

**PLANNING COMMISSION STAFF REPORT**  
Administrative Item  
Conditional Building and Site Design Review



Planning and Zoning Division  
Department of Community  
and Economic Development

**360 West 300 South**  
**PLNPCM 2014-00006**  
**February 26, 2014**

**Applicant:**

Warren Lloyd

**Staff:**

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

**Tax ID:**

16-06-105-044-0000

**Current Zone:**

D-3 Downtown  
Warehouse/Residential  
District

**Master Plan Designation:**

Mixed use

**Council District:**

District Four Luke Garrott

**Community Council:**

Downtown; Christian  
Harrison, Chair

**Lot Size:**

0.63 acres

**Current Use:**

Vacant/ residential

**Applicable Land Use**

**Regulations:**

- 21A.59 conditional building and site design
- 21A.30 Downtown districts

**Attachments:**

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

***Request***

Warren Lloyd, representing Clearwater Homes and a potential purchaser, is requesting conditional building and site design approval from the City for additional height on the existing structure located at 360 West 300 South. The building is already constructed with stair exits onto the roof/patio. Elevator bulkheads, stair exits, flagpoles, etc are exempt from the height restrictions. The proposal is to alter the function of the stairway exit to provide an expanded roofline providing more shade and a rooftop porch. The height is not actually increasing beyond the height of the stairway exit, however since the exit is being used for purposes beyond the scope of the height exception, it is being routed through the building and site design process. Buildings in the D-3 Downtown Warehouse/Residential District are allowed to be seventy-five feet (75') tall. Buildings taller than seventy-five feet (75') but less than ninety feet (90') may be authorized through the conditional building and site design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use. The Planning Commission has final decision making authority for Conditional Building and Site Design Review.

