

PLANNING COMMISSION STAFF REPORT

Armstrong Mansion Conversion CONDITIONAL USE Case PLNPCM2013-00413 667 East 100 South July 31, 2013



Planning and Zoning
Division
Department of Community
and Economic Development

Applicant

CCP Real Estate Holding
Company, LLC

Staff

Janice Lew
janice.lew@slcgov.com
535-7625

Current Zone

RMF-45 – Residential Multi-
Family

Master Plan Designation

Central City

Council District

Council District 4 – Luke Garrott

Lot Size

.36 acres

Current Use

Bed & Breakfast

Applicable Land Use Regulations

21.54.080 – Conditional Use
21A.24.010 – General Provisions

Notification

- Notice mailed on July 18, 2013
- Posted on City & State Websites July 18, 2013

Attachments

- A. Plans
- B. Letter from Applicant
- C. Department Comment
- D. Community Council Comment

REQUEST

The applicant, CCP Real Estate Holding Company, LLC, represented by Steve Christensen, is requesting conditional use approval for an office use in a designated landmark site at approximately 667 East 100 South.

RECOMMENDATION

Based on the findings listed in the staff report, it is the Planning staff's opinion that the project generally meets the applicable standards for Condition Use Review and therefore recommends the Planning Commission approve the application subject to the following conditions:

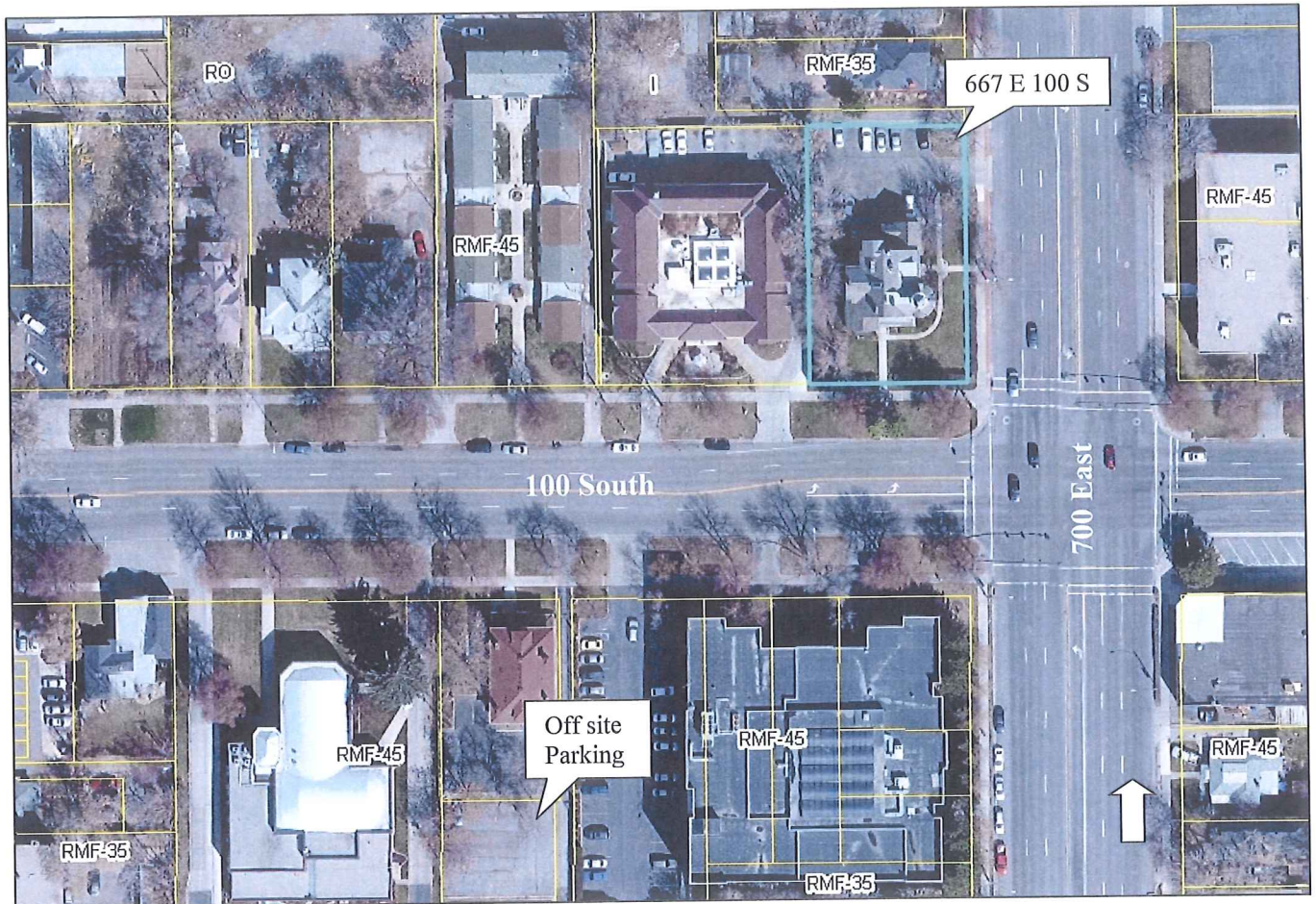
1. Any credit for parking used to meet the number of off street parking spaces required to serve the building shall be reviewed through the site plan review process prior to occupation of the building.
2. The on-site parking area shall provide spaces designated and located to adequately accommodate persons with disabilities.
3. Parking areas shall be striped to meet the dimensions established by the transportation division.

RECOMMENDATION MOTION

Consistent with Staff Recommendation: Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

1. Any credit for parking used to meet the number of off street parking spaces required to serve the building shall be reviewed through the site plan review process prior to occupation of the building.
2. The on-site parking area shall provide spaces designated and located to adequately accommodate persons with disabilities.
3. Parking areas shall be striped to meet the dimensions established by the Transportation Division.

