

PLANNING COMMISSION STAFF REPORT

Rockefeller Planned Development
and Subdivision Amendment
PLNSUB2012-00001
1100 South 4800 West
March 28, 2012



Planning and Zoning
Division
Department of Community &
Economic Development

Applicant: Rockefeller Group Foreign Trade
Zone

Staff: Ana Valdemoros 535-7236
ana.valdemoros@slcgov.com

Tax ID:
15-07-301-002
15-07-301-001
15-07-101-002
15-07-101-001

Current Zone:
M-1 (Light Manufacturing)

Master Plan Designation:
West Salt Lake Community Master Plan –
Industrial

Council District:
District 2– Kyle LaMalfa

Lot size:
70.96 acres

Current Use:
Vacant

Notification
Mailed: March 14, 2012
Sign posted: March 19, 2012
Agenda posted on the Planning Division and Utah
Public Meeting Notice websites March 23, 2012

Applicable Land Use Regulations:

- Section: 21A.28.020 M-1 Light Manufacturing District
- Section: 21A.28.040 Table Of Permitted And Conditional Uses For Manufacturing Districts
- Section 21A.55 Planned Development Standards
- Section 20.20.20 Subdivision Amendments

Attachments:
A. Site Drawings and Site Plan
B. Department Comments

REQUEST

The applicant, Rockefeller Group Foreign Trade Zone is proposing to subdivide the existing four parcels into seven new lots with four new private drive accesses. The proposal will allow for a new warehouse structure and other future buildings. The subject property is located at approximately 1100 South 4800 West.

STAFF RECOMMENDATION

Based on the findings of fact listed in the staff report, staff finds that the proposal generally meets the criteria for planned developments and subdivision amendments. Therefore, staff recommends the Planning Commission approve the case PLNSUB2012-00001 as proposed with the following conditions:

Conditions of Approval

1. A final plat application must be submitted.
2. An avigation easement for the new development is required and addressed with the Airport Department.
3. A perimeter landscape plan shall be provided as part of the building permit review.
4. Compliance with all departmental comments.

Possible Motions

Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the planned development and preliminary subdivision amendment for the subject properties located approximately at 1100 South 4800 West with the aforementioned conditions in this staff report.

Not Consistent with Staff Recommendation: Based on the findings listed by the Planning Commission, testimony and plans presented, I move that the Planning Commission deny the planned development and subdivision amendment request to create seven new lots, three of them without street frontage.

Vicinity Map



1195 S, 4800 W
1145 S, 4800 W
1075 S, 4800 W
965 S 4800 W

Subject Properties

Neighboring Parcels

BACKGROUND

Project Description

The applicant is requesting approval of a planned development to allow the subdivision of four existing parcels into seven new lots, four private drive accesses and the construction of a warehouse at approximately 1100 South 4800 West within the West Salt Lake Community. The properties are located in the in the M-1 (Light Manufacturing District) and combined are approximately 70.96 acres in size. All adjacent properties are also zoned M-1. The following details the number of the lot and the proposed sizes:

New Lot	Acres	Square Feet
Lot 1	7.633	332,493
Lot 2	3.676	160,126
Lot 3	15.788	687,725
Lot 4	12.227	532,608
Lot 5	8.146	354,839
Lot 6	9.831	428,238
Lot 7	13.662	595,116
Total	70.96	3,091,148

The reconfiguration of the existing 4 lots of the Pacific Landing II Subdivision into seven new lots will allow for future warehouses and offices. Both uses are permitted uses in the zoning district. The properties are currently vacant and the proposed warehouse will be approximately 150,300 square feet in size on lot #5. The other six lots will provide space for future structures to be constructed. The parking requirement for the proposed structure is 40 stalls and the applicant proposes 165 stalls which is satisfactory.

The primary access to lots 1, 2, 5 and 6 will be along 4800 West. The applicant proposes to provide four drive accesses into the project. Two of them are under construction on both the north & south sides of Building E (Lot 5) and will ultimately extend all the way to the east side of Lot 4. Two additional ones will be located on the north side of Lot 6 (north of Future Building D) and on the south side of Lot 1 (on the south side of Future Building G).