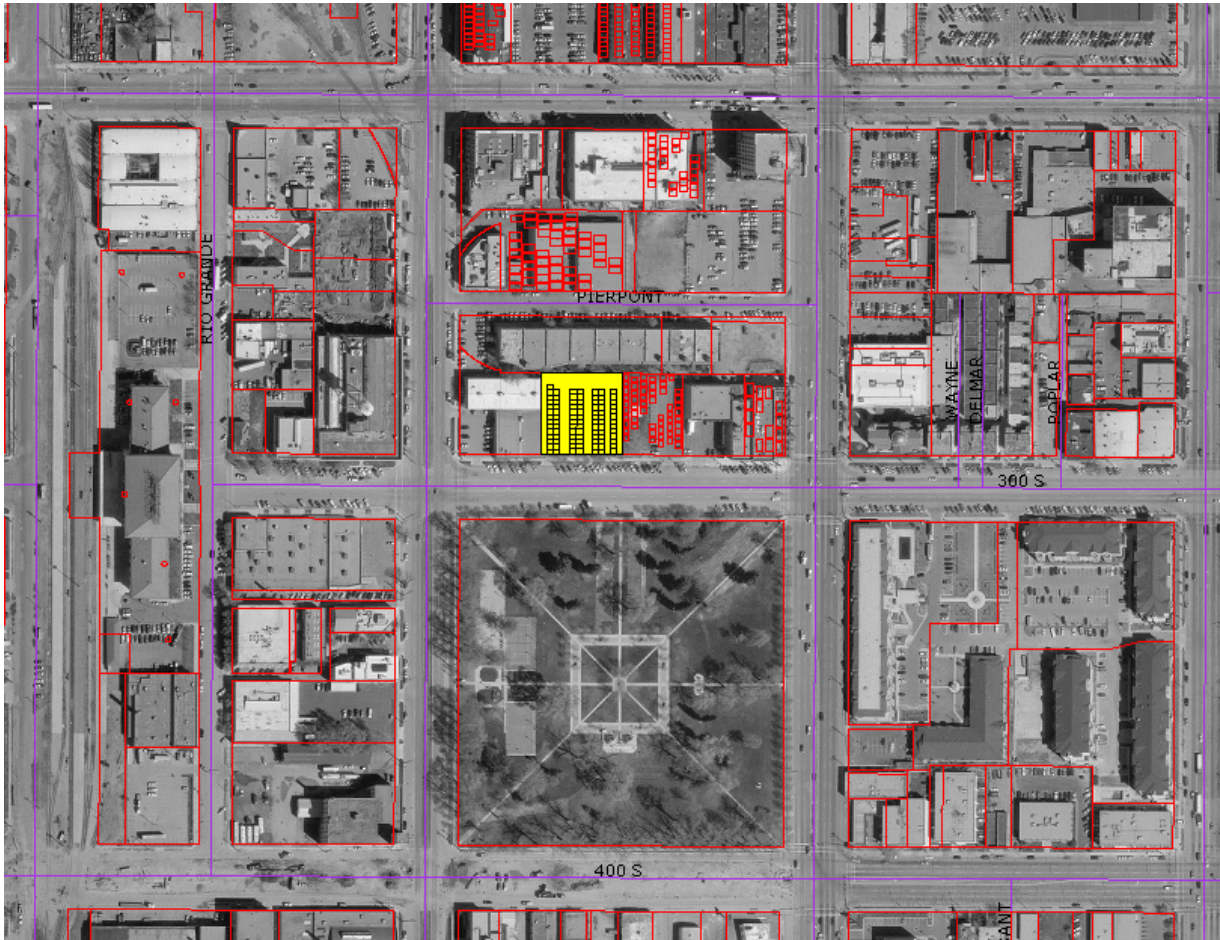
***Recommendation***

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 building and site design review to allow additional height for a building located at approximately 360 West 300 South with the condition that the plan meet all other zoning and building requirements.

## VICINITY MAP



### ***Background***

#### **Project Description**

The applicant is proposing to alter the function of the stairway exits on the rooftop of the building to provide an expanded roofline providing more shade and a rooftop porch. The height is not actually increasing beyond the height of the stairway exit, however, since the exit is being used for purposes beyond the scope of the height exception, it is being routed through the building and site design process.

The extra height will apply to both the east and west wings of the existing structure.

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

#### **Notification**

- Required notices mailed on February 14, 2014

- Sign posted on property on February 14, 2014
- Agenda posted on the Planning Division and State Website on February 14, 2014
- Agenda sent to Planning Division Listserve on February 14, 2014

## **Public Comments**

The Community Council is not required to be notified, however the chair of the Downtown Community Council was advised of the application; he expressed the belief that the request was reasonable.

## **City Department Comments**

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. 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**

Denial of this request would still allow for the stairwell exits to be constructed, but not with rooftop patio attachments.

## **Findings**

21A.59.060: STANDARDS FOR DESIGN REVIEW:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

**Finding:** The main entry to the building is on 300 South.

B. Primary access shall be oriented to the pedestrian and mass transit.

**Finding:** The main entry to the building is a ground level with immediate access to the sidewalk. Light rail mass transit is available on 400 West and bus service is available on 300 West, 400 South and 200 South. The slope of the public sidewalk has been modified to accommodate outdoor dining for a future tenant.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

**Finding:** The majority of the ground level is of glass and brick exterior skin, which will provide open visibility into the main retail level of the building.

D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.

**Finding:** The building is already constructed and meets D-3 zoning requirements.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

**Finding:** Parking is being provided underground.

F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.

**Finding:** The building is constructed with full pedestrian improvements.

G. Dumpsters and loading docks shall be appropriately screened or located within the structure.

**Finding:** Loading and service are accessed from behind and below the building.

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

**Finding:** Signage must meet the D-3 zoning requirements.

I. Lighting shall meet the lighting levels and design requirements set forth in the Salt Lake City lighting master plan.

**Finding:** The building is existing.

J. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

**Finding:** The building was constructed meeting Salt Lake City sidewalk and landscaping standards.

K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

1. The orientation and scale of the development shall conform to the following requirements:
  - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.

- b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
- 2. Public spaces shall be provided as follows:
  - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
  - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
    - (1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
    - (2) A mixture of areas that provide shade;
    - (3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
    - (4) Water features or public art; and/or
    - (5) Outdoor eating areas.

**Finding:** Design review criteria apply to multiple zoning districts city wide. This particular criterion is largely meant for big-box retail in a shopping center format. The D-3 zoning district allows for buildings to occupy the entire site, property line to property line, up to 75 feet tall. The D-3 zoning takes precedence.

- L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

**Finding:** The building responds to 300 South Street with an urban format with no additional setbacks. The urban design element encourages a sculpting of buildings on the skyline. This building already has special architectural detailing at the cornice level. The additional height requested will be minimally visible from the sidewalk or most nearby locations, and will hide the utilitarian nature of stairway roof exits.