Vicinity Map



BACKGROUND

This two and one half story building is located in the Central City Historic District and designated a landmark site on the Salt Lake City Register of Cultural Resources, and listed on the National Register of Historic Places as well. The National Register is the list of our Nation's historic places worthy of preservation. The building is significant as the residence of Francis Armstrong for whom it was built in 1892. He was an entrepreneur, civic leader and Mayor of Salt Lake City. The building is also significant as one of the finest examples of the Queen Anne style of architecture in Salt Lake City. Residential examples of the style are characterized by their asymmetrical facades, irregular plans, and profiles resulting from dormers, gables, and towers. Building materials and decoration were equally varied.

Following Armstrong's death in 1899, his widow occupied the home until her death in December of 1930. The house continued to be used as a single family residence until the late 1940's or mid 1950's. Gradually, the occupancy increased so that by 1970, the Polk directories listed twelve apartments. In 1980, the building was converted into office space, and the property owner was granted approval to use a lot across the street for additional off-site parking. In 1989, another conditional use was requested and granted so that the house could be used as a doll museum and

shop. This commercial venture never generated a positive cash flow, so the building was again converted to a bed and breakfast in 1993. The building is in good condition and has been well maintained both on the exterior and interior.

Project Description

The applicant, CCP Real Estate Holding Company, LLC, proposes to convert a portion of the Armstrong Mansion Bed & Breakfast to office use. The building is located at the intersection of 100 South and 700 East, with the primary entrance facing 100 South. Vehicular access is from 700 East. The parcel is approximately .36 acres in size with a parking area on the north side of the property. The main building is approximately 9,500 square feet in size, maintains its residential appearance, and historic integrity.

The subject property currently accommodates fourteen (14) parking stalls with additional parking space provided off-site. Under current requirements the office space should have three (3) spaces per 1,000 square feet for the main floor plus one-and-one-quarter (1 1/4) spaces per 1,000 square feet for each additional level, including the basement. Parking for a bed and breakfast is determined by the number of bedrooms. The mansion currently accommodates fourteen (14) rooms. The applicant plans to continue to use the basement and second floors for hospitality (9 bedrooms). The main floor (2,233 sf), third floor (1,778 sf) and fourth floor (262 sf) will be converted to office space. Office hours will be from 8 am to 6 pm generally and current plans are for up to nine (9) employees.

Public Notice, Meetings and Comments

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

- Open House held on July 18, 2013.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on July 18, 2013.
- Public hearing notice posted on property on July 19, 2013.
- Public hearing notice posted on City and State websites on July 19, 2013.
- Public hearing notice emailed to the Planning Division list serve on July 19, 2013.

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

Findings

Applicable land use regulations: Table 21A.24.190 of the zoning ordinance requires conditional use approval to establish an office use in a landmark site. The proposed conditional use is subject

to Salt Lake City Code, Section 21.54.080 – Standards for Conditional Uses and Chapter A.24 – Residential Districts.

Nonresidential Use of Landmark Sites in Residential Districts

Section 21A.24.010T Adaptive Reuse Of A Landmark Building In Residential Districts:

“Purpose Statement: The purpose of the adaptive reuse of a landmark site in a residential district is to preserve landmark sites as defined in subsection 21A.34.020B4 of this title. In some instances these sites have outlived their original use as a residential dwelling due to economic conditions, size of the structure, and/or a substantial degree of deterioration of the historic property. Such sites, however, still contribute to the welfare, property and education of the people of Salt Lake City because of their historic, architectural or cultural significance. The Planning Commission shall consider the allowance of a nonresidential use of a landmark site in a residential district according to the qualifying provisions outlined in subsection T2a of this section and pursuant to chapter 21A.54 of this title, in order to ensure that the residential character of the surrounding environment is preserved.”

In order to qualify for conditional use review by the Planning Commission, staff has applied the qualifying provisions of this subsection of the ordinance, and made the following findings:

Qualifying Provision 1: The structure is designated as a landmark site on the Salt Lake City Register of Cultural Resources. The designation process must be completed prior to the city accepting a conditional use application for the structure unless the planning director determines that it is in the best interest of the city to process the designation and conditional use applications together because of the risk of probable demolition;

Analysis: The building is listed as a landmark site in the Salt Lake City Register of Cultural Resources.

Finding: The proposal meets the requirements of Provision 1.

Qualifying Provision 2: The landmark building shall have a minimum of 7,000 square feet of floor area, excluding accessory buildings.

Analysis: The building is approximately 9,500 square feet in size with no accessory buildings.

Finding: The proposal meets the requirements of Provision 2.

Qualifying Provision 3: The new use will require minimal change to the defining characteristics of the building and its site and environment.

Analysis: No changes to the exterior of the building or the existing landscape are proposed as part of this application.

Finding: The proposal meets the requirements of Provision 3.

Qualifying Provision 4: The use is conducive to the preservation of the landmark site;

Analysis: The interior space of the building is currently designed to accommodate a bed and breakfast use. Limited interior modifications will be necessary since only a portion of the building will be converted to office space. The office use will not require modifications to the exterior of the building. Conditional use approval to establish an office use should help ensure the necessary financial return to pay for the upkeep of the property.

Finding: The proposal is consistent with Provision 4.

Qualifying Provision 5: Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis: There are no known archeological sites on the property.

Finding: Provision 5 does not apply to this proposal.

Qualifying Provision 6: The use is compatible with the surrounding residential neighborhood.

Analysis: Preservation of the historic mansion will maintain the residential character of the neighborhood.

Finding: The proposal is consistent with Provision 6.

Qualifying Provision 7: The use does not result in the removal of residential characteristics of the structure or site including mature landscaping;

Analysis: No physical changes to the landscaping or architecture of the site and building are proposed.

Finding: The proposal meets Provision 7.

Qualifying Provision 8: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.

Analysis: No physical changes to historic character of the exterior of the building are proposed. The essential form and integrity of the landmark site will not be adversely affected by the change of use.

Finding: The proposal meets Provision 8.

Qualifying Provision 9: The change in use from residential to nonresidential is necessary due to the excessive size of the landmark site for residential uses allowed in the residential district, and/or demonstration that the structure cannot reasonably be used for its original intended use.

