/A	Mixed use planned development
Maximum Lot Area	16,500 square feet (in CN District)	37,598 square feet
Density/Lot Coverage	No minimum or maximum specified	59.7%
Height	25' - 0"	2 stories or 24' - 8"
Minimum Front/Corner Yard Setback	15' - 0"	15' - 0"
Minimum Rear Yard Setback	10' - 0"	10' - 11"
Minimum Side Yard Setback	0' - 0"	0' - 0"

## ***Public Notice, Meetings and Comments***

The following is a list of public meetings that have been held related to the proposed project:

- Sugar House Land Use Committee meeting held on May 16, 2011.
- Sugar House Community Council meeting held on June 1, 2011. Comments and notes can be found in Attachment I – Sugar House Community Council Comments.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on June 30, 2011.
- Public hearing notice posted on property on June 30, 2011.
- Public hearing notice posted on City and State websites on June 30, 2011.
- Public hearing notice emailed to the Planning Division list serve on June 30, 2011.

### **Public Comments**

Prior to publication of this report, staff did not receive any public comments for or against the proposal.

### **City Department Comments**

Comments were solicited from all applicable City Departments and Divisions on June 17, 2011. All respondents recommended approval subject to compliance with City regulations and policies (see Attachment J – Department Comments).

## ***Analysis and Findings***

**Standards:** Ordinance 20.20.070 lists the standards that have to be met for a minor subdivision to be approved. These standards are listed below:

### **A. The minor subdivision will be in the best interests of the city.**

**Analysis:** The proposed minor subdivision will create up to 30 new residential apartments, and 4,381 square feet of commercial space. The proposed uses are compliant with the Sugar House Community Master Plan and the underlying zoning districts.

**Finding:** Staff finds that the proposed subdivision is in the best interest of the city.

### **B. All lots comply with all applicable zoning standards.**

**Analysis:** The proposal exceeds the maximum lot area allowed within both the CN Neighborhood Commercial District and R-1/5,000 Single-Family Residential District; however the Planning Commission may waive the maxim as per the planned development ordinance. The proposed lot complies with all other applicable zoning standards.

**Finding:** Staff finds that the proposed lot will comply with all applicable zoning standards, pursuant to approval of planned development petition PLNSUB2011-00307.

### **C. All necessary and required dedications are made.**

**Analysis:** All necessary and required dedications will be made with the recording of the final plat.

**Finding:** Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

**D. Provisions for the construction of any required public improvements are included.**

**Analysis:** All plans for required public improvements must be submitted and approved prior to approval of the final plat. Salt Lake City Public Utilities and Transportation Division have reviewed the proposed subdivision and recommend approval subject to compliance with City policies and regulations (see Attachment J – Department Comments).

**Finding:** Staff finds that provisions for construction of any required public improvement will be included as part of the final plat process.

**E. The subdivision otherwise complies with all applicable laws and regulations.**

**Analysis:** The proposed subdivision is subject to numerous applicable laws and regulations. To assess compliance with these regulations, staff forwarded the attached plans to all pertinent City Departments for comment. In addition to the regulations discussed within this staff report, all subdivision improvements will comply with all applicable City Departmental standards.

**Finding:** Staff finds that the proposed subdivision is compliant or will be made compliant with all applicable laws and regulations.

**City Code 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 and will achieve at least one of the objectives stated in said section;

**Analysis:** City Code 21A.55.010 provides the following purpose statement and objectives for planned developments:

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 (italics added for emphasis):

- 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.

Based on information received from the applicant, the proposed planned development seeks to achieve objectives A, D, and H. With respect to objectives A and D, the applicant submitted Attachment G - Proposed Architectural Elevations and Attachment H – Proposed Architectural Renderings for Planning Commission review and consideration. Although there was some concern expressed by members of the Sugar House Community Council regarding the proposed “mid-century modern” architectural style, staff finds the proposal to be compatible with adjacent commercial development (see Attachment F – Adjacent Property Photographs and Attachment I – Sugar House Community Council Comments). With respect to objective H, the applicant intends to construct solar tubes to allow natural light within the building interior, and solar panels mounted on the roof.

**Finding:** Staff finds the proposal meets the purpose statement and at least one objective of the planned development regulation.

- 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 proposed development is within the Sugar House Community Master Plan area on property designated for neighborhood business land use. The master plan general policy for that type of use category is to “...provide services, products and attractions on a small scale within close proximity to residential neighborhoods. Neighborhood business land use areas allow both residential and small business uses. Proposed development and land uses within the neighborhood business area must be compatible with the land uses and architectural features surrounding each site.” The proposed mixed use development with commercial and residential uses is consistent with this stated policy.

With respect to the petition PLNSUB2011-00307, page three of the Sugar House Community Master Plan does offer the following comments and policies on planned developments:

### **Planned Developments**

Another common approach to infill housing is the use of Planned Developments. If the applicant desires some flexibility on zoning code standards in exchange for a higher level of design, the Planned Development/Conditional Use process is a useful alternative.

However, the community has expressed concern over the site plan and building design of many of these residential projects. Planned Developments have typically been oriented toward the interior of the development with only one access point so that the homes are isolated from the surrounding neighborhood. Planned Developments have also limited access to nearby schools and churches. Additionally, features such as sidewalks, street trees, and park strips that are standard for a subdivision development oftentimes are not required. Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character.

### *Policies*

- Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood.
- Discourage the development of “gated communities”.

- Review all proposed residential planned developments using the following guidelines:
  - ◆ Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;
  - ◆ Maintain an appropriate setback around the perimeter of the development;
  - ◆ *Position houses so that front doors and front yards face the street* (italics added for emphasis);
  - ◆ Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open;
  - ◆ Design houses so that the garage doors do not predominate the front façade. Detached garages are preferred with access from an alley wherever possible;
  - ◆ Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist, not just as roads for cars;
  - ◆ Provide at least two access points wherever possible in order to connect the street system to the larger street network to maintain an integrated network of streets; and
  - ◆ *Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible* (italics added for emphasis).

It should be noted that the proposal is not located within the Sugar House Business District, nor is it located within the Sugar House Redevelopment Area, and is not subject to compliance with the Business District Design Guidelines (see Sugar House Community Master Plan).

**Finding:** The proposed use is consistent with the Sugarhouse Future Land Use Map and is allowed within the CN Neighborhood Commercial District; however staff recommends that the final development plans satisfy the Planned Development policies of the Sugar House Community Master Plan (as previously cited).

- 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, non-motorized, 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 proposed planned development includes two new buildings that contain residential apartments and neighborhood commercial services, which are permitted uses. With respect to compatibility, staff has provided the following table of adjacent land uses for consideration:

Direction from Development	Current Land Use	Zoning District
North	Single-family residential	R-1/5,000 Single-Family Residential District
East	Dodo Restaurant	CN Neighborhood Commercial District
South	Sugarhouse Park	OS Open Space District
West	Kentucky Fried Chicken Restaurant	CB Community Business District
West	Professional office and services	RO Residential Office District

Based upon a review of applicable Sugarhouse Community Master Plan policies and applicable zoning district regulations, the proposal is reasonably compatible (or can be made compatible) with existing development adjacent to the site.

With regard to appropriate buffering, the proposed building design provides space for the mechanical equipment to be placed on the roof, which will be screened from adjacent properties by a small parapet wall. A trash enclosure will be constructed in the rear of the buildings, which will screen waste and recycle bins. Trash collection and deliveries will occur at the rear of the development with access from the existing public alley to the west. However, some reduction of landscape buffer requirements has been requested by the applicant (see Attachment C – Preliminary Development Plans).

With regard to engineering issues enumerated above, the Transportation Division, City Engineer, and Public Utilities have reviewed the petition and recommended approval subject to compliance with City Code and applicable policies.

**Finding:** With respect to vehicle access, vehicle circulation, parking area, and utility services, staff finds the proposed planned development compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. Furthermore, the proposed use is permitted within the CN Neighborhood Commercial District.

- 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:** The applicant does not intend to maintain any of the existing mature vegetation; however the proposed landscaping plan does include over 25 new trees and various drought tolerant landscape plantings.

**Finding:** Proposal does not sufficiently comply with this standard. Staff recommends the applicant submit a landscape preservation plan—where feasible—to the Planning Director for final review and approval.



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

**Analysis:** As stated previously, the proposed planned development includes demolition of four existing multi-family dwellings, however the existing buildings are not considered as historically or architecturally significant. With regard to environmental features, the property contains mature vegetation, which the applicant intends to remove.

**Finding:** The proposed planned development will not impact any historically or architecturally significant structure. Removal of mature vegetation will be mitigated through installation of new drought tolerant landscape plantings.

**F. Compliance with Other Applicable Regulations:** The proposed planned development shall comply with any other applicable code or ordinance requirement.

**Analysis:** Prior to construction, the applicant will be required to submit a petition for final subdivision approval, building permit applications for site demolition and construction, and obtain various permits from Engineering Services and Public Utilities, all of which will be reviewed for compliance with all other applicable regulations.

**Finding:** Based upon a review of other applicable City Codes, staff finds the proposed subdivision and planned development is compliant—or will be made compliant—with all other applicable regulations.

**Attachment A**  
**Preliminary Subdivision Plat**



**Attachment B**  
**Applicant Subdivision Narrative**



PO Box 526148  
Salt Lake City, UT 84152  
801.467.0110 ext. 101  
949.606.0367 Fax

---

June 20, 2011

Mayor's Office  
PO Box 145474  
Salt Lake City, UT 84114-5474

Subject: Proposed View Street Mixed-Use

Dear Mayor Becker,

I would like to inform you of a mixed-use project that my client, Baron Real Estate, is anticipating to build in Salt Lake City. The proposed project site is located on the corner of View Street and 2100 South directly across from Sugar House Park. When completed, the project will consist of two buildings that allow for multiple uses including apartment living, street front retailing and office space rental.

