

PLANNING COMMISSION STAFF REPORT
Administrative Item



Planning and Zoning Division
Department of Community
and Economic Development

Beck Street single family home rebuild
Conditional Use
PLNPCM2013-00222
1653 North Beck Street
June 26, 2013

Applicant:

Joseph and Amy Burford

Staff:

Doug Dansie, 535-6182
Doug.Dansie@slcgov.com

Tax ID:

08-23-426-005

Current Zone:

M-1 Light Manufacturing

Master Plan

Designation:

Manufacturing

Council District:

District Three Stan Penfold

Community Council:

Capitol Hill

Lot Size:

6,098 sq.ft. 0.14 acres

Current Use:

Single Family
Home/Animal Kennel

Applicable Land Use

Regulations:

- 21A.54 Conditional use
- 21A.28 Manufacturing Districts

Attachments:

- A. Site Plan & Elevation Drawings.
- B. Photographs
- C. Division Comments

Request

Joseph and Amy Burford are requesting a Conditional Use to rebuild a single family home at approximately 1653 North Beck Street. Single family homes are a conditional use in the M-1 zoning district. This home is proposed to be in conjunction with an animal kennel and will replace an existing home. The Planning Commission has final decision making authority for Conditional Uses.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall, the project meets the applicable standards as proposed.

Recommended Motion



Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission approve the conditional use to rebuild a single family home at approximately 1653 North Beck Street with the following conditions:

1. Public way improvements are installed (lighting, street trees, sidewalk if necessary) and all other recommendations and regulations are complied with.
2. Final landscape plan to be reviewed by the Planning Director.
3. The plan meet all other zoning and building requirements.

VICINITY MAP



1653 North Beck Street

-  Subject Property
-  Neighboring Parcels

Background

Project Description

The applicant is proposing to re-build a single family home at approximately 1653 North Beck Street. The home is associated with an animal kennel. The kennel is existing and will remain associated with the new home.

Public Notice, Meetings and Comments

Notification

- Required notices mailed on June 14, 2013
- Sign posted on property on June 16, 2013
- Agenda posted on the Planning Division and State Website on June 14, 2013
- Agenda sent to Planning Division Listserve on June 14, 2013

Public Comments

The Capitol Hill Community Council was provided an opportunity to review the project; they declined based upon the fact that the home is being built in Swedetown, and not in the main neighborhood.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Options

If the conditional use is denied, an older single family home will still remain at the site.

Findings

21A.54.080: STANDARDS FOR CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Finding: Rebuilding a single family home in the M-1 zone is a conditional use, the animal kennel is a permitted use. The home effectively functions as a caretaker facility for the kennel. The use is compatible in height and scale and creates no detrimental impacts. The master plan calls for continued manufacturing/industrial development in the area

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

Finding: This is a replacement of an existing use. Single family homes are generally

discouraged in the M-1 zoning district because of the industrial nature of the district; however this home is associated with an animal kennel and generally functions as a caretaker home. Conversely; kennels are discouraged in more residential zoning districts because of impacts.

Surrounding buildings are of varying styles and massing and there is no general theme to development, other than generalized industrial.

The plans have been reviewed and the site plan adjusted to accommodate any department concerns

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

Finding: The proposed single family home has been reviewed by applicable departments and the owners have made modification to the site plan to insure that it meets all other building and zoning codes. Public way improvements are required.

