

Planning Commission Staff Report

Salt Lake City PEHP Employee Medical Clinic Conditional Use PLNPCM2012-00785 230 South 500 East Hearing date: December 12, 2012



Planning Division
Department of Community &
Economic Development

Applicant:

Salt Lake City Corporation (via the Archiplex Group architects)

Staff:

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID:

16-06-253-049

Current Zone:

RO (Residential Office)

Master Plan Designation:

Central Community Master Plan:
Residential / Office Mixed Use

Council District:

District 4 – Luke Garrott

Community Council:

Central City Community Council –
Tom Mutter (Chair)

Lot size: 1.65 acres

Current Use:

Office building

Applicable Land Use Regulations:

- 21A.24.180 RO District
- 21A.54 Conditional Uses

Attachments:

- A. Applicant's project description
- B. Site drawings
- C. Photographs
- D. City Department Comments
- E. Written public comments

Request

Salt Lake City Corporation and PEHP (Public Employees Health Program) are requesting conditional use approval for a proposed medical clinic in the RO (Residential Office) zoning district. The clinic would be housed in the existing office building at the subject property. The project consists of remodeling interior space, no new construction is proposed. The clinic would provide services primarily to employees of PEHP and Salt Lake City Corporation.

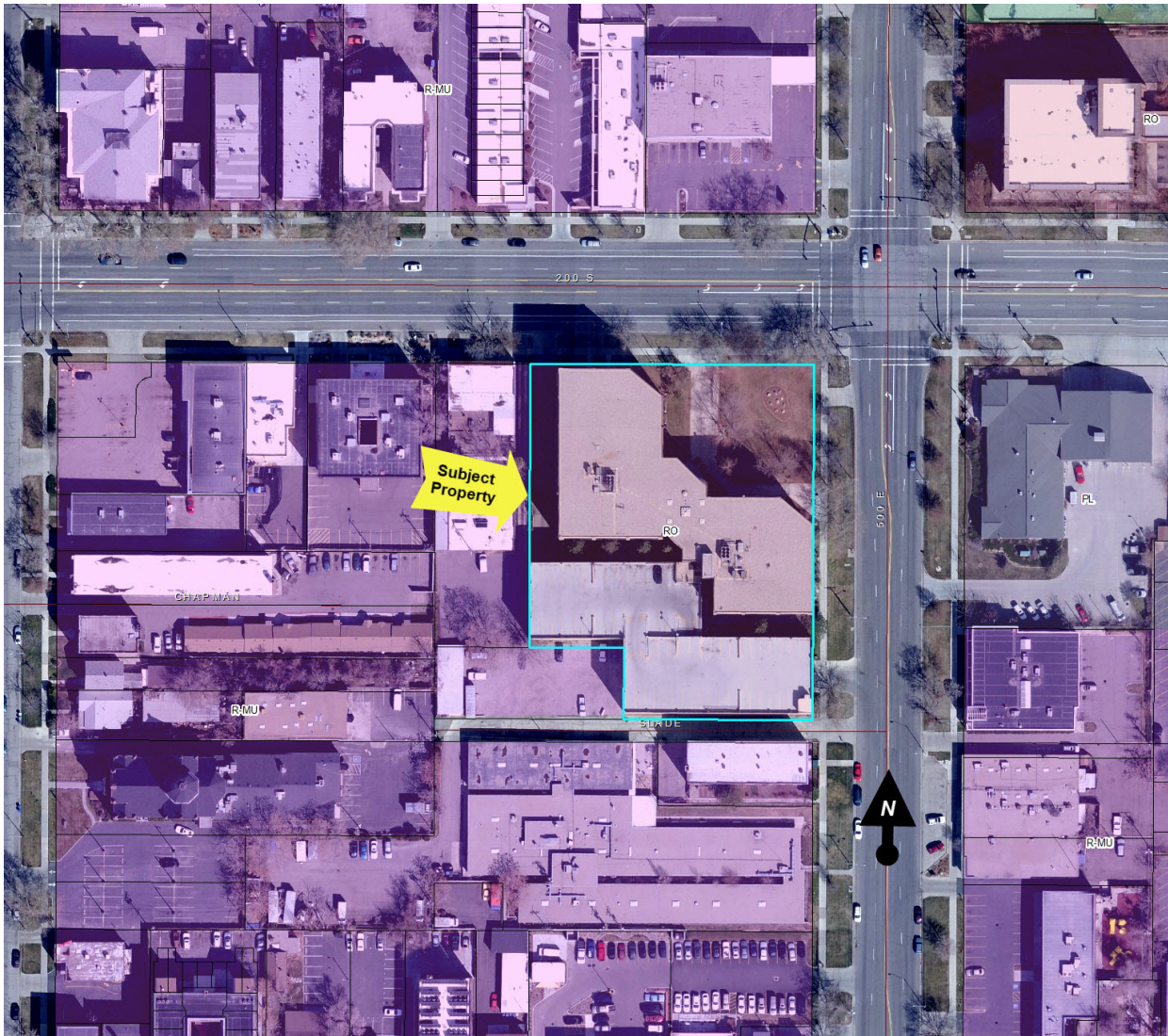
Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for a conditional use and therefore recommends the Planning Commission approve the application as proposed.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed Salt Lake City PEHP medical clinic conditional use PLNPCM2012-00785 as proposed.