Comments

Public Comments

The project site is within the Glendale Community Council. Staff contacted the Chairperson of the community council to request meeting with the community council to allow the applicant to present the proposal, but the request was declined. The Chairperson stated that there would be no comments or concerns over this proposal since it was located in the western part of their neighborhood and posed no impacts to the residential portions of the community. No other verbal or written comments were received.

City Department Comments

The proposal was reviewed by all applicable City departments and divisions. The review comments have been attached to this report as Exhibit B. The applicant must comply with all City requirements as outlined in those comments.

ANALYSIS

Planned Development Standards

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission shall find that the proposed planned development meets the following standards:

Standard A: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section;

Analysis: The proposed planned development is located in a typical location for this type of use. There will be no impact on adjacent properties since all of them are currently vacant. The proposed warehouse structure and related parking comply with the M-1 (Light Manufacturing) zoning district. The lot configuration and access driveways aim to provide appropriate combination and coordination of architectural styles, building forms, building materials, and building relationships.

Finding: Staff finds that the proposed development meets the minimum requirements of the Zoning Ordinance.

Standard B. The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The proposed planned development is located in a typical location for this type of use in the Glendale Neighborhood within the West Salt Lake Community. The adopted future land use map designates this location for industrial uses and it is zoned M-1 (Light manufacturing) accordingly. The proposal is consistent with the development pattern of the industrial area in the West Salt Lake community and the zoning ordinance anticipates the creation of lots without street frontage in industrial areas such as this one.

Finding: Staff finds that the proposed development meets the general purposes of the Zoning Ordinance and the adopted master plan policies and guidelines governing the site.

Standard C. 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:
 - a. 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;
 - b. 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;
 - c. 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, nonmotorized, 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.

If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The proposed planned development is located in a typical location for the proposed type of warehouse use. All adjacent properties are currently vacant. Proposed lot sizes are appropriate for the requirements of the base zoning district M-1 (Light Manufacturing). The proposed lots (1,2,5 and 6) have frontage along 4800 West which is a collector street. The applicant proposes additional drive access on the north and south sides of Lot 5 that provide coordinated access to lots 3, 4 and 7. The applicant proposes future warehouse and office development which are typical in this area. There will be no adverse traffic related impacts.

Finding: Staff finds that the proposed development meets this set of standards. The proposed uses will not unreasonably impair the use and enjoyment of adjacent property. The internal circulation system of the proposed planned development will not impact adjacent property from motorized, nonmotorized, and pedestrian traffic; all proposed utility and public services will be adequate to support the proposed planned development and satisfactory to pertinent City Departmental comments (Attachment B)

Standard 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: There is no mature vegetation on site. Perimeter landscaping for lot 5 is required relating to the proposed warehouse. All other lots will remain temporarily vacant and therefore do not need to meet landscaping requirements at this time. However, at the time any lot is developed all landscaping standards will be required.

Finding: The proposed development shall meet the perimeter landscaping requirements of the Zoning Ordinance for proposed development of lot 5 and as outlined in the Building Services review. Landscaping of the other lots will be required as development occurs.

Standard E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: The proposed planned development is located in a vacant and undeveloped area of West Salt Lake.

Finding: Staff finds that this standard does not apply since the property is undeveloped.

Standard F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

Analysis: The proposed planned development is located in the M-1 (Light Manufacturing) zoning district. There is no minimum planned development size required in this zone. However, building size and proximity to each other must comply with building regulations as outlined by the Building Services division. The proposed structure is 150,300 square feet in size and provides 165 parking stalls.

Finding: Staff finds that the proposed development meets the minimum requirements of the Zoning Ordinance.

Subdivision Amendment Standards

Standards

Pursuant to the standards in Section 20.31.090 of the Subdivision Ordinance of the Salt Lake City Code, the planning director, or designee, may, at the administrative hearing, approve the proposed subdivision amendment if it is found that:

A. The amendment will be in the best interests of the city.

Analysis: The applicant proposes to reconfigure the existing four lots into seven new lots in the M-1 (Light Manufacturing) Zoning District. The size of the new lots range from 160,126 sq ft to 595,116 sq ft which is allowed by the zone. The proposed subdivision amendment is consistent with City policies and Zoning Ordinance Standards.

