

Planning Commission Staff Report

Rowland Hall Steiner Campus
Planned Development - PLNPCM2012-00271
Conditional Use – Additional Building Height -
PLNPCM2012-00272
1481 East Sunnyside Ave
Hearing Date: August 22, 2012



Planning and Zoning Division
Department of Community &
Economic Development

Applicant

Rowland Hall-St Mark's School

Staff

Everett Joyce (801) 535-7930
everett.joyce@slcgov.com

Tax Identification Numbers

16-09-103-004

Current Zone

Institutional and Open Space

Master Plan Designation

Institutional and Open Space

Council District

District 6 – Charlie Luke

Community Council District

Yalecrest Community Council
Kelly White

Lot Size

13.09 acres

Current Use

Vacant land

Applicable Land Use Regulations

- 21A.32.080 I - Institutional District
- 21A.32.100 OS - Open Space District
- 21A.55 Planned Developments
- 21A.54 Conditional Use Standards

Notification

- Notice mailed August 9, 2012
- Sign posted August 10, 2012
- Posted to Planning Dept and Utah State Public Meeting websites August 9, 2012

REQUEST

PLNPCM2012-00271

Rowland Hall is requesting approval of a planned development, for a private middle and high school with supporting gymnasium and sport fields at 1481 E Sunnyside Avenue within the Institutional and Open Space Zoning Districts.

The applicant proposes a multiple structure campus to be developed in three phases. Phase 1, consists of the sport fields located in the Open Space zoned area and related driveway, site circulation road, parking areas and a storage building within the Institutional zoned portion of the site. Proposed site improvements include grade changes, retaining walls and soccer screen net fencing that require modification to the zoning standards which can be authorized by the Planning Commission through planned development approval.

PLNPCM2012-00272

The applicant is also requesting conditional use approval for additional building height up to 50 feet in height for proposed school campus structures located within the interior of the development. The Institutional Zoning District allows the Planning Commission to approve modifications up to 75' in total height to the permitted building height.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Petition PLNPCM2012-00271 Planned Development and Petition PLNPCM2012-00272 Conditional Use for excess building height, based on the analysis and findings in this staff report.

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission approve petition PLNPCM2012-00271 Planned Development and PLNPCM2012-00272 Conditional Use pursuant to the analysis, findings and conditions of approval in this staff report.

<p>Exhibits</p> <ul style="list-style-type: none"> A. Proposed Development Plan B. Proposed Phasing Plan C. Site Plan D. Grading Plan E. Main Building Floor Plans F. Athletic Complex Floor Plan G. Site and Building Renderings H. Building Height Section Drawing I. Field and Wall Elevations at Front Setback J. Geotechnical Study Map K. Department Comments 	<p>Conditions of approval:</p> <ol style="list-style-type: none"> 1. That the Transvalley corridor walkway be 10 feet in width and public easements are recorded for the Transvalley and Cemetery trails prior to issuing a Certificate of Occupancy for phase 1 development; 2. That site development permit for grading, retaining walls and utilities may be issued upon planned development approval, However, building permit issuance for other phase one improvements be held until a final landscape plan with primarily drought tolerant species and lighting plans consistent with the Development Agreement regarding sports field lighting are completed and approved by the Planning Director; 3. If future phases of the proposed development are determined by the Planning Director to not be consistent with approved planned development plans, then the plans shall be brought back to the Planning Commission for review and approval; and 4. Additional building height is limited to 15 feet and no building or structure shall exceed fifty feet in height.
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Vicinity Map



Proposed Rowland Hall - Steiner Campus
1481 East Sunnyside Avenue



Salt Lake City
Community and Economic Development Dept.
Planning Division

Background

Rowland Hall's is seeking Planned Development and Conditional Use approval in order to ensure that their proposed Steiner Campus can be developed as proposed in a phased sequence. This project includes the construction of facilities for a middle and upper school (Steiner Campus) for Rowland Hall adjacent to their existing lower school (McCarthy Campus). The total planned gross square footage is 190,792 square feet to be built in phases. Phase 1 includes soccer fields, limited parking, storage shed (800 sq. ft.) and an access drive, plus rough grading for the entire site. Phase 2 would include the Physical Education (Athletic Complex) building (44,924 sq. ft.) and adjacent site work and parking. Phase 3 would include the main academic building (145,068 sq. ft.) – including classrooms, administrative offices, library, arts facilities, cafeteria and auditorium, plus additional parking and site work. Attachment A contains the proposed development plan. The phasing plan is depicted in Attachment B.

The overall character of the area contains a variety of land uses ranging from single family residential uses to Institutional land uses. Immediately east of the subject parcel are two private schools. One, the Rowland Hall – St. Mark's, McCarthy Lower/Beginning School campus, which is to be incorporated with the proposed future development of the middle and upper school facilities that will complement the existing facility. The other existing school immediately east of the subject property is the Pingree School for Children with Autism located on the northwest corner of Guardsman Way and Sunnyside Avenue. Immediately to the west is the East High School football and track field. The East High field is on a portion of the Mt. Olivet Cemetery property. In 1992, Congress approved a 70-year lease to permit Salt Lake City School District to use this property subject to future reversion back to cemetery use. Single family residential uses are located south across Sunnyside Avenue and the Mt Olivet cemetery is to the north.

Project Description

Rowland Hall's application contains additional exhibits which include a Utility Report, Traffic Impact Study, Geotechnical Report, and prior zoning paperwork with Development Agreement. The additional application information is provided in a separate Supplemental Information Packet.

The site lies within two zoning districts. The majority of site is Institutional zoning and the southwest corner where the soccer fields are proposed is Open Space zoning. The Institutional Zoning District requires a minimum open space of 40 percent of the lot area. The open space provided in the institutional zoned portion of the development is over 50 percent.

The site plan shows that the parking lot interior landscape requirements are met. The parking areas along the rear property line are located within twenty feet of the property line and are required to maintain perimeter landscaping. These parking areas will be required to provide shrubs along fifty percent of the parking areas in addition to the trees provided on the site plan.

The site plan includes improvements for the Transvalley Corridor. The proposed walkway will be setback 15 feet from the Sunnyside Avenue curb line. The existing integral sidewalk will be removed. The City's Open Space Plan calls for development of the corridor along the north side of Sunnyside Avenue. The site plan shows the Transvalley Corridor with an eight sidewalk. The conceptual drawings of the Open Space Plan identify a ten foot sidewalk. The staff recommends that the corridor pathway be enlarged to ten feet in width because this is what the open space plan states as the desired width.

The City approved through Ordinance 21 of 2006 master plan and zoning amendment to accommodate development of a private school on the subject site. As part of this action there was a Development Agreement put in place that requires the provision of a trail connecting Sunnyside Avenue with the Mt. Olivet Cemetery

property located northwest of the subject site. The proposed site plan provides the Cemetery Trail and provides a six foot walkway along the western edge of the subject property.

The proposed development is on a 13 acre site with primary access from Sunnyside Avenue and onto Guardsman Way via Rowland Hall's adjacent McCarthy Campus to the east. The completion of all three phases will provide a total of 232 onsite parking stalls. Phase one will include 10 parking spaces and bus parking. Phase 2 will include an additional 69 parking spaces for the athletic complex. Phase 3 will bring the parking spaces to a total of 232. The ordinance requires a minimum of 59 parking spaces.

The applicant submitted a Traffic Impact Study which indicates that traffic patterns will not be adversely impacted. The close proximity of the proposed Rowland Hall access on Sunnyside Ave to the existing Pingree School parking access does create more potential conflict than if the accesses were spaced farther apart. However, the traffic study indicated that due to the low volume of vehicles at the Pingree School access, this helps reduce the number of conflicts. The proposed driveway on Sunnyside Avenue is located 26 feet from the property line. The required separation from property line in the zoning ordinance is 12 feet. The internal circulation design was reviewed by the Transportation Division and they did not have any concerns with the proposed design.

The proposed utility improvements have been reviewed. There are 8-inch water lines proposed on the site. Depending upon specific building design and requirements for adequate water pressure the applicant may be required to connect to nearby 8 inch water lines rather than the adjacent 6-inch water lines. This requirement is still being evaluated by the Public Utilities and Fire Departments. However, the requirement for this upgrade does not affect onsite utility design and would be addressed through the building permit approval process.

The site slopes downhill to the west. Overall elevation change across the site is on the order of 20 to 30 feet. As part of the site preparation for development earthwork in the form of cutting and filling will be required to obtain desired grades. Cuts and fills associated with general grading are not anticipated to exceed eight feet. There are grade changes required to accommodate level playing areas for the soccer fields. Proposed retaining walls and soccer screen net fencing would exceed permitted height limits. The retaining wall at the southwest corner of the sports fields will be 13 feet and the soccer net is 19 feet in height. Staff believes that the requested ordinance modifications are necessary to develop a school campus with level sport fields on the site in consideration of the existing topography. The grading plan is provided in Attachment D.