**21A.59.065: STANDARDS FOR DESIGN REVIEW FOR HEIGHT:**

In addition to standards provided in 21A.59.060, the following standards shall be applied to all applications for conditional building and design review regarding height:

- A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.

**Finding:** The additional height is merely for expanded use of the stairway roof exit to create a rooftop patio setting. The extra structure will be minimally visible from the

street but will mask the utilitarian nature of the stairway entries when viewed from other tall structures.

- B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.

**Finding:** The building already has architectural detailing at the cornice level.

- C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title

**Finding:** Lighting is focused on the pedestrian level, as part of the retail space.

### ***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. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional building and site design review 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 building and site design to allow a additional height at approximately 360 West 300 South The proposed additional height 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 building and site design review standards and specifically state which standard or standards are not being complied with.

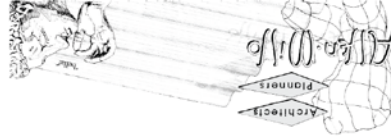
The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

**Attachment A**  
**Site Plan and Elevation Drawings**

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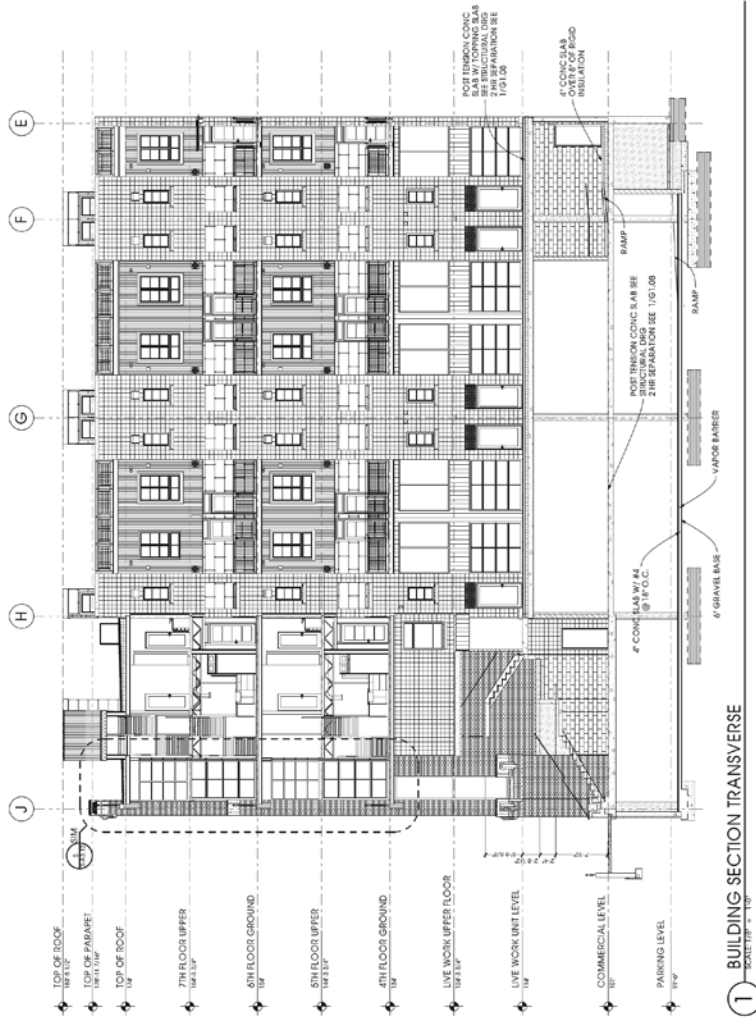
Current sheet title:  
10/21/05  
DATE: 10/21/05  
CHECKED BY:

