

# PLANNING COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

## 538 East 500 South

Zoning Map Amendment and an Amendment to  
The Central Community Future Land Use Map  
Petitions PLNPCM2012-00305  
PLNPCM2011-00359  
July 11, 2012

### Applicant

Strategic Capital Group  
Adam Paul, Representative

### Staff

Elizabeth Buehler (801) 535-6313  
[elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com)

### Current Zone

RMF-35  
Medium Density Residential

### Master Plan Designation

Medium Density Residential  
(15-30 dwelling units/acre)

### Lot Size

.18 acres, 7,841 square feet

### Current Use

Surface Parking Lot

### Council District

Four; Luke Garrott

### Review Standards

21A.50.050 Standards for General  
Amendments

### Notification

- Notice mailed on: June 26, 2012
- Published in newspaper: June 26, 2012
- Posted on City & State Websites:  
June 26, 2012

## REQUEST

Strategic Capital Group, represented by Adam Paul, has submitted petitions for the following amendments:

- 1) Modify the Central Community Zoning Map to change the zoning on one parcel located at 538 East 500 South from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.
- 2) Modify the Central Community Future Land Use Map from Medium Density Residential to Residential Office Mixed Use.

The stated purpose of the request is to develop a multi-family residential development by combining this parcel with three adjacent parcels currently zoned RO Residential Office District and designated as Residential Office Mixed Use in the Central Community Future Land Use Map.

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed Master Plan Amendment and Zoning Map Amendment, conduct a public hearing and consider forwarding a positive recommendation for each application to the City Council pursuant to the analysis and findings in this staff report.

## Potential Motions

**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and proposed text amendment presented, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to this request to

**Attachments**

- A. Applications
- B. Proposed Site Plan
- C. Department Comments
- D. Community Council Comments
- E. Site Photographs

- Modify the Central Community Zoning Map to change the zoning on one parcel located at 538 East 500 South from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.
- Modify the Central Community Future Land Use Map from Medium Density Residential to Residential Office Mixed Use.

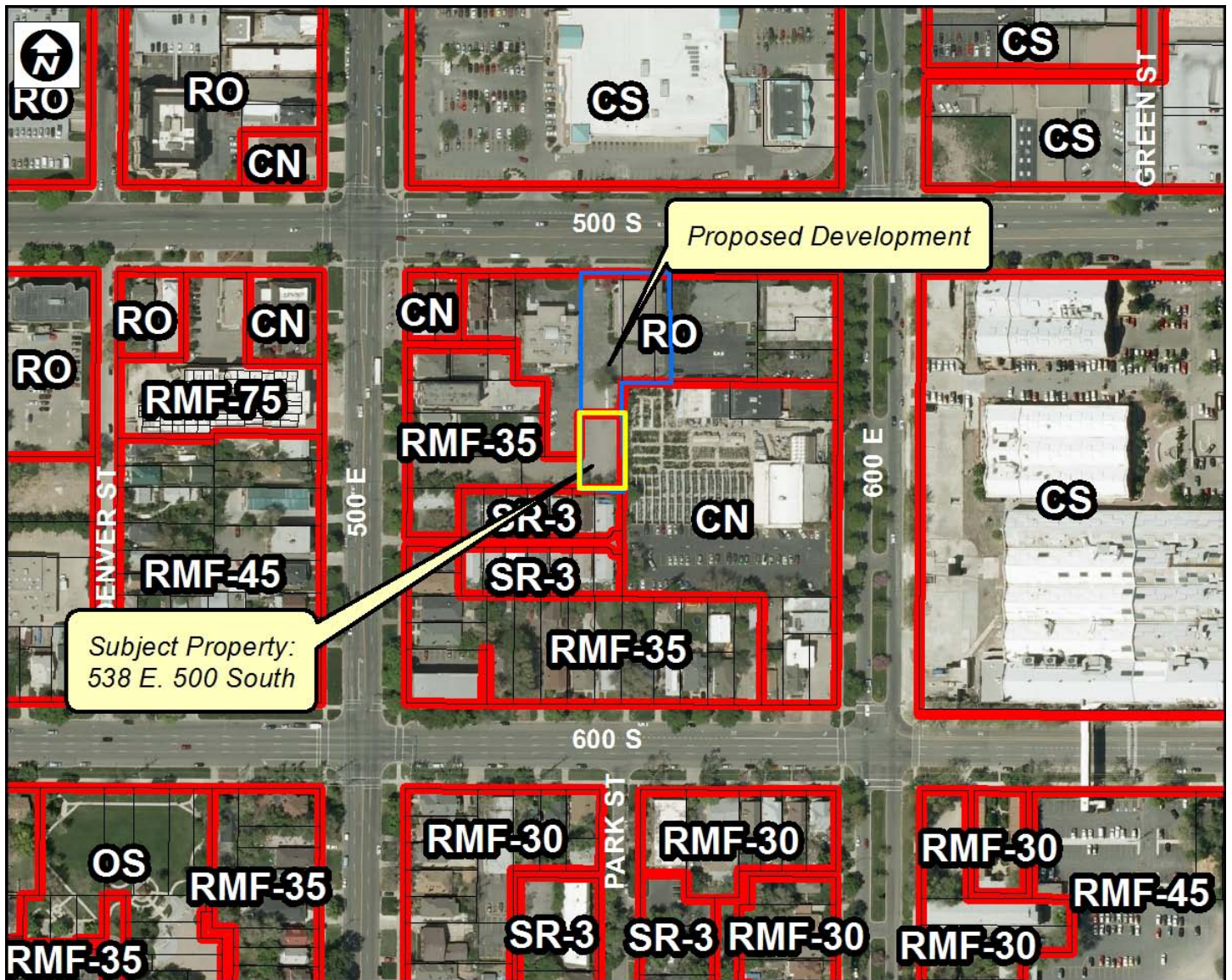
**Not Consistent with Staff Recommendation:** Based on the testimony and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to

- Modify the Central Community Zoning Map to change the zoning on one parcel located at 538 East 500 South from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.
- Modify the Central Community Future Land Use Map from Medium Density Residential to Residential Office Mixed Use.