Analysis: The property has previously been approved to be used for nonresidential purposes. The building has been used for a bed and breakfast inn since 1993.

Finding: Provision 9 does not apply to this proposal.

Qualifying Provision 10: The proposed use will not have a material net cumulative adverse impact on the neighborhood or the city as a whole by considering the following:

The spatial distribution of:

- A. Business licenses issued for properties located within three hundred feet (300') of any property line and the block frontage on both sides of the street between 100 series addresses; and

Research indicates that the following current business licenses were issued within the defined area:

- medical office at 77 S 700 E
- law office at 623 E 100 S
- interior design studio at 620 E 100 S
- senior housing at 680 E 100 S

- B. Previously approved conditional uses for nonresidential uses in landmark sites within the same planning community, as shown on a map of planning communities maintained by the zoning administrator.

Although a number of landmark sites are located in the Central City planning community, staff was only able to find one other conditional use approval for an office use in the Langton House located at 648 E 100 S. Furthermore, a number of the landmark sites in this area are currently zoned for mixed use (RO – Residential/Office) which allows for limited commercial use without the need for a conditional use approval for a non-residential use in a residential zone.

Impacts on neighboring properties including, but not limited to:

1. **Traffic:** Existing traffic circulation patterns should not be affected by the proposed change in use. The impact of this use on the neighborhood will be minimized by its frontage on both 700 East and 100 South, which will provide multiple access points. Both streets are relatively wide with a large automotive capacity. As a result the traffic in and out of the site will be easily absorbed.
2. **Parking:** The proposed mixed use will provide off-street parking as required by the zoning ordinance. The applicant is required to have 21 off street parking spaces. This number is to be verified during the permitting process. There are 14 existing on-site

spaces. The applicant has indicated that additional parking is available at an off-site parking area associated with the subject property. Parking areas should be properly striped, accommodate the dumpster location, and provide ADA-compliant parking spaces.

3. **Signs:** No signs are proposed. Any future signs would be subject to the sign standards for the RMF-45 zoning district and would require review subject to the historic preservation overlay standards
4. **Lighting:** No external changes are proposed.
5. **Removal of landscaping;** No changes to the existing landscaping are proposed.

Finding: The proposal meets Provision 10.

Conditional Use Standards

Section 21A.54.080 Specific Standards: 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.

In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

Approval 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. The use complies with applicable provisions of this title;:

Analysis: The proposed office use is specifically allowed in a residential district through the Conditional Use process subject to the provisions of 21A.24.010.T. The Planning Commission has the authority to grant conditional use approval based on standards adopted by the City for these processes. As noted above, the proposal appears to meet the qualifying provision for a nonresidential use in a residential zone.

Finding: The proposal is consistent with Standard 1.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;:

Analysis: Existing uses vary in the vicinity of the subject property and include: office, residential, senior housing and a retirement home. Since the property has been used for nonresidential purposes for over thirty (30) years, no significant impacts are anticipated

by a change in use of a portion of the building. Adaptive reuse projects such as this ensure historic buildings continue to play a role in the community's understanding of the past, as well as contribute to the economic vitality of the city.

The landmark site is historically significant due to its association with a prominent citizen of Salt Lake City and as one of the finest examples of the Queen Anne style of architecture in the city. No exterior changes to the property are proposed. As a result, the historic building is similar in scale and size to other buildings of its age in the surrounding area.

Finding: The proposed conditional use is consistent with Standard 2.

3. **The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

Analysis: The adopted land use policy documents that guide development in this area are the *Central Community Master Plan* (2005), *Community Preservation Plan* (2012), *A Preservation Handbook for Historic Residential Properties & Districts* (2012) and *Community Housing Plan* (1999). Community master plans have been prepared to ensure compatible land uses and promote good development. The project supports the master plan objective to "preserve the community's architectural heritage, historically significant sites and historic neighborhoods." The proposed mixed use also facilitates City housing policies to "enhance, maintain and sustain a livable community that includes a vibrant downtown integrated with surrounding neighborhoods that offer a wide range of housing choices, mixed uses, and transit oriented design."

The design goals for the Central City Historic District are stated in the Preservation Handbook. "The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. This goal for preservation should also be considered in the context of related neighborhood goals to attract investment and promote affordability."

The preservation plan envisions historic preservation as a key component of the future growth, economy, character and appeal of the City and its neighborhoods.

Finding: The proposed conditional use will enable the property owner to maintain and preserve a historically and architecturally significant property located in a historic district. The proposal is consistent with Standard 3.

4. **The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**

Analysis: Zoning ordinance section 21A.54.080 B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

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: The applicant must work with the permits office to ensure that the plans comply with all zoning and building permit regulations. The applicant should be able to reasonably address or mitigate any detrimental side effects.

Conditions Imposed

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the zoning ordinance. The conditions may include:

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.

Analysis: The above analysis demonstrates that the proposal overall satisfies the standards of the two review processes.

Finding: The proposed conditional use meets the standards of the conditional use and nonresidential uses in a landmark site review processes.

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. (Modify to meet the staff recommendation):