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 an administrative item 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 Planning Commission determines that there are detrimental effects of the proposed use that cannot be addressed through reasonably proposed or imposed conditions, then 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 rebuilding of a single family home, located at approximately 1653 North Beck Street. The proposed conditional use will create (list the detrimental effects) which cannot be reasonably mitigated. Where applicable, also include conditions of approval):

The Planning Commission shall make findings on the Conditional Use standards as listed below and specifically state which standard or standards are not being complied with:

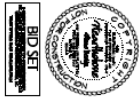
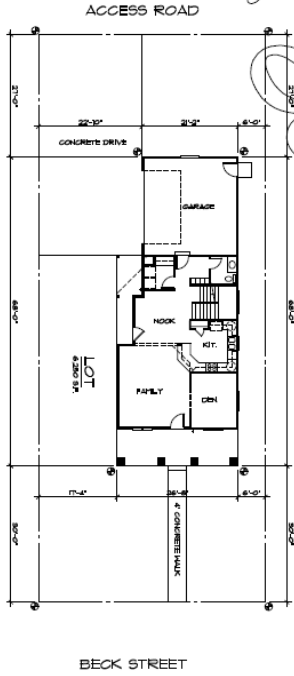
1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under 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.

The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Attachment A
Site Plan and Elevation Drawings

Copyright For Hearthstone Construction Design

SITE PLAN
 1653 NORTH BECK STREET
 SALT LAKE CITY, UTAH



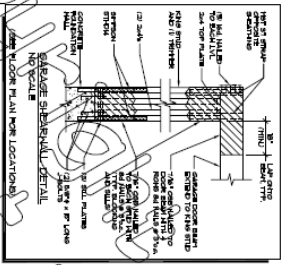
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UTAH LICENSE NUMBER
 1653 NORTH BECK STREET
 SALT LAKE CITY, UTAH

HOLDOWN SCHEDULE			
TYPE	FASTENING	FASTENING	REMARKS
(1)	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL
(2)	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL
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(5)	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL	1/2" DIA. GALV. STEEL

SCHEDULE			
NO.	DESCRIPTION	UNIT	QUANTITY
1	1/2" DIA. GALV. STEEL	LINEAR FEET	100.00
2	1/2" DIA. GALV. STEEL	LINEAR FEET	100.00
3	1/2" DIA. GALV. STEEL	LINEAR FEET	100.00
4	1/2" DIA. GALV. STEEL	LINEAR FEET	100.00
5	1/2" DIA. GALV. STEEL	LINEAR FEET	100.00



GENERAL NOTES:

1. ALL FASTENERS SHALL BE GALV. STEEL UNLESS OTHERWISE NOTED.
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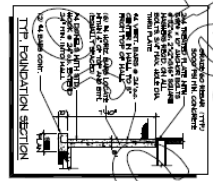
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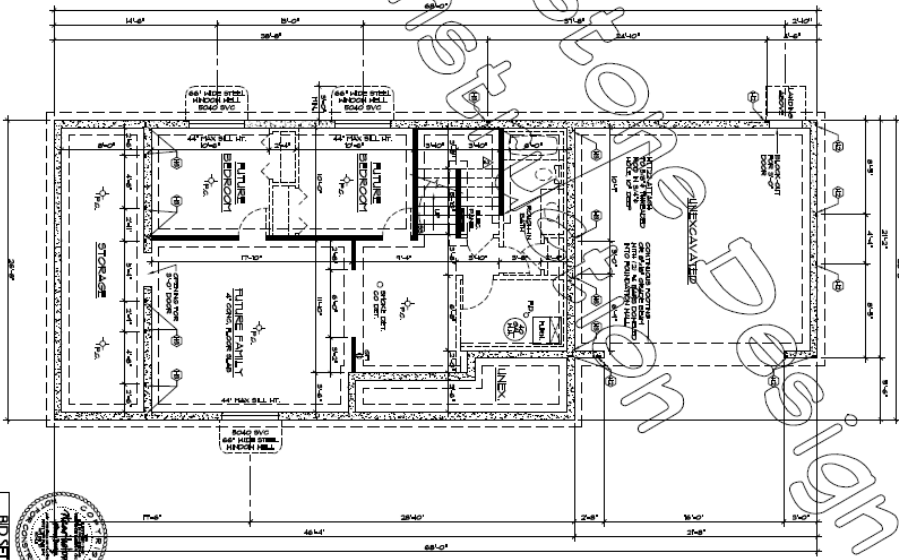
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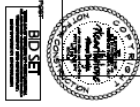
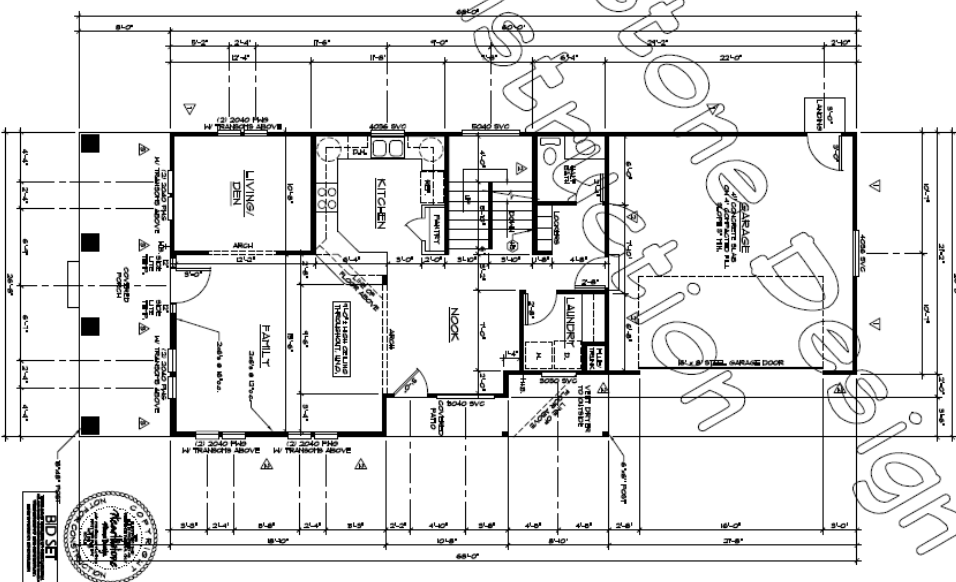
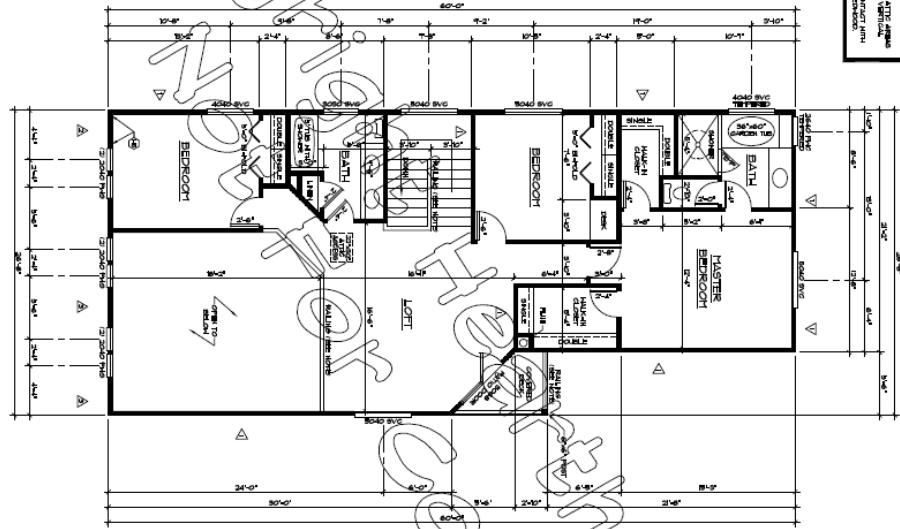