The proposed main building traverses a majority of the site from east to west. The main building consists of three levels. The floor plans show that the building layout varies to follow the existing grades. The first floor level is only within the western portion of the building. The east half of the building consist of two levels. The building floor level plans are included in Attachments E (Main Building) and F (Athletic Complex).

Even though the main building steps with the existing terrain additional building height over 35 feet is required to accommodate some of the uses within the main building. The performing arts center stages and auditorium seating will require a building height of 50 feet. The additional 15 foot of building height is allowed within the Institutional Zoning District as a conditional use. The applicant has provided an east-west cross section drawing of the main building showing the different elevations for the various segments of the building. The cross section of the main building is included in Attachment H.

The proposed development consists of three phases. Phase 1 includes soccer fields, limited parking, storage shed and an access drive, plus rough grading for the entire site. The applicant desires through planned development approval an assurance that the phases of the entire development will have continuity. Due to the fact that the proposed main buildings are part of future phases at the time of this application the applicant does not have individual building elevation drawings. However, the provided cross section drawing and site and

building renderings provide adequate information to review and apply the standards for the planned development and the additional height conditional use applications without specific building elevations.

Comments

Public Comments

The subject development proposal was presented to the Yalecrest Community Council on June 6, 2012. The project site is located north of the Yalecrest Community Council area. The subject property is not located in any community council boundaries. No formal comments have been provided by the Community Council. No citizen comments were received prior to this report being finalized.

City Department Comments

Departmental review comments identified that there are no significant issues with the proposed development that would prevent the project from meeting departmental requirements. Departmental review comments received are provided in Attachment K.

Analysis and Findings – Planned Development

Standards for Planned Developments; Section 21A.55.050

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. Through the flexibility of the planned development regulations, the city seeks to achieve *any* of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
 - B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
 - C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
 - D. Use of design, landscape, or architectural features to create a pleasing environment;
 - E. Inclusion of special development amenities that are in the interest of the general public;
 - F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
 - G. Inclusion of affordable housing with market rate housing; or
 - H. Utilization of “green” building techniques in development.
- A. Planned Development Objectives: The Planned Development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said Section;

Analysis: Several of the objectives are achieved by the proposed design, including utilization of “green: building techniques in development. The project will seek LEED Gold certification at a minimum. The proposed development provides a campus setting with coordination of architectural styles, building forms and building relationships. The proposed soccer fields, the Cemetery trail and the Transvalley trail provide special development amenities that are in the interest of the general public. Please see Attachment G depicting site and building renderings.

Finding: The project, through use of the planned development process, achieves at least one of the objectives for planned development, thereby satisfying this standard. Objectives A, D, E and H are met

through the campus style development pattern, the inclusion of special development amenities that are in the interest of the general public, and the use of green building techniques.

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 East Bench Master Plan and the Future Land Use Map were amended in 2006 and the subject property was designated for Institutional and Open Space land uses. At this time the current zoning was put in place with a majority of the property being zoning Institutional and the balance zoned Open Space as shown on the Vicinity Map. Ordinance 21 of 2006, amending the East Bench Master Plan and the zoning of the property was to allow for private school use as proposed in this planned development request.

As a condition of the rezoning and master plan amendment, a Development Agreement between the City and Rowland Hall-St. Mark's School was required. This agreement limits the Open Space portion of the property to recreational fields and related improvements with no permanent buildings. The proposed sport fields meet the requirements of the development agreement. The agreement also requires a 20 foot public access easement for the Cemetery Trail and a public trail easement at least 10' in width along Sunnyside Avenue for the Transvalley Corridor Trail. The proposed development meets these requirements. The Development Agreement is provided in the separate Supplemental Information Packet.

The Salt Lake City Open Space Master Plan is a policy document that strengthens the open space land use designations of adopted Community, Neighborhood, and Specific Master Plans. The Open Space Master Plan depicts the Transvalley Open Space Corridor along the subject property adjacent to Sunnyside Avenue.

Institutional Zoning District: The purpose of the I institutional district is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Open Space Zoning District: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Zoning Ordinance Modifications

The site slopes downhill to the west. Overall elevation change across the site is on the order of 20 to 30 feet. To accommodate the proposed development grade changes in excess of two feet will occur in setback areas. Proposed retaining walls and soccer screen net fences would exceed the permitted height limits. Staff believes that the requested modifications are necessary to develop a school campus with sport fields on the site in consideration of the sites existing topography.

Finding: The proposed development is consistent with the master plan and zoning ordinance. Section 21A.55.030 of the zoning ordinance states that in approving a planned development, the Planning Commission is authorized to change, alter, modify or waive provisions of the zoning ordinance related to

the proposed site improvements if it further achieves one or more of the objectives for planned development approval, which staff found to be true in the findings of Standard A above. The requested zoning standard modifications are appropriate to accommodate the proposed permitted use on the existing site.

- 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:
 - i. 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;
 - ii. 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;
 - iii. 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.
 7. 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 design is compatible with the character of the site and surroundings and will serve as a positive landmark for the neighborhood and city. The adjacent uses are similar institutional types of land uses. The intensity, size and scale of the proposed buildings consider and work with the significant grade change across the site to minimize building mass. A detailed landscape plan has not been developed. The applicants are not requesting any modification to the required landscaping, so all applicable required landscaping must be complied with. Staff has recommended that the Planning Commission defer final landscape plan approval to the Planning Director.

The Transvalley Corridor improvements provide a more enhanced circulation pathway and the proposed plans provide pedestrian access into the adjacent Mt Olivet Cemetery. Pedestrian circulation around the site will be significantly improved with the construction of the proposed pedestrian improvements.

The conditional building and site design review process requirement would not be applicable in this case because the use is not a mixed use or commercial development.

Finding: The proposed planned development is compatible with the character of the adjacent properties, and existing development within the vicinity of the site.

- 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 property covers an area of 13.2 acres and is open and undeveloped. No structures currently occupy the site. The site is covered with weeds and grasses. No mature landscaping currently exists on the site. The applicant has provided conceptual landscaping on their proposed site plan. A landscape plan was not submitted with this application therefore a condition of approval is that a detailed landscaped plan be submitted to the Planning Director for review and approval.

Finding: There is no existing mature landscaping on the site.

- E. Preservation: The proposed Planned Development shall preserve any historical, architectural, and environmental features of the property;

Analysis: The only significant feature for preservation is the view from Sunnyside of downtown. Preservation of this view corridor was considered in the siting and design of site features. Provision of the Cemetery Trail will provide additional opportunity to observe the downtown from this area.

Finding: The proposed development does not impact any historical, architectural, and environmental features of the property.

- F. Compliance with Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. A Geotechnical Study Map is provided in Attachment J.

Analysis: The East Bench fault line traverses the Mt. Olivet property. The inferred fault line location is at the northwest corner of the site. Gordon Spilker Huber Geotechnical Consultants, Inc (GSH) performed a hazard study looking for evidence of surface fault rupture. GSH's geoseismic study of the site uncovered no evidence of active faulting. A Geotechnical Study Map is provided in Attachment J.

Other than those elements specifically requested for Planning Commission approval to modify the zoning standards through the planned development process and the conditional use request for additional building height considered below in this staff report the proposed site improvement changes are in compliance with other applicable regulations.

Finding: The project satisfies this standard.

Analysis and Findings – Conditional Use

Additional Building Height

The Institutional Zoning District limits building height to thirty five feet. Building heights in excess of thirty five feet (35') but not more than seventy five feet may be approved as a conditional use; provided, that for each foot of height over thirty five feet, each required yard shall be increased one foot. The table below shows the required yard setbacks and the building setbacks from property lines for the proposed main building. Attachment H provides a building height section drawing depicting where additional building height is being requested.

Additional Building Height and Setback Criteria				
	Required Setback	Setback with Additional Height	Building Setbacks	Building setback for portions that exceed 35 feet
Front Yard	30'	45'	450'	660'
West Interior Yard	20'	35'	107'	107'
East Interior Yard	20'	35'	30'	256'
Rear	25'	40'	83'	223'

Standard 1: The use complies with applicable provisions of this title;

Analysis: The proposed Rowland Hall – Steiner Campus consists of multiple buildings and facilities. The campus is designed to be integrated with the adjacent Rowland Hall McCarthy Campus to the east. The applicant is requesting conditional use approval to increase building height for a portion of the main building. The main building is setback 87 feet from the west property line and 30 feet from the east property line. The west section of the building is 40 feet in height and 87 feet from the property line. The east section of the building is 30 feet in height and is 30 feet from the property line. The central portion of the building that exceeds the 35 foot height limit is located 236 feet from the east property line. The portions of the building that are above the 35 foot building height exceed the minimum yard setback requirements of the Institutional Zoning District. If the Planning Commission approves this conditional use, then the use will comply with all applicable provisions of the Zoning Ordinance.