Finding: Staff finds that the proposed subdivision amendment is in the best interest of the City, because the development of the property is consistent with the Zoning Ordinance requirements for M-1 zoning districts.

B. All lots comply with all applicable zoning standards.

Analysis: Staff has reviewed the property for compliance with all applicable Zoning Ordinance standards, and found that it meets the minimum requirements for size, width, access and all other requirements.

Finding: Staff finds that the proposed subdivision amendment is in compliance with all applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: No dedications are necessary.

Finding: This criterion is not applicable.

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

Analysis: The existing improvements are satisfactory to the Engineering Department but additional ones are required as per the Department Comments.

Finding: Additional public improvements are required by the Engineering Department (please see Attachment B) and are part of the conditions of approval.

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

Analysis: This application has been reviewed for compliance with all applicable state laws and Salt Lake City Corporation zoning regulations.

Finding: Staff finds that the application meets applicable laws and regulations.

F. The amendment does not materially injure the public or any person and there is good cause for the amendment.

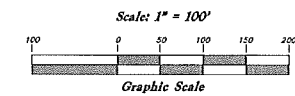
Analysis: The proposal will reconfigure four lots into seven new lots, which comply with the underlying zoning district. Therefore, the proposal will have little to no material impact on adjacent properties since it will be similar to the lots sizes found in the area.

Finding: Staff finds good cause for the proposed subdivision amendment as there will be no material injury to the public or any other person in the area and the new lot will comply with minimum lot size requirements.

**Attachment A:
Proposed Site Plan**

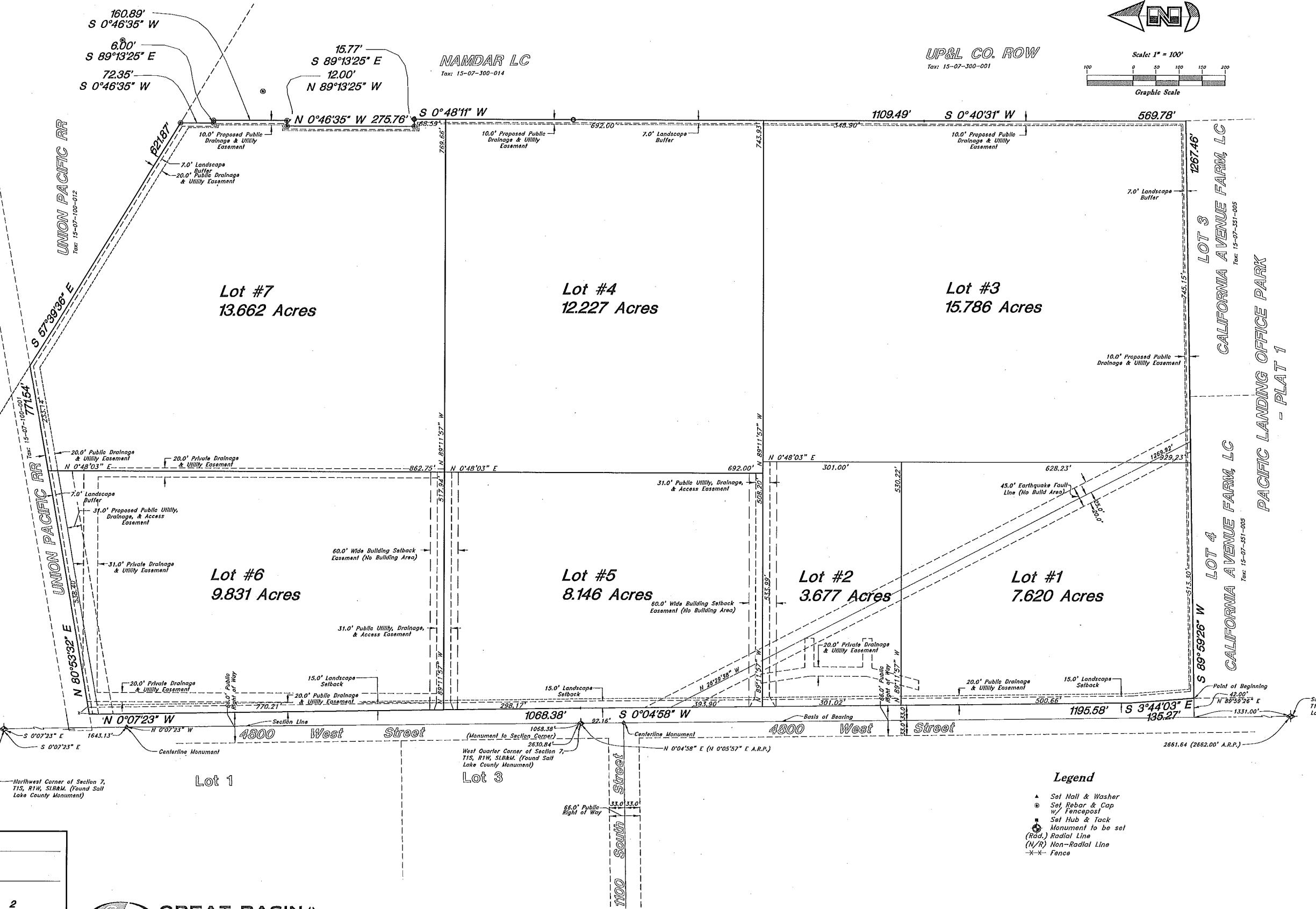
Rockefeller Foreign Trade Zone Planned Development

