

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

TWIO Building Expansion Conditional Building & Site Design Review PLNPCM2012-00339 2205 East 2100 South July 11, 2012

Applicant:

Josh Footer, Owner

Staff: Ray Milliner

ray.milliner@slcgov.com
(801)535-7645

Current Zone:

CB (Commercial Business
District)

Master Plan Designation:

Sugar House: Mixed Use Low
Intensity

Council District:

District 7 - Søren Simonsen

Community Council:

Sugar House –
Christopher Thomas, Chair

Lot Size:

.24 Acres

Current Use:

Commercial

Applicable Land Use Regs:

- Chapter 21A.26.060 –
Sugar House Business
District
- Chapter 21A.59 Conditional
Building and Site Design
Review

Attachments:

- A. Citizen Input
- B. Site Plan & Elevations
- C. Photo

Request

The petitioner, Josh Footer is requesting Planning Commission approval of a Conditional Building and Site Design Review application for a second story addition to an existing building at 2205 East 2100 South. The second story would be used as an office with a small conference room. Site plan review is required for all conditional uses, and all permitted uses except single-family dwellings, two-family dwellings and twin homes in the CB zone. The Planning Commission has decision making authority in these matters.

Recommendation

Approval: Based on an analysis of the standards for the Conditional Building and Site Design Review process and the findings noted in this report, Planning Staff recommends that the Planning Commission approve the request subject to the following conditions:

1. Compliance with the City Department/Division comments as attached to this staff report (Exhibit B).
2. The applicant shall meet section 21A.48 (Landscaping and Buffers) of the City Zoning Ordinance.
3. The Planning Commission delegates final approval of signs and lighting design to Planning Staff to ensure compliance with the “Business District Design Guideline Handbook” located in the Sugar House Community Master Plan.
4. Lighting shall be designed on the building to provide emphasis to the front entry.

Denial: Based on the findings and analysis in this staff report, I move that the Planning Commission deny the conditional use petition based on the following findings (Commissioner then states findings).

VICINITY MAP



Background

Project Description

The proposed project is located at the intersection of 2200 East and 2100 South in the Commercial Business (CB) zone, and is subject to the Sugar House Master Plan (2005) and the development standards of CB zone.

The applicant is petitioning the Planning Commission for Conditional Building and Site Design approval of a second story addition to an existing building. The purpose of the addition is to create office space and a conference room on the second floor. The proposed building height is approximately 23 feet (23'). Street level entry to the overall building will face 2100 south, with primary access from 2100 South, and a secondary access from 2200 East.

The existing building is legal noncomplying, as the maximum front setback for a building in the CB zone is 15 feet, and this building is setback approximately 50 feet. Further, the existing parking stalls are non-complying since they are located in the front and corner side yards, which are not allowed by the Zoning Ordinance. Because the proposed second story addition does not meet the 15' maximum setback for at least 75% of the building, it must be approved as part of this Building and Site Design Review petition.

The second story addition is proposed to overhang the existing footprint by approximately 3 feet on both the south and west elevations. Proposed building materials will match the existing building.

Master Plan Discussion

The subject property is located in, and subject to, the Sugar House Master Plan (2005). The property is designated as “Mixed Use – Low Intensity”. Adjacent to the property is low intensity residential and medium density residential. The plan states, “Acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.” Staff has reviewed the application for compliance with the master plan and found it meets the minimum standards (see analysis below).

Public Comment

The application was reviewed by Sugar House Community Council Land Use Committee on June 16, 2012. The Council recommended that the Planning Commission approve the application (see comments attachment A).

No public comments have been received at the date of this writing.

Analysis and Findings

Findings

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:

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.

Analysis: The proposed addition to the building is on top of the existing structure. No changes to the existing footprint are proposed that would orient the building farther away from the street than it already is. The primary entrance to the building will face 2100 South, which is a busy arterial street. Staff has conditioned this application that a lighting plan be reviewed by staff prior to the issue of a building permit. Staff will ensure that the building features lighting that emphasizes the front entry.

Finding: The proposal satisfies this standard.

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.

Analysis: The proposed second story addition projects over the existing first floor approximately 3 feet. This feature covers both the front and side entries, and therefore will provide protection to pedestrians from the rain and sun.

Finding: The proposal satisfies this standard.

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.