The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:

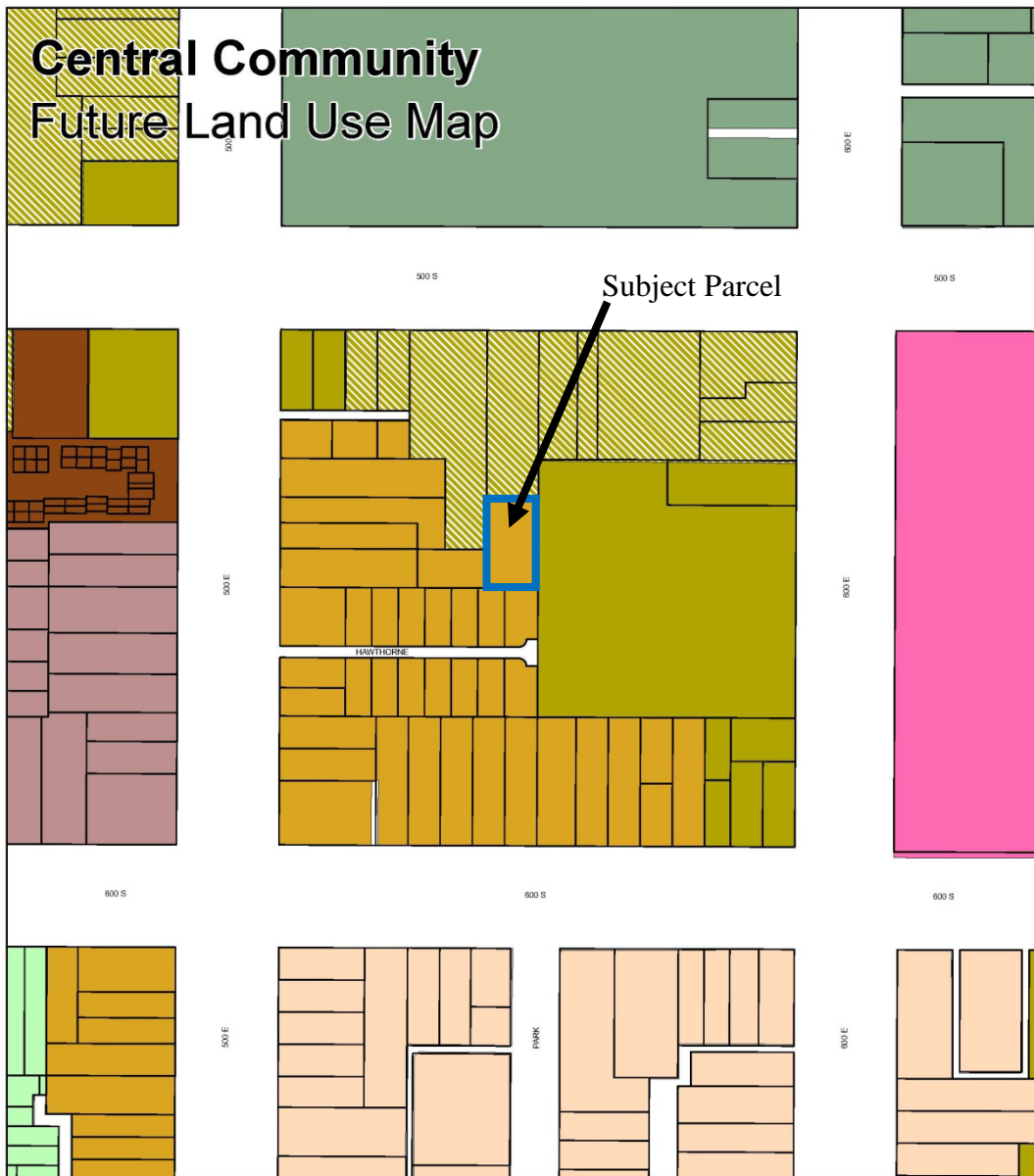
- Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
- Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
- The extent to which a proposed map amendment will affect adjacent properties;
- Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
- The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Vicinity Map





# Central Community Future Land Use Map



## Legend

### North Temple Boulevard Plan

- Stable Area
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- Low Density TOD
- Medium Density TOD
- High Density TOD
- Central Business District Support

- Central Business District
- Community Commercial
- Neighborhood Commercial
- Regional Commercial
- High Density Residential (50 or more dwelling units/acre)
- High Medium Density Residential (30-50 dwelling units/acre)
- Medium Density Residential (15-30 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre)
- Low Density Residential (1-15 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Institutional/Public
- Open Space
- Gateway Master Plan Area
- To be determined (currently adjacent zoning)



Salt Lake City Planning Division

Updated August 2011

## **Background**

The applicant, Strategic Capital Group, represented by Adam Paul, has several properties on 500 South between 500 East and 600 East that it wants to combine into a single multi-family residential development. Three of the four parcels are zoned RO Residential Office District. An interior parcel with no street access is zoned RMF-35 Moderate Density Multi-Family Residential District. The applicant wishes to rezone this fourth parcel to RO Residential Office District as the other three parcels in the proposed development. The applicant intends to combine the parcels into a single lot. If the fourth parcel remained RMF-35 Moderate Density Multi-Family Residential District, the proposed new lot would be dual-zoned. The section of the lot zoned RMF-35 Moderate Density Multi-Family Residential District would have to be developed to meet the RMF-35 Moderate Density Multi-Family Residential District standards and the section of the lot zoned RO Residential Office District would have to meet RO Residential Office District standards. The parcel requested to be rezoned is 7,841 square feet. The minimum lot area for multi-family dwellings in the RMF-35 Moderate Density Multi-Family Residential District is 9,000 square feet. If the subject lot is not rezoned, it cannot be developed as a multi-family as its current zone intends. This application as proposed would:

- Modify the Central Community Future Land Use Map from Medium Density Residential (15-30 dwelling units/acre) to Residential Office Mixed Use (10-50 dwelling units/acre).
- Modify the Central Community Zoning Map to change the zoning on one parcel located at 538 East 500 South from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.