BROADWAY PARK LOFTS  
360 W 300 S  
NORTH & SOUTH BUILDINGS  
SALT LAKE CITY, UT 84101



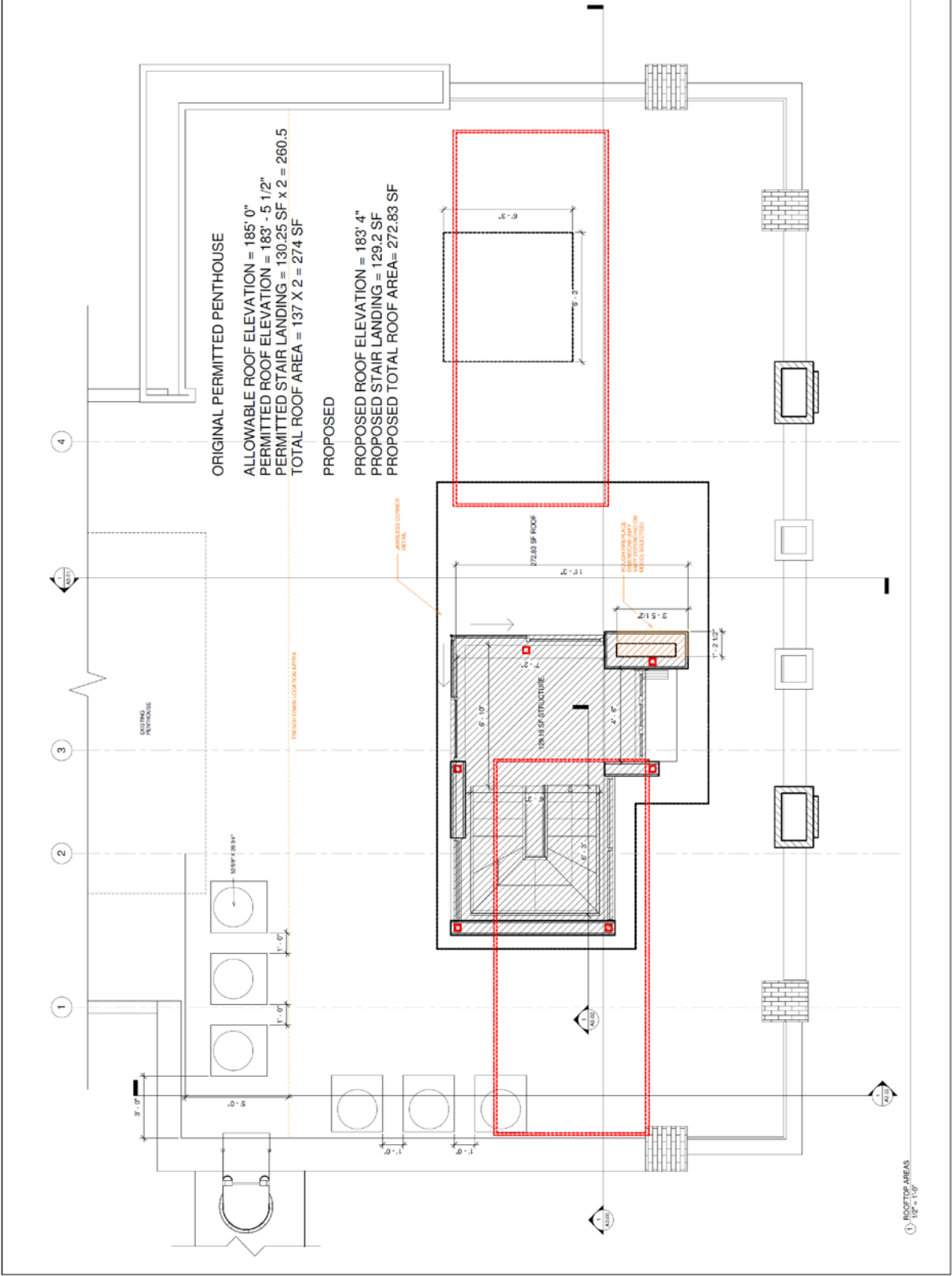
308 W 300 South, Suite 112 • Salt Lake City, Utah 84101  
Phone: (801) 222-2257 Fax: (801) 222-6900