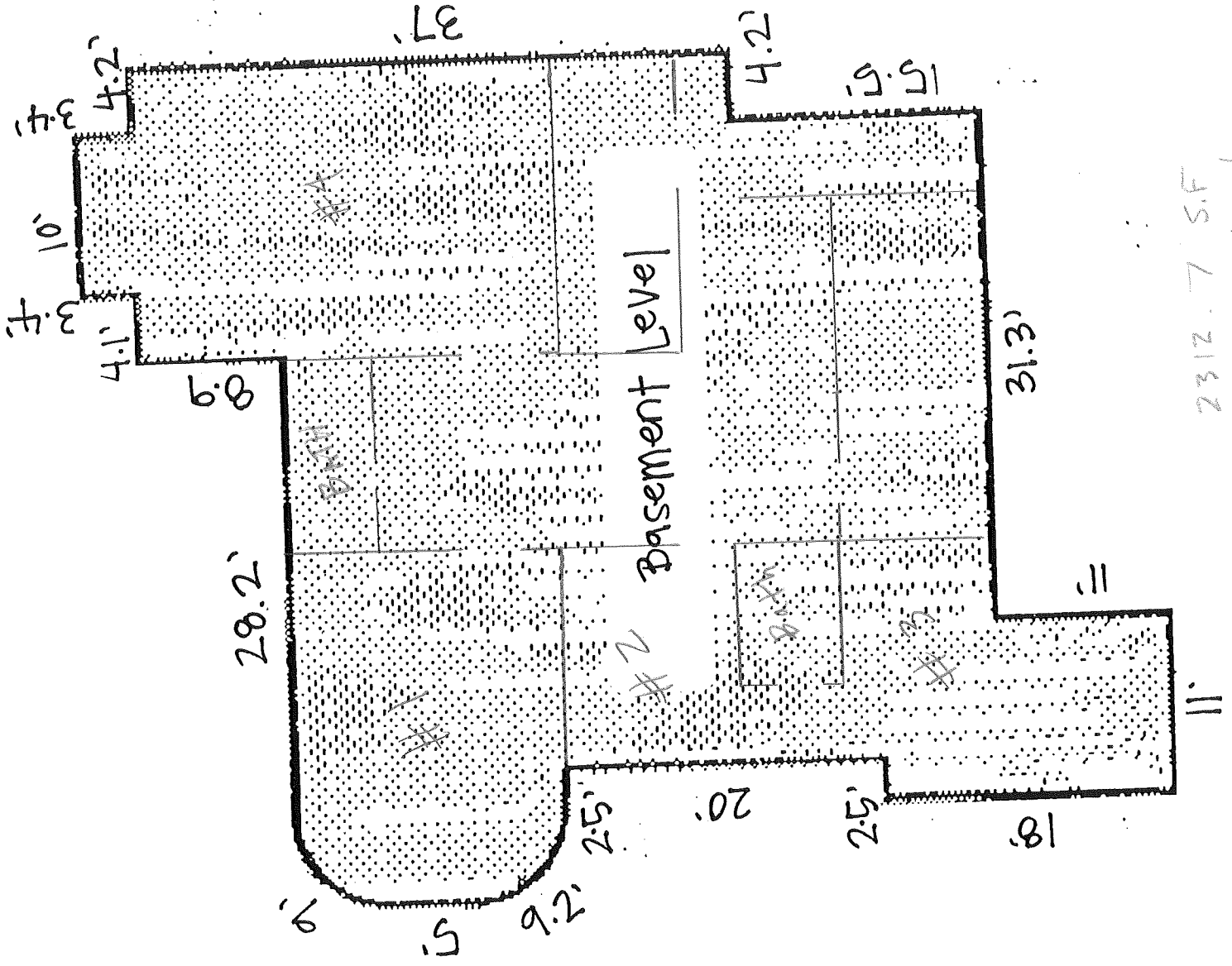
Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the proposed conditional use located at approximately 667 East 100 South. The proposed conditional use will create (list the detrimental effects) which 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

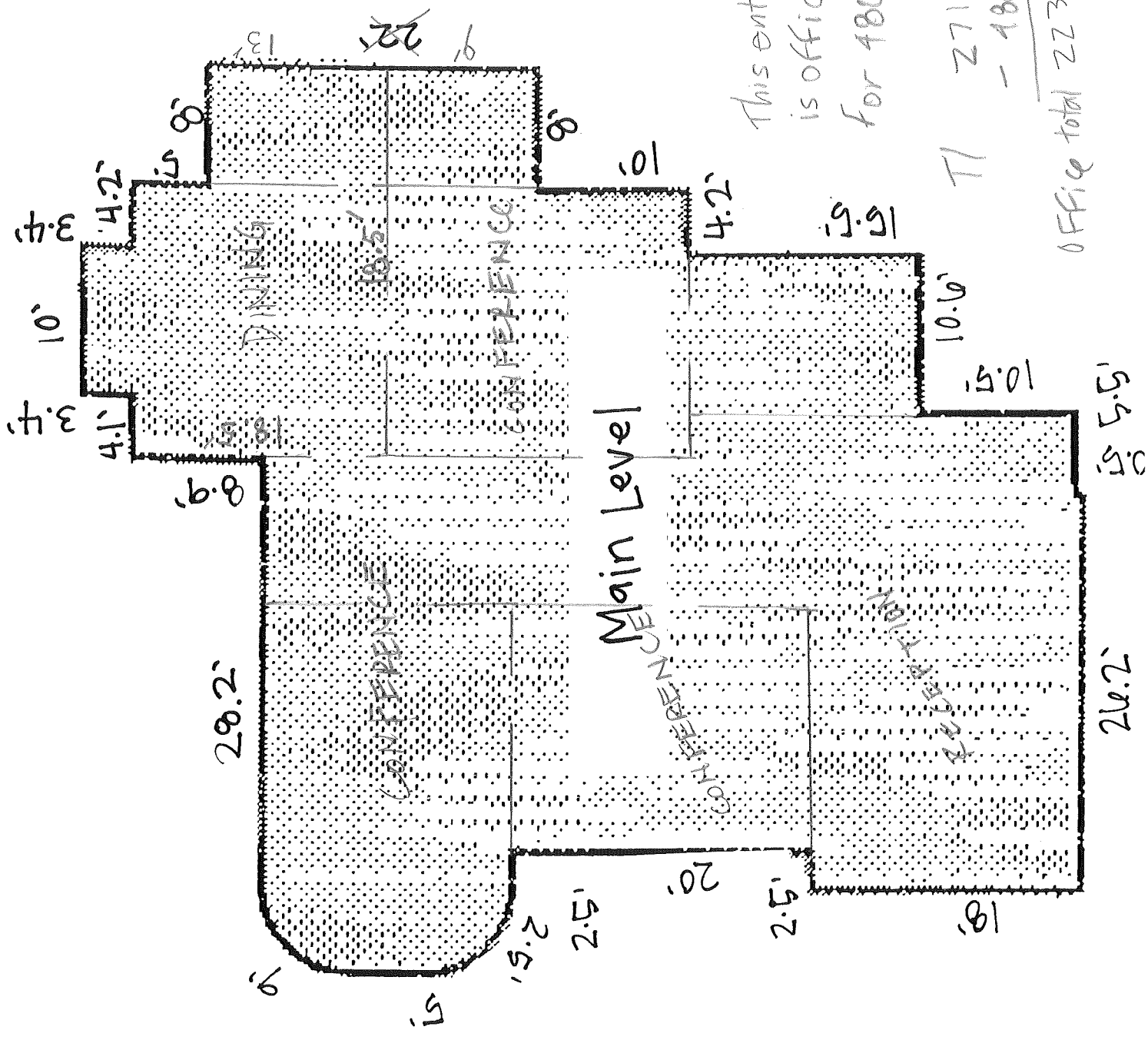
property and improvements in the community, existing surrounding uses, buildings, and structures.