VICINITY MAP - 230 South 500 East



Background

Project Description

The applicant seeks conditional use approval to operate a medical clinic in the existing office building. The clinic would be located on the 5th floor and provide basic medical services (wellness testing, consulting, and minor medical procedures) primarily to employees of the Salt Lake City Corporation and the PEHP organization. The project would consist of remodeling interior office space of the building to accommodate the clinic. No construction or additional development outside of the building is proposed. “Medical Clinic” is listed as a conditional use in RO zoning district, and since it is located in a residential district, requires review by the Planning Commission.

The clinic would operate between the hours of 8:00 AM and 6:00 PM Monday through Friday, and on Saturdays if the demand is there. No more than four (4) employees are expected during the busiest shifts. Parking for the clinic would be handled by the existing multi-level parking structure on the property; no additional parking spaces are required by the city code.

Public Notice, Meetings, Comments

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

- Community council decided not to discuss the project at a meeting but still provided written comments consisting of no objections or concerns. Comments and notes can be found in *Attachment E*.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before November 29, 2012
- Public hearing notice posted on property on or before December 1, 2012
- Public notice posted on City and State websites November 29, 2012

City Department Comments

The comments received from pertinent City departments/divisions are attached to this staff report in Attachment D. In general, the departments had no concerns or objections to the proposed development but provided a few specific requirements pertaining to any building permits and according to their respective area of development oversight. 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.

Analysis and Findings

Approval Standards for Conditional Uses; Section 21A.54.080

A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. The use complies with applicable provisions of this title;

Analysis: The proposed medical clinic use is listed as a conditional use in the zoning ordinance. The use would operate in existing office space in an existing office building with multiple tenants. The proposal has been reviewed by various City departments and determined it complies with the provisions of the Zoning Ordinance for requirements pertaining to medical offices. To ensure compliance with all code requirements, staff includes recommended conditions on page one (1) of this report if the conditional use is approved.

Finding: The proposal satisfies this standard based on the above analysis. Staff determined the project complies with the provision of the Zoning Ordinance.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed use in the subject location is compatible with adjacent uses which are primarily office and retail uses. The use is proposed to operate as one of the many office uses in an existing office building. Based on the limited medical services provided, there will be no impact to surrounding properties or uses. No additional parking will be required.

Finding: The project satisfies this standard; the proposed medical clinic is compatible with adjacent properties and the surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The Central Community Master Plan references and anticipates office and residential uses for this area of the community, as confirmed by master plan’s “Future Land Use Map” and the uses allowed in the RO zoning district. The proposal demonstrates no aspect that is inconsistent with applicable City policies and plans.