Standard “1” of Section 21A.50.050 of the Zoning Ordinance requires the Planning Commission and City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the various City planning documents. In this case, the existing Central Community Future Land Use Map is not consistent with the proposed zoning map amendment. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change from medium density residential (15-30 dwelling units/acre) to residential/office mixed use (10-50 dwelling units/acre) on the site is appropriate. If it is decided in the affirmative, then positive motions for the master plan amendment and zoning map amendment should follow.

The subject parcel is an interior lot off 500 South mid-block between 500 East and 600 East. It is currently used as a surface parking lot. The other parcels in the proposed development are located along 500 South mid-block between 500 East and 600 East. A vacant office building intended for demolition is on those parcels. To the east of the subject parcel is the Western Garden Center facing 600 East, to the south are single family homes along Hawthorne Avenue, and to the west is an interior surface parking lot supporting an adjacent office building. The proposed development would be directly across the street from Smith’s. The subject parcel is located in the Central Community Historic District. Any new construction will be approved by the Historic Landmark Commission.

The subject parcel has been designated on the Central Community Future Land Use Map as Medium Density Residential (15-30 dwelling units/acre). It is surrounded by Residential Office Mixed Use (10-50 dwelling units/acre) to the north, Medium Residential/Mixed Use (10-50 dwelling units/acre) to the east and Medium Density Residential (15-30 dwelling units/acre) to the south and west.

The most affected surrounding properties to the proposed rezone and master plan amendment will be the single family homes along Hawthorne Avenue. Those homes are zoned SR-3 Special Development Pattern Residential District. The lots are small, averaging a little over three thousand square feet (3,000 sf).

## Proposal

The applicant, Strategic Capital Group, has proposed a multi-family residential project that would meet the RO Residential Office District standards. A sample site plan has been submitted (Attachment A) that shows how a multi-family residential development could be laid out on the parcels, but the applicant hasn't at this time made a concrete proposal that would document the exact height or density. Proposed elevations have also not been provided.

The applicant has proposed to amend the Zoning Map and the Central Community Future Land Use Map because it believes it would be easier to develop the property if all the parcels are zoned the same. Also, it wants to utilize the subject parcel. As stated earlier, the parcel cannot be developed as is because it does not meet its current district's minimum lot area requirement.

	<b>RMF-35 Ordinance Requirement</b>	<b>RO Ordinance Requirement</b>
<b>Lot Area</b>	Multi Family with 3-11 units: 9,000 square feet plus 2,000 square feet per dwelling unit over 3 units.	No Minimum
<b>Lot Width</b>	Minimum 80 feet of frontage for multi-family development	Minimum 100 feet of frontage for multi-family development
<b>Building Height</b>	Maximum 35 feet	Maximum 60 feet
<b>Yard Requirements</b>	Front = 20 feet or street average Side = 10 feet and 4 feet Rear = 25% of lot depth not to exceed 25 feet or be less than 20 feet	Front = 25 feet Side = 15 feet Rear = 25% of lot depth not to exceed 30 feet
<b>Building Coverage</b>	60% of lot area	60% of lot area
<b>Parking</b>	2 parking spaces per unit	2 parking spaces per unit

## Comments

### Central City Neighborhood Council

The proposed amendments to the zoning map and the master plan were presented to the Central City Neighborhood Council at its June 6, 2012 meeting by the applicant's representative, Adam Paul. The proposal was reviewed and discussed by the group. There was no motion made at that meeting. The comments received were mixed. The summary of comments from the Community Council Chair, Tom Mutter, is attached. While meeting attendees liked seeing a project going on the site, there were concerns about the spread of the RO Residential Office District on the block. There were also concerns about the development standards of the RO Residential Office District.

## **Public Comments**

Staff has received no comments from the public as of the publication of this report.

## **Department Comments**

The proposal was reviewed by all applicable City departments and divisions. No comments were received specifically on the rezone or master plan amendment. There were comments concerning the development of the project. All comments are found in Attachment C.

## ***Analysis and Findings***

### **Central Community Master Plan Amendment**

Although there are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments, State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements. A newspaper notice for the master plan amendment was published on June 26, 2012.

In considering this specific request to amend the Central Community Future Land Use Map, Planning staff analyzed the Central Community Master Plan with an emphasis on the sections that discussed residential land uses and the Central City neighborhood planning area.

These properties are located in the Central City neighborhood planning area within the Central Community Master Plan. A stated goal of the neighborhood planning area is to, *“Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.”* The proposed designation change is from Medium Density Residential (15-30 dwelling units/acre) to Residential Office Mixed Use (10-50 dwelling units/acre) but the proposed project is for a multi-family development which would expand housing stock and promote the demolition of an outdated office building.

The proposed amendments will support many of the policies and goals listed in the residential overall land use policy including the following:

- Promote construction of a variety of housing options
- Provide residential construction
- Identify properties for new residential development.