A part of the Northwest 1/4, and the Southwest 1/4 of Section 7, T1S, R1W, SLB&M, U.S. Survey
Salt Lake City, Salt Lake County, Utah



UP&L CO. ROW
Tax: 15-07-300-001

NAMDAR LC
Tax: 15-07-300-014



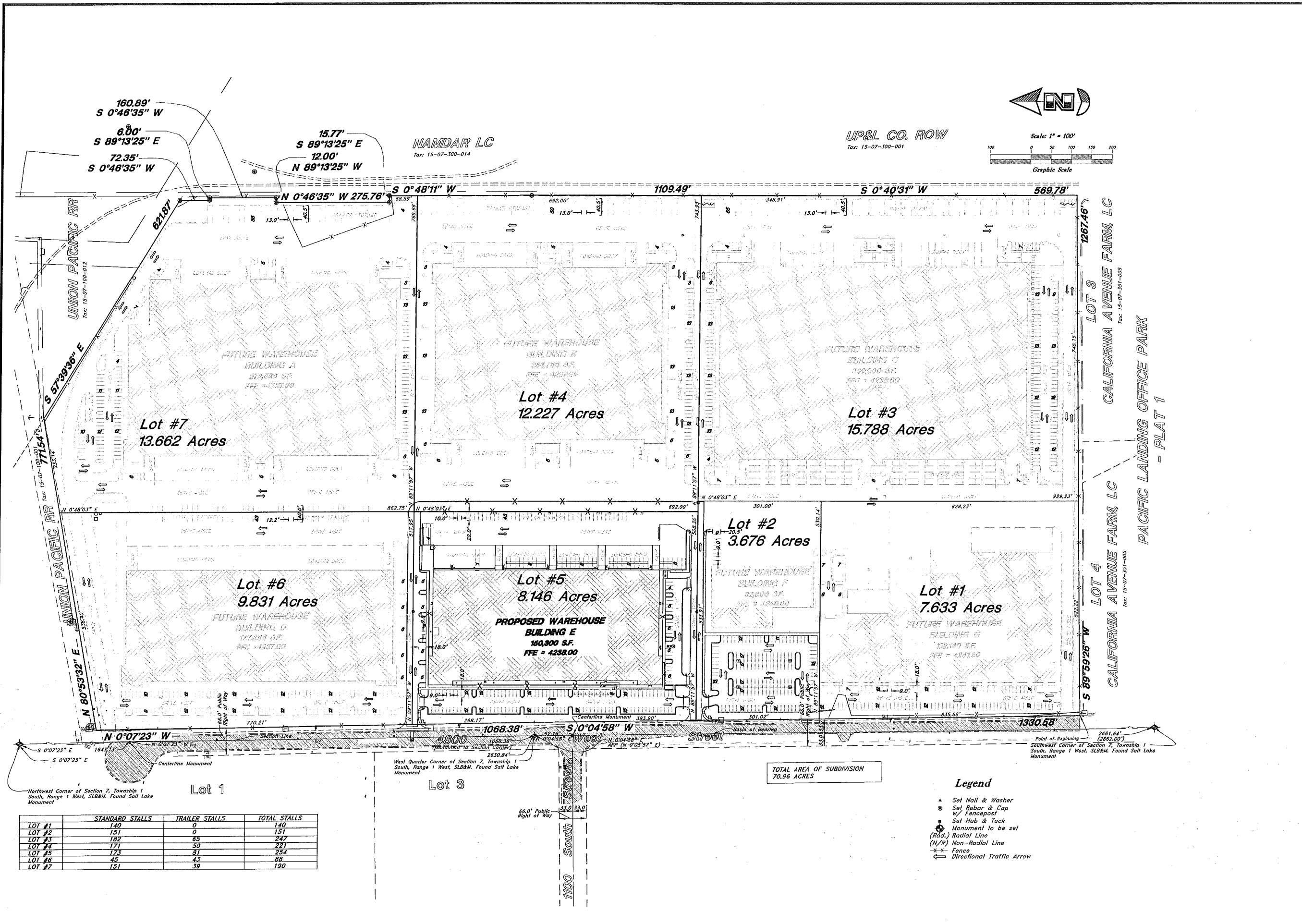
Legend

- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence

NUMBER _____
ACCOUNT _____
SHEET 2
OF 2 SHEETS

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.O (801)521-0222 FAX (801)392-7844
WWW.GREATBASINENGINEERING.COM

NUMBER _____
ACCOUNT _____
SHEET 2
OF 2 SHEETS

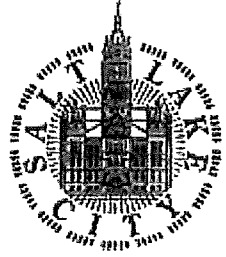


LOT #	STANDARD STALLS	TRAILER STALLS	TOTAL STALLS
LOT #1	140	0	140
LOT #2	151	0	151
LOT #3	182	65	247
LOT #4	171	50	221
LOT #5	123	81	204
LOT #6	45	43	88
LOT #7	151	39	190

- Legend**
- ▲ Set Nail & Washer
 - Set Rebar & Cap w/ Fencapast
 - Set Hub & Tack
 - ⊙ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - - - Fence
 - ↔ Directional Traffic Arrow

<p>PRELIMINARY TRAFFIC PLAN</p> <p>ROCKEFELLER FOREIGN TRADE ZONE</p> <p>PLANNED DEVELOPMENT</p> <p><small>1035 South 4000 West Salt Lake City, Utah A part of Section 7, 17S, 11W, SLB&M, U.S. Survey</small></p>	<p>GREAT BASIN ENGINEERING</p> <p><small>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801) 394-4515 S.L.L.C. (801) 394-7544 WWW.GREATBASINENGINEERING.COM</small></p>
<p>22 Dec, 2011</p> <p>SHEET NO.</p> <p>C3</p> <p><small>11N900</small></p>	<p>REV. DATE DESCRIPTION</p>