Analysis: The existing first floor of the building meets the standard of (40%) glass on the first floor front façade and (25%) glass requirement on the first floor side elevation. The upper floor of the structure will provide architectural variation and larger windows. Signs will need to be designed to relate to the pedestrian and complement the building architecture.

Finding: The proposal satisfies this standard.

D. Architectural detailing shall emphasize the pedestrian level of the building.

Analysis: Because this is an addition to an existing building, the footprint of the structure will not change; as a result, none of the first floor pedestrian features of the building will be modified or reduced by adding a second floor component to the building.

Finding: The proposal satisfies this standard.

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.

Analysis: The existing parking stalls are non-complying since they are located in the front and corner side yards, which are not allowed by the Zoning Ordinance, nonetheless, no changes in parking are proposed. This means that they are able to remain. Expansion of the building by 50% or more of the floor area requires landscaping upgrades, therefore, the applicant is proposing a landscape buffer along the property line on the east side of the lot. All existing landscaping elements comply with the landscaping ordinance.

Finding: The proposal satisfies this standard.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Analysis: No changes to the existing parking lot lighting are proposed. Staff has conditioned this application that all lighting shall be reviewed for compliance with the ordinance by staff.

Finding: The proposal satisfies this standard.

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.

Analysis: Parking access is provided by two curb cuts onto 2100 South, one as an entry the other an exit, and by a small drive in the rear of the property from 2200 East. This access and circulation is appropriate for the proposed use. There are no pedestrian facilities on the site that would warrant a special trail or pathway connection. Pedestrian access to the site is provided on the existing sidewalks bordering the public street frontages.

Finding: Staff finds that the vehicular access and pedestrian access to the site are adequate to account for the proposed addition and uses.

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.

Analysis: A screened dumpster area is proposed in the rear of the property. Access to the dumpster will come from the drive off of 2200 East behind the building. This location will not be visible from the street, and is not located between the street and building.

Finding: The proposal satisfies this standard.

I. Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: The building has an existing sign plan that is consistent with the Zoning Ordinance. Any further sign additions will be reviewed by staff for compliance and approved accordingly.

Finding: As a condition of approval, staff recommends that a final sign plan be submitted for review and approval by Planning Staff.

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.

Analysis: The final lighting plan will be compliant with all applicable City standards to be determined as part of the building permit review process.

Finding: As a condition of approval, staff recommends that a final lighting plan be submitted for review and approval by Planning Staff.

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.

Analysis: The applicant is proposing a landscape buffer along the east side of the property. Staff has reviewed the existing landscape on site and found that it meets the minimum standards for approval. The final landscaping plan will be compliant with all applicable City standards to be determined as part of the building permit review process. The dumpster will be enclosed by six foot fence structure.

Finding: Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

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.

