

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community &
Economic Development

GLENDALE BRANCH LIBRARY

Conditional Use – PLNPCM2012-00618
Planned Development – PLNPCM2012-00619
Minor Subdivision – PLNSUB2012-00705
1375 S. Concorde Street
November 14, 2012

Applicant

Salt Lake City Library represented
by Architectural Nexus

Staff

Lex Traughber, Senior Planner
(801) 535-6184 or
lex.traughber@slcgov.com

Tax IDs & Lot Sizes:

15-14-0103-015 (.70 acres)
15-14-0103-004 (.19 acres)
15-14-0103-005 (.22 acres)

Total Lot Area:

1.11 Acres

Current Zone

R-1/7,000 (Single-Family Residential
District)

Master Plan Designation

West Salt Lake Master Plan –
Low Density Residential

Council District

District 2 – Kyle LaMalfa

Community Council

Glendale Community Council,
Randy Sorenson - Chair

Current Use:

Vacant

Applicable Land Use Regulations:

- Chapter 21A.54 – Conditional
Uses
- Chapter 21A.55 – Planned
Developments
- Chapter 20.20 – Minor
Subdivision
- Chapter 21A.59 – Conditional

Request

This is a request for Conditional Use, Planned Development, Minor Subdivision approval, and Conditional Building and Site Design Review of the Glendale Branch Library project. The Planning Commission has final decision-making authority for this series of applications.

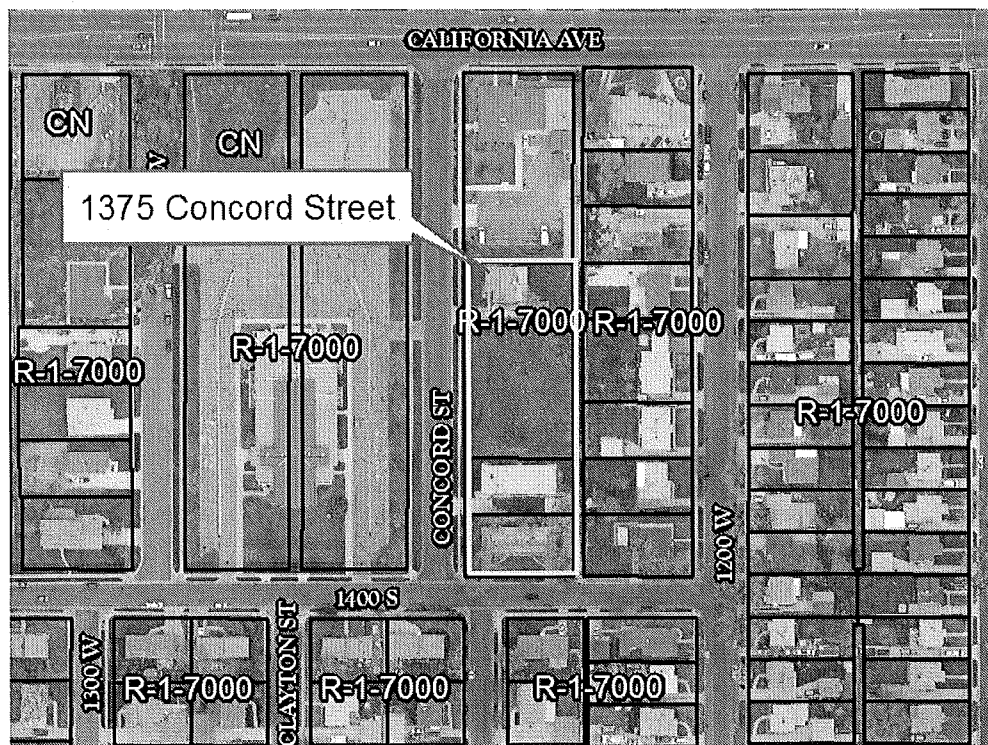
Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project generally meets the applicable standards for Conditional Use, Planned Development, Minor Subdivision approval, and Conditional Building and Site Design Review and therefore recommends the Planning Commission approve the application subject to the following conditions:

1. All parcels involved with the Glendale Branch Library shall be consolidated into one lot within one year. Deeds shall be recorded with the Salt Lake County Recorder's Office to consolidate the lots.
2. Final Planned Development site plan approval is delegated to the Planning Director.
3. Allowed modifications from R-1/7,000 Zoning District regulations include a reduced rear yard setback from the property line of ten feet one inch (10'1") as proposed and shown on the site plan attached to this report.