The development will allow residents and businesses the opportunity to coexist in the same location while offering unobstructed views of Sugar House Park and unparalleled access to main vehicular arteries. The site is oriented within one block of a bus stop and approximately one-and-a-half miles from the up and coming Streetcar light rail line. There will be multiple pedestrian friendly attributes incorporated into the development such as: sidewalk adjacent benches, stroller parking, bike racks and engaging glass retail store fronts.

The proposed development requires approval of a Minor Sub-Division that entails the consolidation of five lots (16-16-352-021,022,023,024,025) into one lot. My client would like to make certain that you are aware of the application that has been submitted for the Minor Sub-Division relating to this project and that you approve the request.

Thank you for your time and please feel free to contact me with questions regarding this project.

Respectfully Submitted,

Rinaldo E. Hunt



1325 Project Data

Description Area Number of Units Type of Construction Use and Occupancy Classification

Description	Area	Number of Units	Type of Construction	Use and Occupancy Classification
<b>Level One</b>				
East				
Residential	4,325	4	Type V-B	R-2
Business	1,391	1	Type V-B	B
East Subtotal	5,716			
West				
Residential	7,643	7	Type V-B	R-2
Business	1,151	1	Type V-B	B
West Subtotal	8,794			
<b>Level One Subtotal</b>	<b>14,510</b>	<b>13</b>		
<b>Level Two</b>				
East				
Residential	8,043	7	Type V-B	R-2
Business	1,839	1	Type V-B	B
East Subtotal	9,882			
West				
Residential	12,566	11	Type V-B	R-2
West Subtotal	12,566			
<b>Level Two Subtotal</b>	<b>22,448</b>	<b>19</b>		
<b>Development Total</b>	<b>36,958</b>	<b>32</b>		

**DATA STATEMENT**

**Date:** April 19, 2011

**Project:** View Street Mixed-Use Development

**1.) Any subdivision containing ten (10) lots or more shall be given a name and unit number, if applicable. Such subdivision names shall not duplicate or nearly duplicate the name of any subdivision in the city or county;**

Noted.

**2.) The name and address of the record owner or owners;**

Ning Zhou & Tong Cheng  
Ning Zhou & Tong Cheng, HUSBAND & WIFE AS JOINT TENANTS  
2962 East Benchmark Dr.  
Salt Lake City, UT 84109

**3.) The name and address of the subdivider; if different from the recorded owner, there shall be a statement indicating the recorded owner authorizing the subdivider to act;**

Baron Real Estate, Inc.  
865 Manhattan Beach Blvd.  
Suite 204  
Manhattan Beach, CA 90266

**\*\*LEGAL COUNSEL SHALL PREPARE STATEMENT OF AUTHORIZATION THAT SHALL BE SEPERATELY ATTACHED TO APPLICATION\*\***

**4.) The name and address of the person, firm or organization preparing the preliminary plat, and a statement indicating the record owner's permission to file the plat;**

McNeil Engineering, Inc.  
6895 South 900 East  
Midvale, Utah 84047

ON BEHALF OF:

Baron Real Estate, Inc.  
865 Manhattan Beach Blvd.  
Suite 204  
Manhattan Beach, CA 90266

**\*\*LEGAL COUNSEL SHALL PREPARE STATEMENT OF AUTHORIZATION THAT SHALL BE SEPERATELY ATTACHED TO APPLICATION\*\***

**5.) The date, north point, written and graphic scales;**

See Preliminary Subdivision Plat.

**6.) A sufficient description to define the location and boundaries of the proposed subdivision;**

See Preliminary Subdivision Plat.

**7.) The locations, names and existing widths and grades of adjacent streets;**

See Preliminary Subdivision Plat.

**8.) The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land;**

See Preliminary Subdivision Plat.

**9.) The contours, at one foot (1') intervals, for predominant ground slopes within the subdivision between level and five percent (5%), and five foot (5') contours for predominant ground slopes within the subdivisions over five percent (5%). Such contours shall be based on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation called out on the map. Bench mark information shall be obtained from the city engineer;**

See Preliminary Subdivision Plat.

**10.) A grading plan, showing by appropriate graphic means the proposed grading of the subdivision;**

See Preliminary Subdivision Plat.

**11.) The approximate location of all isolated trees with a trunk diameter of four inches (4") or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;**

See Preliminary Subdivision Plat.

**12.) The approximate boundaries of areas subject to inundation or storm water overflow, and the location, width and direction of flow of all watercourses;**

See Preliminary Subdivision Plat.

**13.) The existing use or uses of the property, and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines, drawn to scale;**

The existing uses of the property are as follows:

APN: 16-16-352-023  
Multi-Family Triplex Structure Attached

APN: 16-16-352-024

Multi-Family Triplex Structure Attached

APN: 16-16-352-025

Multi-Family Triplex Structure Attached

APN: 16-16-352-021

Parking Lot

APN: 16-16-352-022

The CN Zoned portion holds a Multi-Family Sixplex. The R-1-5000 portion is a parking lot.

**\*\*SEE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE EXISTING PROPERTY\*\***

**14.) A Statement of the present zoning and proposed use of the property, as well as proposed zoning changes, whether immediate or future;**

The present zoning of the five parcels are as follows:

APN: 16-16-352-023

CN Zoned. Multi-Family Triplex Structure Attached

APN: 16-16-352-024

CN Zoned. Multi-Family Triplex Structure Attached

APN: 16-16-352-025

CN Zoned. Multi-Family Triplex Structure Attached

APN: 16-16-352-021

CN Zoned. Parking Lot.

APN: 16-16-352-022

Split Zoned. The CN Zoned portion holds a Multi-Family Sixplex. The R-1-5000 portion is a parking lot.

There is no proposed zoning change or modification to the Sugar House Master Plan, but merely a reorganization and consolidation of the existing five parcels into three parcels. Once the subdivision is perfected, it is the applicant's intent to construct two mixed-use buildings and an adjacent parking lot that will offer opportunities for apartment-style living and small business promulgation. It is the applicant's opinion, that the proposed development is compatible with the neighborhood and surrounding land uses.

**15.) Any proposed public areas;**

See Preliminary Subdivision Plat.

**16.) Any proposed lands to be retained in private ownership for community use. When a subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the name and articles of incorporation of the owner or organization empowered to own, maintain and pay taxes on such lands;**

See Preliminary Subdivision Plat.

**17.) The approximate widths, locations and uses of all existing or proposed easements for drainage, sewerage and public utilities;**

See Preliminary Subdivision Plat.

**18.) The approximate radius of each curve;**

See Preliminary Subdivision Plat.

**19.) The approximate layout and dimensions of each lot;**

See Preliminary Subdivision Plat.

**20.) The area of each lot to the nearest one hundred (100) square feet;**

See Preliminary Subdivision Plat.

**21.) A statement of the water source;**

The water source will be from the Salt Lake City Public Utilities.

**22.) A statement of provisions for sewerage and sewage disposal;**

Provisions for sewerage and sewage disposal will be from the Salt Lake City Public Utilities.

**23.) Preliminary indication of needed major storm drain facilities;**

See Preliminary Subdivision Plat.

**24.) The locations, names, widths, approximate grades and a typical cross section of curbs, gutters, sidewalks and other improvements of the proposed street and access easements, including proposed locations of all underground utilities;**

See Preliminary Subdivision Plat.

**25.) Any existing or proposed dedications, easements and deed restrictions;**

See Preliminary Subdivision Plat.

**26.) A preliminary landscaping plan, including, where appropriate, measures for irrigation and maintenance;**

**\*\*SEE ATTACHED PRELIMINARY LANDSCAPING PLAN\*\***

**27.) The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the subdivision plat or on the vicinity map as appropriate;**



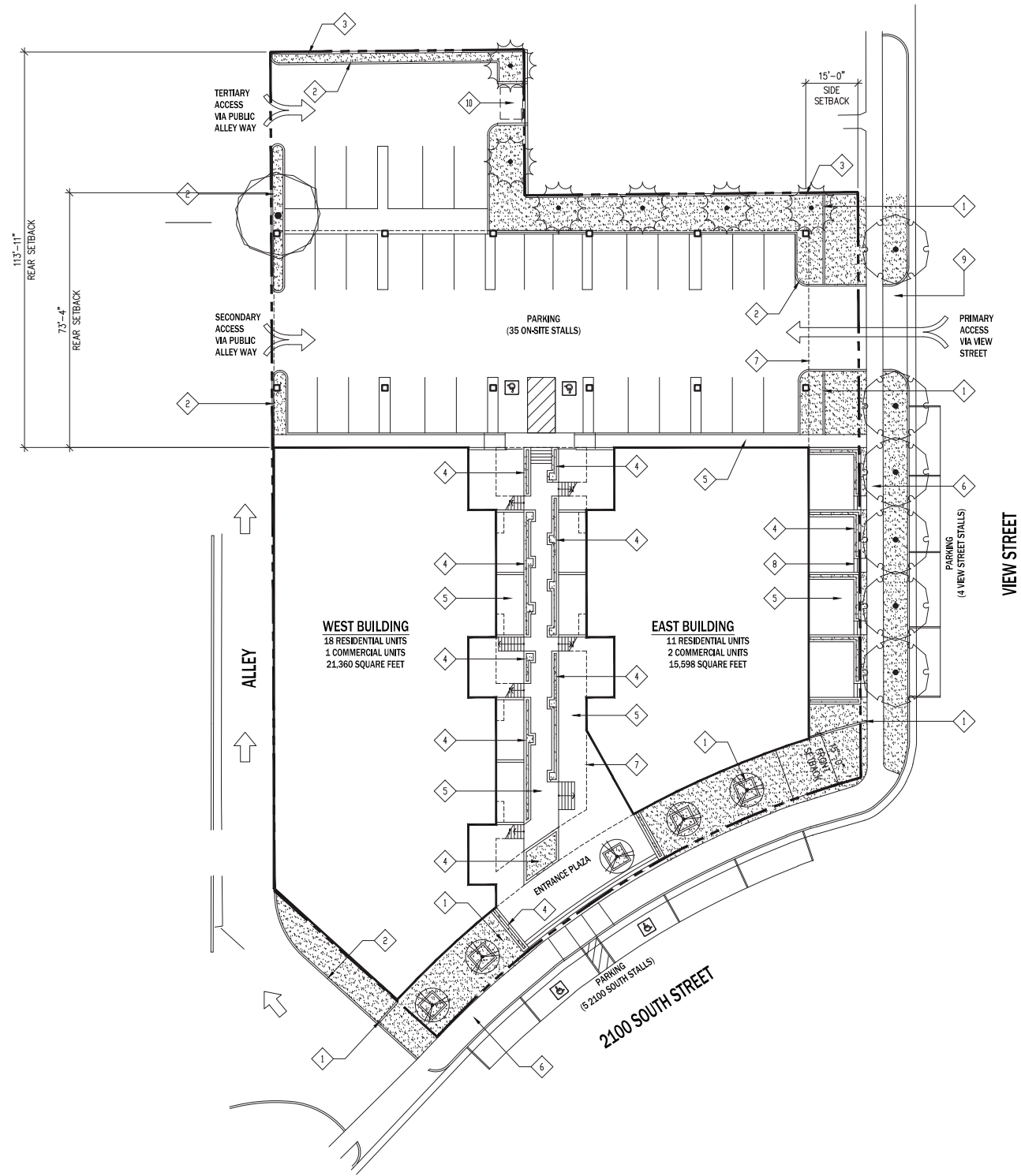
Noted.

