

# PLANNING COMMISSION STAFF REPORT

## Adult Detoxification Renovation Project Conditional Use PLNPCM2012-00029 252 West Brooklyn Avenue Date: May 9, 2012



Planning Division  
Department of Community and  
Economic Development

**Applicant:** Volunteers of America

**Staff:** Anna Anglin  
[anna.anglin@slcgov.com](mailto:anna.anglin@slcgov.com)  
801-535-6050

**Tax ID:**  
15-12-402-003

**Current Zone:**  
CG (General Commercial)

**Master Plan Designation:**  
Central Community  
Regional Commercial/  
Industrial

**Council District:**  
Council District 5, Jill  
Remington Love

**Community Council:**  
Elke Phillips, Ball Park  
Community Council

**Lot Size:**  
Approx. 11,325 square feet

**Current Use:**  
Residential substance abuse  
treatment home, large

**Applicable Land Use**

**Regulations:**

- 21A.30.050
- 21A.44.050
- 21A.54

**Attachments:**

- A. Additional Applicant Information
- B. Site Plan and Elevation Drawings.
- C. Photographs
- D. Department Comments and BOA Case

### ***Request***

Mark Manazer on behalf of Volunteers of America is requesting conditional use approval for an expansion of a large residential substance abuse treatment home located at approximately 252 West Brooklyn Avenue. The proposed expansion area will be approximately 5,821 square feet. The property is located in the CG (General Commercial) zoning district. A large residential substance abuse treatment home is a conditional use in the CG district.

### ***Recommendation***

Based on the findings listed in the staff report, the Planning Staff finds that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the conditional use for a large residential substance abuse treatment home located at 252 West Brooklyn Avenue with conditions.

### ***Recommended Motion***

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed expansion of a conditional use for a large residential substance abuse treatment home at approximately 252 West Brooklyn Avenue with the following conditions:

1. Compliance with all City Divisions requirements. The applicant will need to provide documentation of a lease agreement for any required off-site parking within 500 feet of their parcel, as well as meet any additional transportation requirements.
2. The Washington Avenue street closure (petition #PLNPCM2011-00698), and the alley vacate (petition #PLNPCM2011-00697) must be approved by City Council before any work can begin on the expansion of the building.
3. The applicant amends the subdivision once the alley vacation and street closure is approved and finalized and a cross access easement is recorded with the neighboring property.

# Vicinity Map



Salt Lake City  
Community and Economic Development Dept.  
Planning Division

## ***Background***

### **Project Description**

The Volunteers of America are proposing to construct a 5,821 square foot addition to the existing building for additional beds and office space in the facility. The expansion will also include additional restroom and showering facilities. The expansion will be located on the west and south portions of the building, and will create a second story to the existing structure. As part of the process the applicant has petitioned to vacate the alley and street that are adjacent to their property via petitions PLNPCM2012-00697 and PLNPCM2011-00698. The street closure and alley vacate petitions were heard by Planning Commission on January 25, 2012 and have been forwarded to the City Council with a positive recommendation.

The expansion of the building will come closer to the street and occupy the space that is currently used for off- street parking. This will cause the need for some of the parking to be moved to another location. The proposed new parking area will be located in the area that is currently Washington Street and the applicant is proposing to split the street with the neighbors to the east (UniFirst). The applicant is also proposing to have a cross access easement for access to off-street parking with UniFirst. The proposed building expansion would require three additional parking spaces and a ten foot landscape area in the front yard.

### ***Public Notice, Meetings and Comments***

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

- Community Council held on March 1, 2012. The office has not received any comments in writing from the Ballpark Community Council at this point.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on April 27, 2012
- Public hearing notice posted on property on April 27, 2012
- Public hearing notice posted on City and State websites on April 27, 2012
- Public hearing notice emailed to the Planning Division list serve on April 27, 2012

### **City Department Comments**

The comments received from pertinent City Departments/Divisions are attached to this staff report (Attachment D). The applicant will be required to satisfy the comments and concerns identified by the City Departments/Divisions. The Planning Division has not received comments that warrant denial of this request.

### **Public Comments**

The application was reviewed by the Ballpark Community Council on March 1, 2012 at their regularly scheduled meeting. The Ballpark Community Council supports the expansion and in addition, it was stated that the Volunteers of America serves a needed function in the community. They continue to support the applicant's expansion as with the alley vacate and street closure.