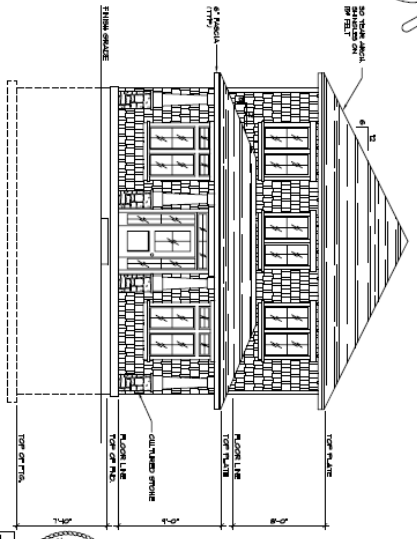
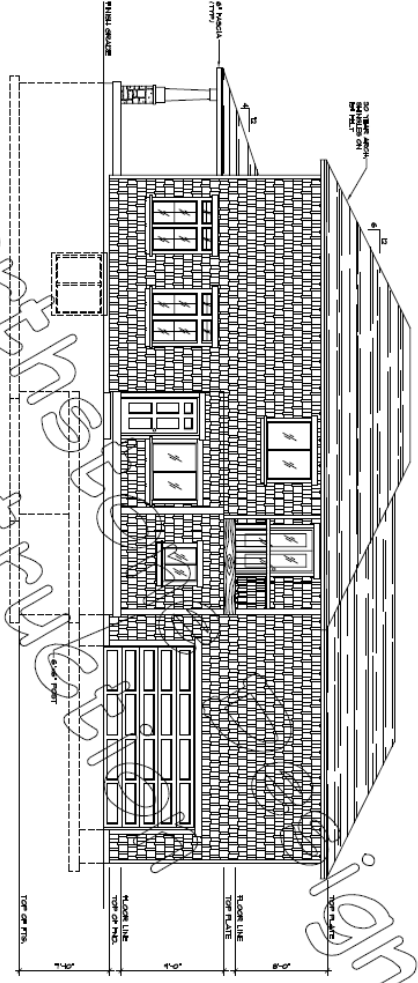
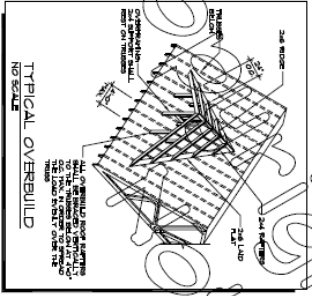
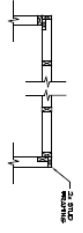
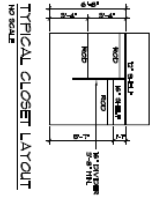
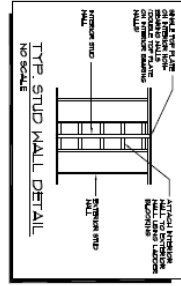
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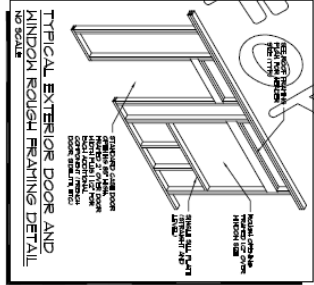
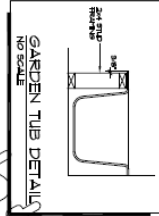
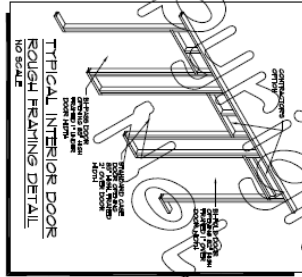
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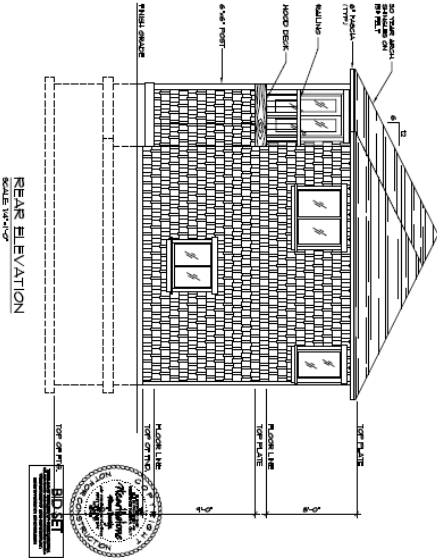
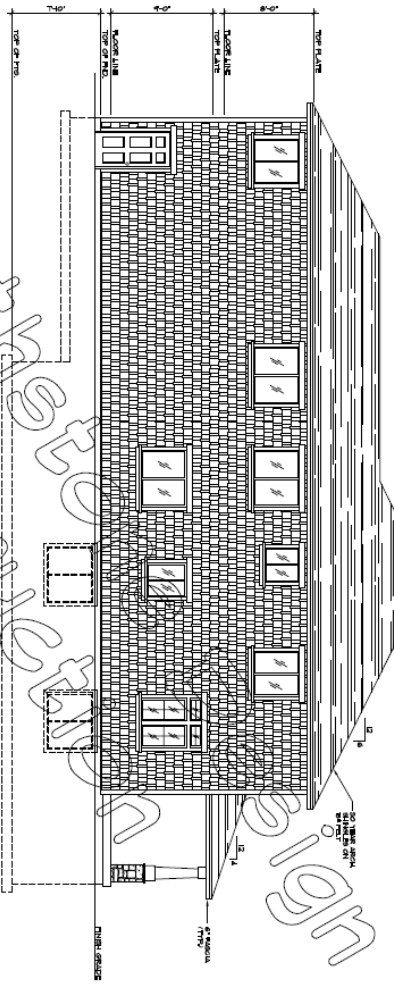
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NOTE: THIS SET OF DRAWINGS IS INTENDED TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROPER INSTALLATION OF ANY OF THE PRODUCTS SHOWN HEREIN. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