Finding: Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

ATTACHMENT A
Citizen Input

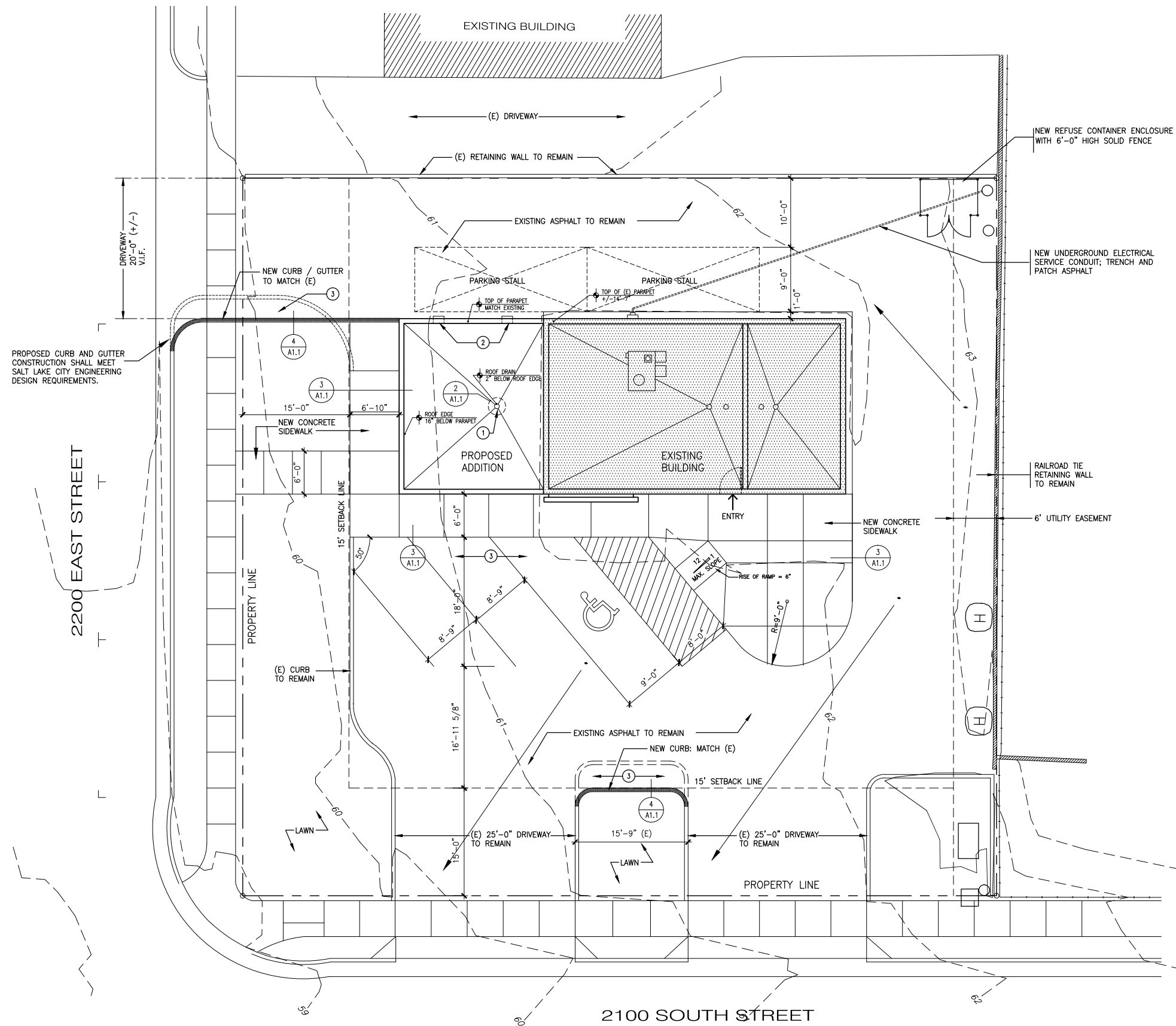
Ray, the Sugar House Community Council Land Use Committee reviewed this on June 16.

There were only two people there. After the meeting, i sent out the project information to the entire council, asking them to give me feedback, and I received nothing. I have talked to at least five members of the council individually, and everyone is very positive about this project. The WriteImage seems to be well-respected in our community. Their business is well-maintained, the landscaping is terrific, and the proposal to add a second story at this location seems to be fine with everyone I have talked to. The buildings abutting the property on the North and East are taller, two story buildings, and I reviewed whether the windows on the second floor would look directly into other windows, taking away privacy. It was determined that they will not. We definitely want this business to remain in Sugar House, and approve this request without reservation.

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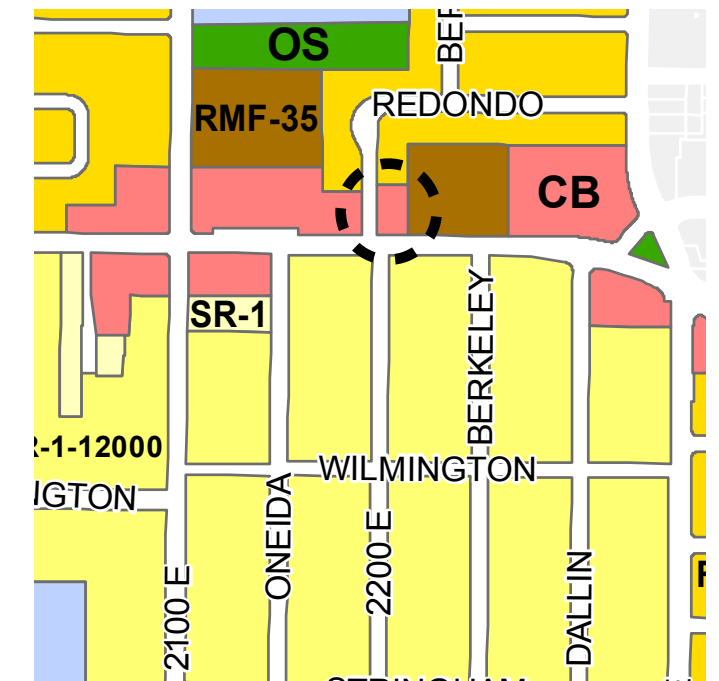
Judi Short, First Vice Chair, Sugar House Community Council
and Land Use Chair
801.487.7387

ATTACHMENT B
Proposed Plans



PROPOSED CURB AND GUTTER CONSTRUCTION SHALL MEET SALT LAKE CITY ENGINEERING DESIGN REQUIREMENTS.