BUILDING SECTIONS  
S-A3.05



1 BUILDING SECTION TRANSVERSE  
SCALE: 1/8\"/>

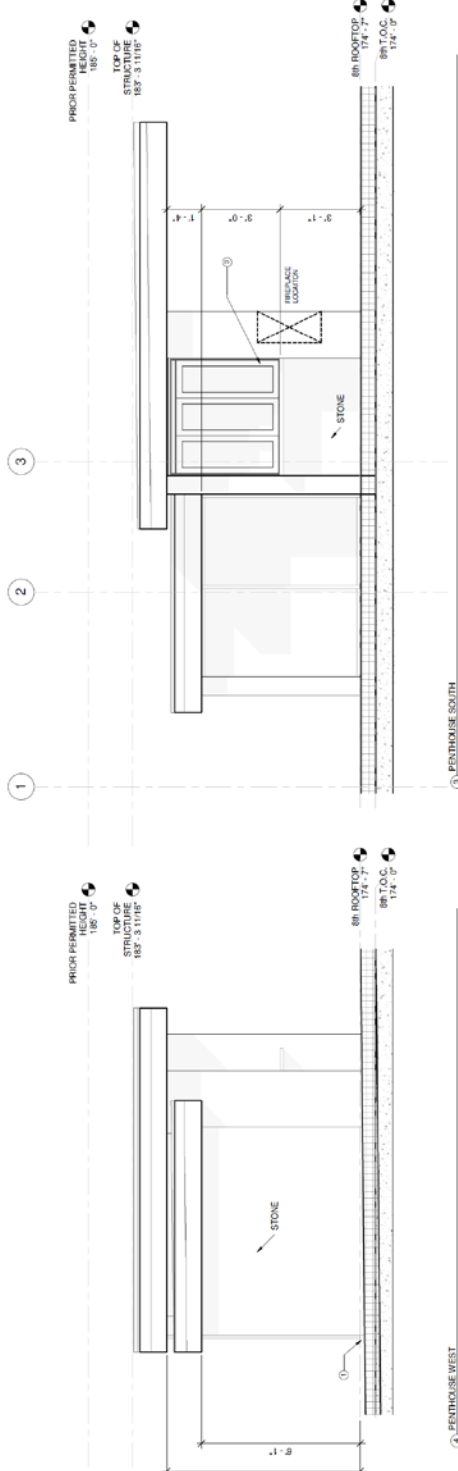
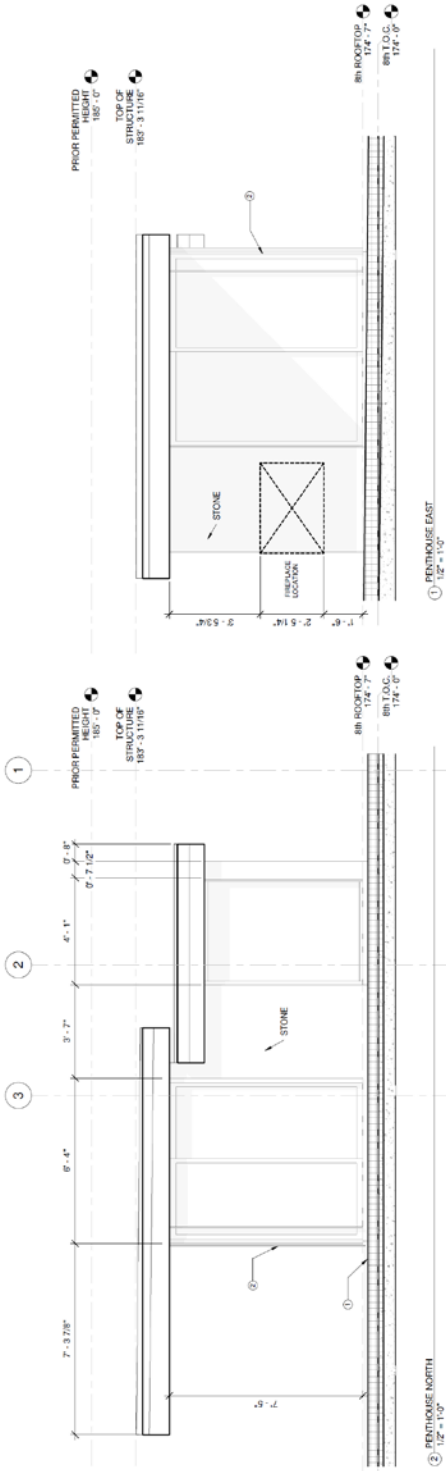