**Attachment B:
City Departmental Comments**



Work Flow History Report

1195 S 4800 W

PLNSUB2012-00001

Date	Task/Inspection	Status/Result	Action By	Comments
1/6/2012	Staff Assignment	Assigned	Norris, Nick	
1/6/2012	Staff Assignment	In Progress	Norris, Nick	Initial review for completeness and routing due 1/13/12
1/17/2012	Building Review	In Progress	Valdemoros, Ana	
1/17/2012	Engineering Review	In Progress	Valdemoros, Ana	
1/17/2012	Fire Code Review	In Progress	Valdemoros, Ana	
1/17/2012	Planning Dept Review	In Progress	Valdemoros, Ana	
1/17/2012	Police Review	In Progress	Valdemoros, Ana	
1/17/2012	Public Utility Review	In Progress	Valdemoros, Ana	
1/17/2012	Staff Assignment	Assigned	Valdemoros, Ana	
1/17/2012	Staff Assignment	In Progress	Valdemoros, Ana	
1/17/2012	Staff Assignment	Routed	Valdemoros, Ana	
1/17/2012	Sustainability Review	In Progress	Valdemoros, Ana	
1/17/2012	Transporation Review	Complete	Walsh, Barry	In reviewing sheet C-3 Traffic Plan the stall count chart does not match some lots (example Lot #6 notes 45 standard stalls but shows 165 stalls & Lot #2 has leased its stalls to the tenant on lot #5.) Provide parking calculations for each proposed lot (7) with ADA stalls and the 5% bike stalls. for lots over 30 stalls, pedestrian sidewalk access is required from the public sidewalk to each building. for lots with over 100 employees indicate required carpool parking designation. A fully dimensioned site plan per SLC standards is required for each lot development. The public roadway improvements are existing, proposed access drives and revisions require detailed review and public way permits Provide cross easement and circulations access agreements along with maintenance and surface drainage agreements.
1/17/2012	Transporation Review	In Progress	Valdemoros, Ana	
1/17/2012	Zoning Review	In Progress	Valdemoros, Ana	
1/19/2012	Zoning Review	Complete	Michelsen, Alan	Review uploaded to documents folder and emailed to planner.
1/20/2012	Building Review	Complete	Butcher, Larry	Property line locations do not match the previously issued building permit site plan for 1095 S. 4800 W. The property line has been moved closer to the proposed building on the north side and appears to create a potential building code violation for the FedEx building. Also, the proximity of the buildings to the property lines on some of the other lots will affect the type of construction for future projects.
2/6/2012	Planning Dept Review	Additional Information	Valdemoros, Ana	
2/14/2012	Sustainability Review	Additional Information	Valdemoros, Ana	Project had to be re routed as the applicant changed plat

2/16/2012	Planning Dept Review	In Progress	Valdemoros, Ana	Re routed today, since applicant submitted reviewed plats. Deadline for departmental comments is 3/1/12
2/16/2012	Sustainability Review	In Progress	Valdemoros, Ana	
2/24/2012	Zoning Review	Complete	Michelsen, Alan	<p>This is a second review in response to revised plans and applicant comments. The applicant responded to most comments by stating they "will comply as development progresses."</p> <p>However, several issues need to be addressed now as part of the subdivision plat approval.</p> <ol style="list-style-type: none"> 1. Correct the standard parking stall total on lot 6 to 165 stalls instead of 45 stalls. 2. Provide dimensions on the plat for each lot fronting on 4800 West to show compliance with the minimum 15 feet front yard setback. Note, especially on lot #1 where it appears the parking is encroaching into the required setback. 3. Perimeter parking lot landscaping, where required, along the subdivisions perimeter property lines shall be dimensioned on the plat to show compliance with the the minimum 7 feet as measured from the back of the parking lot curb to the property line. 4. The cross-access, drainage and snow removal agreements need to be provided, shown and recorded as part of the plat. They are absolutely necessary for this development to function because we have buildings without street access and the city does not enforce CC & R's.
3/6/2012	Building Review	Complete	Butcher, Larry	A no build easement is not shown between lots 1 and 2. Future development will be required to meet the requirements of the IBC with respect to setback from the property line and type of construction.

Valdemoros, Ana

From: Miller, David
Sent: Wednesday, February 22, 2012 2:54 PM
To: Valdemoros, Ana
Subject: FW: Petition PLNPCM2012-00001

Ana,
I took a look at this planned development for a second time and have adjusted the height limitations some. This project is in the One Engine Inoperable (OEI) slope for Runway 17/34 and has a height restriction of approximately 138' above ground level (AGL) and a maximum elevation of approximately 4365'(MSL).