Finding: The project satisfies this standard; the proposed medical clinic is consistent with applicable adopted City policies and plans.

4. *The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.*

Analysis: Zoning ordinance section 21A.54.080 B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

Analysis: The proposed conditional use has no anticipated detrimental effects based on a review of the list of items above. Parking, at times a concern in residential neighborhoods, is adequately handled by the on-site, multi-level parking structure which all of the existing office uses utilize.

Finding: The project satisfies this standard; no detrimental effects are anticipated with the proposal.

Conditions Imposed

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the zoning ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Commission Options

If approved, the applicant can submit a building permit application to remodel the interior office space and start remodeling when the permit is issued. If conditions are applied to an approval, then the conditions have to be reflected on the building permit and satisfied before occupancy of the building. No additional processes are required.

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

None of the above situations exist with the proposed conditional use.

If denied, the proposed clinic would not be allowed to operate in the existing building at this location. Another location would have to be utilized.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied. (Modify to meet the staff recommendation):

Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow the Salt Lake City PEHP medical clinic conditional use PLNPCM2012-00785, located at approximately 230 South 500 East. The proposed conditional use will create (list the detrimental effects) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.

2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.

Instructions: The Planning Commission only needs to make findings on the specific standard that is not being complied with.

Attachment A
Applicant's Project Description

November 2, 2012



Salt Lake City Corporation

Planning Counter
451 South State Street, Room 215
Salt Lake City, UT 84111

Re: Application for Salt Lake City PEHP Employee Clinic
Conditional Use Application - Project Description

To Whom It May Concern:

1. Salt Lake City PEHP Employee Clinic Project Description:

The Salt Lake City PEHP Employee Clinic is a tenant improvement in the existing Midtown Office Plaza Building at 230 South 500 East, owned by US Retirement Systems. It is a private wellness clinic for Salt Lake City and PEHP employees and their families. The tenant improvement is not a full service medical clinic in any sense; there are no medical gases provided, it is not designed for urgent care or surgeries. This is a wellness clinic that is for basic wellness testing, consulting and minor procedures only (i.e. toe nail removal). The staff is charting personal health statistics. Vaccinations and blood draws will occur here as a matter of basic health management. Appointments to be seen will be scheduled. As many users are City employees, it is anticipated that many will be walking to this facility. It is also anticipated that as the facility matures around 20 per day will use the facility.

There are other medical office-type users in the building. Per the planning code, nine (9) parking spaces are required for this 1,630 SF tenant improvement. After this parking requirement is accounted for, there are still 151 surplus parking spaces for the building. A parking analysis of the entire building is attached to this letter along with a listing of the current rent roll.

2. Conditional Use Information

The anticipated operating hours are 8:00 AM - 6:00 PM Monday - Friday. Saturday hours may be added if the demand is there. Adjacent land uses are office, retail and residential. No more than four (4) employees are expected during the highest shift. The project has not been discussed with adjacent property owners other than those that are already involved (PEHP and US Retirement office nearby).

Regards,
CONSULTANT: ArchiPLEX Group, LLC

A handwritten signature in black ink that reads "Ralph Stanislaw".