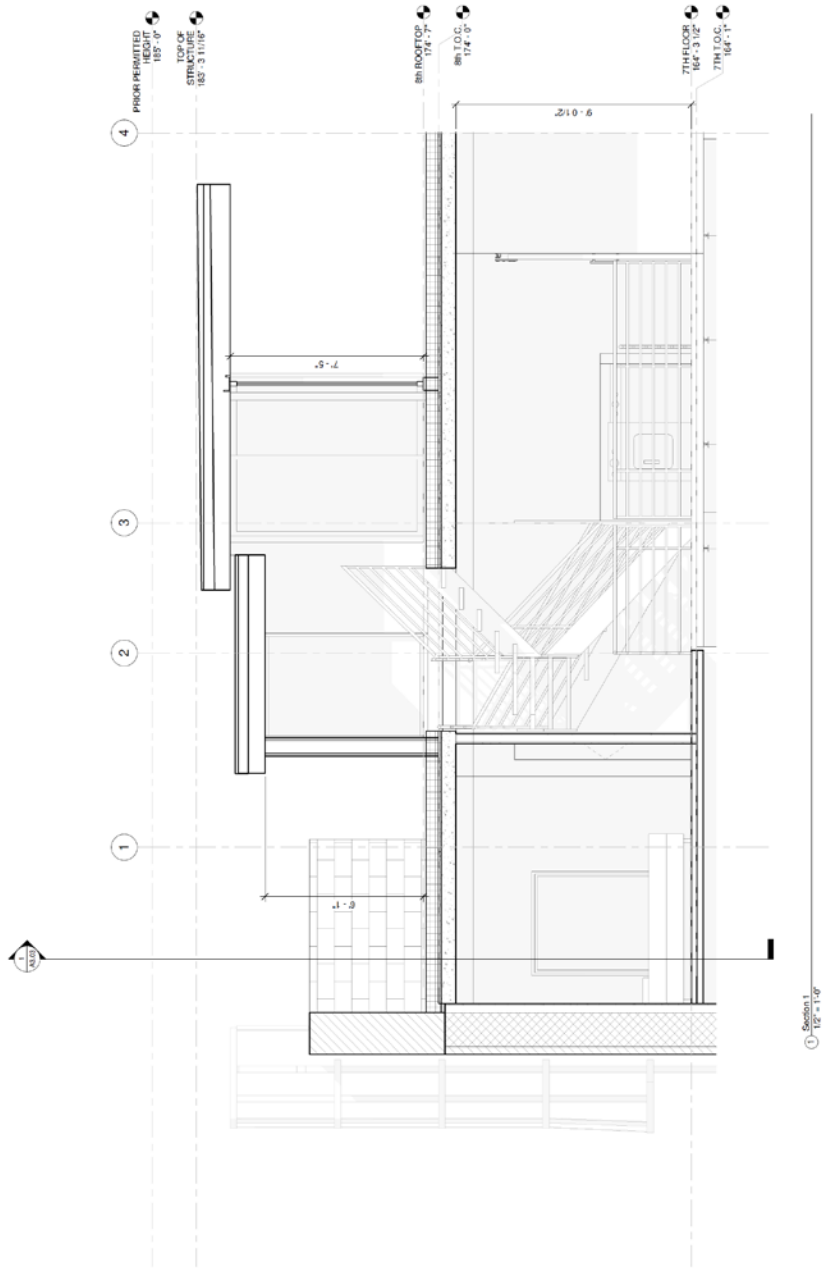


① ROOFTOP AREAS  
 1/8" = 1'-0"