Zoning/Vicinity Map:



Current Zoning:

CB - Community Business

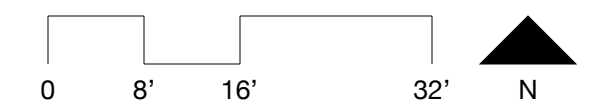
General zoning provisions:

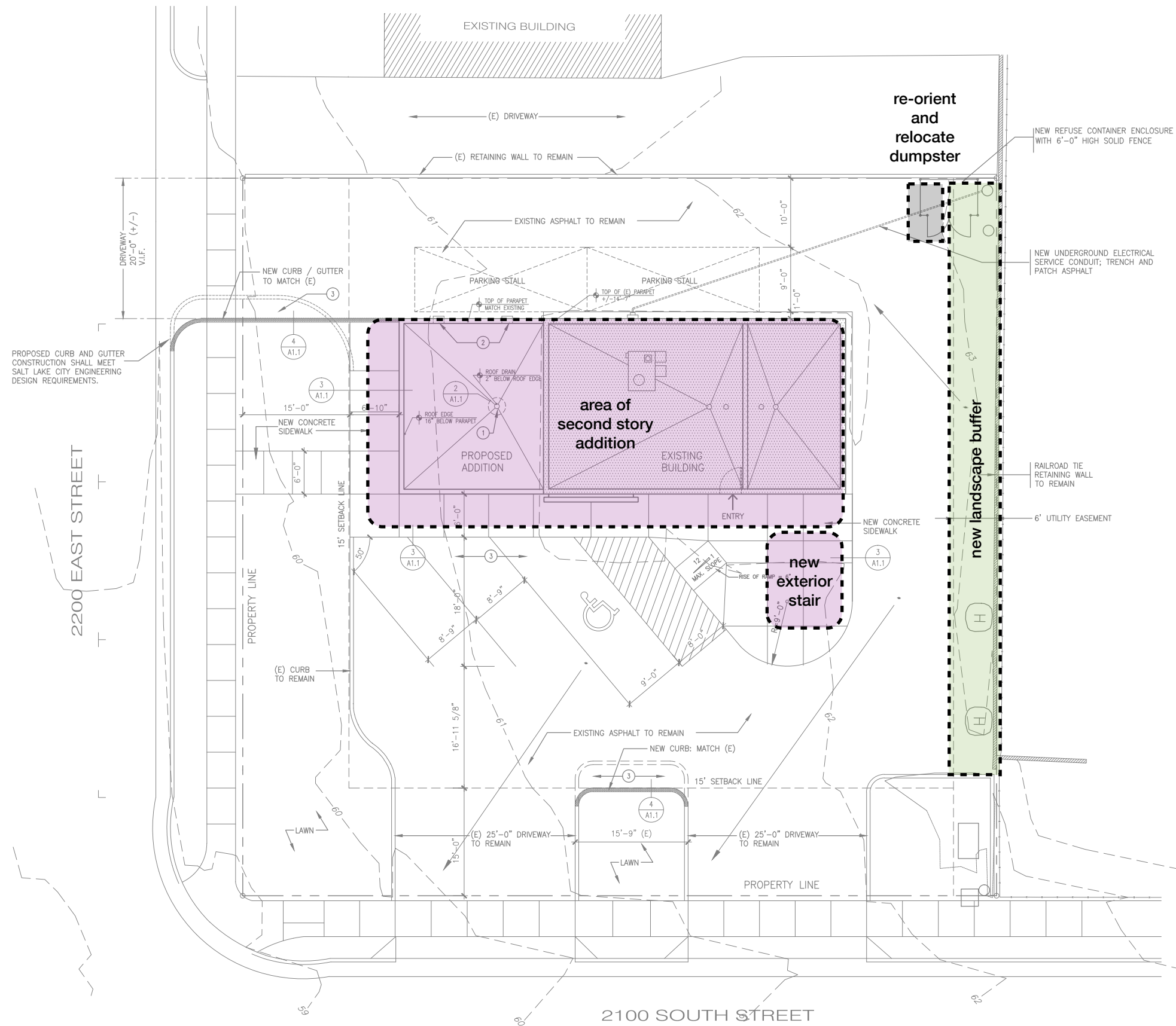
- No minimum front, corner side, or side yard setback (maximum 15' at front)
- Minimum 10' rear yard setback
- Parking prohibited in front or corner side yard
- 7' landscape buffer on rear and side yards abutting residential zoning
- Maximum height 30'
- Minimum 40% glass on front and corner facades