It is stated as a residential land use goal, *“Ensure that new development is compatible with existing neighborhoods in terms of scale, character and density.”* Although the proposed amendments would allow for a much higher density than currently exists, the current master plan designation also allows for a significantly higher density than currently exists. Currently, the neighborhood is a mix of offices, retail, multi-family dwellings and single family dwellings. A new multi-family development would fit into the block..

If the master plan is amended, staff believes the most significant impact will be the allowed height for a structure in the RO Residential Office District. If amended a structure could be constructed that is 60 feet rather than the currently allowed 35 feet. With that additional height comes the allowance of a higher density of units, as there are no density limits in the RO Residential Office District. The density would only be limited by the allowed height of the structure, the required setbacks and the ability to provide for required parking.

## Summary

Staff believes that this proposed amendment to the Central Community Future Land Use Map does substantially meet the policies and goals found in the Central Community Master Plan for the following reasons:

1. The development of these parcels does not involve the destruction of any single-family dwellings.
2. Any development will act as an enhancement to the existing neighborhood by re-developing long vacant parcels.
3. The proposed development will create a buffer between the existing single-family dwellings along Hawthorne Avenue and the commercial uses on 500 South.

## Zoning Map Amendment

As stated earlier, the subject parcel is located in the RMF-35 Moderate Density Multi-Family Residential District. Multi-family residential developments are presently allowed in the RMF-35 Zoning District but are limited by specific density allowances, allowable height and the required setbacks.

Section 21A.50.050B states: In making a decision to amend the zoning map, the city council should consider the following.

**Standard 1:** Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

**Analysis:** Currently the zoning map amendment proposal is not consistent with the Central Community Future Land Use Map designation for the site. The applicant is requesting that the Planning Commission and City Council amend that document concurrently with the proposed zoning map request.

The existing master plan designation of Medium Density Residential allows for 15-30 dwelling units per acre. The requested change to a Residential/Office Mixed Use does increase the density allowance up to 10-50 dwelling units per acre.

**Finding:** Staff finds that if the Planning Commission determines that the proposed amendment to the Central Community Master Plan as discussed earlier in this report is appropriate, then the proposed zoning map amendment meets this standard.

**Standard 2:** Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;

**Analysis:** The purpose statement for the RMF-35 Moderate Density Multi-Family Residential District zone states:

*“The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35’). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the*



*neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”*

The proposed amendment to the zoning map will not completely achieve the purpose of this statement as it will allow new developments that will exceed the maximum height of thirty-five feet (35') or the recommended density of less than thirty dwelling units per acre. Because a completed development plan has not been submitted by the applicants the height, bulk and density of future development cannot be assumed.

But, the proposed amendment to the RO Residential Office District will achieve some of the goals outlined in the purpose statement of the RMF-35 Moderate Density Multi-Family Residential District. The amendment will continue to allow for multi-family residential development though on a more intense scale. The amendment will allow the parcel to be developed as it currently cannot because the parcel does not meet the RMF-35 Moderate Density Multi-Family Residential District minimum lot standards.

The purpose statement also mentions that the district should promote sustainable and compatible development patterns. The proposed project will be a block from a TRAX station at 400 South and 600 East. Its location will allow residents to use public transportation and increase the housing density around the transit station.

**Finding:** Staff finds that the proposed map amendment is consistent with the purpose of the RMF-35 Moderate Density Multi-Family Residential District, although it will allow a more intense level of multi-family residential development. The proposed zoning map amendment will allow the parcel to be developed and in a way that it will promote sustainable and compatible development patterns, thereby enhancing the sustainability of the Central Community as a whole.

**Standard 3:** The extent to which a proposed map amendment will affect adjacent properties;

**Analysis:** If the zoning map is amended, staff believes the most significant impact will be the increased allowable height for a structure in the RO Residential Office District. If amended a structure can be constructed that is 60 feet (60') tall rather than the currently allowed 35 feet (35') tall. With that additional height comes the allowance of a higher density of units, as there are no density limits in the RO Residential Office District. The density will only be limited by allowed height of a structure, the parking requirements and required setbacks. The RO Residential Office District has larger setback requirements for the front and side yards. And, since the applicant plans to combine the four project parcels into a single lot there will be a larger rear yard setback. The rear yard setback will increase from 25 feet in the RMF-35 Moderate Density Multi-Family Residential District to 30 feet in the RO Residential Office District.

The parking requirements for multi-family residential developments are the same in the RMF-35 Moderate Density Multi-Family Residential District and the RO Residential Office District. One parking space is required for one-bedroom and efficiency units and two parking spaces are required for two- and more bedroom units.

The proposed zoning map amendment will affect surrounding property owners, specifically the single-family dwellings on Hawthorne Avenue. The subject parcel is currently a surface parking lot and any new development, whether under RMF-35 Moderate Density Multi-Family Residential District or RO

Residential Office District will impact the surrounding residences. The RO Residential Office District allows for an additional 25 feet (25') in height with only an additional five foot rear foot setback. If the developer uses the maximum allowable height, there will be a greater impact on the adjoining residences. It should be noted that in the Central City Future Land Use Map, the single-family dwellings on Hawthorne Avenue are designated as medium density residential, similar to the subject parcel.

As proposed, staff believes that the zoning map amendment will promote development. The parcel as currently zoned cannot be developed as multi-family residential because it does not meet the minimum lot standards for that district. If rezoned, the parcel will have the same zoning as other parcels in the proposed development.

**Finding:** Staff finds that though the zoning map amendment will affect adjacent single-family dwellings the amendment will also promote the development of the parcel.

**Standard 4:** Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

**Analysis:** The subject parcel is within the Central City Local Historic District. The Historic Landmark Commission has approved the demolition of the existing office building as per the provisions of the H Historic Preservation Overlay District. Before a new building is constructed, the Historic Landmark Commission will review the proposal to ensure the project meets the district standards.