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

Attachment A
Plans



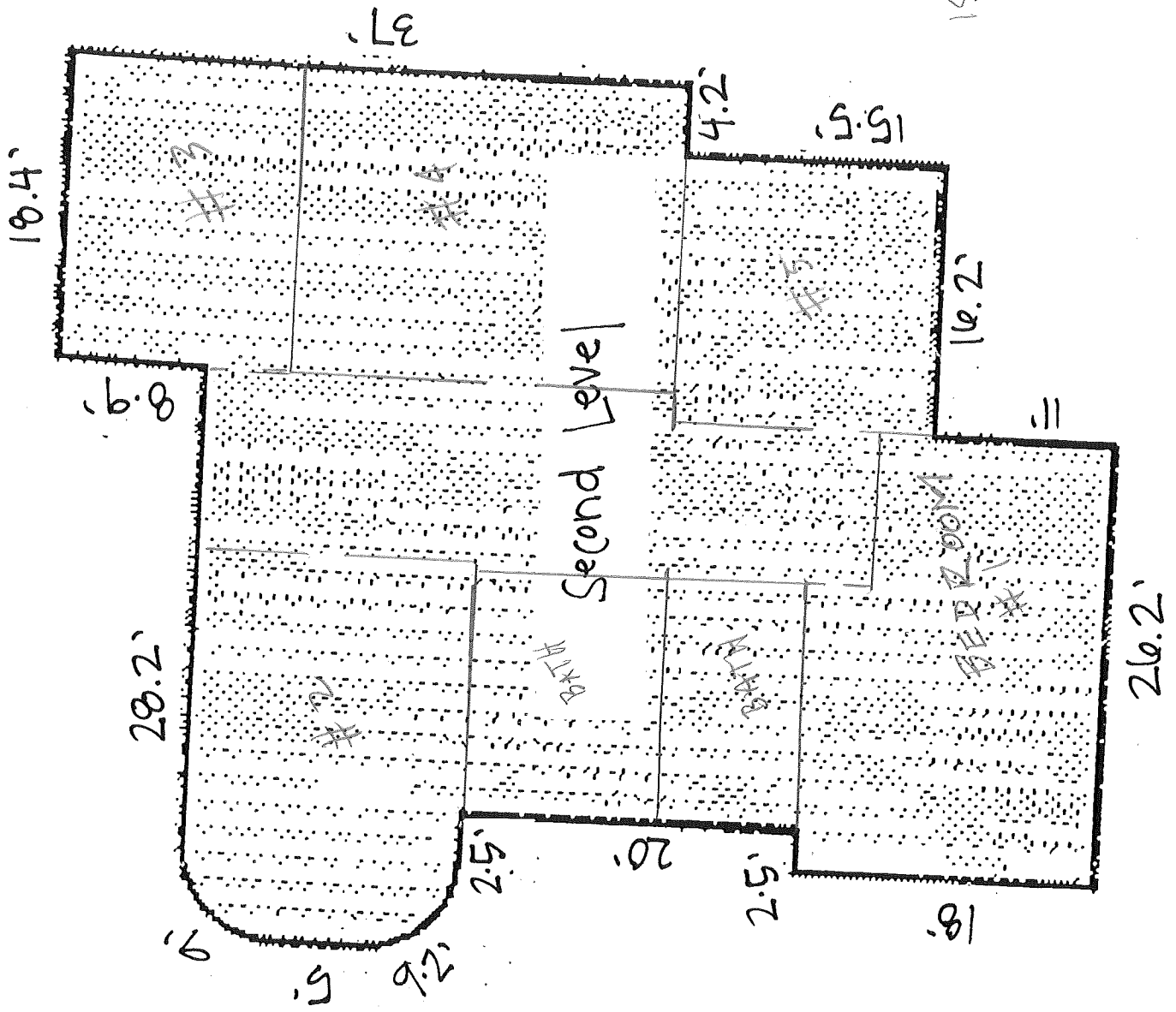
2312.7 S.F.
 This entire level rooms for Bed/Breakfast