**Keywords**

- 1 FLUSH FLOOR WITH EXTERIOR CURB TO MATCH GRADE
- 2 CORNER DOORS WITH FULLY OPEN
- 3 ACCORION WINDOW ABOVE COUNTER



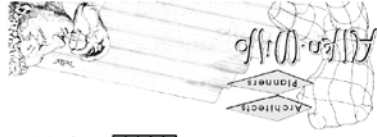


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10/21/08  
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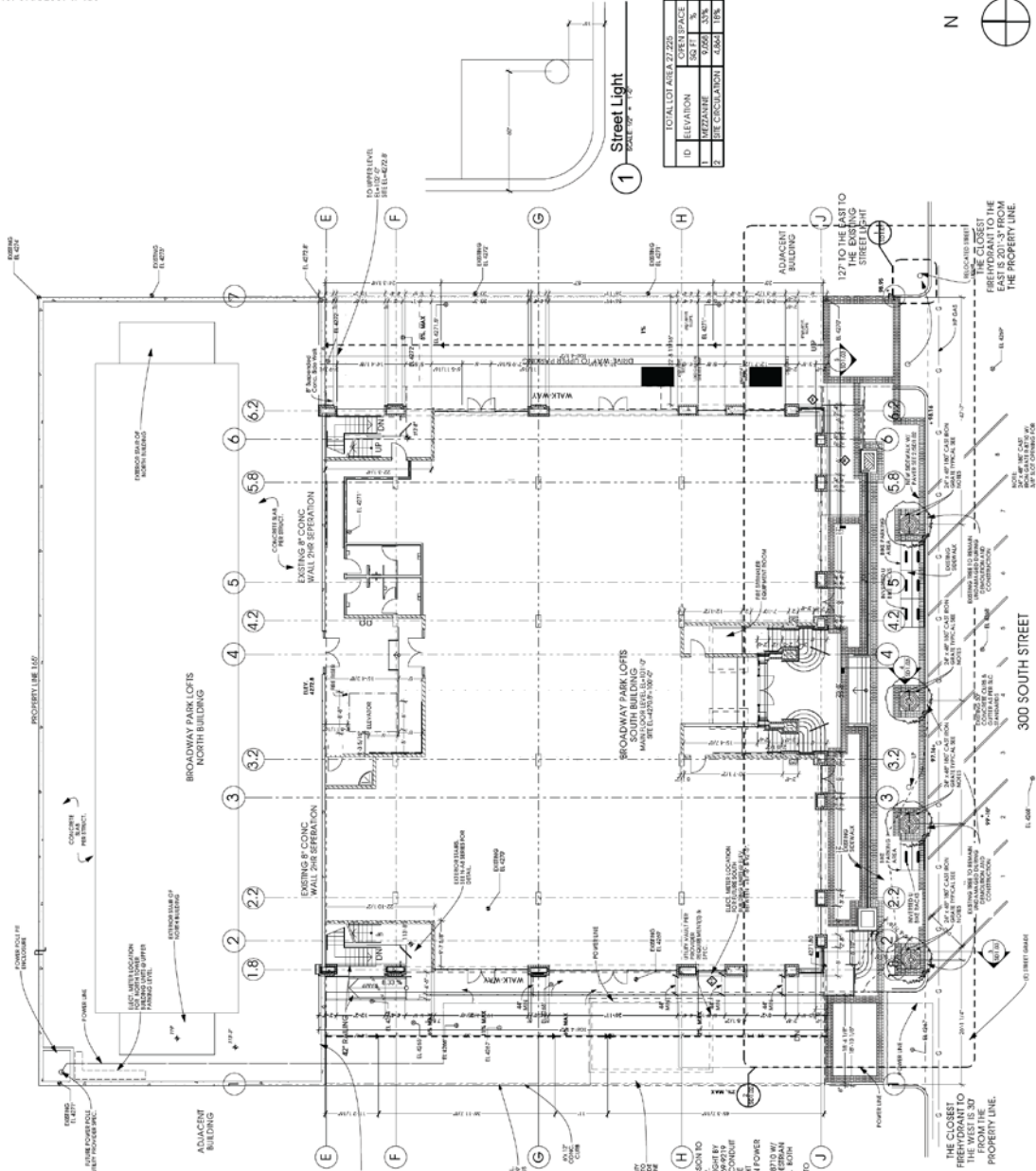
BROADWAY PARK LOFTS  
 NORTH & SOUTH BUILDINGS  
 360 W 300 S  
 SALT LAKE CITY, UT 84101