Thank you for a notice regarding petition for subdivision located approximately at 1100 South 4800 West. This address is in the Salt Lake City's airport influence zone "B" and is listed as a high noise impact zone. Salt Lake City requires an aviation easement for new development in this zone. The owner or developer should contact me at the address or email below, to complete the aviation easement if one does not already exist for this location.]

David Miller
Airport Principal Planner
Salt Lake City Department of Airports
P.O. Box 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

Valdemoros, Ana

From: Faulkner, Shari
Sent: Monday, March 05, 2012 2:48 PM
To: Valdemoros, Ana
Subject: Rockefeller Foreign Trade Zone

Hi Ana:

I have reviewed the plat, title report and declaration for the Rockefeller Foreign Trade Zone Planned Development and have the following comments:

1. Lot 4 is missing from the title report but is included in the legal description on the plat. For a complete review, I will need a title report for Lot 4 or one that includes lot 4.
2. The owner's dedication and acknowledgment language must be cleaned up with, among other things, names and titles being typed or printed;
3. The odor easement referenced on the plat should reflect who the "grantee" is and the recording information;
4. Utah Code section 10-9a-603(c) requires that the street or site addresses be reflected on the plat;
5. The easements identified in Exception Nos. 12, 13, 14, 15, 16, 17, 18, 19 of the title report should be shown on the plat by fine dashed lines, with widths, clearly labeled and identified. If that is not possible, the easements should be included in the notice to purchasers.
6. The preliminary notices filed in the State Construction Registry reflected in Exception Nos. 20, 21 and 22 must be cleared and removed from the title report or you will need to obtain consents to record from each company.

Please let me know if you have any questions.

Shari D. Faulkner, Paralegal
Salt Lake City Attorney's Office
Direct: 801.535.7632
Office: 801.535.7788



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TO: ANA VALDEMOROS, PLANNING
FROM: SCOTT WEILER, P.E., ENGINEERING
DATE: JANUARY 23, 2012
SUBJECT: **Rockefeller Foreign Trade Zone Planned Development
1100 South 4800 West**

City Engineering review comments are as follows:

1. Based on the preliminary subdivision lot layout, 7 industrial lots are proposed to amend the existing 4 industrial lots, which were created by the Pacific Landing II Subdivision in 2008. The proposed Lot 3, Lot 4 and Lot 7 will not have direct frontage on a public street but will rely on access easements across Lot 2, Lot 5 and Lot 6.
2. Curb, gutter and sidewalk exist on the plat frontage of 4800 West Street in good condition.
3. For the proposed amendment plat to be approved, the developer must enter into a Subdivision Improvement Construction Agreement. This agreement requires the payment of a 5% fee based on the estimated cost of constructing the proposed *public street improvements*. Any changes to the existing improvements in 4800 West (such as new drive approaches) or to install a pavement section along the access easements as part of the construction of Building E are considered *public improvements* and will be included in the Subdivision Improvement Construction Agreement. A copy of the agreement will be sent to you via email. Please forward it to the developer. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
4. SLC Transportation and SLC Fire Department will determine the acceptability of the geometrics for a fire turnaround on private property.
5. Improvement plans for the proposed *public improvements* (see item 3 above), some of which will be on private property, must comply with the Salt Lake City Engineering design standards. Some of the significant requirements are as follows:
 - Since the existing sidewalk abuts the existing curb of 4800 West (no park strip), the drive approaches must comply with APWA Std. Plan 215 or 216 (the concrete sidewalk must run continuously across the drive approach).
 - The north arrow must point to the left or top of the sheet.

The minimum size lettering shall be 1/10" and capital letters shall be used.
The text shall be readable from one of two directions on a given sheet.
A geotechnical investigation report containing a pavement section design for the proposed access easements must be submitted for review.
A cover sheet, with approval signatures from SLC Planning, SLC Public Utilities, SLC Fire Department and SLC Engineering must accompany the improvement plans.

6. Please submit a subdivision amendment plat as soon as possible to allow the SLC Surveyor to begin her review.
7. The construction contractor must file a Notice of Intent and a pollution prevention plan to the appropriate governmental review agency.

cc: Joel Harrison
Brad Stewart
Barry Walsh
Vault