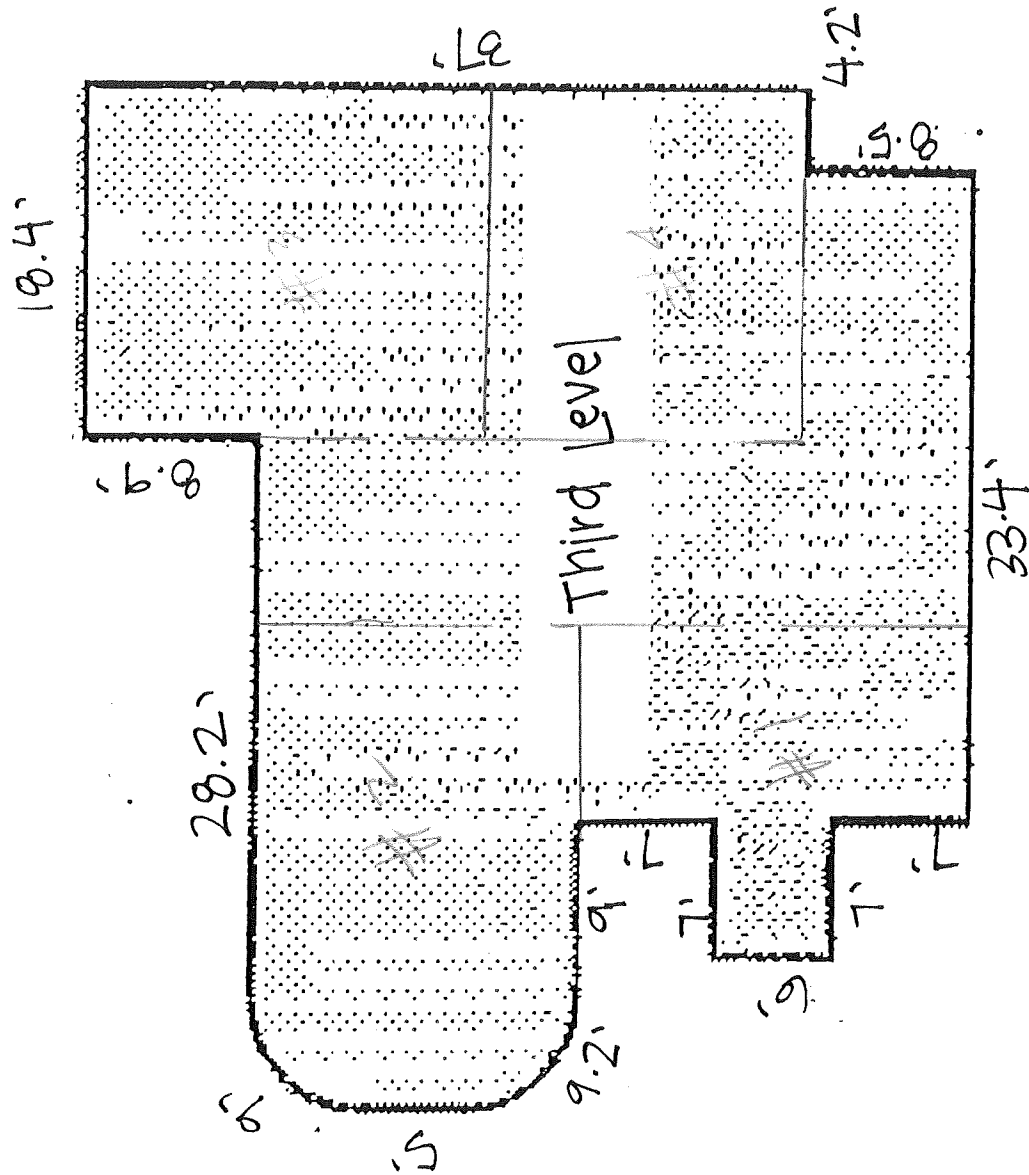
This entire floor
is office except
for 480' Bed/Br.

T/ 2713 S.F.
- 480 S.F.

Office total 2233 S.F.

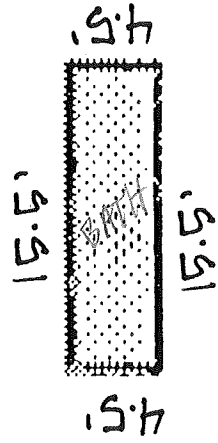


This entire floor
 is Bed / Breakfast
 2450.5 S.F

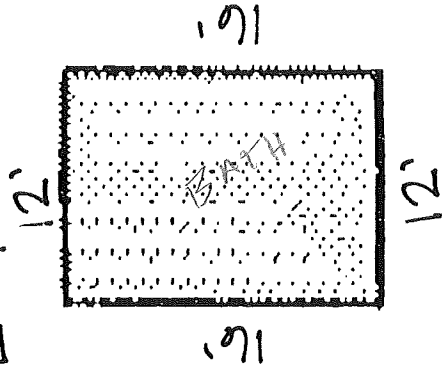


This entire floor
 is office space
 1777.9 S.F.

Fourth Level



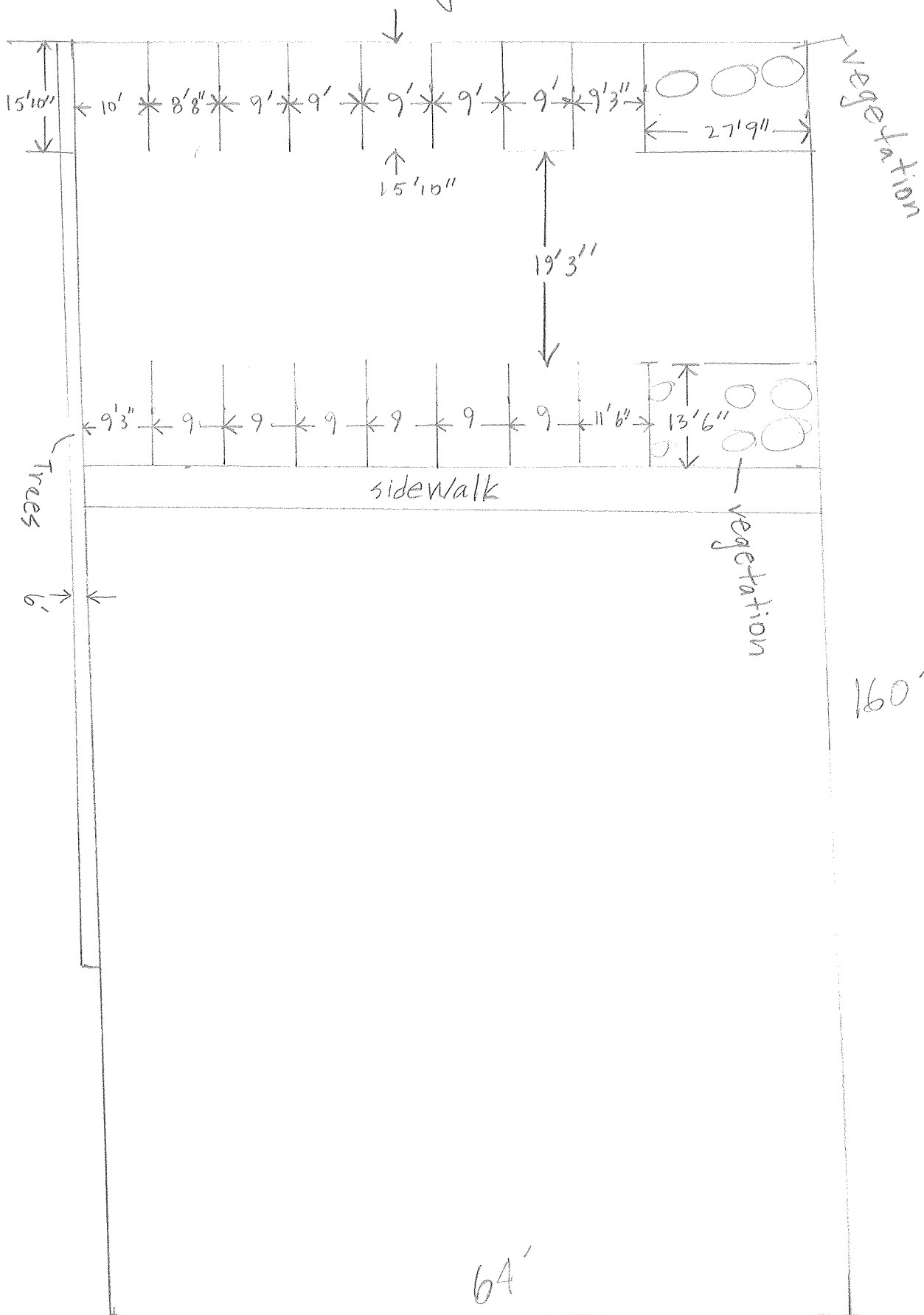
69.8 S.F.