## ***Analysis and Findings***

### **Findings**

**21A.54.080 B. Specific 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. Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:
  - a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and
  - b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

**Analysis:** The subject property is located within the area covered by the Central Community Master Plan. The *Central Community Master Plan* was adopted on November 1, 2005. The vision for the *Central Community Master Plan* is to “assist the development and improvement of quality neighborhoods in response to typical city pressures”. The Master Plan’s future land use map provides direction on the future development in the area where the subject parcel is found. The subject property is designated with a future land use of Regional Commercial/ Industrial District. The intent of the Regional Commercial/ Industrial District is to include uses that are “heavily dependent on the automobile and trucking industries which generate large volumes of traffic” according to the Master Plan Guidelines.

The *Central Community Master Plan* addresses institutional uses. One of the impacts a large residential substance abuse treatment home may have on an area is an increase in the volume of traffic due to the limited options of this type of service in the area. The detoxification center is used on a regional scale. The location of the VOA facility is in an area that supports high volumes of traffic.

The *Central Community Master Plan* states that institutional uses should be located in an area which has access to social service, residential, and commercial uses. This location is less than half a mile (approximately 2,000 feet) to two Trax Stations.

The Volunteers of America large residential substance abuse treatment home already exists, but the expansion of the treatment home helps to support the *Central Community Master Plans* vision statement by responding to the needs of city pressures. The large residential substance abuse treatment home would enhance the existing use by providing more space to aid people in their recovery of substance abuse. In addition, the treatment facility is located in an area with more intense uses and a large residential substance abuse treatment home is preferred in commercial areas due to their potential impact on low density residential neighborhoods.

The purpose of the CG (General Commercial) district is:

To provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or material. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses.

The large residential substance abuse treatment home complies with this purpose statement by being in a location that has existing intensive uses. The zoning allows the use as a conditional use provided the use does not create any adverse impact that cannot be reasonably mitigated.

**Finding:** A large residential substance abuse treatment home would be consistent with the “*Central Community Master Plan*’s future land use designation and is listed as being a conditional use in the CG (General Commercial) zoning district. Staff finds the proposed use is consistent with the master plan and is listed as a conditional use in the CG zoning district.

2. **Use Compatibility:** The proposed conditional use 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:
  - a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
  - b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, 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 proposed use which will adversely impact the reasonable use of adjacent property;
    - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
    - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use, during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
  - c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property

- d. from motorized, non-motorized, and pedestrian traffic;
- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- e. 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 use; and
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur, based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

**Analysis:** The subject property is abutting the 900 South exit ramp to the north, a business to the south and west, and a parking lot to the east. The proposed expansion will add approximately 5,821 square feet to the existing facility and will not result in a change to the hours of operation. It should not create any additional impacts from light or noise above what currently exists for the facility. Primarily, the purpose for the expansion is to provide more room for the residences and faculty members.

Section 21A.44.060 of the zoning ordinance requires one parking space for each four residents and one space for every two support staff present during the busiest shift. The plans submitted with the conditional use application indicated the number of employees will remain the same, and the number of beds will increase by twelve. The additional beds will change the required off-street parking by three stalls making the total off-street parking requirement eleven spaces.



The Board of Adjustment in 1982 granted Volunteers of America a variance to locate parking seven feet away from the property line and reduced the minimum off street parking requirement by two parking spaces. The CG (General Commercial) zoning district has a ten foot front yard setback and does not allow off-street parking in the required front yard. According to the plans submitted, the ADA required parking space will stay in the ten foot front yard requirement. Due to the petitioner being granted a variance to the parking setback, the ADA parking space will be allowed where the current off street parking is located.

The VOA is proposing to create a lease agreement with UniFirst for one parking space on UniFirst's portion of Washington Street if the closure is approved by City Council. Off-site parking is allowed in the CG zoning district within 500 feet of the property. In addition, the Adult Detoxification Center's dumpster is proposed to be accessed and stored on UniFirst's portion of Washington Street.



The applicant will be required to amend the Edwards Subdivision to incorporate Washington Street and the alleyway as part of their parcel. The applicant will be required to record a cross access easement for both properties on the closed portion of Washington Street to access their off-street parking. (See Attachment B Site Plan and Elevation Drawings)

The building currently has an existing water service and sewer line, but will be required to obtain permits for additional plumbing proposed for the bathroom and kitchen expansions, but there are no foreseen additional impacts on public utilities, or other service systems.