**28.) If it is contemplated that the development will proceed by units, the boundaries of such units shall be shown on the preliminary plat. (Prior code § 42-4-6)**

Noted.

-----  
-----  
-----

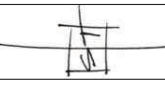
**Attachment C**  
**Preliminary Development Plans**



REFERENCE NOTES

- 1 LANDSCAPING - SEE LANDSCAPE PLAN
- 2 CONCRETE CURB
- 3 BLOCK WALL, 6' HIGH
- 4 RAISED PLANTER WALL
- 5 CONCRETE PAVING
- 6 CITY SIDEWALK
- 7 LINE OF SECOND FLOOR ABOVE
- 8 CONCRETE STEPS
- 9 CONCRETE DRIVE APPROACH
- 10 DUMPSTER ENCLOSURE

1 SITE PLAN  
Scale: 1/20" = 1'-0"

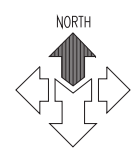
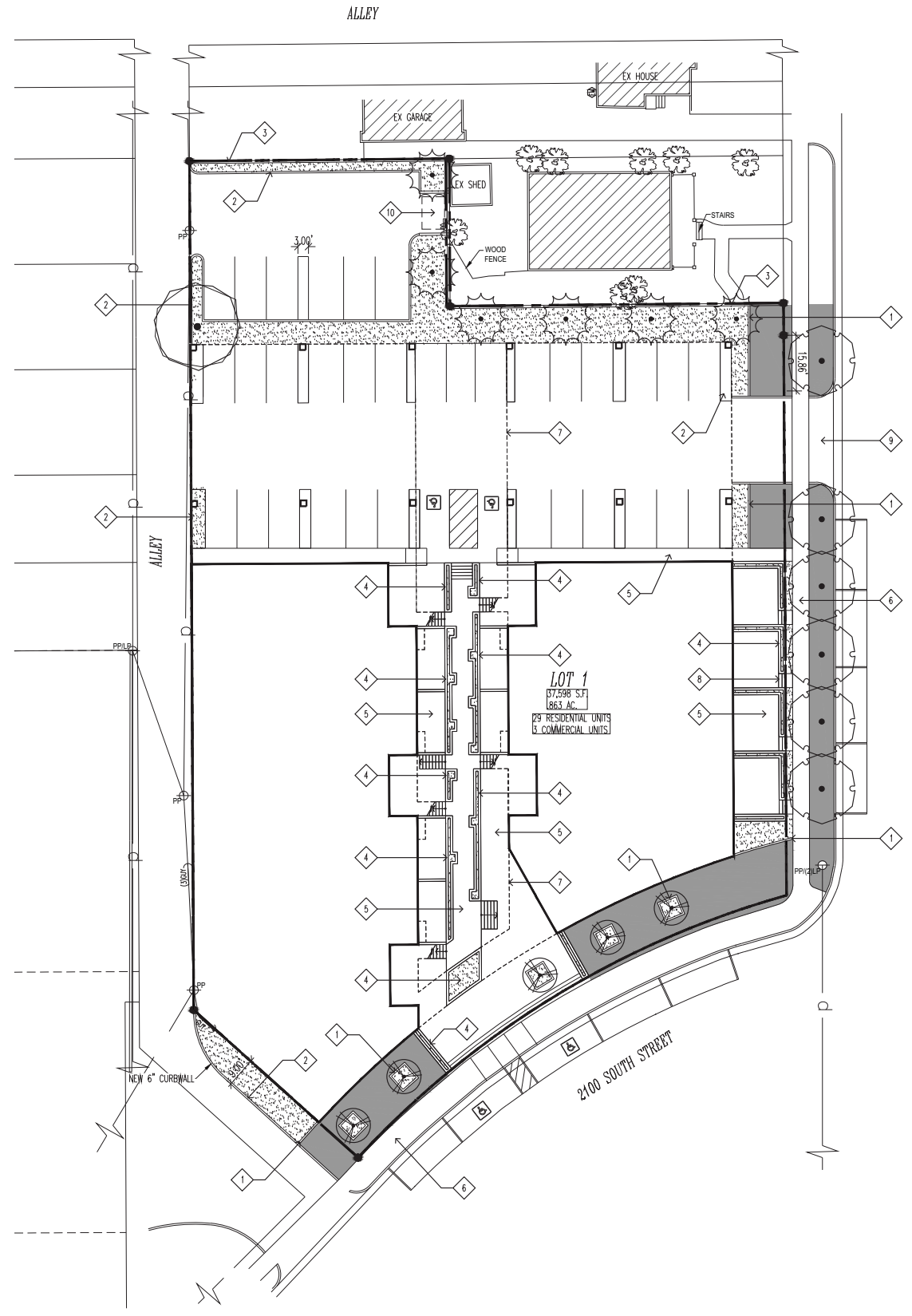


PRE-DESIGN  
NOT FOR  
CONSTRUCTION

VIEW STREET MIXED-USE  
DEVELOPMENT  
Salt Lake City, Utah

PROJECT: 10020  
DRAWN BY: MFS  
DATE: 03.29.2011  
PHASE:  
PRE-DESIGN  
DESCRIPTION:  
SITE PLAN





**PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

**SALT LAKE CITY  
LANDSCAPE SUMMARY DATA**

	QUANTITY	PERCENTAGE	REQUIRED
TOTAL SITE:	37,598 S.F.	100%	
TOTAL LANDSCAPE:	5,683 S.F.	15%	
TOTAL TURF GRASS:	3,132 S.F.	55%	
TOTAL DROUGHT TOLERANT PLANTS:	2,551 S.F.	45%	
PARK STRIP TREES - 2100 SOUTH:	5	NA	5
PARK STRIP TREES - VIEW STREET:	6	NA	6

**PLANTING LEGEND**

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
<b>TREES</b>				
	1	ALLEE LACEBARK ELM	Ulmus parvifolia 'Allee'	2" Caliper
	6	CHANCELLOR LINDEN	Tilia cordata 'Chancellor'	2" Caliper
	6	VANDERWOLFE'S PYRAMID PINE	Pinus flexilis glauca 'Vanderwolfe Pyramid'	6" Height
	5	COLUMNAR PURPLE BEECH	Fagus sylvatica 'Dawyck Purple'	2" Caliper
<b>DROUGHT TOLERANT PLANTS</b>				
	2,551 s.f.	THIS AREA WILL CONSIST OF NOT LESS THAN 80% DROUGHT TOLERANT PLANT MATERIAL CONFORMING TO THE LIST COMPILED BY THE CITY ENTITLED "WATER CONSERVING PLANTS FOR SALT LAKE CITY".		
<b>LAWN</b>				
	3,132 s.f.	DWARF FESCUE BLEND LAWN SOD		

**PLANTING NOTES**

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL QUANTITY CALCULATIONS BASED ON THE PLANTING PLAN.
- PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.

**REFERENCE NOTES**

- CONCRETE MOWSTRIP
- CONCRETE CURB - SEE CIVIL PLANS
- BLOCK WALL, 6" HIGH - SEE CIVIL PLANS
- RAISED PLANTER WALL - SEE ARCH. PLANS
- CONCRETE PAVING - SEE CIVIL PLANS
- CITY SIDEWALK
- LINE OF SECOND FLOOR ABOVE
- CONCRETE STEPS - SEE ARCH. PLANS
- CONCRETE DRIVE APPROACH - SEE CIVIL PLANS
- DUMPSTER ENCLOSURE - SEE ARCH. PLANS

**McNEIL GROUP**  
 Designing for the Future Since 1983  
 6895 SOUTH 900 EAST MIDVALE, UTAH 84047  
 TEL. (801) 255-7700 FAX (801) 255-8071  
 E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com



**VIEW STREET MIXED USE DEVELOPMENT**  
**RINALDO HUNT**  
 1325 VIEW STREET  
 SALT LAKE CITY, UTAH  
 SW 1/4 SECTION 16, T.1 S. R.1 W. S.L.B. & M.