Finding: Staff finds that the use will meet all applicable provisions of this title upon approval of this Conditional Use and Planned Development.

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

- Analysis:** The proposed development has been reviewed and analyzed with respect to the Planned Development standards previously in this staff report. To meet the standards conditions of approval were required and are part of this staff report. An additional condition of approval related to the Conditional Use for additional building height is that additional building height is limited to 15 feet and no building or structure shall exceed fifty feet in height.

The use is located along an arterial street, with adjacent similar educational and recreational uses. A Traffic Impact Study has been provided that shows the proposed development does not create any conditions that warrant mitigation. The Transportation Division reviewed the provided the study and found that with the vehicle trips projected for this development added to the existing conditions, some of

the intersections analyzed drop in Level of Service (LOS) from the baseline conditions, but continue to operate at an acceptable LOS. There are no traffic mitigation measures recommended or required. The Traffic Impact Study is provided in the separate Supplemental Information Packet.

Finding: Staff finds that the proposed campus development will be compatible with the adjacent uses and will have no negative impact on the surrounding uses subject to compliance with the conditions of approval of this staff report.

Standard 3: The use is consistent with applicable adopted City planning policies, documents, and master plans; and

Analysis: The East Bench Community Master Plan as amended designates the subject property for institutional and open space land use. As a condition of the rezoning and master plan amendment in with the adoption of Ordinance 21 of 2006, a Development Agreement between the City and Rowland Hall-St. Mark's School was required. This agreement limits uses on the Open Space portion of the subject property. The proposed sport fields meet the requirements of the development agreement.

Finding: Staff finds that the use is consistent with applicable City planning policies documents and master plans.

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

In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission, or in the case of administrative conditional uses, the Planning Director or designee, shall determine compliance with each of the following:

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 uses are permitted uses, consistent with adopted policy, and the campus style development is suited for the character of the site. There are educational and recreational facilities of similar intensity, scale and size on adjacent properties. Access, circulation and parking comply with code standards and are appropriate for the scale of development. Utility capacity exists to support the use. The hours of operations will be typical of the adjacent uses. There are no historic resources or structures on the site.

Finding: In the review and analysis of the Planned Development and Conditional Use standards conditions of approval were required. Staff finds that the proposed development meets the detrimental effects criteria subject to compliance with the conditions of approval of this staff report.

Potential Motions

Not Consistent with Staff Recommendation:

Petition PLNPCM2012-00271 Planned Development

The motion recommended by the Planning Division is located on the cover pages of this staff report. The recommendation is based on the above staff report analysis.

Based on the testimony and the following findings, I move that the Planning Commission recommend denial of the planned development request, located at approximately 1481 East Sunnyside Avenue.

The Planning Commission shall make findings on the Planned Development standards listed below:

- A. The Planned Development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said Section;
- B. Master Plan And Zoning Ordinance Compliance;
- 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;
- D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained;
- E. Preservation: The proposed Planned Development shall preserve any historical, architectural, and environmental features of the property; and
- F. Compliance with Other Applicable Regulations.

PLNPCM2012-00272 Conditional Use

The motion recommended by the Planning Division is located on the cover pages 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:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow additional building height, located at approximately 1481 East Sunnyside Avenue. 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. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted City planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