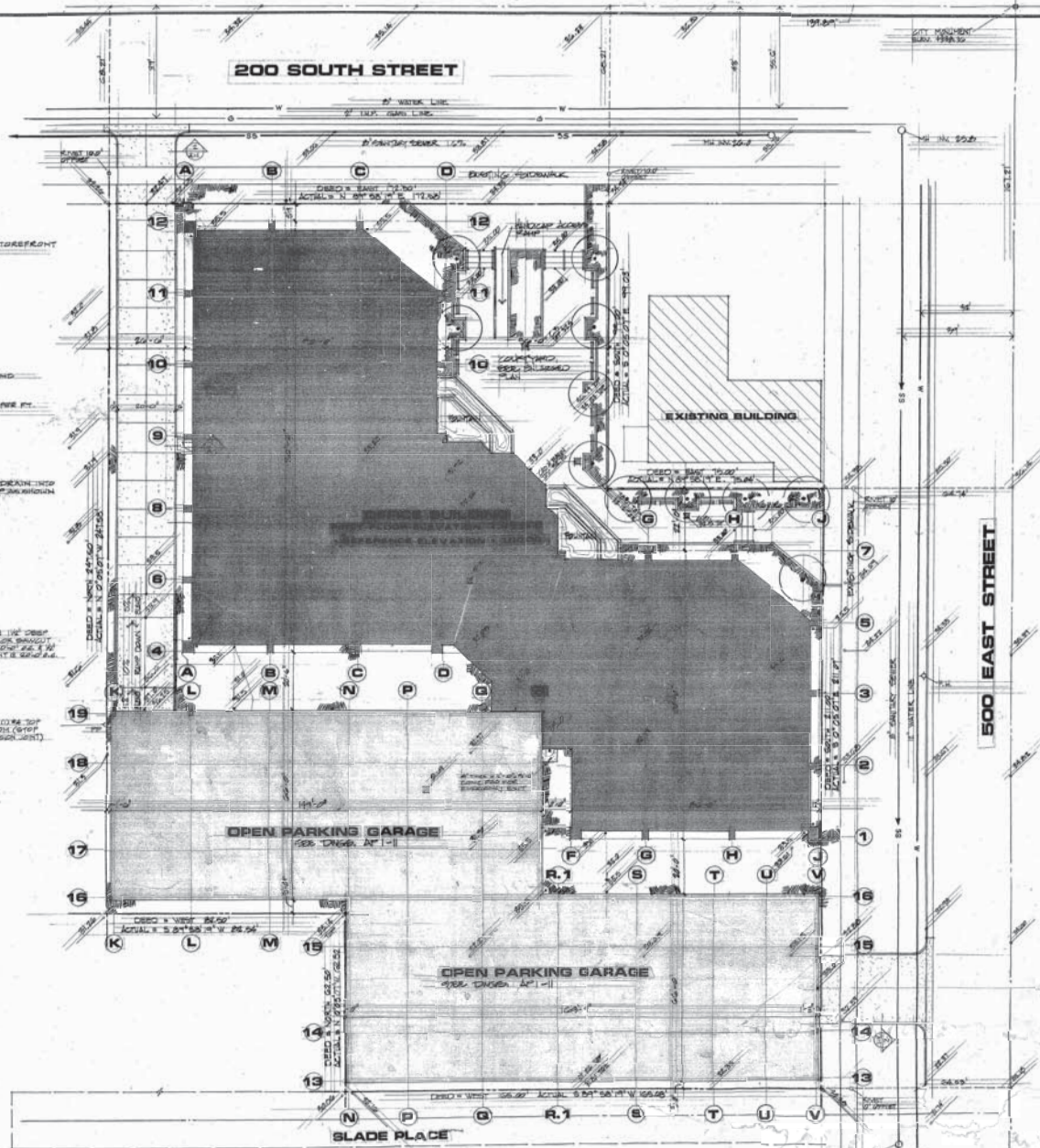
By: Ralph Stanislaw
Title: Principal

Attachment

Tenant Directory
Midtown Office Plaza
10/25/2012

Suite	Tenant	Sq. Footage
100	Neurology Learning & Behavior	3,160
110	Paramount Detective Agency	1,850
120	Postnova Analytics	1,170
120A	Intermountain Donor Services	334
150	IHC Hearing and Balance Center	5,930
160	Vacant	3,032
170	Utah Dept. of Insurance	5,253
200	Norman Townsend & Johnson, LLC	3,064
200B	Intermountain Donor Services (Will be vacated when 480 is completed)	1,305
210	Utah Medical Education Council	2,383
230	Utah Reclamation Mitigation	4,540
240	Intermountain Medical Group	1,577
265	Intermountain Donor Services	323
290	Intermountain Donor Services	7,861
300	Trask Britt P.C.	22,919
400	Farmers Insurance	5,069
425	Utah State Retirement Investment Fund	5,832
460	Utah State Retirement Investment Fund	3,027
465	Vacant	2,999