REVISIONS	
REV.	DESCRIPTION

PROJECT NO: 11193  
 CAD DWG. FILE: 11193-PLT.dwg  
 DRAWN BY: SS  
 BUILDING #:  
 PROPERTY NO:  
 DESIGNED BY: SS  
 FIELD CREW:  
 CHECKED BY: SS  
 DATE: APRIL 2011

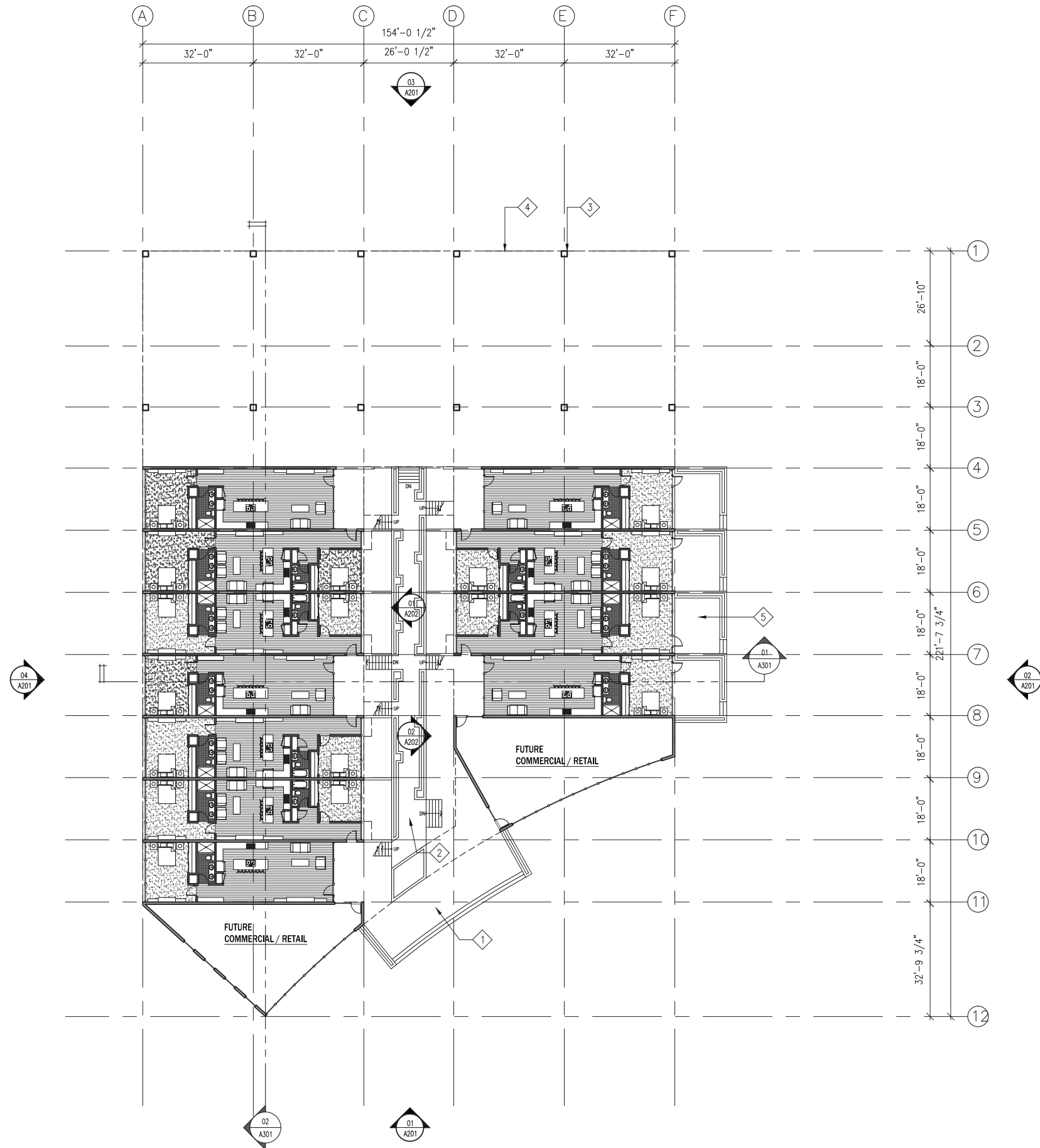
SHEET TITLE:  
**PRELIMINARY LANDSCAPE PLAN**  
**L0.01**  
 SHEET 1 OF

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.  
**Call Before You Dig**  
 1-800-662-4111

NOTICE!  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

S:\2011\Files\11193\Consulting\Prod\DWG\11193-PLT.dwg Jun 14, 2011 - 9:27am





REFERENCE NOTES

- 1 ENTRANCE PLAZA
- 2 RAISED COURTYARD PEDESTAL
- 3 COLUMN, TYP.
- 4 LINE OF BUILDING ABOVE
- 5 PRIVATE PATIO

1 GROUND FLOOR PLAN  
Scale: 1/16" = 1'-0"

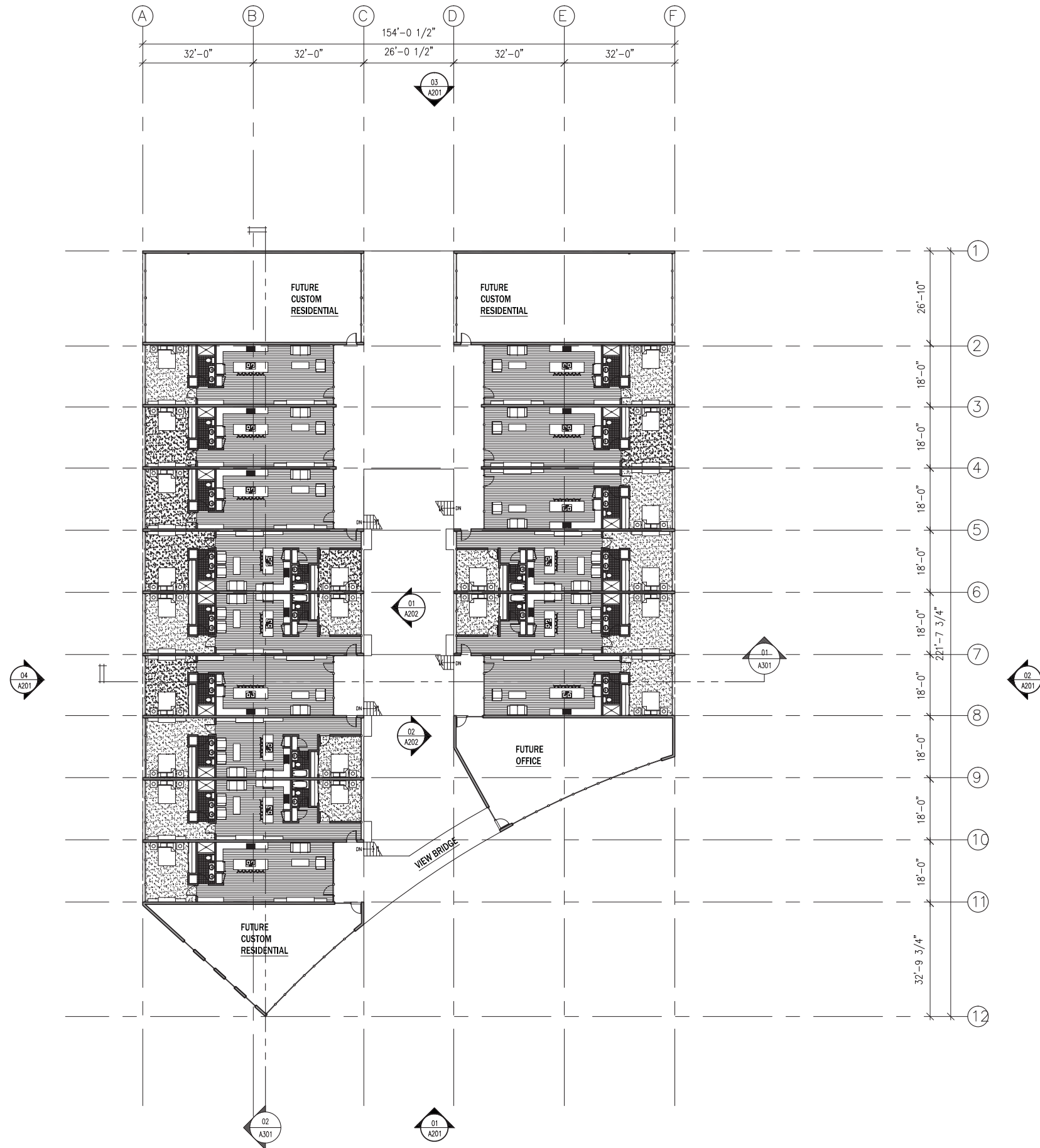
**STILL THORUM ARCHITECTURE**  
 537 WEST 600 SOUTH, SUITE 800  
 SALT LAKE CITY, UTAH 84101  
 T 801.463.1500  
 F 801.907.7374  
 www.stillthorum.com



