



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Maryann Pickering, Principal Planner
(801) 535-7660

Date: October 22, 2014

Re: Kingfisher Planned Development (PLNSUB2014-00547) and Special Exception
(PLNPCM2014-00647)

Planned Development and Special Exception

PROPERTY ADDRESS: 1270 S. 1100 East

PARCEL ID: 16-08-452-030

MASTER PLAN: Neighborhood Commercial (Central Community Master Plan)

ZONING DISTRICT: CN (Neighborhood Commercial)

REQUEST: The petitioner, Rob White of Sugar House Architects is requesting approval for a new mixed use building that is 25 feet tall at the approximately 1270 S. 1100 East.

- a. Planned Development – In order to build the project noted above, a Planned Development is required to allow 1) a reduced front yard setback from 15 feet to eight feet for the building, 2) to reduce the landscape buffer along the front and rear property lines, and 3) the parking next to the building instead of behind the building. Case Number PLNSUB2014-00547.
- b. Special Exception – In order to allow outdoor dining within a required yard area between the building and sidewalk, approval of a Special Exception is required. Case Number PLNPCM2014-00647.

RECOMMENDATION/MOTION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approved the proposed Planned Development and Special Exception with conditions.

The motion to approve is below:

Based on the findings listed in the staff report and discussion by the Planning Commission, I move that the Planning Commission approve the Kingfisher Planned Development, Petition PLNSUB2014-00547 and Kingfisher Outdoor Dining, PLNPCM2014-00647 at 1270 S. 1100 East, subject to complying with all applicable regulations and subject to the following conditions:

1. Compliance with the Department/Division comments as attached to this staff report (Attachment I).
2. Final approval authority shall be granted to the Planning Director.
3. All requirements for Outdoor Dining found in Chapter 21A.40.065 of the Zoning Ordinance shall be complied with as part of the operation of the restaurant on the site.

ATTACHMENTS:

- A. Vicinity and Zoning Maps
- B. Site Plan
- C. Building Elevations
- D. Land Survey Depicting Parcel Swap
- E. Additional Applicant Information
- F. Existing Conditions
- G. Analysis of Standards
- H. Public Process and Comments
- I. City Department and Division Comments
- J. Motions

PROJECT DESCRIPTION:

The applicant is proposing construction of a two-story mixed-use building. Anticipated tenants include a restaurant and retail users. The proposed project will be in keeping with the City's goal of creating a walkable and diverse community.

The subject property is zoned as CN (Neighborhood Commercial). The following is a summary of the past actions on the property within the last year.

- **PLNPCM2013-00797 (Master Plan) and PLNPCM2013-00799 (Zoning)**
This approved rezone and master plan amendment also allowed the City to enter into negotiations with property owner to allow access to his site from a city owned site located north of this property. In return, the applicant would be required to build an extension of the Jordan and Salt Lake City Canal Trail, complete with landscaping. The layout of the site proposed as part of the subject Planned Development request was the same layout conceptualized and presented to the community as part of the zoning and master plan change.

This request was recommended for approval by the Planning Commission on December 11, 2013 and approved by the City Council on March 4, 2014.

- **PLNPCM2014-00008**
The petition was a request for surplus property declaration. Salt Lake City Public Utilities, the entity that owns and operates the Jordan and Salt Lake City canal, owned the property proposed to be swapped. The property declared to be surplus was approximately 900 square feet in size. The owner agreed to trade an approximate 900 square foot parcel located at the extreme northwest of his property (located at the existing improved entrance to the McClelland Trail) for the property that was declared surplus (along 1100 East). As noted in the rezone and master plan amendment request, the property owner agreed to develop and landscape and extension of the trail. Please see the land survey in Attachment D which depicts the land swap that was approved as part of this application.

This request was recommended for approval by the Planning Commission on April 4, 2014 and approved by the City Council on July 15, 2014.