**Finding:** The proposed zoning map amendment will meet this standard.

**Standard 5:** The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

**Analysis:** This application has been reviewed by all applicable City Divisions and their comments can be found in Attachment B. Comments from each indicate that they have no objection to the proposed zoning map amendment. Department representatives will review the project again prior to the issue of a building permit.

**Finding:** Staff finds that the proposed amendment will have all necessary utility and public services necessary to accommodate the site.

## **Attachment A: Applications**



# Zoning Amendment

OFFICE USE ONLY  
 Petition No.: PLN/PCM 2012-00305  
 Date Received: 5/18/2012  
 Reviewed By: DANIEL ECHENKIN

- Amend the text of the Zoning Ordinance by amending Section:
- Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

SALT LAKE CITY PLANNING

Address of Subject Property: 538 E 500 S

Name of Applicant: Adam Paul Phone: 801-699-5050

Address of Applicant: 500 N. Marketplace Dr. ste. 201, Centerville, UT 84104

E-mail Address of Applicant: adam@strategiccapitalgroup.com Cell/Fax: 801-699-5050

Applicant's Interest in Subject Property: owner

Name of Property Owner: SCP 500 South, LLC Phone: 801-699-5050

E-mail Address of Property Owner: adam@strategiccapitalgroup.com Cell/Fax: 801-699-5050

County Tax ("Sidwell #"): 16-06-476-014 Zoning: RMF-35

Legal Description (if different than tax parcel number):

Existing Property Use: <u>RMF35 - Office parking lot</u>	Proposed Property Use: <u>part of apartment complex</u>
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**Please include with the application:**

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. **The cost of first class postage for each address within 450 feet is due at time of application. Please do not provide postage stamps.**
5. Legal description of the property.
6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
8. **Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

**Notice:** Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

**File the complete application at:**  
 Salt Lake City Buzz Center  
 PO Box 145471  
 451 South State Street, Room 215,  
 Salt Lake City, UT 84114  
 (801) 535-7700

Signature of Owner or Agent [Signature] Date 5/18/2012

1. The purpose of the proposed amendment is to change the zone of Parcel 1 (the subject parcel) from RMF-35 to RO.
2. Parcels 1, 2, 3, and 4 are to be combined and it is proposed that Parcel 1 be zoned RO so that the newly formed lot is not dual zoned. Parcels 2, 3, and 4 are currently zoned RO. It is intended to develop the newly formed lot as a multifamily/apartment project that meets all the restrictions and requirements of the RO zone.
3. See item 2
- 4.
5. Legal Description attached

EXHIBIT "A"

SUBJECT PARCEL

Order No. 57161

Parcel #1: (Tax Serial No. 16-06-476-014)

Commencing at a point which is 3 rods South and 20 rods East of the Northwest corner of Lot 4, Block 24, Plat "B", Salt Lake County Survey, and running thence South 7 rods; thence West 66 feet; thence North 7 rods; thence East 66 feet to the point of beginning.

Parcel #2: (Tax Serial No. 16-06-476-030)

Commencing at the Northeast corner of Lot 5, Block 24, Plat "B", Salt Lake City Survey, and running thence South 13 rods; thence West 4 rods; thence North 13 rods; thence East 4 rods to the place of beginning.

Parcel #3: (Tax Serial No. 16-06-476-032)

Commencing at the Southwest corner of Lot 6, Block 24, Plat "B", Salt Lake City survey, and running thence North 10 rods; thence East 3 rods; thence South 10 rods; thence West 3 rods to the point of beginning.

Parcel #4: (Tax Serial No. 16-06-476-033)

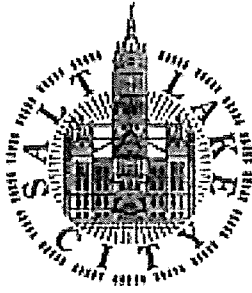
Beginning 3 rods East from the Northwest corner of Lot 6, Block 24, Plat "B", Salt Lake City Survey and running thence East 26 feet; thence South 165 feet; thence West 26 feet; thence North 165 feet to the point of beginning.

Parcel #4A:

Together with the following described right of way appurtenant to Parcel 4, as disclosed by Corrective Warranty Deed recorded September 9, 1980 as Entry No. 3474967, in Book 51437, at Page 1441 described as follows:

Beginning 71.7 feet East of the Northwest corner of said Lot 6, East 6.4 feet; thence South 165 feet; thence West 6.4 feet; thence North 165 feet to the point of beginning.





**SALT LAKE CITY CORPORATION**

**Buzz Center**

451 South State Street, Room 215 Phone: (801) 535-7700  
P.O. Box 145471 Fax : (801) 535-7750  
Salt Lake City, Utah 84114

Date: May 18, 2012

**PLANNING COMMISSION**

500 N MARKETPLACE DRIVE SUITE 201  
CENTERVILLE, UT 84104

**Project Name:** 538 E 500 S, ZONING MAP AMENDMENT

**Project Address:** 538 E 500 S , NFF1

**Detailed Description:**

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
<b>Invoice Number: 963352</b>							
Filing Fee (	1	06	00900	125111	\$885.92		
<b>Total for invoice 963352</b>					\$885.92		\$885.92
<b>Total for PLNPCM2012-00305</b>					\$885.92		\$885.92

OFFICE USE ONLY  
Intake By: EL6916

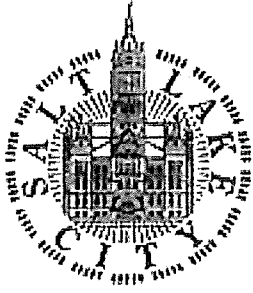
CAP ID #  
PLNPCM2012-00305  
Total Due: \$885.92