PRE-DESIGN  
 NOT FOR  
 CONSTRUCTION

**VIEW STREET MIXED-USE  
 DEVELOPMENT**  
 Salt Lake City, Utah

PROJECT: 10020  
 DRAWN BY: MFS  
 DATE: 03.29.2011  
 PHASE:  
 PRE-DESIGN  
 DESCRIPTION:  
 GROUND  
 FLOOR PLAN



1 SECOND FLOOR PLAN  
Scale: 1/16" = 1'-0"

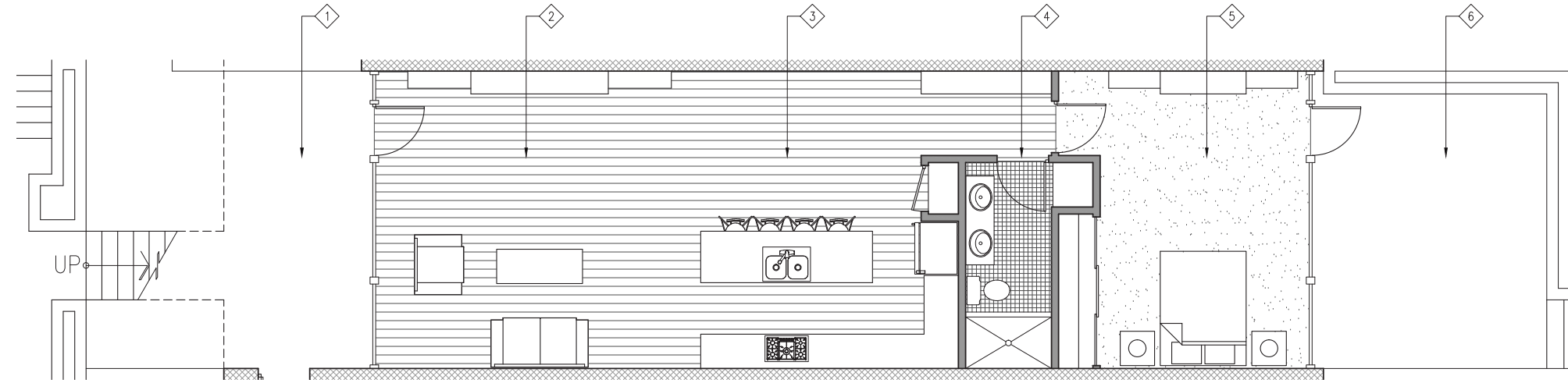
PRE-DESIGN  
NOT FOR  
CONSTRUCTION

VIEW STREET MIXED-USE  
DEVELOPMENT  
Salt Lake City, Utah

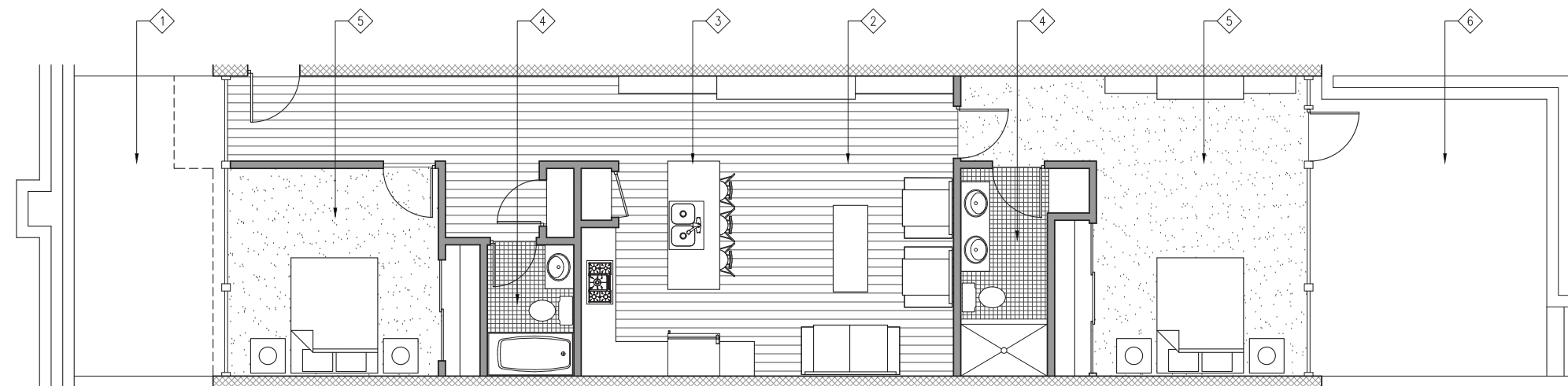
PROJECT: 10020  
DRAWN BY: MFS  
DATE: 03.29.2011  
PHASE:  
PRE-DESIGN  
DESCRIPTION:  
SECOND  
FLOOR PLAN

REFERENCE NOTES

- 1 ENTRANCE COURTYARD
- 2 LIVING ROOM
- 3 KITCHEN / DINING
- 4 BATHROOM
- 5 BEDROOM
- 6 PRIVATE PATIO (WHERE OCCURS)



2 TYPICAL 1-BEDROOM UNIT FLOOR PLAN  
Scale: 1/4" = 1'-0"



1 TYPICAL 2-BEDROOM UNIT FLOOR PLAN  
Scale: 1/4" = 1'-0"



PRE-DESIGN  
NOT FOR  
CONSTRUCTION

PROJECT: 10020  
DRAWN BY: MFS  
DATE: 03.29.2011  
PHASE:  
PRE-DESIGN  
DESCRIPTION:  
TYPICAL UNIT  
FLOOR PLANS

**Attachment D**  
**Applicant Planned Development Narrative**



PO Box 526148  
Salt Lake City, UT 84152  
801.467.0110 ext. 101  
949.606.0367 Fax

---

June 14, 2011

Salt Lake City  
PO Box 145471  
451 South State Street  
Room 215  
Salt Lake City, UT 84111

**Subject:** Planned Development Application Questions (Item 5)

**Planned Development Application**

**1.) Please describe your project:**

The proposed development will include two mixed-use buildings that will front 2100 South and View Street. The buildings will consist of apartments and commercial business space.

**2.) List the primary street access(es) to this property.**

2100 South fronts the property to the South and View Street fronts the property to the East. The primary access to the parking will be on View Street.

**3.) What are the land uses adjacent to the property (abutting and across-the-street properties)?**

- a.) The abutting property to the North is a single family residence.
- b.) The properties to the West across the public alley are all commercial. They consist of an A&W/KFC, Counseling Center and Dentist Offices.
- c.) The property across the street to the East is a commercial restaurant (The DODO).
- d.) Across the street to the South is Sugar House Park

4.) Have you discussed the project with nearby property owners? If so, what responses have you received?

YES. SEE ATTACHED LETTERS OF SUPPORT.

5.) If applicable, what is the anticipated operating/delivery hours associated with the proposed use.

Residents will be on site up to 24 hours per day. Businesses will have set operating hours that will be determined at a later date.

6.) How many parking stall will you provide as a part of the project?

35 Parking Stalls will be provided on site. 9 Street Stalls will also be available. 44 Stalls in total are used for calculating the developments shared parking calculation.

7.) How many employees do you have on-site during the highest shift?

As of the date of this application, no businesses have been selected to occupy the subject property.

8.) What is the Gross Floor Area of the proposed building(s)?

East Building Approximate Gross Floor Area: 15,598 Sq. Ft.

West Building Approximate Gross Floor Area: 21,360 Sq. Ft.

9.) If the planned development is to be constructed in phases, what will be the scheduled for the development of such phases? Indicate the approximate beginning and completion for each phase.

Both buildings will be constructed simultaneously. Estimated commencement of construction shall be on or around January/February 2012 and the estimated completion shall be on or around November 2012. All dates are approximate and subject to change.

10.) When a development provides for common open space, the total area of common space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire development as the phases completed or under development bear to the entire development.

Project not to be completed in Phases; both structures will be constructed simultaneously.

Dr. Brent E. Curtis, D.D.S.  
2025 South 1300 East  
Suite 3  
Salt Lake City, UT 84105

---

April 13, 2011

Salt Lake City Corporation  
PO Box 145471  
451 South State Street  
Room 215  
Salt Lake City, UT 84111

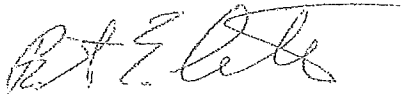
Subject: Proposed Mixed-Use Project in Sugar House

To Whom It May Concern:

I am an owner of the rental house located at 2002 South View Street and a professional medical office building located at 2025 South 1300 East, both in Sugar House. I met with Rinaldo Hunt earlier this week. We discussed the proposed development that his client is pursuing.

The proposed development will abut my rental house and will be directly east of my medical office building. Having new mixed use structures in the neighborhood will enhance the quality of life for existing residents, offer new opportunities for individuals and families looking to move into Sugar House and give local small businesses the opportunity to thrive. I support this development and look forward to its completion. Thank you.

Best Regards,



Dr. Brent E. Curtis, D.D.S.



**Attachment E**  
**Subject Property Photographs**

Property Photographs – 1325-1339 E 2100 South, and 2004-2012 View Street



Northwesterly View of Subject Property



Corner Parcel Located at 1339 E 2100 South





Northeasterly View of 1325 – 1331 E 2100 South



Northward View of Public Alley along West Boundary of Development – 1325 E 2100 South





Southward View of Public Alley along West Boundary of Development – 1325 E 2100 South



Northward View of Public Alley along West Side of Development





Eastward View of Northern Portion of Development and Rear of Adjacent Residences – 2004 S View Street