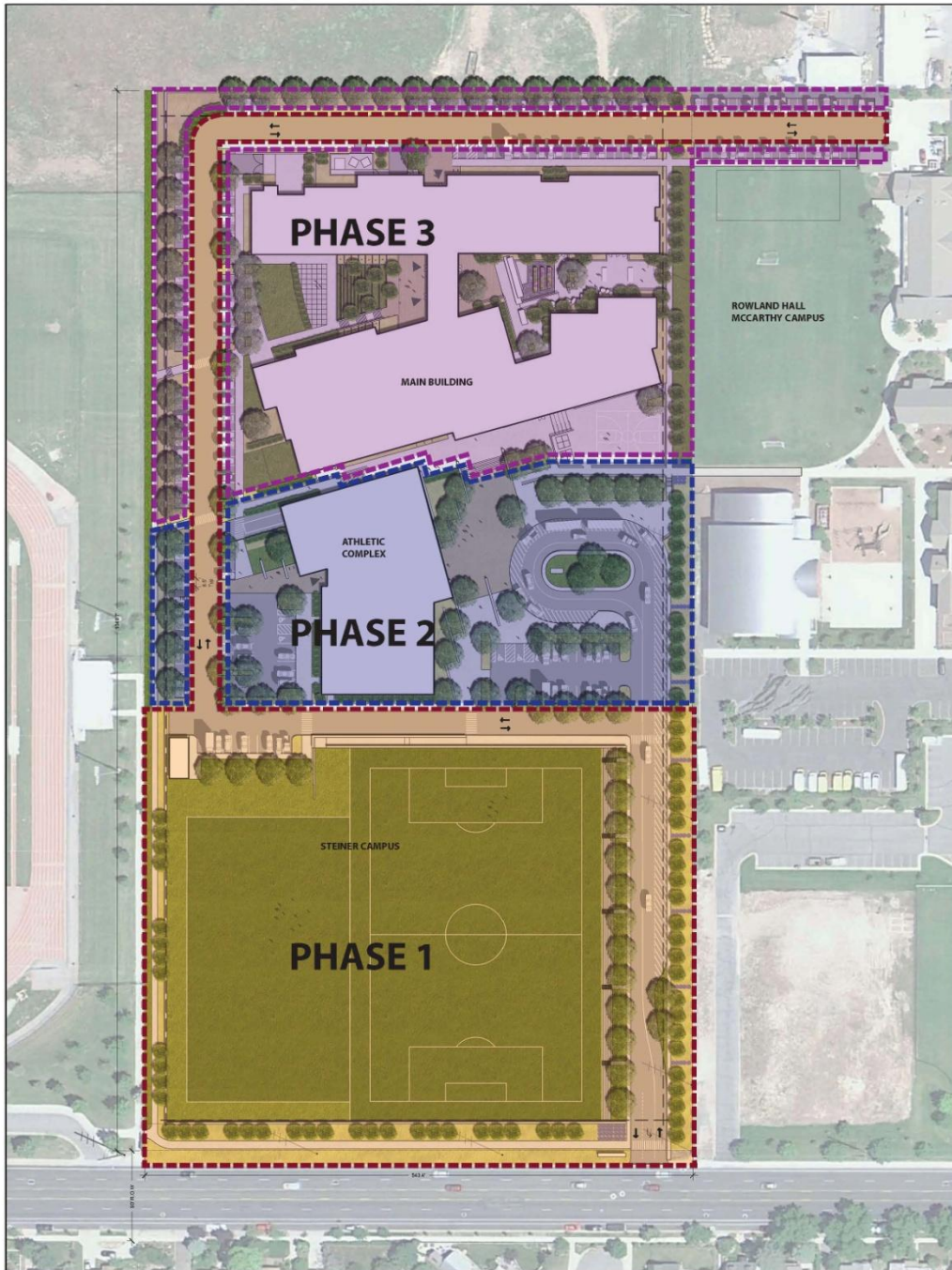
Attachment A Proposed Development Plan



Attachment B

Proposed Phasing Plan

ROWLAND HALL



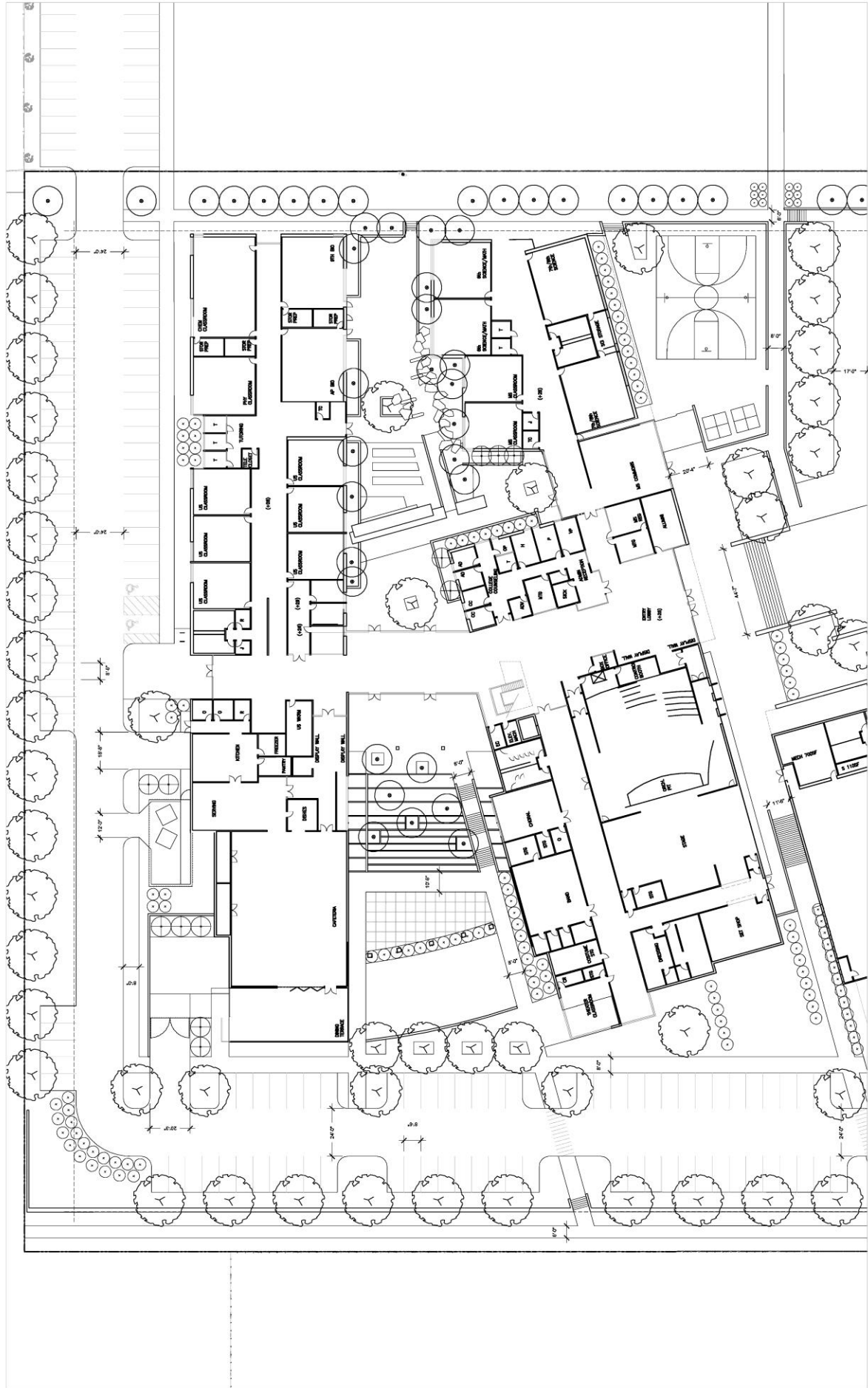
SITE PLAN PHASING



SCALE 1" = 100'