- **Subdivision Completion**

Once all of the documents are finalized for the completion of the land swap that occurred as part of the surplus property request, the City will record the plat, which makes the changes official. The applicant has already submitted for building permit review and will finish that process should the Planned Development request be approved. The recordation of the plat will not have an effect on the owner to develop this site.

As part of the Planned Development application, the applicant is requesting to modify standards in order to create a development that has the least amount of impact to the surrounding residential areas. The building itself will be located on the southern edge of the property, adjacent to the existing commercial building on the lot to the south. The parking will be located just north of the building the public access trail will be located along the northernmost edge, adjacent to the residential property. In order to achieve this configuration, the applicant has requested modifications of the required front yard setback (along 1100 East) and to reduce approximately seven feet of the landscape buffer on the west property line. There are no proposed changes to modify the parking requirements.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Reduce front yard setback.
2. Reduce landscape buffer.
3. Reduce parking lot setback.
4. Special exception for outdoor dining in a required yard area.

Issue 1 – Reduction of front yard setback

As part of the Planned Development process, the applicant can request a reduction of the front yard setback for the building. In this case, a minimum 15 foot front yard setback is required in the CN zoning designation. The applicant is requesting that the front yard setback be reduced to eight feet. The applicant has requested this reduction in order to create a more desirable and compatible development with the surrounding residential areas. By locating the building in its proposed location, the parking lot and public trail will be located between the proposed building and the existing residence to the north. This locates the commercial building as far as possible from the residential use to the west and north and places the commercial building adjacent to the existing commercial use to the south.

Planning staff believes that this location does create the least amount of impact on the surrounding residential areas and the proposed building should be approved in this location.

Issue 2 – Reduction of landscape buffer

The Zoning Ordinance requires that all properties in the CN zoning district provide a minimum seven foot landscape buffer for any lot that abuts a residential district. As part of the Planned Development request, the applicant would like to reduce the approximate eight foot buffer for a small portion along the west property line. The west property line runs approximately 160 feet from north to south. An eight foot landscape buffer will be provided for all but 23 feet of this 160 feet. The reason to reduce the landscape buffer to approximately three feet in this area is to provide for better vehicular maneuvering in the parking lot area.

Planning staff believes that this request is minimal in nature and is necessary to provide the appropriate maneuvering area in the parking lot. Although there is a residential property adjacent to the area where the reduction will take place, it is minimal and a three foot landscape buffer will still

be provided and will provide better access in the parking lot. The proposed reduction is for approximately 15% of the western property line. All other requirements of landscape buffers found in the Zoning Ordinance would need to be complied with.

In addition, the property owner was required, as part of the parcel conveyance with the City, to provide a parking easement so that the City can access the trail area to perform maintenance on the canal. The layout of the easement as requested by the City placed the parking drive aisle and two parking stalls within the easement. Because of the location of the two northwestern most parking stalls within that easement, the applicant must provide a maneuvering area for vehicles that will use those two parking stalls. The stalls will not be reserved for City use only and patrons of the development will be able to use the stalls when maintenance is not being completed. The anticipated maintenance schedule is approximately once per quarter and will be done in the morning hours.

Issue 3 – Reduction of parking lot setback

The remaining item as part of the Planned Development process is to reduce the parking lot setback. As noted above, the proposed location of the building on the site is the best option to fully utilize the site, build the trail and protect the adjoining residential properties. This location means that the parking area cannot comply with the code requirements of being setback a minimum of 30 feet or behind the building. The proposed location of the parking lot will be north of the building and not behind and will be located approximately eight feet from the front property line along 1100 East.

Issue 4 – Special Exception for outdoor dining

One of the proposed tenants for the building is a restaurant tenant that intends to occupy the eastern portion of the building. This restaurant desires an outdoor patio within a required yard (the front yard setback); approval of a special exception is required. Staff believes that the request for the outdoor dining in the setback does meet all of applicable standards for a special exception and should be approved as part of the Planned Development request. A full analysis of this item can be found in Attachment G.