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[www.slccpermits.com](http://www.slccpermits.com)  
Salt Lake City Treasurer

Rcpt# 1256255  
PL PLNPCM2012-00305 CC  
\$885.92 5/21/2012



**SALT LAKE CITY CORPORATION**

**Buzz Center**

451 South State Street, Room 215 Phone: (801) 535-7700  
P.O. Box 145471 Fax : (801) 535-7750  
Salt Lake City, Utah 84114

Date: May 18, 2012

**PLANNING COMMISSION**

500 N MARKETPLACE DRIVE SUITE 201  
CENTERVILLE, UT 84104

**Project Name:** 538 E 500 S, ZONING MAP AMENDMENT

**Project Address:** 538 E 500 S , NFF1

**Detailed Description:**

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
<b>Invoice Number: 963352</b>							
Filing Fee (	1	06	00900	125111	\$885.92	\$885.92	
<b>Total for invoice 963352</b>					<b>\$885.92</b>	<b>\$885.92</b>	<b>\$0.00</b>
<b>Invoice Number: 963353</b>							
Postage for Planning Petitions (	170	06	00900	1890	\$74.80		
<b>Total for invoice 963353</b>					<b>\$74.80</b>		<b>\$74.80</b>
<b>Total for PLNPCM2012-00305</b>					<b>\$960.72</b>	<b>\$885.92</b>	<b>\$74.80</b>

OFFICE USE ONLY  
Intake By: EL6916

CAP ID #  
PLNPCM2012-00305  
Total Due: \$74.80

Salt Lake City Treasurer

Rcpt# 1374140  
PL PLNPCM2012-00305 CC  
\$74.80 5/21/2012



\* P L N P C M 2 0 1 2 - 0 0 3 0 5 \*

[www.slepermits.com](http://www.slepermits.com)





# Master Plan Amendment

OFFICE USE ONLY	
Petition No.:	PLNPCM2012-00359
Date Received:	6/5/12
Reviewed By:	A. Anglin

SALT LAKE CITY PLANNING

Address of Subject Property: 538 E. 500 S. SLC, UT (PLNPCM2012-00305)

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Project Name: 500 South Apartments

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Name of Applicant: Adam Paul	Phone: 801-699-5050
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Address of Applicant: 500 N. Marketplace Dr. #201 Centerville, UT 84014

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E-mail Address of Applicant: adam@strategiccapitalgroup.com	Cell/Fax: com
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Applicant's Interest in Subject Property: Owner/Manager

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Name of Property Owner: SCP 500 South LLC	Phone: 801-699-5050
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E-mail Address of Property Owner: adam@strategiccapitalgroup.com	Cell/Fax:
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County Tax (Parcel #): 476014	Current Zoning: RMF-35
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**Please include with the application:**

1. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area and / or zoning district changes.
2. Declare why the present master plan requires amending.
3. If applicable, a signed and notarized statement of consent from property owner authorizing applicant to act as agent.
4. Complete answers to the questions on next page.
5. **Filing fee of \$830.55, plus \$110.74 for each acre over one acre and the cost of first class postage for each property within 300' feet is due at time of application.**

**Notice:** Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

**If you have any questions regarding the requirements of this application, please contact the Salt Lake City Buzz Center at 801-535-7700 prior to submittal.**

**File the complete application at:**

SLC Buzz Center  
 PO Box 145471  
 451 South State Street, Room 215  
 Salt Lake City, UT 8411

Signature of Property Owner SCP 500 South LLC  
 Or authorized agent by D. Adam Paul its Manager

Please Answer the Following Questions (Use an Additional Sheet if Necessary):

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1. General Description of the proposed Master Plan Amendment:

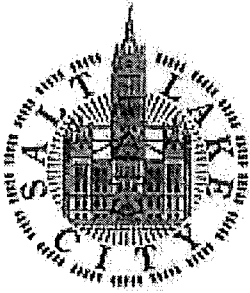
To change the subject parcel to coordinate with the parcels that <sup>RO</sup> make up the majority of the property.

2. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and / or zoning district changes.

The intent is to combine multiple lots to make way for a development. To do so we need to ensure all the involved parcels are zoned the same and have the same master plan designation.

3. Declare why the present master plan requires amending.

It excludes the subject parcel from the property on whole, or the other parcels ~~involved with property~~ comprising the property.



**SALT LAKE CITY CORPORATION**

**Buzz Center**

451 South State Street, Room 215 Phone: (801) 535-7700

P.O. Box 145471 Fax : (801) 535-7750

Salt Lake City, Utah 84114

Date: Jun 05, 2012

SCP 500 SOUTH LLC

PLANNING COMMISSION

500 NORTH MARKETPLACE DRIVE #201

CENTERVILLE, UT 84014

**Project Name:** 500 SOUTH APARTMENTS

**Project Address:** 538 E 500 S , NFF1

**Detailed Description:**

SEE PETITION #PLNPCM2012-00305 FOR ATTACHMENTS AND DETAILS

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 966654							
Filing Fee (	0	06	00900	125111	\$830.55		
<b>Total for invoice 966654</b>					\$830.55		\$830.55
<b>Total for PLNPCM2012-00359</b>					\$830.55		\$830.55