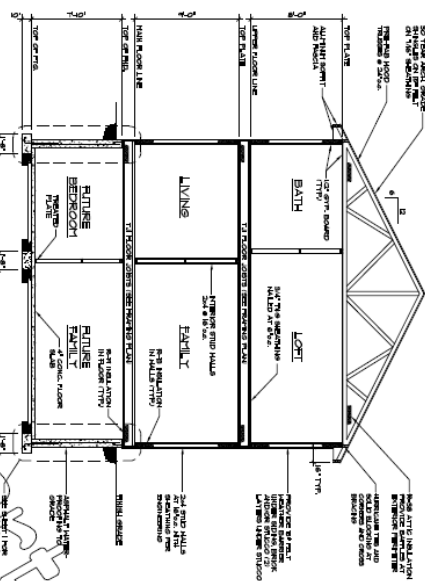


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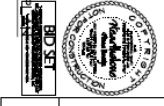
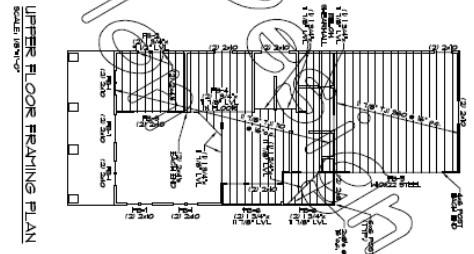
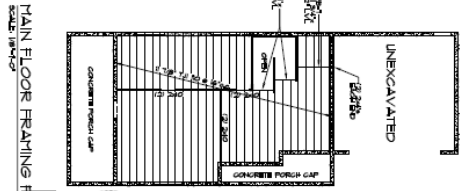
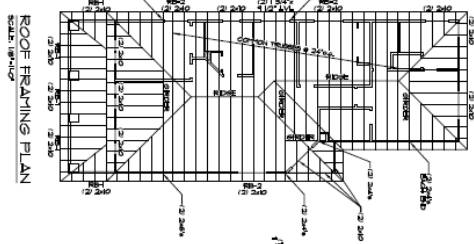
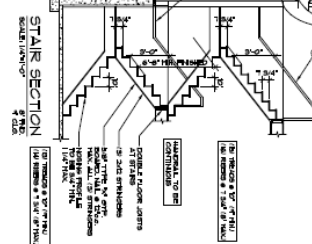
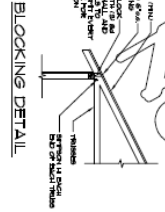
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BUILDING SECTION
 SCALE: 1/8" = 1'-0"