192.0 S.F.

This floor is all office

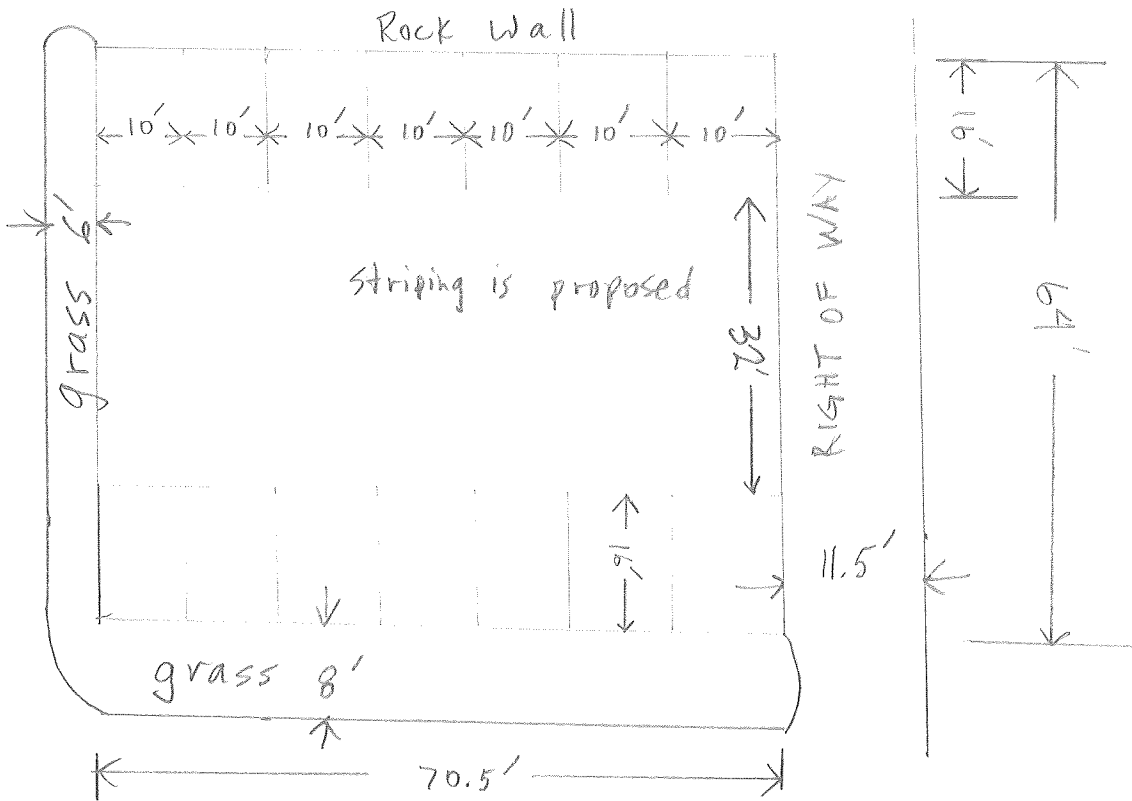
Parking 667 E I 005







PARKING 120s. Heather St.





No Fee

SEC. of Board of Adjustment
REC'D
Open Bill
Date 15 - 15 Nov 1980

RECEIVED
SALT LAKE CITY

3514281

ABSTRACT OF FINDINGS AND ORDERS

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 27th day of October, 1980, Case No. 8468 by Scott William Kjar was heard by the Board with final action being taken on the 10th day of November, 1980. Mr. Kjar requested a special exception to the ordinance on the property at the rear of 646 East 100 South Street for a parking lot to be used in conjunction with the building at 667 East 100 South Street proposed to be remodeled into offices which requires Board of Adjustment approval in a Residential "R-6" District, the legal description of said property being as follows:

Tract 1:

Commencing 125 ft. south of the northwest corner of Lot 7, Block 53, Plat "B", Salt Lake City Survey; thence East 74.25 feet; thence South 64.0 feet; thence West 74.25 feet; thence North 64.0 feet to the point of beginning.

Easement: Commencing 64 feet East of the Northwest corner of Lot 7, Block 53, Plat "B", Salt Lake City Survey; thence East 74.25 feet; thence South 125.0 feet; thence East 8.25 feet; thence North 125.0 feet; thence West 8.25 feet to the point of beginning.