MAY 02, 2012 9

Attachment C Site Plan



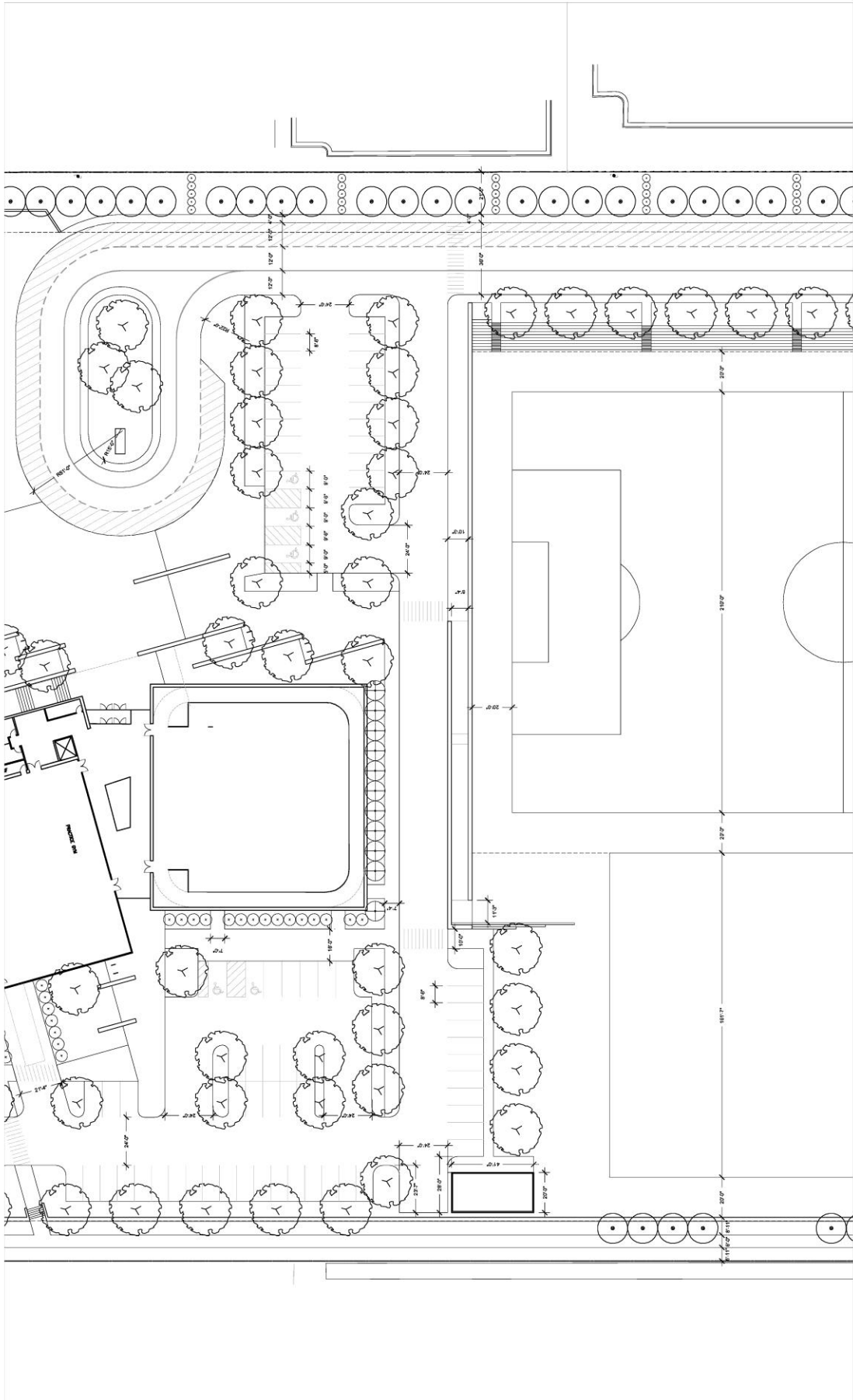
Site Dimensions 1

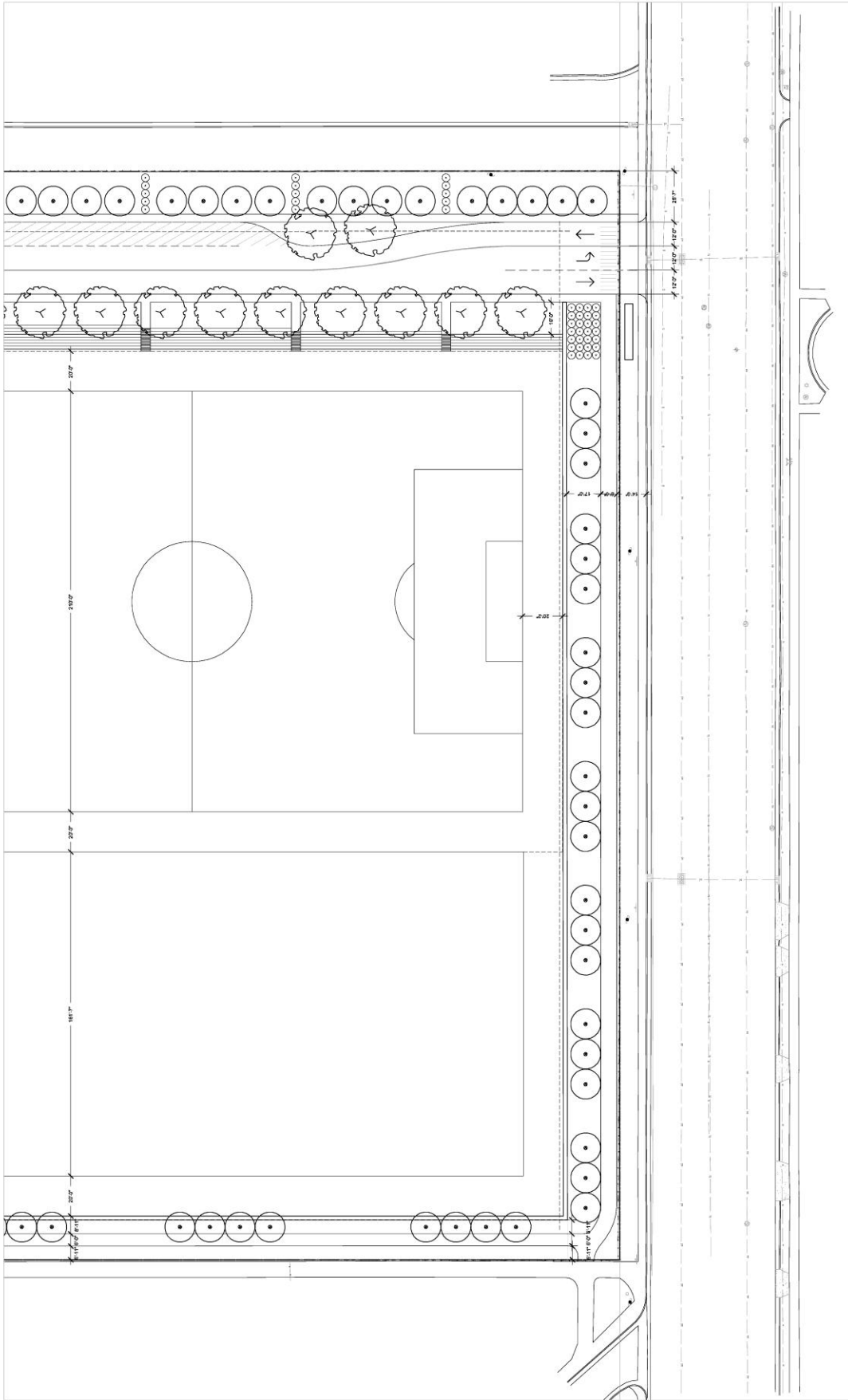
Salt Lake City, Utah

Rowland Hall
EHDD Architecture



May 25, 2012

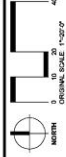




Rowland Hall
EHDD Architecture

Salt Lake City, Utah

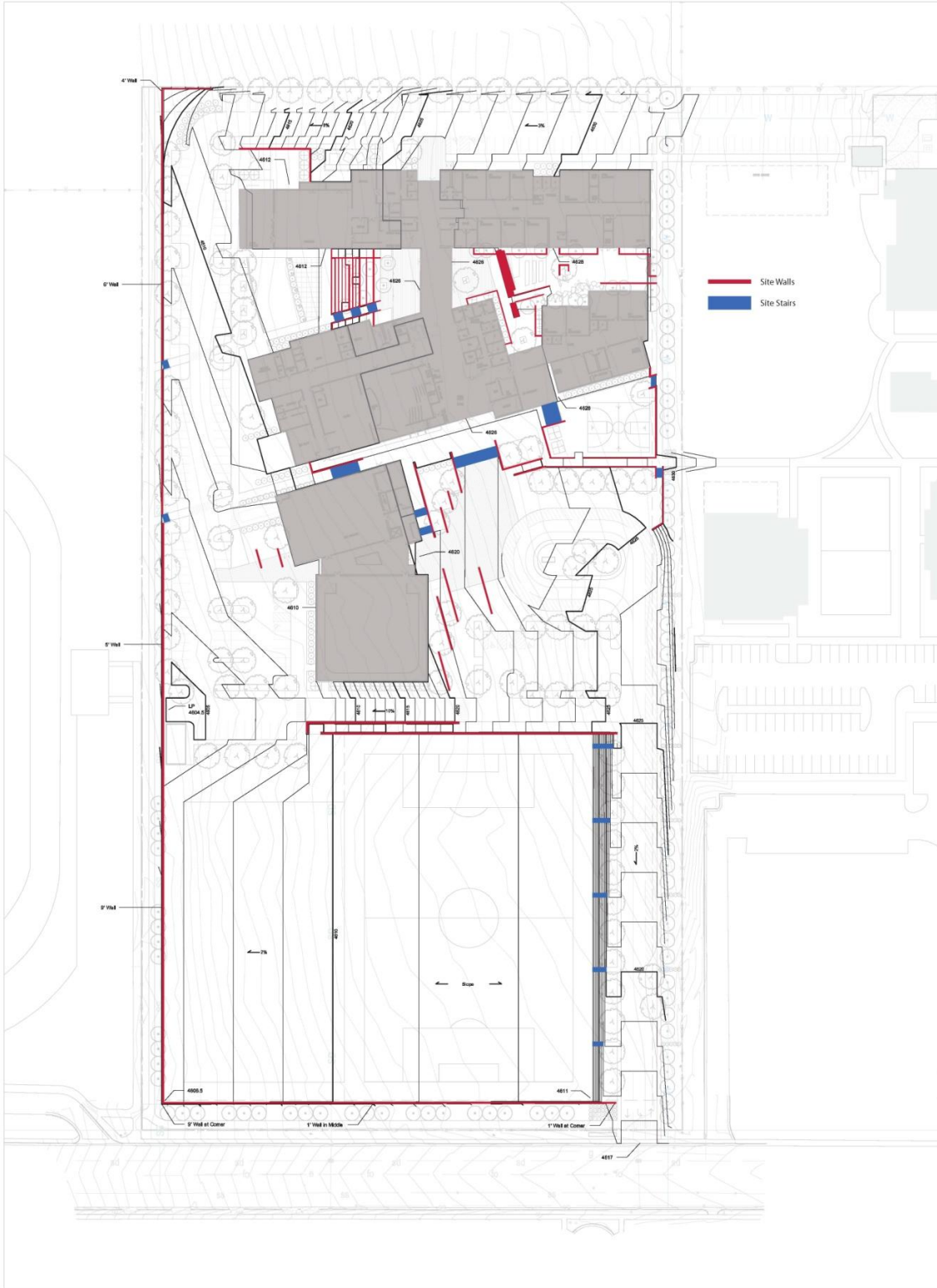
Site Dimensions 3



DESIGNWORKSHOP
ARCHITECTURE
100 SOUTH 100 WEST, SUITE 100, SALT LAKE CITY, UTAH 84143
TEL: 801.487.1234 FAX: 801.487.1235
WWW.DESIGNWORKSHOPARCHITECTURE.COM
May 25, 2012

ATTACHMENT D

Grading Plan



Rowland Hall
EHDD Architecture

Salt Lake City, Utah

Grading Plan



DESIGN WORKSHOP
ARCHITECTURE & LANDSCAPE ARCHITECTURE
1200 East 1000 South, Salt Lake City, UT 84143-1000
May 25, 2012