**Finding:** Staff finds the proposed large residential substance abuse treatment home expansion complies with this requirement subject to the following conditions:

- Compliance with all City Divisions requirements. The applicant will need to provide documentation of a lease agreement for any required off-site parking within 500 feet of their parcel, as well as meet any additional transportation requirements.
- The Washington Avenue street closure (petition #PLNPCM2011-00698), and the alley vacate (petition #PLNPCM2011-00697) must be approved by City Council before any work can begin on the expansion of the building.
- The applicant amends the subdivision once the alley vacation and street closure is approved and finalized and a cross access easement with the neighboring property is recorded.

**3. Design Compatibility:** The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.

- d. 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 large residential substance abuse treatment home expansion will change the site design, intensity, and scale of the facility, but will remain compatible with the regulations of the CG zoning district and with the development of the surrounding parcels. Once the alley is vacated and Washington Street goes through the closure process and the subdivision is amended, the building will be in compliance with the zoning ordinance and building permits may be issued.

**Finding:** Staff finds the proposed large residential substance abuse treatment home expansion complies with this standard with the condition that the alley is vacated and Washington Street goes through the closure process along with the subdivision being amended to incorporate the additional property.

4. **Detriment to Persons or Property:** The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream, or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

**Analysis:** The use isn't changing, but it is being expanded to double the square footage of the facility. There is no direct evidence that the proposed expansion will emit any known pollutant into the ground or air that will detrimentally affect the subject property or neighboring properties. In the DRT (development review team) notes dated October 6, 2011, Public Utilities stated the proposed expansion is located in a FEMA designated special flood hazard area and is subject to flooding. The petitioner may be required by the Public Utilities Department to obtain a Floodplain permit. There is no evident potential for damage to an adjacent property. (See attachment D Department Comments)

**Finding:** Staff finds that the proposed large residential substance abuse treatment home expansion will not be a detriment to any person's or property based on standards 4a through 4e and complies with this standard as long as all the Public Utilities Department flood plain requirements are met.



5. **Compliance with Other Applicable Regulations:** The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

**Analysis:** The proposed use will need to obtain a building permit and meet all other city requirements applicable to the expansion of the building and the changes to the site.

**Finding:** Staff finds the proposed large residential substance abuse treatment home expansion will meet this standard on the condition that the proposal must comply with all applicable City codes and ordinances.

### **Commission Options**

If the proposed large residential substance abuse treatment home expansion is approved, the applicant can submit a building permit application and start construction when the permit is issued with the following conditions:

- Compliance with all City Divisions requirements. The applicant will need to have documentation of a lease agreement for any required off-site parking within 500 feet of their parcel as well as meet any additional transportation requirements.
- The Washington Avenue street closure (petition #PLNPCM2011-00698), and the alley vacate (petition #PLNPCM2011-00697) must be approved by City Council before any work can begin on the expansion of the building.
- The applicant amends the subdivision once the alley vacation and street closure is approved and a cross access easement with the neighboring property is recorded.

The conditions reflected on the staff report must be satisfied before occupancy of the large residential substance abuse treatment home expansion. The Planning Commission does have the authority to make the proposed conditions of approval part of the approval. The Planning Commission also has the authority to find that any or parts of the proposed conditions of approval are not necessary to comply with the standards. The Commission, if it finds that there is an additional negative impact created by the proposed use, has the authority to impose other conditions of approval to reasonably mitigate any impact. If denied, the applicant may consider other options for the use of the building or maintain the current land use on the property.

### **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. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the

conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use 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 conditional use to allow the large residential substance abuse treatment home expansion, located at approximately 252 West Brooklyn Avenue. The proposed conditional use will create conditions which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

## **Attachment A Additional Applicant Information**

**Please describe your project:**

We will be renovating the existing Adult Detoxification center and increasing its overall floor space by 5821 feet. This will involve expansion on the west and south portions of the building. The expansion will create a two story addition to the existing structure. Remodeling and renovations to the interior will include increasing the available restroom facilities including additional showers. Changes to the entry and parking along the south and east side of the building will also be part of this project.

**List the primary street accesses to this property.**

The property is on Brooklyn Avenue (1025 South) between 200 West and 300 West. There for the access include entering Brooklyn Avenue from 300 West and driving west, or entering Brooklyn Avenue from 300 West and driving east.

**Proposed operating hours:**

There will be no change to the existing hours of operation. This is a residential facility and therefore has clients and staff on site 24/7.

**Land uses adjacent the property:**

To the north, the property abuts the 900 S exit from the I15 freeway. To the east the property abuts an existing alley. To the south the property there a business across Brooklyn Avenue (not sure what that one is). To the west of the property is Washington Street. Across from this street is the UniFirst facility employee parking lot.