Existing Site Plan

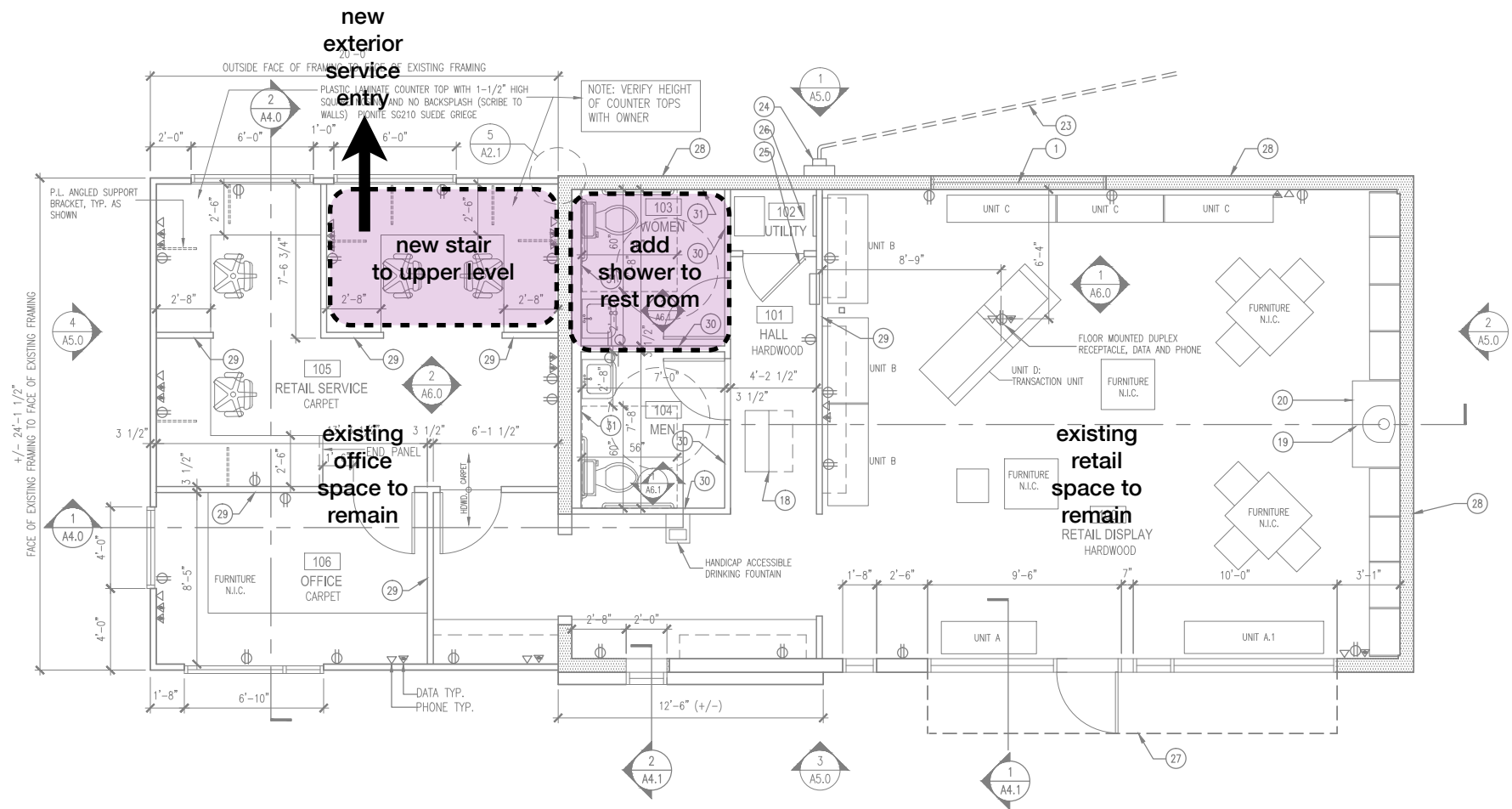
May 29, 2012

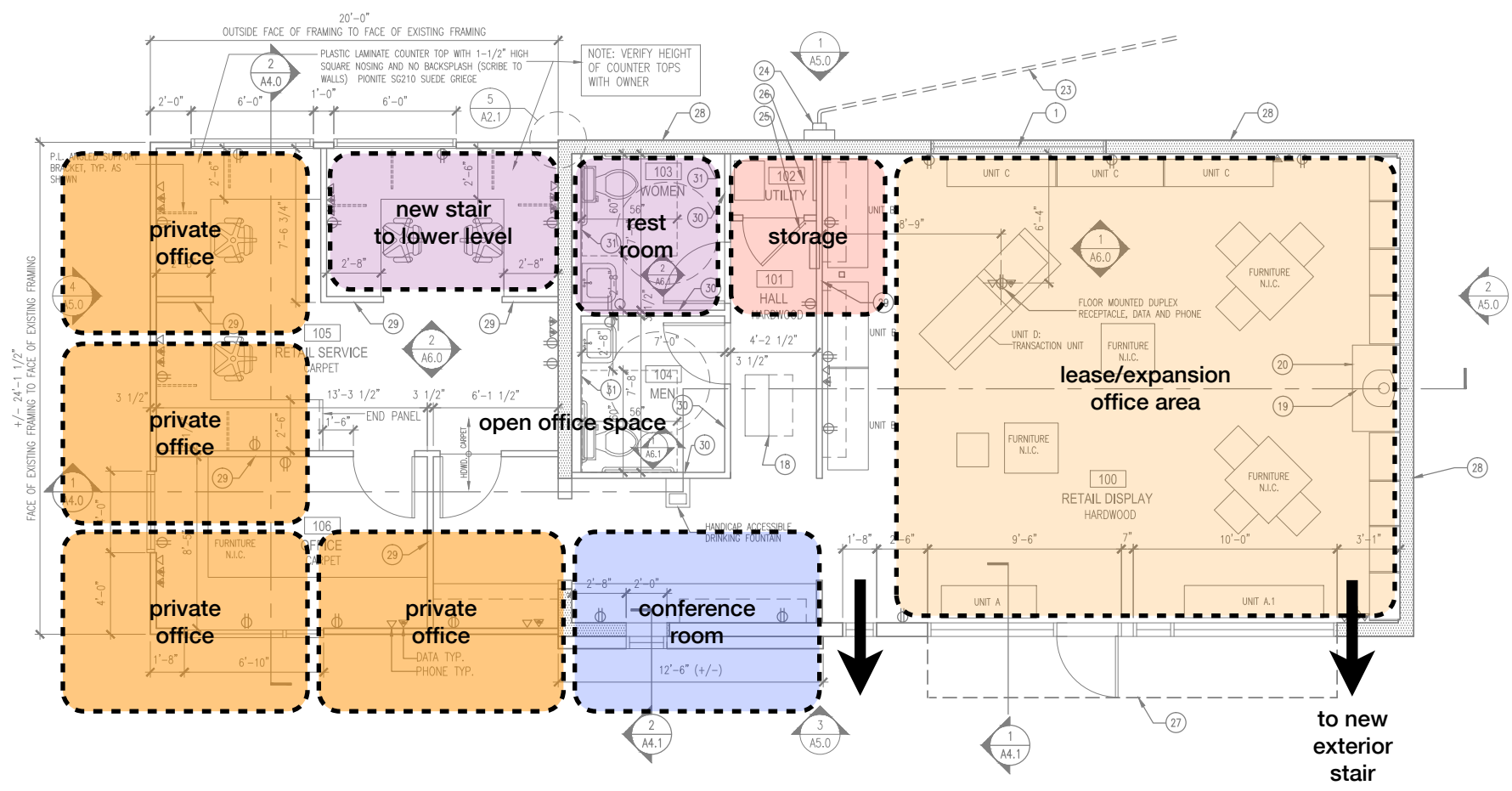




Considerations:

- larger addition
- can maintain current operations during construction, with some impacts
- additional future growth, probably cannot expand again as non-complying structure
- potential additional revenue generation
- lowest cost per square foot for additional space





ATTACHMENT C
Photo