ATTACHMENT E

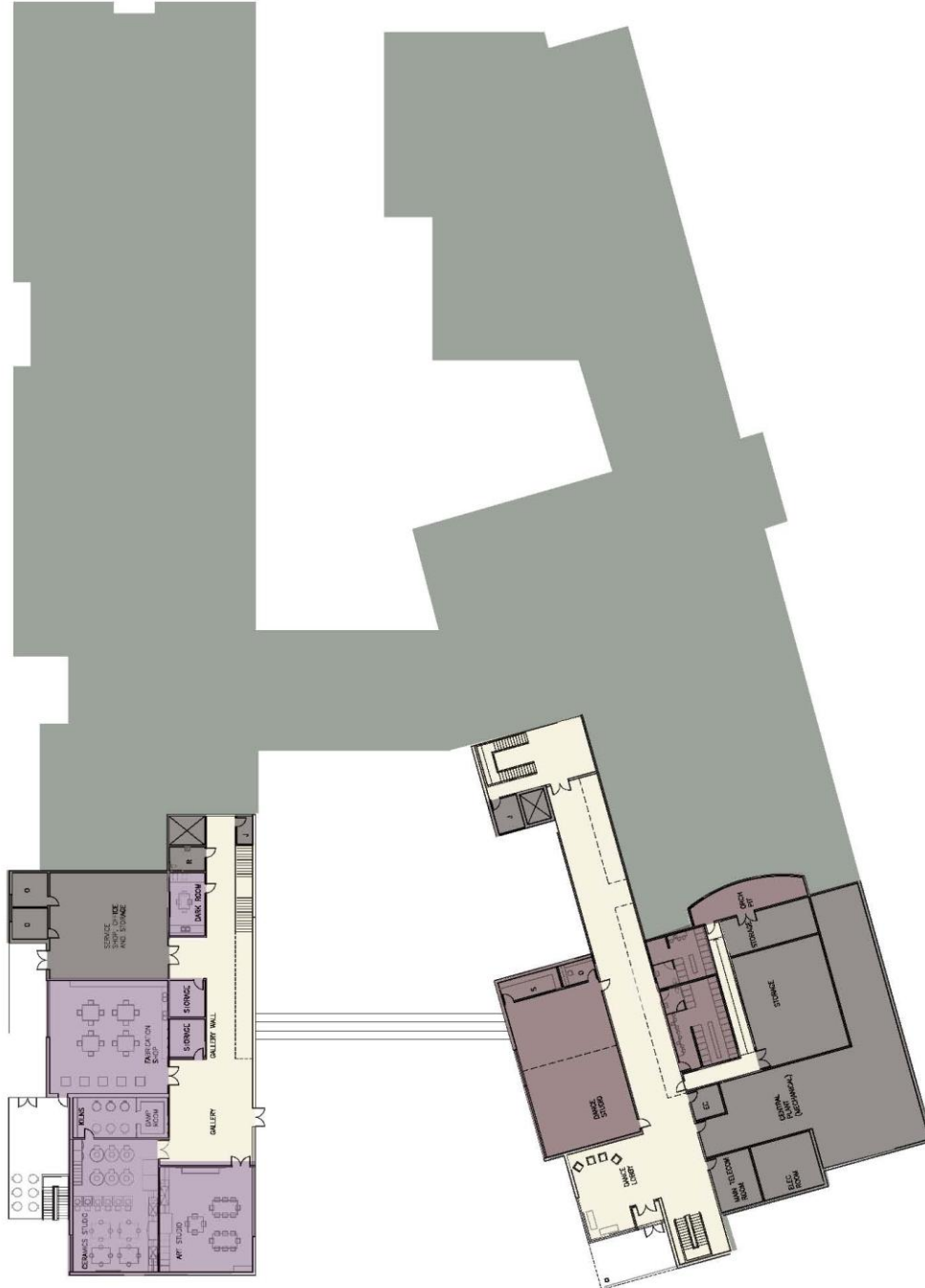
Main Building Floor Plans

**MAIN BUILDING
FLOOR PLAN LEVEL 1**

LEVEL 1 AREA 22,377 SF

key

- upper school
- middle school
- meeting rooms
- library
- commons
- administration/faculty support
- performing arts
- physical education
- rowmark
- food service
- student support
- restrooms/service
- circulation
- fine arts
- technology



ROWLAND HALL | FLOOR PLANS AND ELEVATIONS/RENDERINGS

1/32" = 1'-0"

MAY 02, 2012 11

**MAIN BUILDING
FLOOR PLAN LEVEL 2**

LEVEL 2 AREA 71,545 SF

key

- upper school
- middle school
- meeting rooms
- library
- commons
- administration/faculty support
- performing arts
- physical education
- rowmark
- food service
- student support
- restrooms/service
- circulation
- fine arts
- technology



ROWLAND HALL | FLOOR PLANS AND ELEVATIONS/RENDERINGS

1/32" = 1'-0"

MAY 02, 2012 12

**MAIN BUILDING
FLOOR PLAN LEVEL 3**

LEVEL 3 AREA 51,146 SF

TOTAL MAIN BUILDING
AREA 145,068 SF

key

- upper school
- middle school
- meeting rooms
- library
- commons
- administration/faculty support
- performing arts
- physical education
- rowmark
- food service
- student support
- restrooms/service
- circulation
- fine arts
- technology



1/32" = 1'-0"