**Have you discussed the project with the nearby property owners?**

We are in the process of contacting them.

**Construction materials**

Wood Frame, Pre-finished metal and cementitious wall panels.

**How many parking stalls will be provided as part of the project?**

There will be 11 stalls, including on handicapped stall, available when this project is completed.

**Seats:** N/A

**What is the gross floor area of the proposed building?**

The existing 5,662 square feet will have an additional 5,821 square feet added for a proposed total of 11,483 square feet.

**Note regarding leasing of the property**

Please note: We are in the process of securing a lease agreement with the intent to purchase some or all of the alley and Washington Street when they become available through the alley and street closure process reviewed in staff reports PLNPCM2011-00697 and PLNPCM2011-00698, and scheduled for the Planning Commission hearing January 25, 2012.

**From:** Brad Ashworth  
**To:** [Anglin, Anna](#)  
**Subject:** Fw: Washington Street Closure  
**Date:** Wednesday, April 04, 2012 3:18:52 PM

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Annas,  
Here is the email regarding Washington Street.



Brad Ashworth AIA, LEED AP  
SLA Architects  
824 South 400 West Suite D301  
SLC UT 84101  
ph: 801.322.5550  
cell: 801.864.4054  
please consider the impact to the environment  
before printing this e-mail

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**From:** Mark Manazer [mailto:[Mark.Manazer@voout.org](mailto:Mark.Manazer@voout.org)]  
**Sent:** Thursday, March 29, 2012 7:25 AM  
**To:** [duran.lucas@slc.gov](mailto:duran.lucas@slc.gov); Brad Ashworth; Lex. Traugher  
**Subject:** Fwd: Washington Street Closure

Here is an email from our neighbor agreeing to the closure of Washington Street.

Sent from my iPhone

Begin forwarded message:

**From:** Lowell Hadley <[rlowellhadley@comcast.net](mailto:rlowellhadley@comcast.net)>  
**Date:** March 29, 2012 6:38:54 AM MDT  
**To:** <[Mark.Manazer@voout.org](mailto:Mark.Manazer@voout.org)>  
**Subject:** Washington Street Closure

Mark:

As per our discussions Quality Linen owns a facility and parking area on Brooklyn Avenue between 200 West and Washington Street. Volunteers of America, Utah has informed us that they are petitioning the closure of the section of Washington Street that abuts the west portion of our parking lot.

I am writing to inform you that Quality Linen (the owner of this parking area) can support the closure as long as we have an opportunity to purchase the east half of Washington Street that will be closed and can have an agreement with Volunteers of America, Utah that we both will continue to have access to

our properties once the street is decommissioned.

We are in discussions with Volunteers of America, Utah to obtain this assurance. You have indicated that you are in agreement with our conditions and will work with us and the City regarding any agreements that are necessary.