475	Vacant	1,534
480	Vacant (Under construction - will be IDS)	4,458
500	Utah State Retirement Investment Fund	2,624
505	Utah State Retirement Investment Fund	5,692
530	Utah State Retirement Investment Fund	1,906
540	Utah State Retirement Investment Fund	1,127
550	Utah State Retirement Investment Fund	2,541
580	Insure-Rite Inc.	4,818
590	Utah State Retirement Investment Fund	2,717
		109,045
Current Occupancy		91.87%

Attachment B
Site / Building drawings



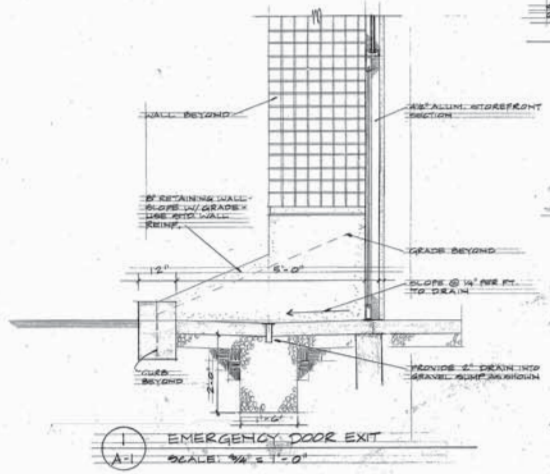
200 SOUTH STREET

500 EAST STREET

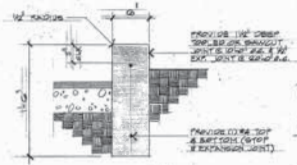
SLADE PLACE

SITE PLAN

SCALE: 1/16" = 1'-0"



1 EMERGENCY DOOR EXIT
SCALE: 3/8" = 1'-0"



2 CURB DETAIL
SCALE: 1/2" = 1'-0"

GRADE LEGEND
 --- EXISTING GRADES
 --- NEW GRADES

CARPENTER-STRINGHAM & ASSOCIATES ARCHITECTS A.L.A.
 SEE EAST FIRST SOUTH SALT LAKE CITY, UTAH 84102
 PH. 801-262-4808
 FAX 801-262-4808