Adjacent Residential Bungalow to Remain – 2004 S View Street





Southward View of View Street Frontage



Interior View of Sugarhouse Village – 2012 S View Street

**Attachment F**  
**Adjacent Property Photographs**



## Adjacent Property Photographs

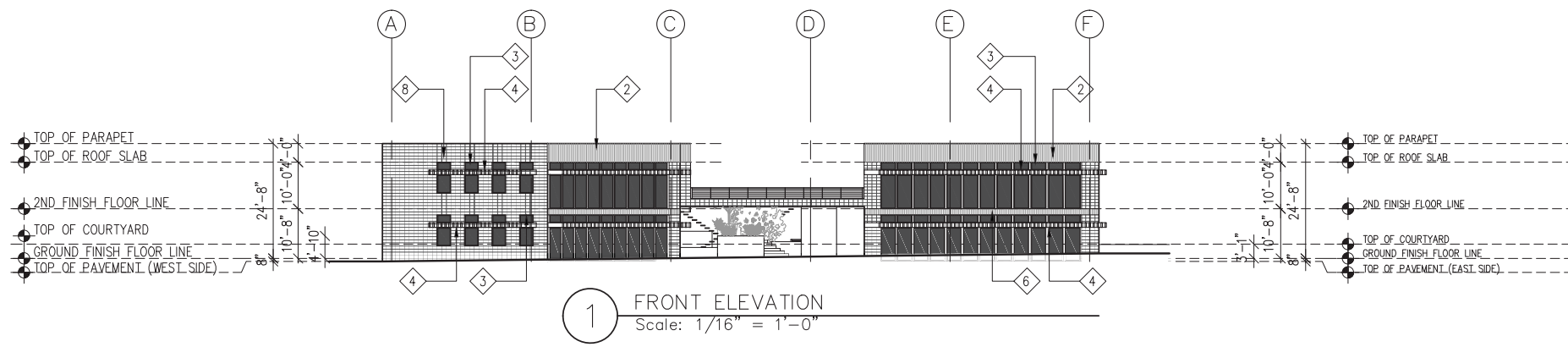


Adjacent Block Face East of Development – 1355 E 2100 South

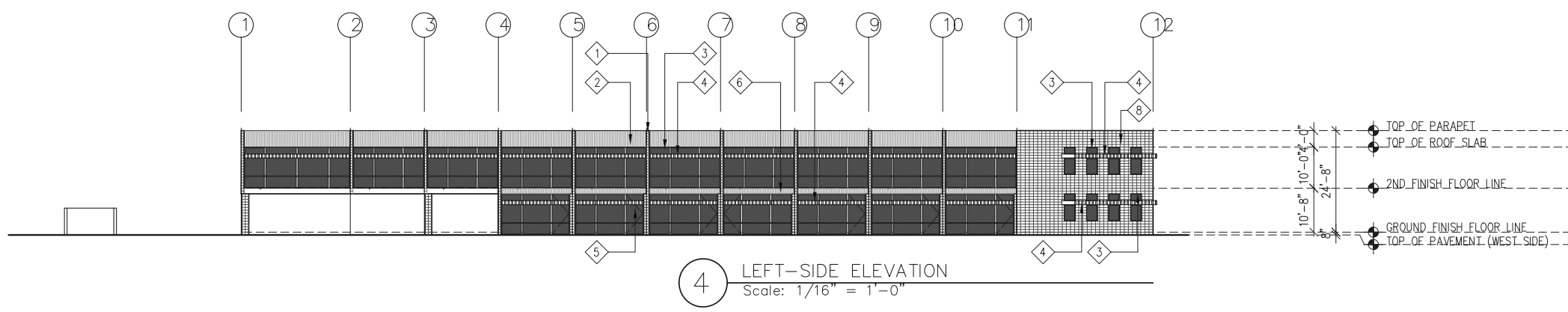
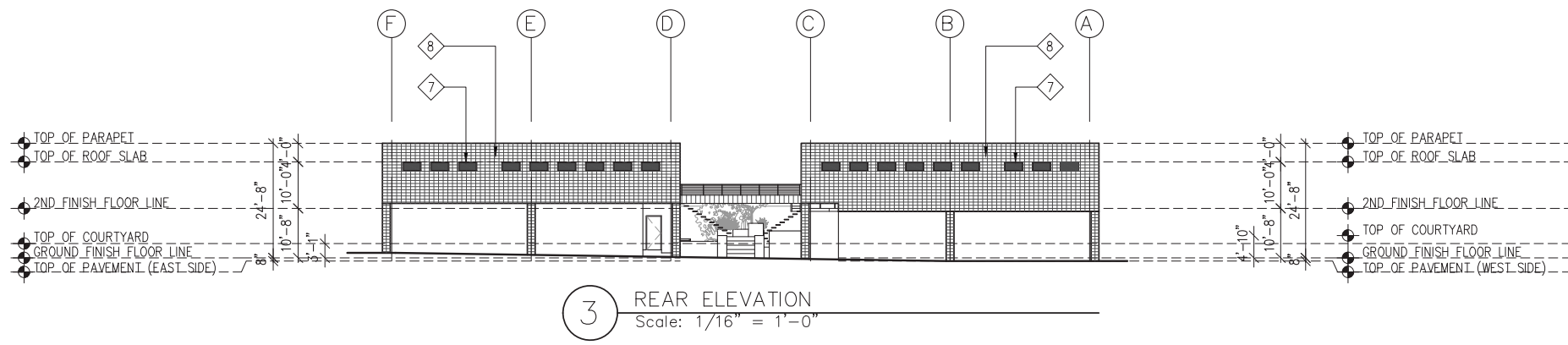
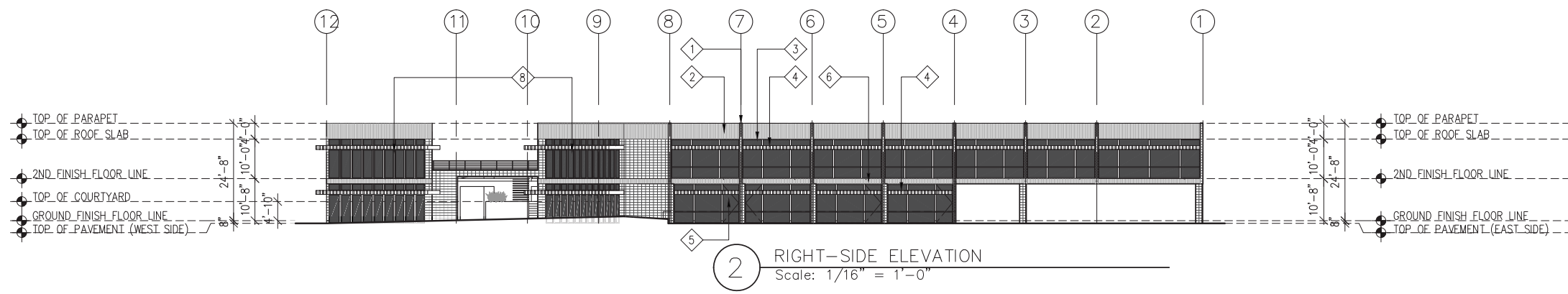


Adjacent Block Face East of Development – 1371 E 2100 South

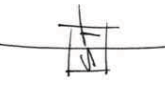
**Attachment G**  
**Proposed Architectural Elevations**



- REFERENCE NOTES
- 1 8" CMU DIVIDING WALLS
  - 2 VERTICAL RIBBED ALUMINUM SIDING, PARAPET
  - 3 2" ALUMINUM GLAZING SYSTEM (VERTICAL POSTS ARE 5")
  - 4 LIGHT SHELF / DIFFUSERS
  - 5 DOOR (WHERE OCCURS)
  - 6 VERTICAL RIBBED ALUMINUM SIDING
  - 7 2'x4' TRANSOM WINDOW
  - 8 CMU BLOCK



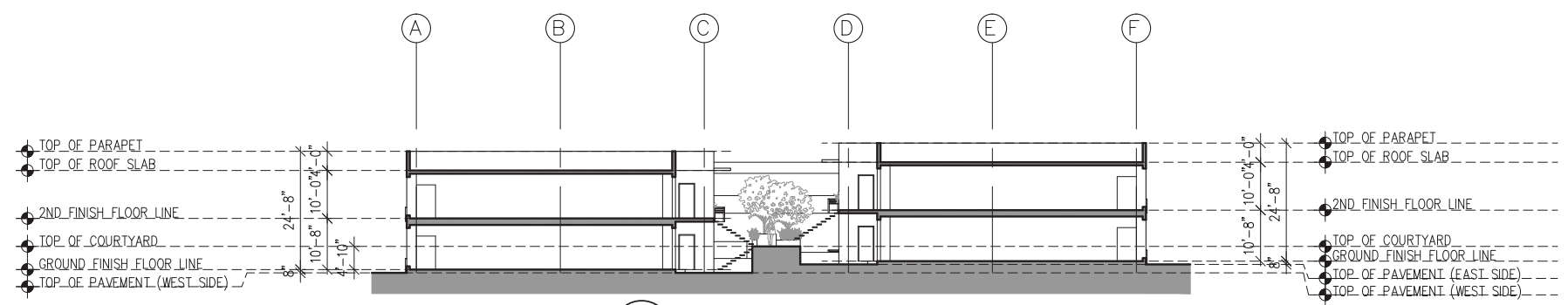
**STILL THORUM ARCHITECTURE**  
537 WEST 600 SOUTH, SUITE 800  
SALT LAKE CITY, UTAH 84101  
T 801.463.1500  
F 801.907.7374  
www.stillthorum.com



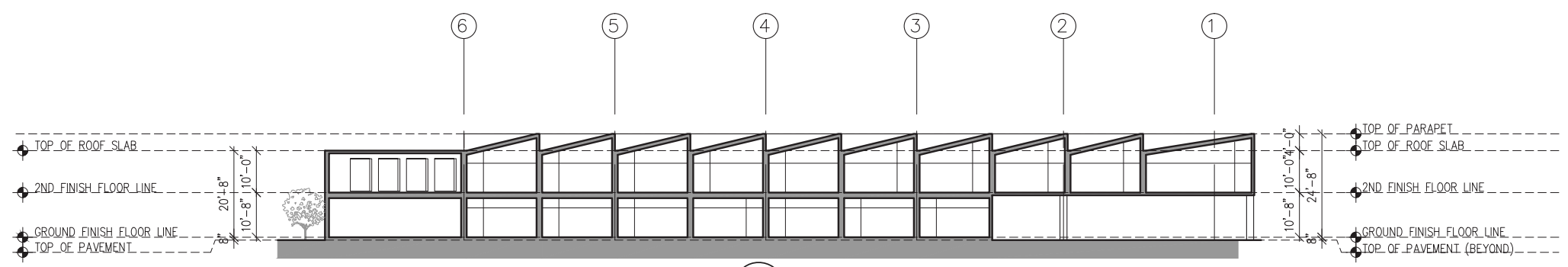
PRE-DESIGN  
NOT FOR  
CONSTRUCTION

**VIEW STREET MIXED-USE  
DEVELOPMENT**  
Salt Lake City, Utah

PROJECT: 10020  
DRAWN BY: MFS  
DATE: 03.29.2011  
PHASE:  
PRE-DESIGN  
DESCRIPTION:  
ELEVATIONS

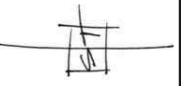


1 CROSS SECTION  
Scale: 1/16" = 1'-0"



2 LONGITUDINAL SECTION  
Scale: 1/16" = 1'-0"

STILL THORUM ARCHITECTURE  
537 WEST 600 SOUTH, SUITE 800  
SALT LAKE CITY, UTAH 84101  
T 801.463.1500  
F 801.907.7374  
www.stillthorum.com