308 W 300 SOUTH, SUITE 112 • SALT LAKE CITY, UTAH 84101  
 Phone: (801) 533-2827 Fax: (801) 533-2830



SITE PLANS

SD1.01



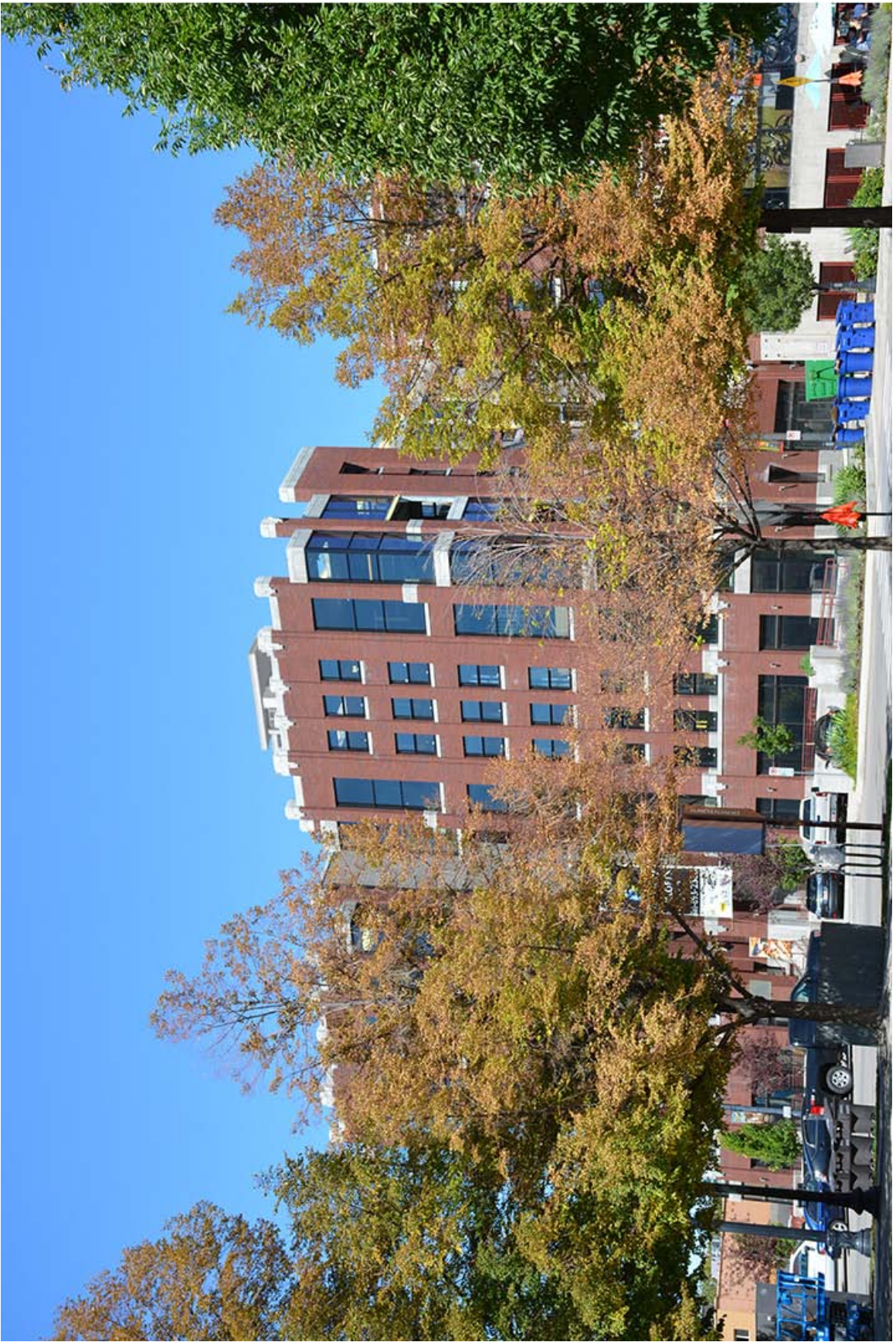
| ID                     | ELEVATION         | LOFT SPACE    |
|------------------------|-------------------|---------------|
| 1                      | MEZANINE          | 9,266 SQ. FT. |
| 2                      | FLOOR CIRCULATION | 4,264 SQ. FT. |
| TOTAL LOFT AREA 27,225 |                   |               |

1 Street Light  
 EAST OF LOT 1

- GENERAL NOTES:
1. TO REMOVE EXISTING STREET PERMITS TO
  2. DISCONNECT OF EXISTING STREET LIGHT BY
  3. STREET LIGHT POWER TO RUN IN 2" CONDUIT
  4. WITH DISCONNECT OF STREET LIGHT
  5. TO OTHER STREET LIGHTS.
  6. ALL OF THE POWER TO MAINTAIN POWER
  7. TO OTHER STREET LIGHTS.
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  12. ALL OF THE POWER TO MAINTAIN POWER
  13. TO OTHER STREET LIGHTS.
  14. ALL OF THE POWER TO MAINTAIN POWER
  15. TO OTHER STREET LIGHTS.

1 SITE PLAN  
 SHEET 1 OF 3





**Attachment B**  
**Division Comments**

**Public Utilities****Justin Stoker**

The proposed building is located adjacent to two 12-inch water mains which should provide enough water for the proposed height change. The existing sewer main, however, is only 8-inches in size and could have capacity issues either for this building or the neighbors depending on the amount of waste that is expected to be increased to the sewer mains. Further analysis and coordination is necessary to ensure that proper sewer capacity exists for the building expansion. It may be necessary to upsize the sewer main to provide for the increased discharge

**Engineering****Scott Weiler**

No objection to the additional 12' height of the building.

**Fire****Ed Itchon**

None