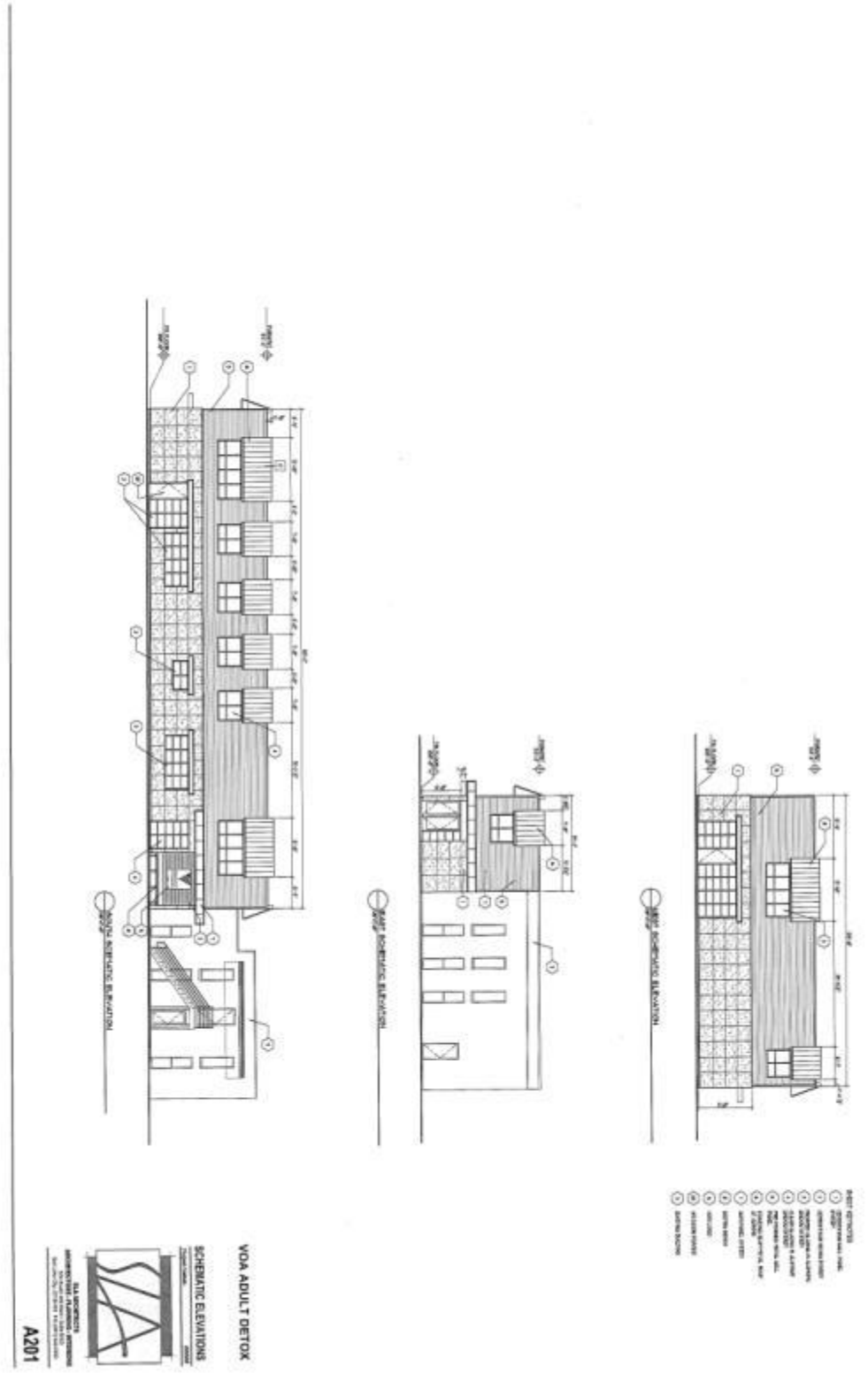
Thank you for this opportunity to work together for the mutual benefit of both our organizations.

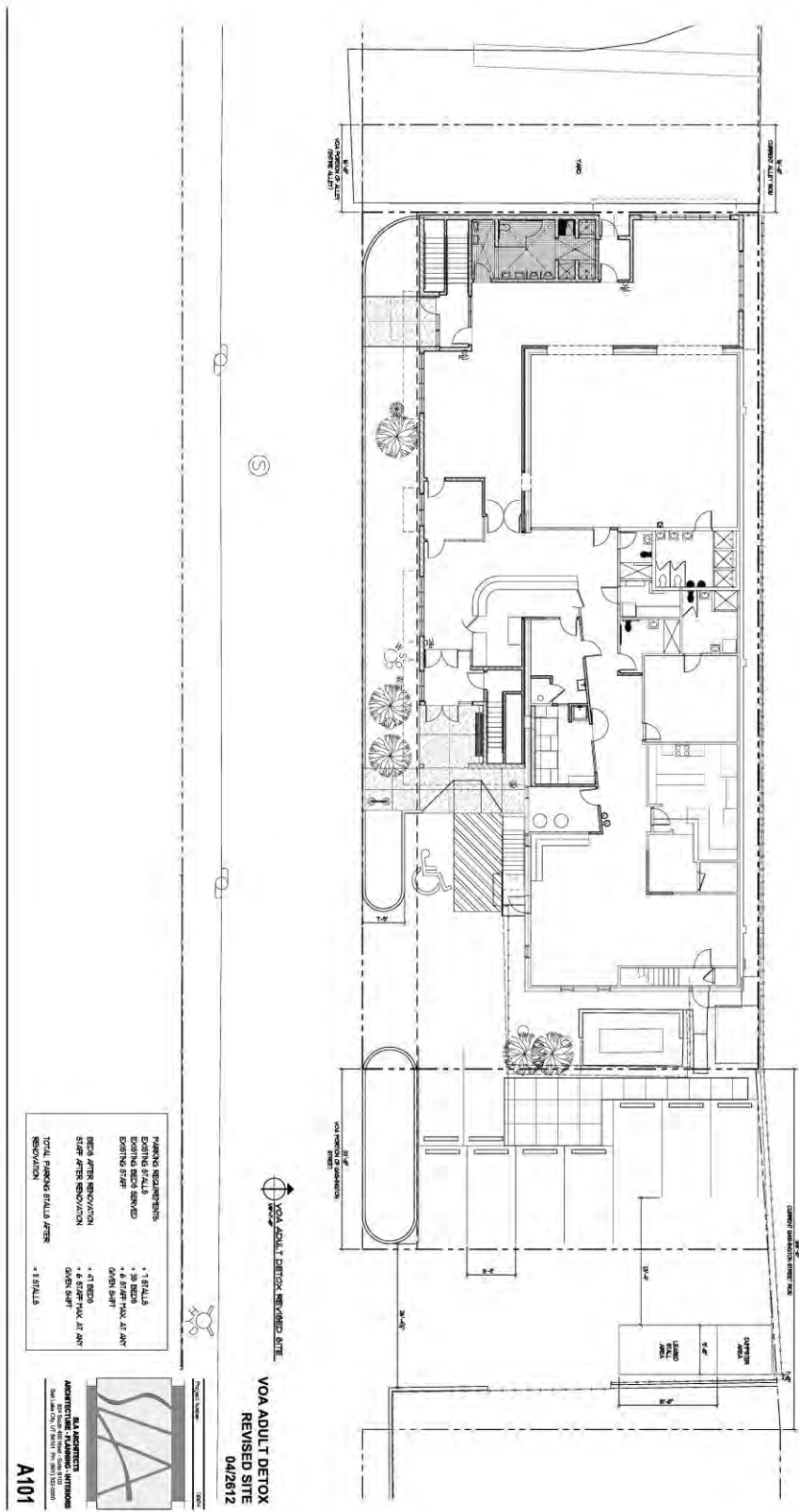
Lowell Hadley  
Quality Linen & Towel Supply Co