TABLE OF EQUIVALENT FASTENERS

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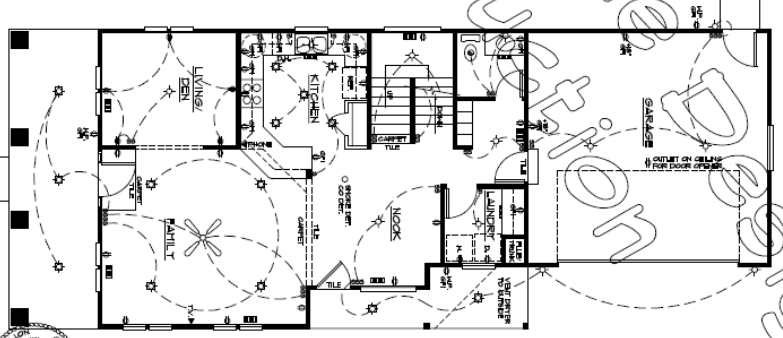
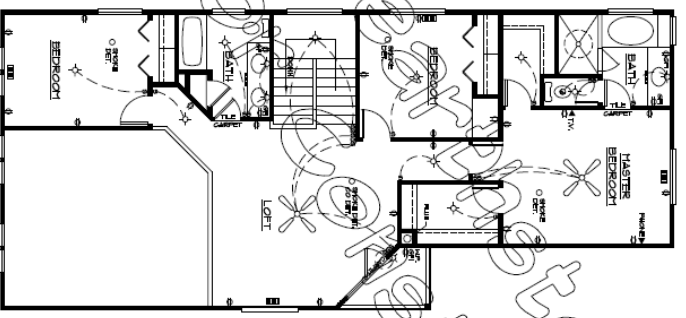
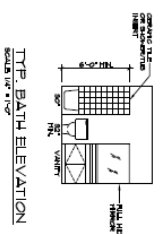
UT PLAN TS-2030a

DATE: 30 MARCH 2009
 SUBVISION: LOT 4
 SHEET: 1 OF 1

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 100 West 10th Street, Nashville, TN 37203

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- MECHANICAL NOTES:**
1. PROVIDE ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS.
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- ELECTRICAL NOTES:**
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- PLUMBING NOTES:**
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Attachment B
Photographs



Beck Street (looking west)



View to the east

Attachment C
Division Comments

Public Utilities

Justin Stoker

We have no objection to the Conditional Use proposal to build a single family dwelling in the M-1 zone. The project however must be submitted, reviewed, and permitted through the building permit process before any work can commence. The building department may have plan and construction requirements that differ than that which was submitted as part of the Conditional Use permit application. In permit submittals to the Public Utilities department please include a demolition plan for the existing improvements to the property and provide a detailed grading and drainage plan, and a site utility plan as part of the review package for permits.

Building Services

None

Engineering

Scott Weiler

Engineering has no objection to the proposed conditional use. Beck Street is a state road but if any work is needed behind the curb line in Beck Street, a Permit to Work in the Public Way must be obtained from SLC Engineering prior to performing the work. Any work to improve the condition of the existing alley that will be relied upon for access to the proposed garage must be done at the developer's expense. Such paving would also require a Permit to Work in the Public Way

Transportation

Barry Walsh

Access proposed from rear Alley, The building plans do not match the Site plan, it is reversed with the side yard garage access show at 20'-10" with 16' door. Per SLC standards the 16' door needs to be 22'-7" from the south property line or the door needs to be an 18' wide door with a minimum of 40'-1" from the south property line to the rear garage wall face.

Fire

None

Police

None

Sustainability

None