Building and Site Design Review • Chapter 21A.24.060 – R-1/7,000 Single-Family Residential District Attachments: A. City Comments B. Plans	
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VICINITY MAP



Background

Project Description

The project is a branch library of the Salt Lake City Library system in the Glendale Community. The project has been developing over the course of the last few years. The proposed floor area of the building is approximately 19,000 square feet consisting of the main library space housing collections for children, teens, and adults, a public meeting room, study rooms, a lounge, toilets, and staff work space. Primary exterior building materials include metal panels, wood cladding, reclaimed wood and glass. The library will operate Monday through Saturday from 10:00 am to 9:00 pm, and on Sunday from 1:00 pm to 5:00 pm. A site plan, floor plan, and elevation drawings are attached for review (Exhibit B).

Ordinance Requirement	Proposed	Compliance
Use	A library is a Conditional Use in the R-1/7,000 Zone.	Must obtain approval from the Planning Commission
Minimum Lot Area And Lot Width: Municipal service uses: No minimum	48,352 square feet	Complies
Maximum Lot Size: 10,500 square feet	48,352 square feet	Must obtain subdivision approval from the Planning Commission

Maximum Building Height: 20 ft. for flat roof/ 28 ft. for pitched roof	Flat roof portion of library- 20 ft Pitched roof portion of library – 28 ft	Complies
Minimum Front Yard Requirements: Average of the block face	The library site has two block faces. Along Concord Street the average is 19'8" and along 1400 South the average is 16'8"	Complies
Interior Side Yard: 6 ft.	6 ft.	Complies
Rear Yard: 25 ft.	10'1" to the property line, 21'8" including the unimproved public alley way	Must obtain Planned Development approval from the Planning Commission
Maximum Building Coverage: 40%	40%	Complies
Required Parking: 19 spaces	26 spaces provided, with 2 ADA stall and bicycle parking	Complies

Public Notice, Meetings and Comments

In February 2010, a steering committee was named to begin the public process of locating the Glendale Branch Library. Many events were held over the course of the next year to obtain extensive public input, including library programming, physical building space, and location.

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

- Community Council held on September 26, 2012.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on November 1, 2012.
- Public hearing notice posted on property on November 1, 2012.
- Public hearing notice posted on City and State websites on November 1, 2012.

Public Comments

The application was presented to the Glendale Community Council on September 26, 2012. No comments were received from the Community Council nor have any comments been received from members of the public as of the preparation and publication of this staff report.

City Department Comments

Comments were received from the following City departments and are attached as Exhibit A. No comments were received which would preclude the development of the proposed library. The applicant will be required to meet City standards for development as stipulated by the various City Departments/Divisions in the attached comments.

Analysis and Findings

Standards for Conditional Uses; Section 21A.54.080

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 set forth in this section. 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 shall be denied.

In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

Approval Standards: 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, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, 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 library use is specifically allowed in the R-1/7,000 Zone through the Conditional Use process. The table in the "Project Description" section above demonstrates that the project generally meets the standards required in this particular Zone with a couple of exceptions. The project does not meet the standard for the required rear yard and the proposed parcel exceeds the maximum lot size allowed in the Zone. The applicant is addressing the rear yard requirement through the "Planned Development" process and the lot size requirement through the "Subdivision" process. Both of these applications were submitted and will be discussed below. The Planning Commission has the authority to grant Condition Use approval, as well as Planned Development and Subdivision approval based on standards adopted by the City for these processes.

Finding: In general, the proposed library project meets or will meet the provisions of this Title with approvals granted by the Planning Commission for a relaxation of the rear yard setback requirement through the Planned Development process, and subdivision approval to address the maximum lot size requirement in the R-1/7,000 Zone as discussed in detail below.