**Attachment B**  
**Site Plan and Elevation Drawings**









## **Attachment C Photographs**





**Attachment D**  
**Department Comments and BOA Case**



**Work Flow History Report**  
**252 W BROOKLYN Ave**  
**PLNPCM2012-00029**

Date	Task/Inspection	Status/Result	Action By	Comments
1/18/2012	Staff Assignment	Assigned	Norris, Nick	
1/18/2012	Staff Assignment	In Progress	Norris, Nick	Request for Community Council to have this item presented due 1/25/2012. Proposal routed to other City Depts. by 1/25/12 if application is complete.
1/24/2012	Staff Assignment	Incomplete	Anglin, Anna	I sent an email to Mark Manazer for additional information. The application has a survey showing where the existing buildings are, a floor plan, and an elevation plan of the proposed building, but there is no site plan showing where the proposed building will be on the property. I will not route the application until the site plan for the proposed building is submitted.
1/24/2012	Staff Assignment	Routed	Anglin, Anna	
1/25/2012	Building Review	Complete	Butcher, Larry	Preliminary review only. Fire sprinklers req'd. It appears an elevator will be required to the second floor. Recommend designer consult with Building Services in room 215
1/25/2012	Fire Code Review	Additional Information	Itchon, Edward	Building requires Automatic Fire Sprinkler system, Automatic fire detection as part of the fire alarm and interconnection to an approved remote station.
1/30/2012	Transportation Review	Complete	Walsh, Barry	Provide full parking calculation breakdown of existing and proposed site to include ADA and the 5% bike stall provision. The current site review indicates 9 Stalls - one ADA, two Service, and six regular as existing. The existing site use indicates 18.25 stalls required, and the new use requires 21 stalls for a difference of 3 stalls. The New site plan needs the front yard landscape buffer and driveway definition. Provide a fully dimensioned site plan with APWA type Open approaches driveways as needed. Indicate property lines as parcels to be combined or cross easements etc as needed.
2/7/2012	Engineering Review	Complete	Weiler, Scott	Brooklyn Avenue is an asphalt road with no curb, gutter or sidewalk at this location. SLC Engineering does not require public way improvements as part of this expansion. However, any work to occur in the public way must first be submitted, reviewed, approved and permitted by SLC Engineering.
3/5/2012	Community Council Review	In Progress	Anglin, Anna	Went to Community council meeting on 3/1/2012. Elke will send the comments soon.
3/5/2012	Planning Dept Review	Complete	Anglin, Anna	Had Community Council review this petition at there March 1st meeting. Comments from the Community Council meeting are coming shortly
3/28/2012	Zoning Review	Complete	Michelsen, Alan	I have reviewed the conditional use proposal to expand the existing adult treatment facility and to close a portion of Washington Street to the west and vacate an alley to the east. There is an existing BOA case (242-B / 6-9-86) which granted this property reduced parking, from 10