PRE-DESIGN  
NOT FOR  
CONSTRUCTION

VIEW STREET MIXED-USE  
DEVELOPMENT  
Salt Lake City, Utah

PROJECT: 10020  
DRAWN BY: MFS  
DATE: 03.29.2011  
PHASE:  
PRE-DESIGN  
DESCRIPTION:  
SECTIONS

**Attachment H**  
**Proposed Architectural Renderings**























June 30, 2011

TO: Michael Maloy, Salt Lake City Planner  
FROM: Judi Short, Chair, Land Use Committee, Sugar House Community Council  
Re: PLNSUB 2011-00196 and PLNSUB2011-00307 View Street Mixed Use

Mr. Hunt brought this to the April meeting of the Sugar House Community Council Land Use and Zoning Committee (SHLUZ), and then to the full council at its June 2011 meeting. Originally, the proposal was for a conditional use for off-site parking in the development on Lot 3, which is what both groups reviewed. The plan has since been revised; the Planning Division said the first proposal did not meet the subdivision standards because of insufficient frontage on View Street. The plan is now a Planned Development, with a single lot line for the whole project, which keeps the project intact as one parcel. I reviewed the changes with several members of the SHLUZ, who concurred with me that this was not a substantial change to the project in terms of the community review; it is essentially the same as what we saw, just with different lot lines. I think it is a better project, because it eliminates the possibility that the two buildings could be sold to separate buyers in the future, or that the parking lot could be sold off.

The original property was made up of five lots. This will consolidate all the parcels into one property. In general, both groups approve of the project. We need more housing in Sugar House, especially close to the business district and transit routes. We like the fact that this is being marketed as apartments, rather than condos. The market for, and financing of, a condominium is flat right now. The project will also have some spaces available for small businesses, which is always needed. We hope the rent will be reasonable, as Mr. Hunt says it will be.

There will be 29 residential units, and our concern is always for adequate parking. View Street currently has cars up and down the street at all hours of the day and night. The current use has 16 units but only 8 stalls. We hope that this building, with 29 units and 44 stalls, will help free up some parking on the street.

Most of the comments that we heard related to the architectural style, and the choice of materials. I received a number of comments from trustees after the presentation. While the architect chose the style by drawing from the context of the buildings along 21<sup>st</sup> South from 13<sup>th</sup> East to the east, our

participants don't think that really represents what we like to see in Sugar House. We like traditional brick buildings. This looks like mid-20<sup>th</sup> century architecture that doesn't have much that is special about it. We are pleased that as the plans evolve for this building, the materials are evolving. They will use something more durable for the awnings and railings than the wood that was previously shown. The roof lines will change; the building entrances will be more defined.

I met with Mr. Hunt and Mr. Still today, and we discussed materials and design. They are still working on finding the best products for the space, and will come back and meet with the Sugar House Land Use Committee, and then the full Sugar House Community Council, as they finalize the materials and the building design. Mr. Still shared with me some ideas they are exploring for the front façade, so it won't have such a stark exterior, like an office building. Exterior colors will be determined as the design is finalized.

We are concerned about the big glass windows for the retail spaces. We don't like a lot of reflective glass, even if there is a lot of it on 13<sup>th</sup> east between Wilmington and 21<sup>st</sup> South. We want to see the occupants and activities inside, to make it a more walkable streetscape. We realize that the street, in its current condition, is not at all walkable, but we still aspire to that streetscape. This is a challenge with the requirement for 40% glass.

We'd like to see some effort made to reduce the environmental load this project will produce. We are pleased with the provision being built in to allow solar panels on the roof, but would like to see more. We suggested that they re-use the existing brick, and they are working with a company to see what can be done to use it as siding in the new building, or perhaps use another used brick. There is a lot of concern that we are seeing too much of the fake stucco treatment, we would like to see something more sustainable. At the very least, the color of the stucco board could be red, instead of non-descript beige/gray as seen in the buildings along 21<sup>st</sup> South. We appreciate the density and retail, but would like to have many entrances on the street, one for each retail space. We also would like to recommend that the units be redesigned. Rather than rotating every other one end for end, we think having a patio space for each unit is valuable, and some consideration to making that happen should be given. In discussion with them, they said that each unit does have an outdoor space. The four on the east are on ground level, and they will be thinking about having the actual entrances for these units off the street instead of off the interior courtyard. On the west, every other one will have a balcony, and the other units will have interior courtyard balconies. Care will be taken to see that the spaces are as private as possible.

Planting 27 native trees is a positive thing. We recommended that he consider a gate at the alley to the west, so cars would not cut through the property from the commercial uses along 13<sup>th</sup> East. With the revision of the property lines, they have reconfigured the parking garage to be able to secure the entire space. The Sugar House Community Council voted to give a positive recommendation to the Planning Commission for this project. The vote was 14 in favor, and 7 against. I believe the negative votes had to do with the materials shown, and I am confident that as the project and materials evolve as the design is fleshed out over the coming months, we will see improvement in the project. We look forward to working with them.

**Attachment J**  
**Department Comments**

Accela Automation® - Windows Internet Explorer

https://av.slcgov.com/jetspeed/portal

File Edit View Favorites Tools Help

Google Search Share Check Translate AutoFill michae...

Activities

- Activities-Summary
- Document View
- GIS
- Cashiering

Reports

- My Reports
- Building
- Business License
- CED
- Engineering
- Finance
- Fire
- General Reports
- HAZE
- Inspections
- Parking Meter
- Planning
- Transportation
- Utilities
- Walk-In

Quicklinks

Preference

Submit Reset Pref Chg PW

Default Module \* Planning

Record

Menu Search New GIS Help

Petition #	Petition Type	Opened Date	Number	Direction	Street Name	Street Type	First Name	Last Name
<input type="checkbox"/> PLNSUB2011-00196	Planning/Subdivision and Condominium/Preliminary Subdiv-Minor/NA	04/22/2011	1321	E	2100 S		Rinaldo	Hunt

PETITION #: PLNSUB2011-00196

Menu Cancel Help

Go To Workflow

Workflow Tasks

- Staff Assignment
- Planning Dept Review
- Sustainability Review
- Public Utility Review
- Zoning Review
- Building Review
- Engineering Review
- Transportation Review
- Fire Code Review
- Police Review
- Staff Review and Report
- Administrative Decision
- Planning Commission Hearing
- Findings and Order

Task Details Engineering Review

Assigned Date: 05/25/2011

Assigned to:

Current Status: Complete

Action By: Scott Weiler

Comments: Two cracked sidewalk panels and two lifted sidewalk panels in View Street must be replaced by the applicant. Additionally, the badly deteriorated asphalt in the public alley must be replaced by the applicant along the west boundary of the plat using 3" asphalt over 8" road base. The construction for these improvements can occur after the construction of the proposed mix use buildings. A Subdivision Improvement Construction Agreement may be required for the above work. The McNeil Group has been contacted to pick up the redlined plat from SLC Engineering.

End Time:

Billable: No

Time Tracking Start Date

In Possession Time (hrs)

Display Comment in ACA

Due Date: 05/25/2011

Assigned to Department: Engineering Engineer

Status Date: 06/16/2011

Overtime: No

Start Time:

Hours Spent:

Action by Department: Engineering Engineer

Est. Completion Date

Display Email Address in ACA

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact

There currently are no ad hoc tasks defined.

Trusted sites 100%

Engineering Division Comments for Preliminary Subdivision

## Maloy, Michael

---

**From:** Ross, Michelle  
**Sent:** Tuesday, May 31, 2011 4:33 PM  
**To:** Maloy, Michael  
**Subject:** PLNPCM2011-00195 AND 00196

**Categories:** Other

Michael,

The PD has no issues with this development.

Thanks,  
Sgt. Ross



Accela Automation® - Windows Internet Explorer

https://av.slcgov.com/jetspeed/portal

File Edit View Favorites Tools Help

Google Search

Accela Automation Portal

Menu Search New GIS Help

Petition #	Petition Type	Opened Date	Number	Direction	Street Name	Street Type	First Name	Last Name
<input type="checkbox"/> PLNSUB2011-00307	Planning/Subdivision and Condominium/Planned Dev - Conditional Use/NA	06/14/2011	2012	S	VIEW	St	Baron	Real Estate

PETITION #: PLNSUB2011-00307

**Notice:** A notice was added to this record on 2008-11-09. Condition: Legacy Conversion - FLAG - Converted from the legacy system. Please refer to the legacy permits system for details on this flag. Severity: Notice. Total conditions: 1 (Notice: 1). [View notice](#)

Menu Cancel Help

Go To Workflow

**Workflow Tasks**

- Staff Assignment
- Planning Dept Review
- Sustainability Review
- Public Utility Review
- Zoning Review
- Building Review
- Engineering Review
- Transportation Review**
- Fire Code Review
- Police Review
- Community Open House
- Community Council Review
- Staff Review and Report
- Administrative Decision
- Planning Commission Hearing
- Findings and Order

Task Details Transportation Review

**Assigned Date:** 06/20/2011  
**Assigned to:** Barry Walsh

**Current Status:** Complete

**Action By:** Barry Walsh

**Comments:** The proposal indicates 29 residential units and 4 commercial units with 35 on site parking stalls two being ADA stalls and 9 on street parking stalls shown. The on street ADA stalls are not compliant as shown. Please provide additional dimensions to fully review the proposed parking layout and pedestrian circulation (ADA corridors, height clearances, etc.) Provide parking calculations for each designation along with ADA and 5% bike stall provisions and details and PLNSUB2011- 00196 To create one lots no change to public ROW.