CS

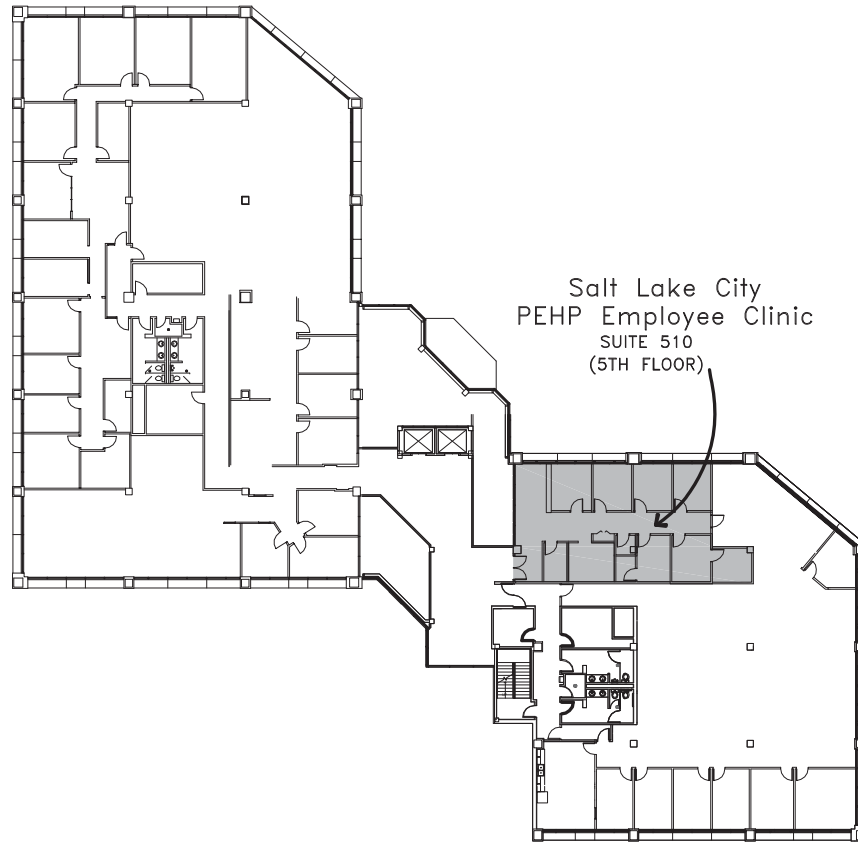
STRUCTURAL
 MECHANICAL
 ELECTRICAL



PETERSEN-CHRISTENSEN
 ARCHITECTS
 100 SOUTH 100 WEST SALT LAKE CITY, UTAH

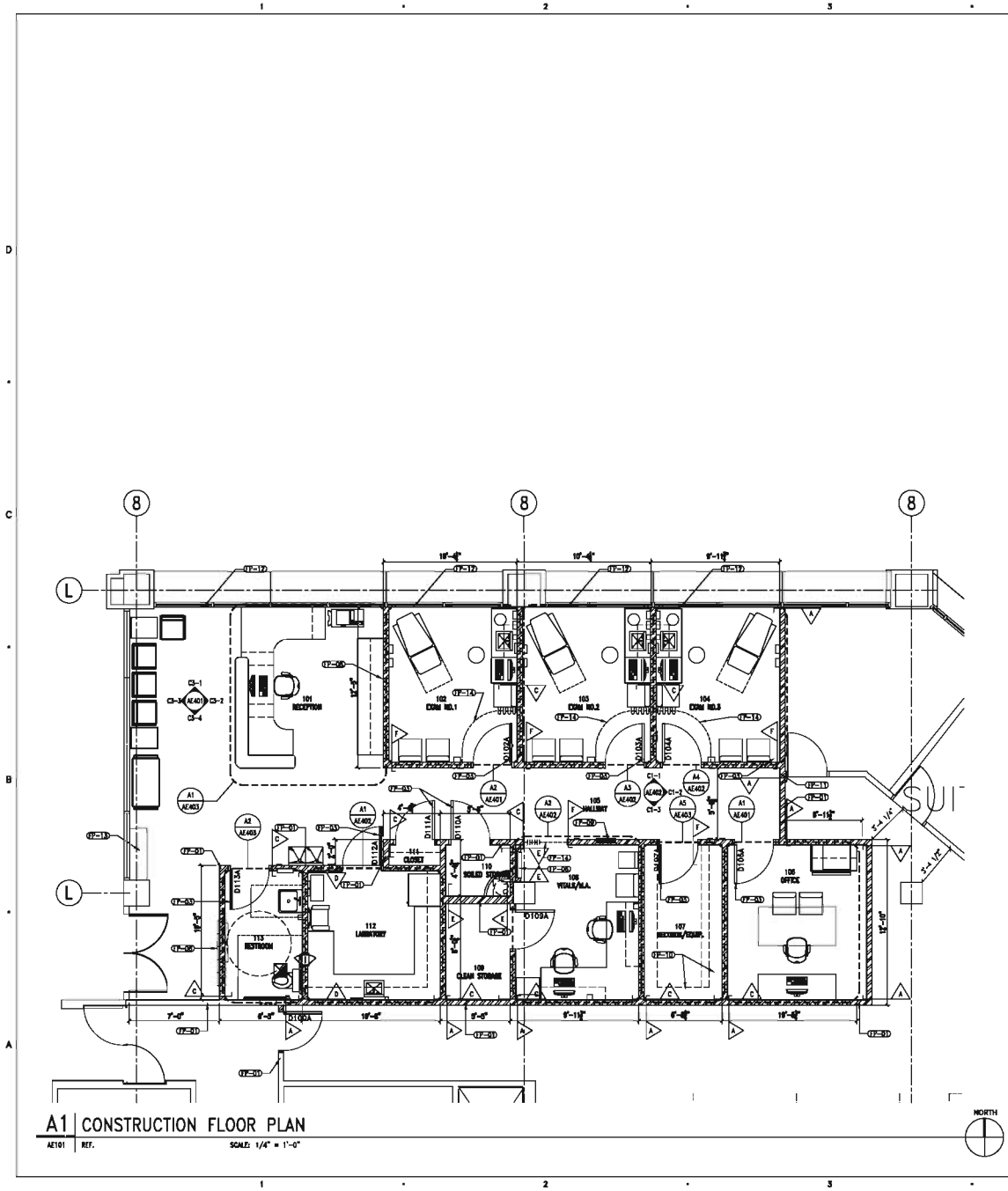
SITE PLAN

DATE: JULY 1964

SHEET: **A-1**



 <small>architecture • planning • design services</small> 255 South Crossroad Sq. Salt Lake City, UT 84115 P:(801) 961-7070 F:(801) 961-7373	PROJECT: Salt Lake City PEHP Employee Clinic 230 S. 500 E. Salt Lake City, UT	PROJ NO: 1228.01	 NORTH
	SUBJECT: KEY PLAN	DATE: 11/05/12	
SCALE: 1/32" = 1'-0"		SHT REF:	



GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
2. DO NOT SCALE DRAWINGS.
3. SEE SHEET AE01 FOR WALL TYPES.
4. SEE SHEET AE01 FOR ALL FINISHES.
5. SEE SHEET AE03 FOR ALL RECEPTION FURNITURE CALL OUTS.
6. CONTRACTOR SHALL PROTECT ALL ADJACENT SPACES FROM PAINTING OVERSPRAY.
7. SEE SHEET AE01 FOR DOOR SCHEDULE.
8. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES FROM DAMAGE DURING DEMOLITION AND REPAIR OR REPLACE ANY MATERIAL THAT IS DAMAGED.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING, WATER LINES, GAS LINES ETC. SERVING THE AREA AND KEEP IN WORKING ORDER.