				<p>to 8 stalls and a reduced front yard setback, from 10 to 7 feet. However, due to an intensification of greater the 50% floor area the provisions of 21A.48 apply. The Building Services Division has the following comments:</p> <p>1. Pursuant to the BOA case cited above, where existing parking is maintained within the reduced setback on the existing portion of the lot, the 7 feet front yard landscape setback may be maintained.</p> <p>2. In areas where parking is being eliminated on the existing portion of the lot, the landscape front yard setback shall comply with the minimum 10 feet landscaped setback required for lots in the C-G zone.</p> <p>3. On new portions of the lot that are being incorporated due to the vacation of the alley and the closure of Washington Street the minimum required front yard landscape setback is 10 feet.</p> <p>4. A 20 feet wide freeway scenic landscape setback is required along the rear property line as per 21A.48.110, unless waived by the zoning administrator pursuant to 21A.48.110.H.</p> <p>5. If a dumpster is provided, plans need to show the location of the dumpster, however dumpsters in the C-G zone are not required to be screened by opaque fencing.</p> <p>6. Plans will need to show compliance with the parking provision of chapter 21A.44.</p>
4/17/2012	Fire Code Review	Complete	Itchon, Edward	<p>Fire hydrants shall be within 400 feet of all parts of the exterior walls. Fire alarm shall be installed. Automatic fire sprinkler system shall be installed Fire sprinkler and fire alarm required to include interconnection to an approved remote station. fire hydrants shall be provided to be within 400 feet of all exterior walls. Fire department access shall be within 150 feet of all exterior walls. Fire flow is 1,500 GP.M @20 psi. Fire hydrant shall be within 100 feet of a fire department connection.</p>
4/17/2012	Public Utility Review	Complete	Draper, Jason	<p>DRT REVIEW - PUBLIC UTILITIES - 10/4/11 - THERE IS AN EXISTING 1 1/2" WATER SERVICE AND A 4" FIRE SPRINKLER LINE. THERE IS SEWER SERVICE TO THE PROPERTY. PROVIDE SITE IMPROVEMENT PLAN INCLUDING UTILITY, GRADING AND DRAINAGE PLANS, PROVIDE DRAINAGE CALCULATIONS AND ANY DETENTION REQUIREMENTS. PROVIDE BUILDING IMPROVEMENT PLANS FOR REVIEW AND ASSESMENT OF CONNECTION FEES. KITCHEN FACILITIES WILL REQUIRE A GREASE TRAP OR GREASE INTERCEPTOR- PROVIDE SIZING CALCULATIONS AND DETAILS IN THE BUILDING IMPROVEMENT PLANS.CONNECTION FEES MAY NOT HAVE BEEN PAID ON THE OFFICE SEWER - IF THESE HAVE NOT BEEN ASSESSED, THE CONNECTION FEES WILL BE DUE. THIS PROJECT IS LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AND IS SUBJECT TO FLOODING FROM PARLEYS CREEK. THE CITY IS IN THE PROCESS OF REVISING THESE MAPS FROM FEMA. IF THE MAPS HAVE NOT BEEN OFFICIALLY CHANGED BY THE TIME THE PROJECT IS SUBMITTED FOR PERMITS, THEN A FLOODPLAIN PERMIT WILL BE REQUIRED. IF THE MAPS ARE CHANGED, THEN THE PERMIT WILL NOT BE REQUIRED.</p>



June 9, 1986

There were no protests. Later in the meeting the various aspects of the case were reviewed. The Board discussed the conditions placed on the property in granting the previous variance.

After considerable discussion, Ms. Pleshe moved that this case be held over in order to be heard by a full Board. Mr. Lewis seconded the motion, with all voting "Aye".

Case No. 242-B at 252 Brooklyn Avenue in application of Volunteers of America for a permit to remodel an existing office warehouse building into a residential care type facility, the parking for which would not maintain the required 15 foot landscaped setback and without the required off-street parking (2 short) in an Industrial "M-1A" District.