**End Time:** No  
**Billable:** No

**Time Tracking Start Date:** In Possession Time (hrs)  
 Display Comment in ACA

**Due Date:** 06/20/2011  
**Assigned to Department:** Transportation Technician  
**Status Date:** 06/23/2011  
**Overtime:** No  
**Start Time:**

**Hours Spent:**  
**Action by Department:** Transportation Technician  
**Est. Completion Date:**  
 Display Email Address in ACA  
**Comment Display in ACA:**  
 All ACA Users  
 Record Creator  
 Licensed Professional  
 Contact  
 Owner

There currently are no ad hoc tasks defined.

Submit Reset Pref Chg PW  
 Default Module \* Planning

Trusted sites 100%

Transportation Division Comments

# MEMORANDUM

DATE: JULY 1, 2011  
To: Michael Maloy, Planning Division  
From: Alan R. Michelsen, Building Services Division  
Subject: Zoning Review Comments for Petition Numbers PLNSUB2011-00196 & PLNSUB2011-00307—Preliminary Subdivision Plat and Mixed Use PUD

---

The Building Services Division has reviewed the View Street Mixed Use Planned Development proposal located in a C-N and R-1/5000 zone and requests the following considerations:

- 1) Consider section 21A.26.020.D: The proposed lot consolidation at 37,598 square feet exceeds the maximum lot size of 16,500 square feet for the C-N zone.
- 2) Consider section 21A.44.020.H, where it states that in residential districts a maximum of only 4 outdoor parking spaces are allowed.
- 3) Consider moving the portion of the buffer between the C-N and R-1 zone all the way to the rear property line of the R-1 zone to better meet the intent of the landscape buffer ordinance.
- 4) Consider relocating the driveway accessing the parking in the R-1 zone to a minimum of six (6) feet from the property line as per 21A.44.020.F.7.a. Note: With the 7 feet wide buffer located along the rear property line (as mentioned above) and no permitted encroachments, this requirement for the driveway location would also be met.
- 5) Consider whether the dumpster is properly located in a required landscape buffer area.
- 6) Consider if the recessed patios located in the required corner-side yard setback require grade changes exceeding two feet and if so, should this be address through the planned development process or as a special exception.
- 7) Consider whether the minimum 1/3 living vegetation requirement for the corner-side yard has been met as per 21A.48.090, or should this be addressed by the planned development process. Percentage or require corner-side yard landscaping has not been provided on the plans.
- 8) Consider that plans do not indicate the type of glazing to be used and 1<sup>st</sup> floor glass calculations have not been provided on the plans to show compliance with the visual entrance requirements for percentages of 1<sup>st</sup> floor non-reflective glass pursuant to 21A.26.020.I.1.
- 9) Consider if this is one building, or two buildings, based on the second story bridge connection and if the requirement as per 21A.26.020.I.2 for each building having one operable entrance door per elevation facing a public street has been met.
- 10) Consider whether adequate parking is available. Parking calculations have not been provided on the plans to show compliance with 21A.44.

## Maloy, Michael

---

**From:** Faulkner, Shari  
**Sent:** Monday, June 27, 2011 12:28 PM  
**To:** Maloy, Michael  
**Cc:** Nielson, Paul  
**Subject:** FW: View Street Mixed Use Subdivision

**Categories:** Other

Hi Michael:

I reviewed the second preliminary plat for View Street Mixed Use Subdivision and have some of the same comments as my email to you dated June 7, below. In particular:

1. I do not see the street address(es).
2. If the reciprocal easement is recorded before the plat, the recording information should be reflected on the plat.
3. I will need a copy of a complete, current title report with the mylar.
4. There are no lender's consents.

Let me know if you have any questions.

Shari Faulkner, Paralegal  
Salt Lake City Attorney's Office  
801.535.7632

---

**From:** Faulkner, Shari  
**Sent:** Tuesday, June 07, 2011 12:11 PM  
**To:** Maloy, Michael  
**Cc:** Nielson, Paul  
**Subject:** View Street Mixed Use Subdivision

Hi Michael:

I have reviewed the preliminary plat for View Street Mixed Use Subdivision and have the following comments:

1. Obviously the plat needs to have places for the required departments, attorneys' office, etc. signatures to approve the plat.
2. The site map appears to show this property abutting 1300 East, which is not the case.
3. The street addresses for the revised lots are not shown.
4. The new reciprocal easement should be reflected on the map—if it is recorded before the plat.
5. There are no engineer's certificate or owner's dedication.
6. There are no lender's consents (refer to title report paragraphs 32, 33, 34, 36, 37 and 38).
7. The legal description on the plat does not exactly match the legal description in the title report.

Please let me know if you have any questions.

*Shari D. Faulkner*  
Paralegal



Accele Automation@ - Windows Internet Explorer

https://av.slcgov.com/jetspeed/portal

File Edit View Favorites Tools Help

Google Search

My Reports
 

- Building
- Business License
- CED
- Engineering
- Finance
- Fire
- General Reports
- HAZE
- Inspections
- Parking Meter
- Planning
- Transportation
- Utilities
- Walk-In

Quicklinks

Preference
 

- Submit Reset
- Chg PW
- Default Module \* Planning

Petition #	Petition Type	Opened Date	Number	Direction	Street Name	Street Type	First Name	Last Name
<input type="checkbox"/> <a href="#">PLNSUB2011-00307</a>	Planning/Subdivision and Condominium/Planned Dev - Conditional Use/NA	06/14/2011	2012	S	VIEW	St	Baron	Real Estate

**PETITION #: PLNSUB2011-00307**

**Notice:** A notice was added to this record on 2008-11-09. Condition: Legacy Conversion - FLAG - Converted from the legacy system. Please refer to the legacy permits system for details on this flag. Severity: Notice. Total conditions: 1 (Notice: 1). [View notice](#)

Menu Cancel Help

Go To Workflow

**Workflow Tasks**

- Staff Assignment
- Planning Dept Review
- Sustainability Review
- Public Utility Review
- Zoning Review
- Building Review
- Engineering Review**
- Transportation Review
- Fire Code Review
- Police Review
- Community Open House
- Community Council Review
- Staff Review and Report
- Administrative Decision
- Planning Commission Hearing
- Findings and Order

There currently are no ad hoc tasks defined.

**Task Details Engineering Review**

**Assigned Date:** 06/20/2011  
**Assigned to:**  
**Current Status:** Complete  
**Action By:** Scott Weiler  
**Comments:** Two cracked sidewalk panels and two lifted sidewalk panels in View Street must be replaced by the applicant. Additionally, the badly deteriorated asphalt in the public alley must be replaced by the applicant along the west boundary of the plat using 3" asphalt over 8" road base. The construction for these improvements can occur after the construction of the proposed mix use buildings. A Subdivision Improvement Construction Agreement is not required for the above work but civil improvement plans must be submitted by the applicant and approved by SLC Engineering so that a Permit to Work in the Public Way can be obtained by the contractor performing this work. The McNeil Group has been contacted to pick up the redlined plat from SLC Engineering.

**Due Date:** 06/20/2011  
**Assigned to Department:** Engineering Engineer  
**Status Date:** 07/01/2011  
**Overtime:** No  
**Start Time:**

**Hours Spent:**  
**Action by Department:** Engineering Engineer  
**Est. Completion Date:**  
 Display Email Address in ACA  
**Comment Display in ACA:**  
 All ACA Users  
 Record Creator  
 Licensed Professional  
 Contact  
 Owner

Trusted sites 100%

Engineering Division Comments on Planned Development

## Maloy, Michael

---

**From:** Stoker, Justin  
**Sent:** Wednesday, July 06, 2011 1:19 PM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** Clarification Re View Street Mixed Use CUP and SUB

**Categories:** Other

- A. **PLNSUB2011-00196 View Street Mixed Use Subdivision** – A preliminary subdivision request to combine five parcels into one parcel.
- B. **PLNSUB2011-00307 View Street Mixed Use Planned Development** – A planned development request to construct two buildings that contain approximately 30 residential apartments, along with commercial office and retail space.

If they are combining the parcels, then they will only be allowed one culinary water meter and service line to service the whole planned development. The property would also be allowed only one fire suppression line (or two if there is a loop proposed). The one culinary water meter and the fire suppression line would be master metered. If the project proposes to sublease the property, private sub-meters are allowed on the water line at the buildings, but will be owned, read, and maintained privately. Only one water meter read and bill be sent to the property. Any old, unused meters and service lines will need to be terminated. Water kills are done at the main and sewer kills are made at the property line.

An existing public sewer main run through the southern portion of the proposed project and may create conflicts. No permanent structures may be construction atop the public sewer main. Engineering drawings to relocate the sewer main back to the right-of-way will need to be reviewed and approved if the project intends to utilized the currently occupied space with permanent structures.

Details regarding utility laterals and storm drain detention will be reviewed as part of site development permitting.

**Justin D. Stoker, PE, LEED® AP, CFM**  
**Salt Lake City Public Utilities**  
1530 S. West Temple, SLC, UT 84115  
ph. (801) 483-6786 - [justin.stoker@slcgov.com](mailto:justin.stoker@slcgov.com)



Please consider the environment before printing this e-mail