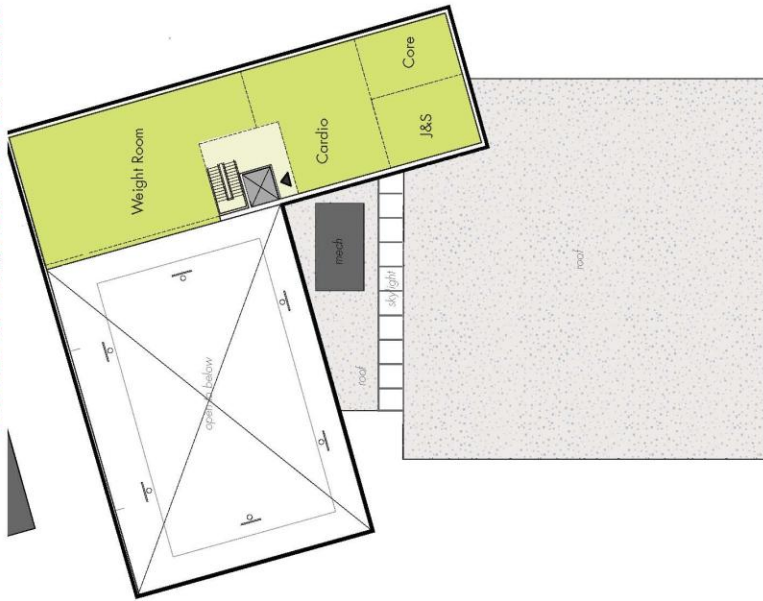
ROWLAND HALL | FLOOR PLANS AND ELEVATIONS/RENDERINGS

MAY 02, 2012 13

Attachment F

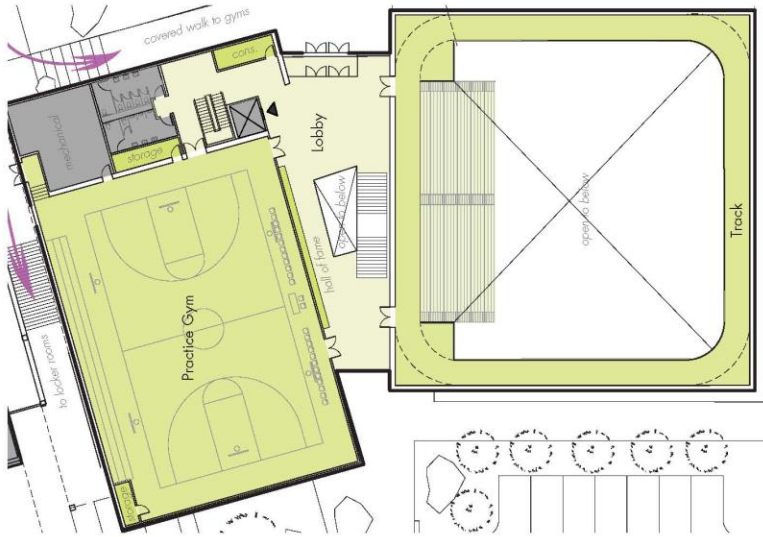
Athletic Complex Floor Plan

ATHLETIC COMPLEX FLOOR PLANS

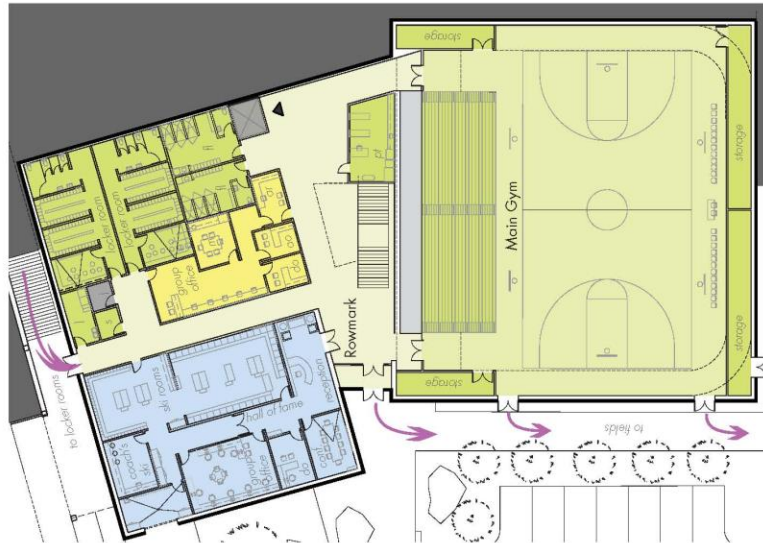


LEVEL 3
5,837 SF

TOTAL ATHLETIC COMPLEX AREA
44,924 GSF



LEVEL 2
15,750 SF



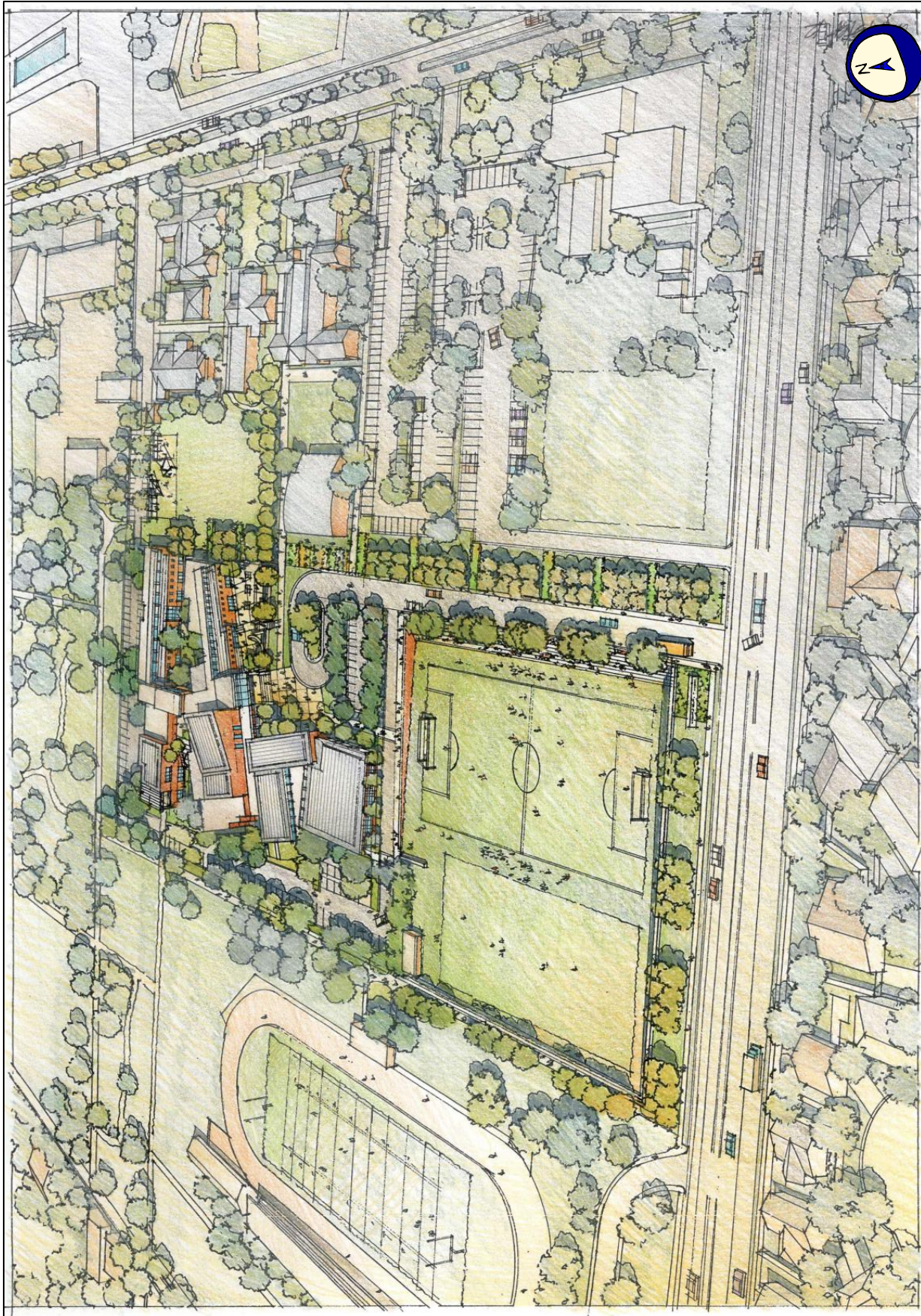
LEVEL 1
23,337 SF

ROWLAND HALL | FLOOR PLANS AND ELEVATIONS/RENDERINGS

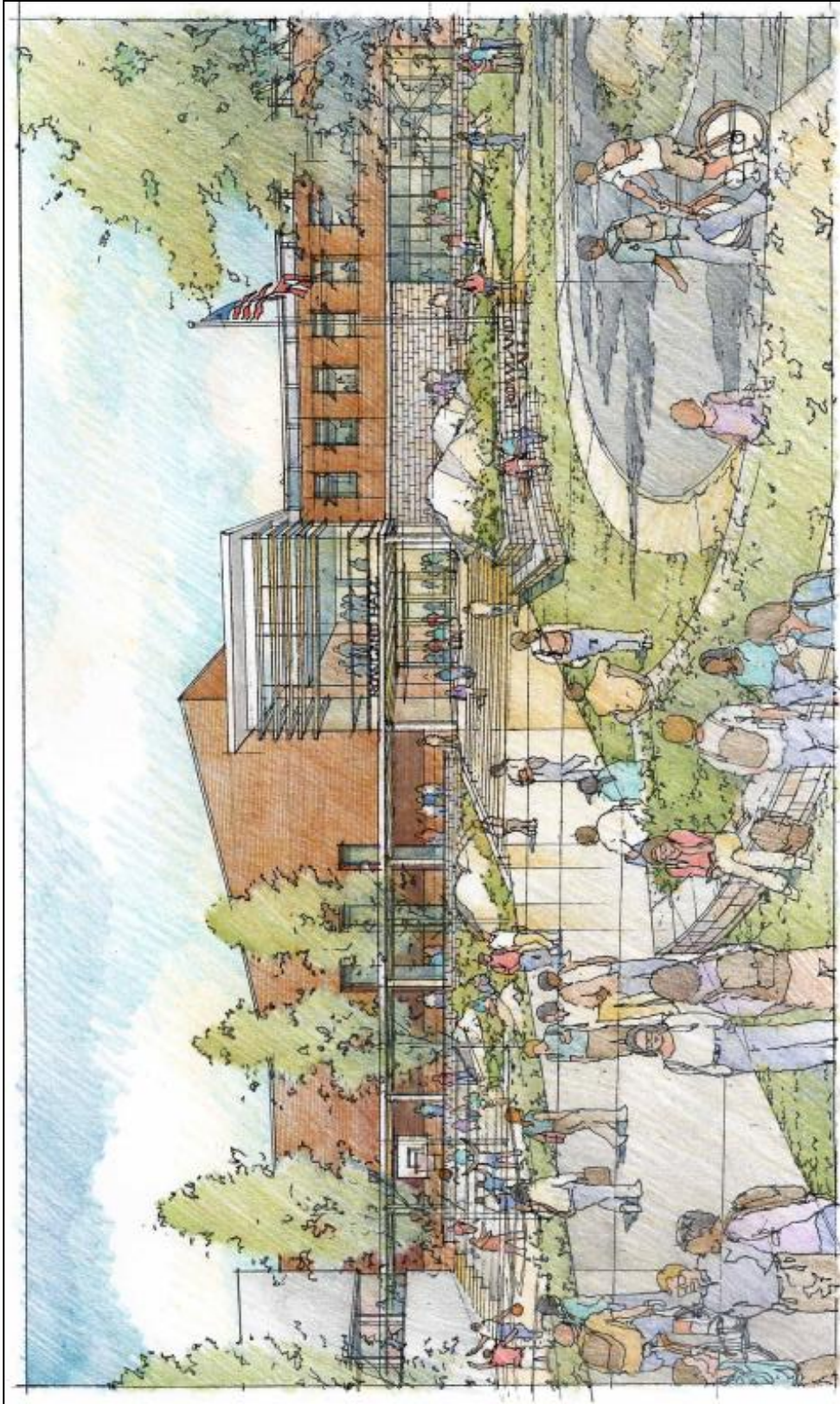
1/32" = 1'-0" MAY 02, 2012 16

Attachment G

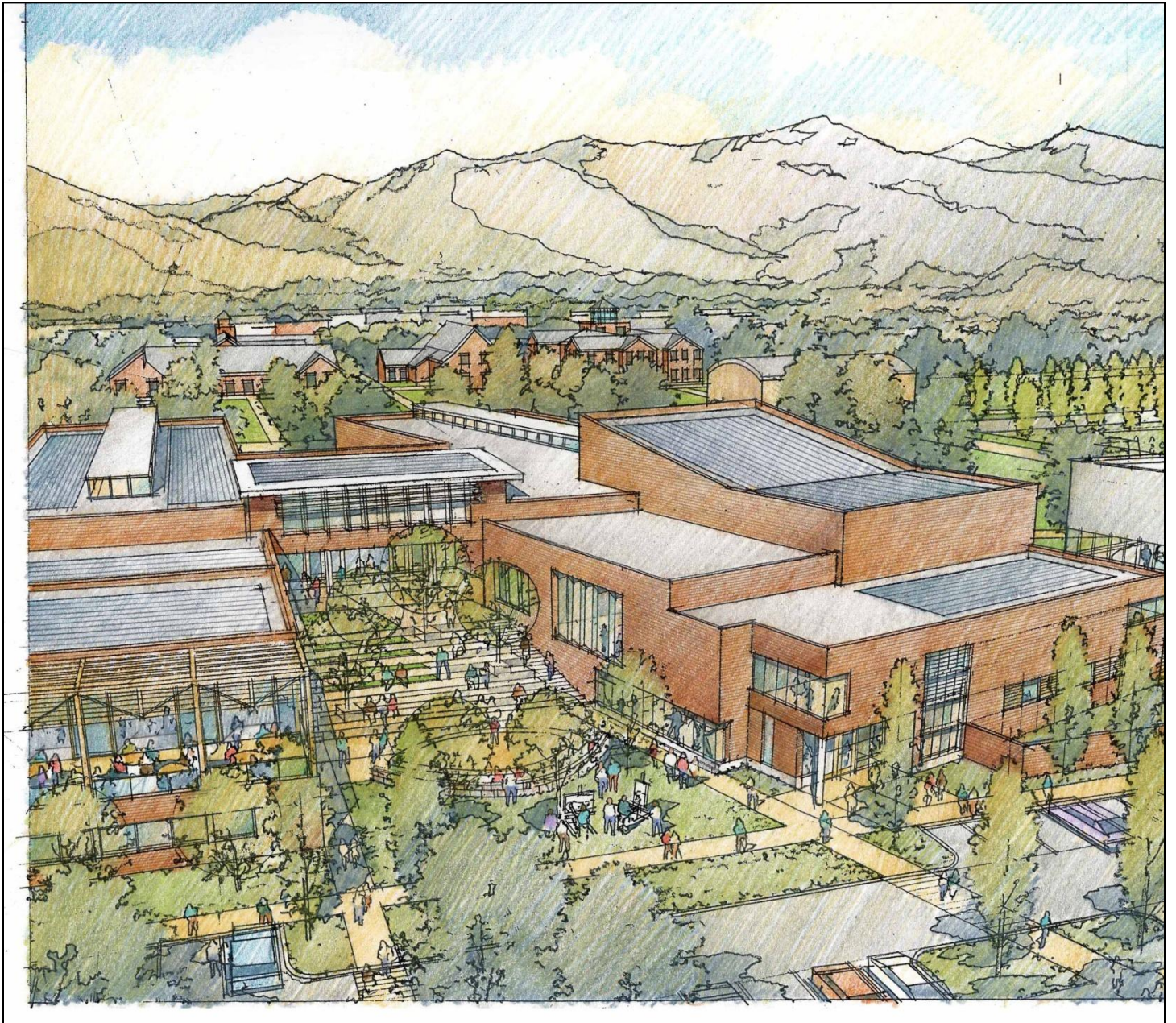
Site and Building Renderings



Site Aerial Rendering



Main Building Entry Rendering



Main Building Performance Court Rendering

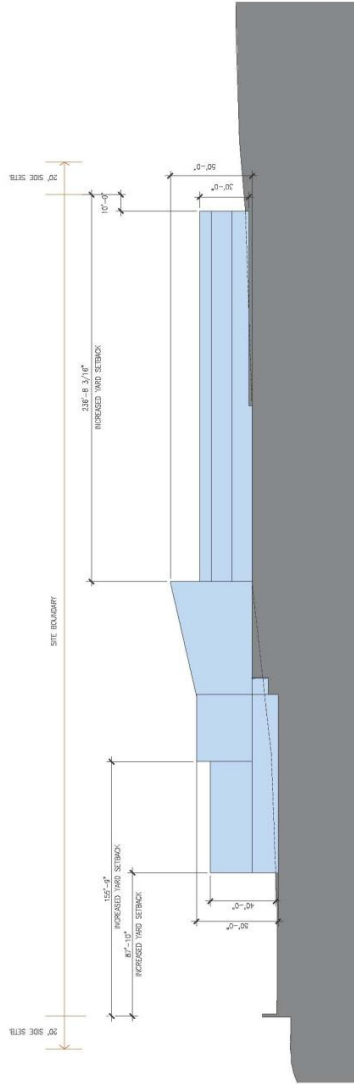


Athletic Complex Rendering

Attachment H

Building Height Section Drawing

BUILDING HEIGHT JUSTIFICATION SECTION



ROWLAND HALL | CONCEPTUAL BUILDING SECTION AND HEIGHTS

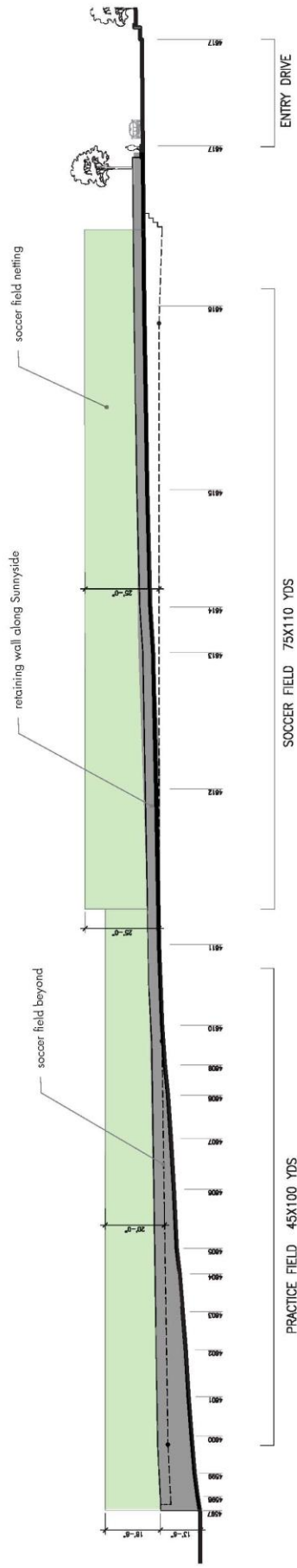
1/32" = 1'-0"

MAY 02, 2012 18

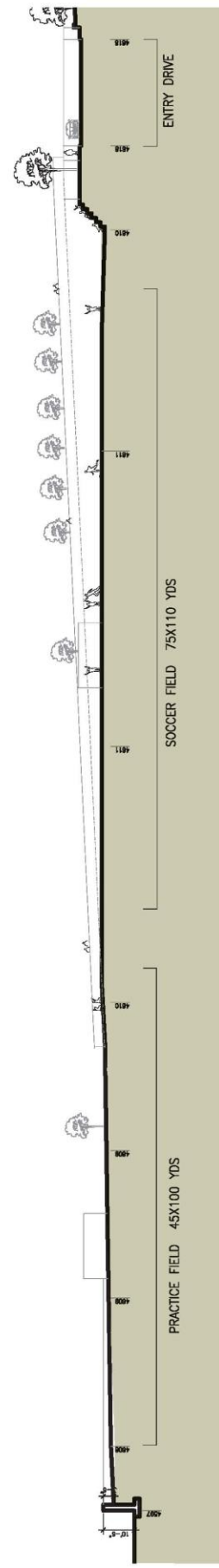
Attachment I

Field and Wall Elevations at Front Setback

CONCEPT ELEVATION/SECTION OF FIELDS FROM SUNNYSIDE AVENUE



SITE SECTION B - THROUGH FRONT SETBACK ALONG SUNNYSIDE AVENUE



SITE SECTION A - THROUGH FIELDS

ROWLAND HALL | SITE SECTION

NOT TO SCALE MAY 02, 2012 19

Attachment J

Geotechnical Study Map



FIGURE 2
SITE PLAN



Attachment K

Department Comments

Department Comments

Engineering – Scott Weiler

Curb, gutter and sidewalk exist along the frontage of the proposed planned development. The proposed site plan shows a "Trans-Valley Multi Use Trail, several feet north of the existing curb line. If this is to serve as a replacement for the existing sidewalk, which abuts the back of curb, the trail must be located within the public right-of-way. Additional right-of-way may need to be dedicated for this. Also, the trail must be designed to connect to the existing public sidewalk at the east and west property line of the project. If the "Trans-Valley Multi Use Trail is not to replace the existing sidewalk, which has settled approx. 1" below the top of curb for a high percentage of the frontage, it is recommended that the sidewalk be replaced as part of this project. A Subdivision Improvement Construction Agreement is required for public improvements associated with a planned development. The developer should contact Scott Weiler (801-535-6159) as soon as possible to discuss this. The proposed drive approach in Sunnyside Avenue must be installed per APWA Std. Plan 215.