OFFICE USE ONLY

Intake By: AA1589

CAP ID #  
 PLNPCM2012-00359  
 Total Due: \$830.55

Salt Lake City Treasurer

Rcpt# 1394834

PL PLNPCM2012-00359 CC

\$830.55 6/6/2012



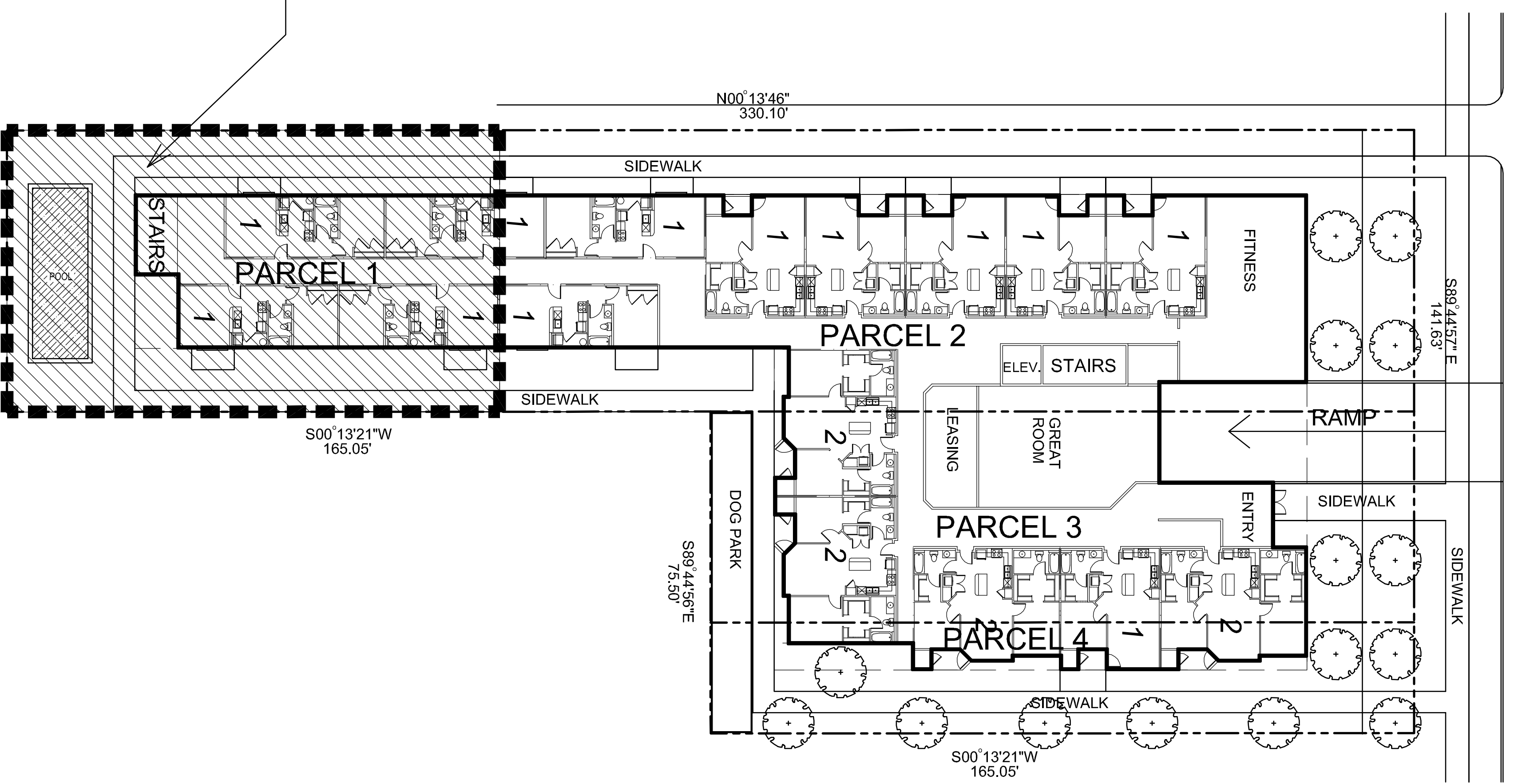
\* P L N P C M 2 0 1 2 - 0 0 3 5 9 \*

www.slcpemits.com

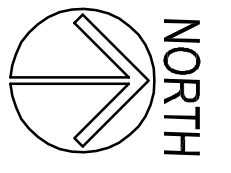


**Attachment B:  
Proposed Site Plan**

500 SOUTH



1ST FLOOR (STREET)  
SCALE : 1" = 20'