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

Analysis: Libraries intended to serve neighborhoods should be located where they can be easily accessed by a variety of transportation means and by a variety of age groups. For these reasons, libraries are often located in close proximity to residential uses. To the north of the proposed project is the First Vietnamese Baptist Church located on a .66 acre parcel, and across the street to the west is an LDS chapel located on a 3.05 acre parcel. The subject parcel is approximately 1.11 acres in size. Residential properties (single-family and duplexes) are located adjacent and to the east. The applicant has indicated that discussions have taken place with the owners of residential property to the east and no comments or objections have been received by City Staff as of the preparation of this report. Landscaping is being proposed over the entire site to enhance the appearance of the library and to ensure that the project is a positive attribute to the neighborhood.

Finding: The library use is compatible with surrounding uses.

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

Analysis: The subject property is located within the West Salt Lake Master Plan area. The property is identified for residential use, however extensive public outreach has been conducted as part of the process in locating an appropriate and available location for the library branch. The City purchased the subject property for the specific purpose of building a library branch for the Glendale Neighborhood.

Finding: The use is consistent with adopted city planning policies, documents and master 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 adequately addresses and/or mitigated:

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, non-motorized, 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.

Finding: The applicant has taken into consideration anticipated detrimental effects and has reasonably addressed or mitigated said effects through the design of the proposed library.

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.

Analysis: The above analysis demonstrates that the applicant is able to, and has mitigated impacts associated with the proposed library. Planning Staff suggests no additional conditions be imposed on the proposal in association with the Conditional Use portion of the library project.

Finding: Planning Staff contends that the applicant has adequately mitigated impacts associated with the proposed library. Planning Staff recommends no conditions associated with the Conditional Use portion of the overall project. It is the Planning Commission's prerogative to impose any conditions necessary to mitigate unaddressed impacts as it sees fit.

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: The applicant has submitted an application for a Planned Development to address the rear yard setback on the east property boundary. The required rear yard setback in the R-1/7,000 Zone is twenty-five feet (25'). The applicant is proposing a setback of approximately ten feet (10'1") to the property line. The reason for the request is primarily an opportunity to utilize more of the property than would be allowed under a strict adherence to the standards for the R-1/7,000 Zoning District. The subject lot is relatively narrow and long and it is located on a corner. A public alley (albeit unimproved) runs up the

entire east boundary of the subject property giving an additional buffer between the library site and the neighboring residences of another eleven and a half feet (11.5'). Given the types of services that the library will offer at this location to the community, the 19,000 square foot building is the minimum required to adequately serve the community. Additional building space is needed to realize a library branch of adequate size on the subject property. The Planning Commission has decision making authority under the Zoning Ordinance for Planned Development requests, and any warranted relaxation of development standards associated with this type of request.

The proposed library meets several of the specific objectives of the Planned Development process; specifically items D, E, F and H. The design of the building, landscaping, and architectural features will all lend themselves to creating a pleasing environment. The services that the library provides is certainly an amenity that is in the interest of the general public. Several abandoned and dilapidated dwelling units on the subject property were razed to create a parcel of property suitable for the library development. Finally, the building is designed with the intent of obtaining a LEED Silver certification at a minimum.

Finding: The project achieves at least four (4) of the objectives for Planned Development, thereby satisfying this standard. Those objectives are D, E, F and H related to positive design and landscape features, special amenities for the general public, elimination of blighted structures, and "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.

Finding: This same standard was addressed previously as item "3" under the Conditional Use review on page 4. As noted previously, the use is consistent with adopted City planning policies, documents and master plans. A library use is allowed in the R-1/7,000 Zone through the Conditional Use process.

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: This same standard was addressed previously as items “2” and “3” under the Conditional Use review on page 4. Various City Departments/Divisions reviewed the proposal for the new library. No comments were received that would prevent the proposed development in terms of compatibility with the surrounding area. The project has been designed to be compatible with the character of the site and surrounding area and is not anticipated to create unusual pedestrian or traffic patterns or volumes. Vehicle traffic exiting the site will be directed onto Concord Street. This traffic pattern was acceptable to the Transportation Division and will not degrade the existing traffic flow. Parking provisions are considered adequate to contain all required parking on site. Appropriate setbacks, screening, and landscaping are provided to minimize impact to adjacent properties.

The project is also subject to the Conditional Building and Site Design Review standards. These are addressed later in the report.

Finding: The project satisfies this standard. Staff finds that the proposal maintains compatibility with the existing adjacent institutional and residential properties and poses little impact to surrounding streets.