Tract 2:

Commencing at the Southeast corner of Lot 1, Block 60, Plat "B", Salt Lake City Survey and running thence North 160 feet; thence West 99 feet; thence South 160 feet; thence East 99 feet to the place of beginning.

It was moved, seconded and passed with one member abstaining that a special exception to the ordinance be granted to allow a parking lot in a Residential "R-6" District in conjunction with the Armstrong Mansion which is being converted to offices, with the following provisions:

1. that there be a light-proof fence on the east and north
2. that the parking lot be hardsurfaced and drained properly according to the requirements of the City Engineer
3. that the access driveway to the east be hardsurfaced
4. that the proposed cross between the two parking lots be left to break up the asphalt of the two parking lots.

If a permit has not been taken out in six months the variance will expire.

[Signature]

Subscribed and sworn to before me this 15th day of December, 1980.

[Signature]
Notary Public
Residing at Salt Lake City, Utah
RECEIVED
SALT LAKE CITY

My commission expires October 17, 1984

Attachment B
Letter from Applicant

1. Project Description:

- a. We plan to continue to use the basement, first and second floors as they are used currently for hospitality, one residence and office/meeting rooms. The exception to this will be that we will convert 2 bedrooms on the main floor to meeting rooms. The only change will be a change in furniture on these levels. We would like the option of changing the use of the basement into office space as well. That would only entail a change of furniture in the future.
- b. The third floor will remain intact but will be used as offices and not for hospitality. The changes will primarily include a change in furniture. However, paint and carpet may also be changed. One or Two of the bathtubs may be removed from the offices, but the bathrooms will remain intact.
- c. There is sufficient onsite parking with 18 stalls. There is additional offsite parking of 14 stalls across 100 S.

2. Conditional Use Information

- a. Operation hours from 8 to 6 generally.
- b. Adjacent properties and directly across the street are multi family residences and office buildings. Kitty corner is retail and office building space.
- c. Current plans are for up to 9 employees on the highest shift.
- d. We will provide 7 seats.
- e. We have not discussed the use with adjacent property owners.

3. No construction is proposed at this time.

Attachment C
Department Comment

Lew, Janice

From: Butcher, Larry
Sent: Thursday, June 27, 2013 2:30 PM
To: Lew, Janice
Subject: RE: PLNPCM2013-00413 Armstrong Mansion Office Conversion

Categories: Other

Based upon the numbers below, I would require 20 stalls

From: Lew, Janice
Sent: Wednesday, June 26, 2013 2:57 PM
To: Walsh, Barry; Butcher, Larry
Subject: RE: PLNPCM2013-00413 Armstrong Mansion Office Conversion

Barry,

Thanks for your comments. I attempted to do the parking calculations myself using the standards you noted below and the information they provided on the configuration of the space.

Basement level – B&B 4 rooms: 4 spaces	
Main level – office 2733 sf: 7 spaces (I made an error)	8.2
Second level – B&B 5 rooms: 5 spaces	
Third level – 1777.9 sf: 2 spaces	2.22
Four level – 261.8 sf: 0 spaces or do you require a space?	.33
Total: 18 spaces	19.75 = 20 stalls

I did not see an ADA stall on my site visit and I was wondering if the location of the dumpster would affect any parking stalls.

I still need to check the validity of the parking agreement. It was part of a previous office use and the lot is for sale with the building as well. In addition, the lot has never been stripped.

Thanks for your help,
Janice

From: Walsh, Barry
Sent: Wednesday, June 26, 2013 2:11 PM
To: Lew, Janice
Subject: RE: PLNPCM2013-00413 Armstrong Mansion Office Conversion

June 26, 2013

Janice Lew, Planning

Re: PLNPCM2013-00413 Armstrong Mansion Office Conversion at 667 E 100 So.

The transportation review comments are as follows:

I am unable to read the parking notes shown on each floor level drawing to confirm the notation of 13 parking stalls required.

Please clarify by indicating the number of Parking spaces (one per room for Bed & Breakfast) and number of parking spaces for Office (3/1000sf first floor and 1.25/1000sf thereafter).

The application shows 16 stalls on site, but does not indicate the ADA stall designation. The application also refers to an offsite parking agreement for an additional parking lot with 14 stalls shown.

Sincerely,

Barry Walsh

From: Lew, Janice

Sent: Tuesday, June 25, 2013 1:31 PM

To: Weiler, Scott; Walsh, Barry; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Ross, Michelle; Bennett, Vicki

Subject: PLNPCM2013-00413 Armstrong Mansion Office Conversion

Attached is a Conditional Use application for the Armstrong Mansion located at 667 E 100 S. The Landmark Site was once utilized for office space and then converted to a Bed & Breakfast in 1993. The purpose of this request is to designate some of the building space for office purposes. The project includes additional parking on a lot behind 648 East 100 South. The off-site parking was established in a Board of Adjustment case in 1980. The property is located in the RMF-45 zoning district.

Please review the attached material and respond with your comments by July 9, 2013. If you have questions or need additional information please feel free to contact me.

Regards,
Janice

JANICE LEW

Senior Historic Preservation Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7625
janice.lew@slcgov.com

WWW.SLCGOV.COM

Attachment D
Community Council Comment

CENTRAL CITY NEIGHBORHOOD COUNCIL

DATE: July 10, 2013

TO: Janice Lew

FROM: Central City Neighborhood Council

REGARDING: Armstrong Mansion conditional use

Central City Neighborhood Council (CCNC) heard the conditional use request for the Armstrong Mansion to have office use within the bed and breakfast at our July 3rd meeting.

There were approximately 15 people in attendance. There was no representation from the City. There were general questions on operations, for example, How would they keep the two functions separate? There was a question on parking and a lot separate from the Bed and Breakfast that would be utilized. We were told that the lot is already part of the Armstrong Mansion and it would be part of the purchase. There was no vote taken and there will be no reason for the applicant to return to our Community Council for further presentation. In general there were no negative comments made and as I mention in previous correspondence this request appears to be consistent with recent revisions to the ordinance. Thank you

Tom Mutter
CCNC Chairperson