DATE: MAY 11, 2012

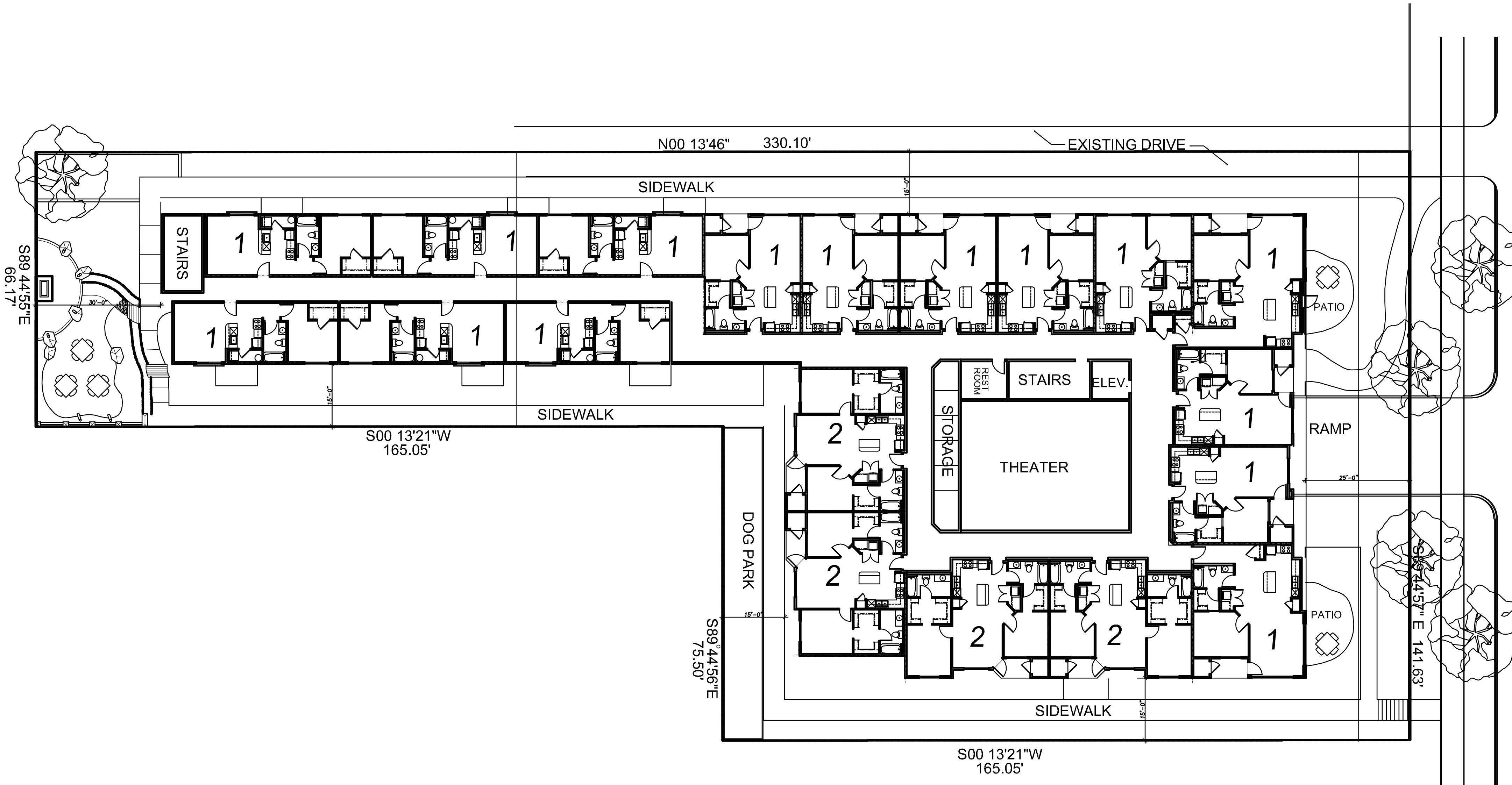
### CONCEPTUAL SITE PLAN

### APARTMENT PROJECT STRATEGIC DEVELOPMENT

500 South about 550 East  
Salt Lake City, UTAH

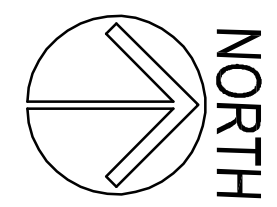
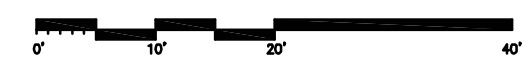
Tuttle and Associates, inc.

ARCHITECTS  
1648E. 3300S.  
Salt Lake City, UT 84106  
ph. (801)485-6464  
fax (801)485-6969



500 SOUTH

3RD FLOOR PLAN  
 SCALE : 1/16" = 1'-0"



**Attachment C:  
Department Comments**

**Sustainability**

No Comments

**Public Utilities**

No Comments

**Zoning-Alan Michelson**

Need to meet landscaping requirements of 21A.48 including a 10 feet wide landscape buffer in the rear of the lot where R-O zoning abuts SR-3 zoning. Pool location appears to be in conflict with required landscape buffer. Need to meet setback requirements. If proposed—underground encroachments for underground parking lot will require special exception approval. Need to document compliance with maximum lot coverage, not to exceed 60% of lot area. Need to meet parking provisions in 21A.44. Need to certify the address with SLC Engineering before applying for a building permit. Need to address how trash will be removed. Need historic landmarks approval.

**Engineering-Randy Drummond, Scott Weiler**

- Engineering has no objection to the proposed rezone. Prior to installing a new drive approach or performing any other work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.
- The only additional comment I have to add to the comment I made for PLNPCM2012-00305 is that none of the existing parcels have an address of 538 East. If a certified address for 538 East hasn't already been issued, a certified address must be obtained from SLC Engineering prior to obtaining a building permit.

**Transportation-Barry Walsh (801)535-6630**

The proposed zone change for the rear parcel of the proposed development presents no issue to the transportation corridor of 500 South. The present status is a conceptual design and is subject to all city design standards for final approval.

**Fire**

No Comments

**Police**

No Comments

**Attachment D  
Community Council Comments**



## CENTRAL CITY NEIGHBORHOOD COUNCIL

**DATE:** June 06, 2012

**TO:** Elizabeth R. Buehler-SLC Planning Department

**FROM:** Central City Neighborhood Council

**REGARDING:** Rezone application for 538 E. 500 South (PLNPCM2012-00305)

Central City Neighborhood Council (CCNC) heard this request at our June 6th meeting. There were approx. 12 people in attendance. There was not a yes or no vote taken and in the end there was general skepticism of the move to an RO zone. I have included comments/concerns below.

- 1.) There were several concerns questioning the move to the RO zone. This area has suffered through a glut of this type of zoning from decades ago.
- 2.) There was a comment about the entrance/exit vehicular ramp and how it was not neighborhood/pedestrian friendly.
- 3.) There were a couple positive remarks suggesting it was nice to see the project is reaching deeper into the lot and that it was nice to see something proposed there since current site is fronted by a vacant office bldg.
- 4.) The presentation ended with discussion on why the need for the large front setback.

Thank you for your time and the opportunity to have this presented to our Council.

Tom Mutter  
CCNC Chairperson

**Attachment E  
Site Photographs**



**View of Project Site from 500 South**



**View of Subject Parcel from North**





**View from Subject Parcel to the South**



**View from Subject Parcel to the East**