- 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: Many of the existing trees on the borders of the site will be retained. The site will have many varied new landscaping features, including gardens, additional trees, and landscaped terraces. The proposed landscaping is substantially more than was there previously, and has been proposed to promote the site as a public space for the Glendale Community. As plans progress, a final landscaping plan will be required.

Finding: The proposed Planned Development adequately meets this standard.

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

Analysis: The site will be completely redeveloped. The previous buildings were not listed on any national or local registers of historic places or cultural resources. The site has no other features that would need preservation.

Finding: The project satisfies this standard.

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

Analysis: Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

Finding: The project satisfies this standard.

Minor Subdivision Standards for Approval; Section 20.20.70

A minor subdivision petition may be approved only if it meets the requirements specified in Section 20.20.70 of the Salt Lake City Code. The standards for approval are as follows:

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

Analysis: The purpose of the subdivision proposal is to consolidate several lots that the City has purchased in order to accommodate a new library branch. The Glendale Branch Library has been in the planning stages for several years and the subject site was specifically selected for library development.

Finding: Staff finds that the proposed minor subdivision will be in the best interests of the Glendale Community and the City as a whole.

B. All lots comply with all applicable zoning standards.

Analysis: The consolidation will result in a lot that exceeds the maximum lot size of 10,500 square feet allowed in the R-1/7,000 Zone. Section 21A.24.060(G) allows for the creation of lots through the subdivision process that exceed the maximum subject to the following 3 criteria:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and,
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

The lot proposed is similar to the lot located adjacent and to the north. Although the subject lot is larger (1.1 acres in size vs. .66 acres), the width of the lot is that of the lot adjacent. Both lots are long and thin. The First Vietnamese Baptist Church property to the north greatly exceeds the lot maximum stipulated in the R-1/7,000 Zone as well. The Baptist Church property and the library property would be the only two lots on the block face (the east side of Concord between California Avenue and 1400 South). In addition, the LDS Chapel property located across Concord Street to the west is 3.05 acres in size. In short, there is a precedence for lots that exceed the maximum lot area stipulated by zone, both on the block face and in the immediate surrounding area.

Finding: Staff finds that the proposed lot complies with the applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: This proposal was reviewed by all applicable City Departments/Divisions. There was no indication that any dedications were necessary.

Finding: No additional dedication are required.

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

Analysis: This proposal was reviewed by all applicable City Departments/Divisions. Improvements are required as part of the overall library project and are noted in the attached comments (Exhibit A).

Finding: Public improvements are required and shall be accomplished according to City standard as noted in the City Department/Division comments attached to the staff report (Exhibit A).

E. The amendment complies with all applicable laws and regulations.

Analysis: The proposed subdivision has been reviewed by pertinent City Departments/Divisions as to its adherence to applicable laws and regulations. No City Departments/Divisions had objections to the request, subject to the conditions as discussed in the staff report.

Finding: Staff finds that the proposed subdivision meets all applicable laws and regulations.

Conditional Building and Site Design Review Standards; Section 21A.59.060

Conditional Building and Site Design review shall be approved in conformance with the provisions of the following standards for design review found in chapter 21A.59.060 of the City's Zoning Ordinance.

Note: Analysis for these criteria is at the end of the criteria, starting on page 12.

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
 - 1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
 - 2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
 - 3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.
 - 4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances.
- B. Primary access shall be oriented to the pedestrian and mass transit.
 - 1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited.
 2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city.
- D. Architectural detailing shall emphasize the pedestrian level of the building.
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.
1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street.
 2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.
 3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.
- G. Parking and on site circulation shall be provided.
1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.
 2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.
- H. Dumpsters and loading docks shall be appropriately screened or located within the structure.
1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street.
 2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.
- I. Signage shall emphasize the pedestrian/mass transit orientation.
- J. Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City lighting master plan dated May 2006.
- K. Streetscape improvements shall be provided as follows:
1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.
 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.

5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester.
2. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

M. **[Not Applicable to the Glendale Branch Library due to size being less than 60,000 square feet]** The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
 - (1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - (2) A mixture of areas that provide shade;
 - (3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - (4) Water features or public art; and/or
 - (5) Outdoor eating areas or food vendors.