Mr. McFarland was present. Dan Mellian, 1051 South 300 West; George Kantell, R. Lowell Hadley, 1052 South 200 West; B.L. Larsen, 269 Brooklyn Avenue; and Mark A. Schwendiman, 255 Brooklyn Avenue were present. Mr. Hafey explained that the building is located on the north side of Brooklyn Avenue and on the northwest corner of Washington Street and Brooklyn Avenue. Mr. Hafey explained that Washington Street dead ends into the 900 South freeway off-ramp. He noted that the area is zoned Industrial "M-1A" which requires a 15 foot landscaped setback from both Washington Street and Brooklyn Avenue. He noted that the proposed use, a residential care type facility, is permitted within this District and that the remodeling will all be internal. Mr. Hafey explained that the facility will not be able to provide the required parking (8 stalls provided, 10 stalls required) and the 15 foot landscaped setback from both streets. 10 stalls required for the site is based on 7 stalls being required for the number of beds and 3 stalls for employee parking and loading and unloading of vehicles coming to the site. He noted that many of the clients of this proposed facility will not be driving but will be delivered. The Traffic Engineer has recommended that the applicant and the property owner to the east get together and petition the city to vacate Washington Street and then the applicant would eliminate a setback requirement along Washington Street and would provide an additional 33 feet of area that could be used for parking.

Mr. McFarland stated that 99.9 percent of those utilizing the facility will be delivered to the site and that the applicant is in the process of requesting vacation of Washington Street at the present time. He noted that two individuals will be manning the facility at all times. He again noted that very few of those utilizing the facility have their own vehicles. He stated that those delivering the individuals, in most cases a police officer, to the site will not be staying. He explained that Volunteers of America was founded in 1896 and is basically a social service organization, nonprofit/religious, which is an "off-shoot" of the Salvation Army. He stated that the added police traffic in the area delivering the occupants will help protect the surrounding neighborhood much more than they are at present.

Mr. B.L. Larsen stated that Brooklyn Avenue is not maintained very well during the winter months and that large trucks from Quality Linen and

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Empire Staple load their trucks on this street. The Board noted that if this facility is located on Brooklyn Avenue it may enhance the maintenance and protection of the street because of the added police traffic. Mr. McFarland stated that his business has been burglarized several times and that many of the other businesses in the area have as well. He stated that he feels the proposed residential care facility will only aggravate the existing burglary and vandalism problem. He further noted that Brooklyn Avenue is very congested. Mr. Schwendiman stated that because of the freeway off-ramp this area is a small island of industrial uses which is very congested. He noted that his business, Empire Staple, has been burglarized several times during the past few years and that the owner of Empire Staple has stated that if the proposed residential care facility is permitted he will relocate his business. George Kantell explained that he represents Quality Linen, the largest property owner in the immediate area, and that they oppose the vacation of Washington Street as it is used as an access to their parking and that they would oppose any variance on the parking as parking for their business at this time is full. He stated that Quality Linen has existed at this location since 1942 and that they are also concerned with security in the area if such a use is permitted. He stated that Brooklyn Avenue is very narrow and hazardous at this time and that the added traffic of the proposed facility will only compound the already existing problem. Mr. Kantell stated that Quality Linen is occupied 24 hours a day and that many of the employees are women, because of this they are concerned with the type of people who will be staying at this facility and what kind of damage they might do.

Later in the meeting the various aspects of the case were reviewed. The Board noted that the use is permitted. The request is for a setback variance from 15 feet to 7 feet on the landscaping. They also noted that they have previously granted a variance to the property owner to the east to reduce the setback to install a parking lot. They also noted that those using this residential care facility would not be driving, only 2 staff parking stalls and the need to parking one or two other cars would be necessary.

After considerable discussion, Ms. Pleshe moved a variance be granted to permit the remodeling of an existing office/warehouse building into a residential care type facility, the parking for which would not maintain the required 15 foot landscaped setback (a 7 foot setback from property line being allowed) and without the required off-street parking (2 short) subject to

1. The landscaped areas being defined by poured concrete control curbs;
  2. that sprinkler systems be installed in the landscaped areas to insure proper maintenance;
  3. that if the use changes, the parking requirement must be met or the property must come back to the Board;
  4. the applicant seeking the vacation or closing of Washington Street.
- Mr. Lewis seconded the motion, with all voting "Aye".

Case No. 243-B at 942 Glendale Street in application of Kim C. Jensen for a special permit to allow a fence which would exceed the permitted 4 feet in height in the required front yard which requires Board of Adjustment approval in a Residential "R-2" District.