10. EXISTING SPRINKLER SYSTEM TO REMAIN (NOT SHOWN FOR CLARITY). MODIFY AS REQUIRED FOR NEW CONSTRUCTION.
11. EXISTING STRUCTURAL COLUMNS TO REMAIN.
12. CONTRACTOR RESPONSIBLE OF PROTECTING EXISTING LANDSCAPE THAT WILL REMAIN UNDISTURBED.

FLOOR PLAN KEYNOTES

- (07-20) NEW WALL AS SCHEDULED - SEE SHEET AE01
- (07-20) NEW RECESSED FIRE EXTINGUISHER, SEE DETAIL RS/AE02
- (07-20) NEW DOOR - SEE AE01
- (07-20) NEW ELECTRICAL PANEL, VERIFY LOCATION PRIOR TO COMMENCEMENT OF WORK.
- (07-20) ADA COMPLIANT DUAL LEVEL DRINKING FOUNTAIN - SEE DETAIL BS/AE02 & PLUMBING DRAWINGS.
- (07-20) NEW ELECTRICAL PANEL, VERIFY LOCATION PRIOR TO COMMENCEMENT OF WORK.
- (07-20) ADA COMPLIANT DUAL LEVEL DRINKING FOUNTAIN - SEE DETAIL BS/AE02 & PLUMBING DRAWINGS.
- (07-20) WALL DISPLAY, FURNISHED BY OWNER. COORDINATE LOCATION AND SIZE.
- (07-20) NEW RECESSED FIRE EXTINGUISHER, SEE DETAIL RS/AE02
- (07-10) SHELF SUPPORTED BY METAL BRACKET.
- (07-11) REPLASTER EXISTING CYP BOARD TO PROVIDE A SMOOTH FINISH.
- (07-12) REPLACE AND REPAIR SILL AS REQUIRED - MATCH EXISTING
- (07-13) FREE STANDING SHELF PROVIDED BY OWNER.
- (07-10) PRIVACY CURTAIN.