N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 61-08 § 2 (Exh. B), 2008; Ord. 89-05 § 8, 2005; Ord. 3-05 § 11, 2005)

Analysis: The standards for the Conditional Use and the Planned Development processes, as previously discussed, address essentially the same design standards as the Conditional Building and Site Design Review process. Staff finds the proposal overall adequately satisfies the standards of the three review processes, and therefore is compliant. The project incorporates many building design and site layout features that lend themselves to both pedestrian, mass transit, and automobile access, while maintaining overall compatibility with the adjacent uses and surrounding neighborhood.

Finding: The project as proposed meets the standards of the Conditional Building and Site Design Review process.

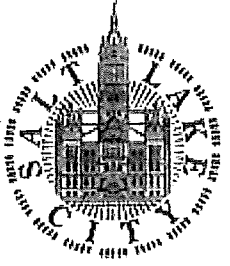
Potential Motions

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. The following is a potential motion that may be used in case the Planning Commission determines the project should be denied:

Not Consistent with Staff Recommendation: Based on the testimony, plans presented, and the following findings, I move that the Planning Commission deny the Glendale Branch Library located at approximately 1375 S. Concord Street. The proposal fails to meet the standards for Conditional Use, Planned Development, Minor Subdivision, Conditional Building and Site Design, or some combination thereof. The proposed project therefore, is not compliant with the following standards and is denied:

The Planning Commission will need to make findings based on the above reference standards to deny the proposal.

**Attachment A –
City Comments**



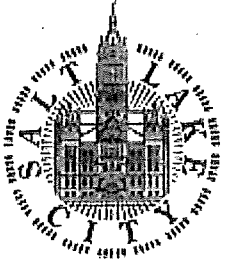
Work Flow History Report

1375 S CONCORD St

PLNPCM2012-00619

Date	Task/Inspection	Status/Result	Action By	Comments
9/13/2012	Staff Assignment	Assigned	Traughber, Lex	
9/13/2012	Staff Assignment	In Progress	Traughber, Lex	
9/14/2012	Draft Plan Development	Routed	Traughber, Lex	
9/14/2012	Planning Dept Review	In Progress	Traughber, Lex	
9/14/2012	Staff Assignment	Routed	Traughber, Lex	
9/17/2012	Fire Code Review	Complete	Itchon, Edward	
9/17/2012	Planning Dept Review	In Progress	Traughber, Lex	assigned
9/18/2012	Transporation Review	Complete	Walsh, Barry	The proposed library has shown the required on site parking stalls (19 required and 26 provided) and noted the ADA stalls and bicycle parking. Final approval is subject to fully dimensioned plans per Salt Lake City standards.
9/28/2012	Zoning Review	Complete	Hardman, Alan	Project went to DRT on 6-27-2012. See comments. The following zoning requirements for the R1-7,000 zone must be met or waived/modified through the Planned Development process: 1) Front yard and corner side yard average setbacks; 2) Parking is not allowed between the front lot line and the front wall of the building on Concord Street per Table 21A.44.050; 3) Where a parking lot is located within a required yard or within 20 feet of a lot line, perimeter parking lot landscaping is required and must be provided within landscape areas at least 7 feet in width per 21A.48.070C and landscape provided per Table 21A.48.070G.
10/5/2012	Engineering Review	Complete	Weiler, Scott	Engineering has no objection to the proposed planned development. Demolition Plan: An existing dead drive approach exists on the project frontage of 1400 South, which is not shown. Please add this to the plan as "to be removed". Also, an existing wall at the north end of the library parcel is not shown. It needs to be removed in order to construct the proposed parking lot. Site Plan: Please specify curb & gutter to be installed at the three locations where existing dead drive approaches are to be removed. Pease specify the new drive approach to be installed per APWA Std. Plan 225. This requires the existing sidewalk to be replaced at the drive approach with 8" thick concrete. Two sidewalk panels on Concord Street are cracked, replacement of which could be included with this project. Utility Plan: The utility plan shows existing sewer and water laterals to be killed but does not show how the proposed library will be served by sewer and water.
10/8/2012	Building Review	Complete	Hardman, Alan	See Zoning Review Comments
10/8/2012	Community Council Review	Complete	Traughber, Lex	The applicant met with the Community Council on 9/26/12.
10/8/2012	Final Draft	In Progress	Traughber, Lex	