Transportation – Kevin Young

Review comments for PLNSUB2012-00271 related to review of the traffic impact report for the proposed Rowland Hall development. The Transportation Division has reviewed the traffic impact report for the proposed Rowland Hall development on Sunnyside Avenue. The report was prepared by Fehr & Peers, a transportation consulting firm. Fehr & Peers followed industry standards and general transportation engineering principles in analyzing the traffic operations for existing conditions and existing plus project conditions at the proposed ingress/egress points for the project and the Sunnyside Avenue/Guardsman Way intersection. Existing a.m. and p.m. peak traffic counts were collected to establish a baseline of existing conditions and LOS operations for the area. Using standard trip generation calculations, the proposed development will generate 570 vehicle trips during the a.m. peak hour and 355 vehicle trips during the p.m. peak hour. The traffic impact report analyzed the existing Level of Service (LOS) at the Sunnyside Avenue/Guardsman Way intersection using the baseline data and modeled this same location and the ingress/egress points for LOS operation with the development. With the vehicle trips projected for this development added to the existing conditions, some of the intersections analyzed drop in LOS from the baseline conditions, but continue to operate at an acceptable LOS. There are no traffic mitigation measures recommended or required. While the location of the proposed access off of Sunnyside Avenue meets our standards for driveway separation, there may be some future congestion due to the proximity this access will have with the existing access to the Pingree School. The closeness of the two accesses creates potential conflict points for vehicles entering and/or leaving the two driveways.

Zoning - Alan Hardman

There appear to be significant grade changes and retaining walls at the playing fields, some of which may be in required yard areas, and exceed the maximum 2 foot height allowed. Also, netting in required yards, which is considered fencing, is higher than the 6 feet maximum height allowed. If so, these items may be approved during the Planned Development approval process. A dimensioned architectural site plan and a topographical survey or grading plan showing existing and proposed grades would be helpful to make appropriate determinations.