CLIENT

PEHP CLINIC REMODEL
230 SOUTH 500 EAST
SALT LAKE CITY, UT 84101

DESIGNER



CONSULTANTS

REGISTRATION



ISSUE

MARK	DATE	DESCRIPTION
▲	10/17/12	CLINIC COMMENTS

PROJECT NO:	1228.01
DRAWN BY:	A. PHILLIPS
CHECKED BY:	R. STANISLAW
SCALE:	1/4" = 1'-0"
DATE:	SEPTEMBER, 2012

KEY PLAN

SHEET TITLE

FLOOR PLAN

AE101

Attachment C
Photographs



Looking south at existing office building.



From 500 East, looking southwest at existing office building and parking structure.

Attachment D
City Department comments

CITY DEPARTMENT COMMENTS

- **Public Utilities** (Justin Stoker): Like other medical offices, as part of the permitting phase of this development, it would be expected that details surrounding what is contributed to the sewer system will be reviewed. Any non-standard residential waste may be subject to pre-treatment prior to release into the public sewer systems. Please be prepared to provide the PU-1 Wastewater Pretreatment Survey to this department as part of the permitting of the building improvements.
- **Engineering** (Scott Weiler): No objection to the proposed conditional use.
- **Transportation** (Barry Walsh): The proposed use change is noted in the parking provisions shown in the application documents with excess parking remaining. No change or impact to the transportation facilities.
- **Fire**: (Ted Itchon): If the Clinic is provided with facilities which has medical gas which can render one or more care recipients incapable of self-preservation, then the building shall be provided with automatic fire sprinkler system. *[Planning staff note: the applicant's project description states that no medical gas will be as part of the clinic]*
- **Zoning** (Alan Hardman): Zoning review dated October 22, 2012, identified the following zoning issues:
 1. Public Utilities approval required. Submit plans to 1530 South West Temple Street. Phone (801) 483-6727. You must return stamped and approved plans from their office to our office to get a building permit.
 2. Medical offices in this zone require Conditional Use approval per 21A.24.190. Please contact the Planning Desk at 451 South State Street, room 215 or phone (801) 535-7700 for the application and the approval process. Please provide approval.
 3. Provide existing parking calculations for the entire building for the current uses and proposed parking calculations for the entire building for the new medical use. General office use on floors above the main level is 1.25 stalls per 1,000 square feet of building space and medical office use is 5 stalls per 1,000 square feet of building space.

The architect addressed the parking calculations in his CU submittal and are approved. The CU approval from Planning and the PU approval are still pending.

Attachment E
Written public comments

From: [thomas.mutter](#)
To: [Stewart, Casey](#)
Subject: RE: Proposed medical clinic in the office building at 230 South 500 East
Date: Tuesday, November 27, 2012 2:14:46 PM

Mr. Stewart,

Thank you for sending the additional information on the proposed medical clinic in the office building at 230 South 500 East. After reviewing the information you sent we see that our typical concerns regarding medical clinics and conditional use applications (eliminate opportunities for housing, morph into other uses through an administrative process and outrageous demand for parking) are not issues here. Thank you again for considering CCNC but there is no need for this application to be heard by Central City Neighborhood Council and we have no further comment.

Tom Mutter
CCNC Chairperson

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