10/8/2012	Police Review	Complete	Johnson, Jeff	The Police Dept has not issues
10/8/2012	Public Utility Review	Complete	Stoker, Justin	We have no objection to either proposal. The plans should reflect the easement that exists around the existing storm drain line that crosses the property. During the permitting phase of the project, the project will be reviewed to be sure that no permanent structures are built within the limits of the easement.
10/8/2012	Sustainability Review	Complete	Traughber, Lex	No comments

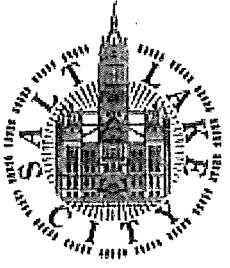


Work Flow History Report

1375 S CONCORD St

PLNPCM2012-00618

Date	Task/Inspection	Status/Result	Action By	Comments
9/12/2012	Staff Assignment	Assigned	Paterson, Joel	
9/12/2012	Staff Assignment	In Progress	Traughber, Lex	
9/14/2012	Fire Code Review	Complete	Itchon, Edward	
9/14/2012	Planning Dept Review	In Progress	Traughber, Lex	
9/14/2012	Staff Assignment	Routed	Traughber, Lex	
9/17/2012	Sustainability Review	Complete	Traughber, Lex	
9/18/2012	Transporation Review	Complete	Walsh, Barry	The proposed library has shown the required on site parking stalls (19 required and 26 provided) and noted the ADA stalls and bicycle parking. Final approval is subject to fully dimensioned plans per Salt Lake City standards.
9/20/2012	Engineering Review	Complete	Weiler, Scott	<p>Engineering has no objection to the proposed conditional use.</p> <p>Demolition Plan: An existing dead drive approach exists on the project frontage of 1400 South, which is not shown. Please add this to the plan as "to be removed". Also, an existing wall at the north end of the library parcel is not shown. It needs to be removed in order to construct the proposed parking lot.</p> <p>Site Plan: Please specify curb & gutter to be installed at the three locations where existing dead drive approaches are to be removed. Pease specify the new drive approach to be installed per APWA Std. Plan 225. This requires the existing sidewalk to be replaced at the drive approach with 8" thick concrete.</p> <p>Two sidewalk panels on Concord Street are cracked, replacement of which could be included with this project.</p> <p>Utility Plan: The utility plan shows existing sewer and water laterals to be killed but does not show how the proposed library will be served by sewer and water.</p>
9/28/2012	Zoning Review	Complete	Hardman, Alan	See comments at PLNPCM2012-00619.
10/4/2012	Building Review	Complete	Butcher, Larry	Site plan only. Proposed construction must meet all applicable development codes.
10/8/2012	Community Council Review	Complete	Traughber, Lex	The applicant met with the Community Council 9/26/12
10/8/2012	Planning Dept Review	Complete	Traughber, Lex	
10/8/2012	Police Review	Complete	Johnson, Jeff	The Police Dept has no concerns
10/8/2012	Public Utility Review	Complete	Stoker, Justin	We have no objection to either proposal. The plans should reflect the easement that exists around the existing storm drain line that crosses the property. During the permitting phase of the project, the project will be reviewed to be sure that no permanent structures are built within the limits of the easement.
10/8/2012	Staff Review and Report	In Progress	Traughber, Lex	



Work Flow History Report

1375 S CONCORD St

PLNSUB2012-00705

Date	Task/Inspection	Status/Result	Action By	Comments
10/5/2012	Staff Assignment	Assigned	Paterson, Joel	
10/8/2012	Staff Assignment	In Progress	Traughber, Lex	
10/8/2012	Staff Assignment	Routed	Traughber, Lex	
10/9/2012	Transporation Review	Complete	Walsh, Barry	<p>October 8, 2012</p> <p>Lex Traughber, Planning</p> <p>Re: Lot consolidation to combine lots and close the alley. Glendale Branch Library.</p> <p>Transportation review comment is as follows:</p> <p>There were no impacts noted to the existing public right of way for Concord Street or 1400 South roadways. The closure of the alley will required the removal of the dead drive approach.</p> <p>Sincerely,</p> <p>Barry Walsh</p> <p>Cc Kevin Young, P.E. Scott Weiler, P.E. File</p>

**Attachment B –
Plans**