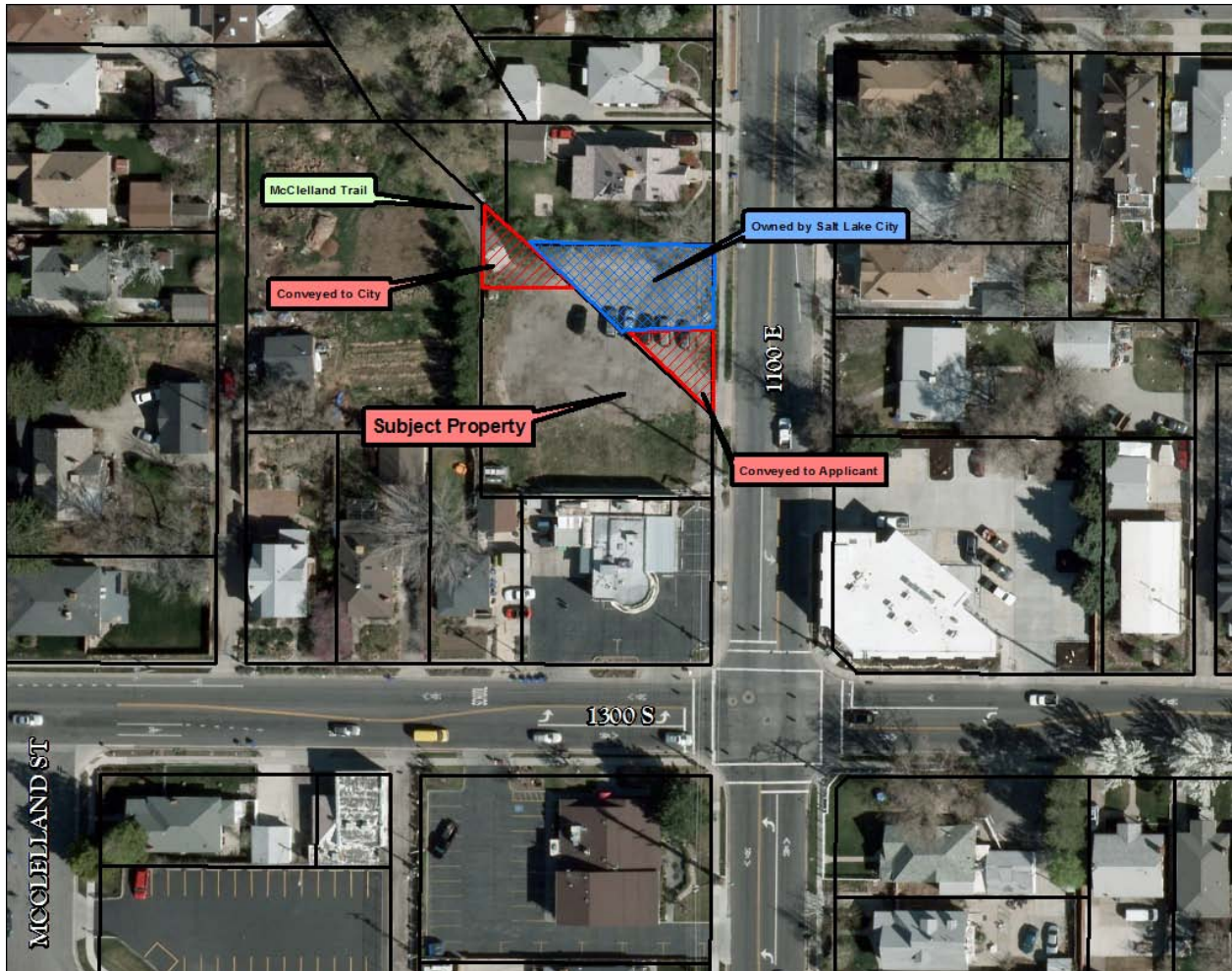
DISCUSSION:

The proposed project is an appropriate development for the site given the current zoning and master plan designations. The site plan was designed with the intention of protecting the neighboring residential areas while providing public access to an existing public trail along the north side of the property. Besides the proposed modifications to the setbacks, the development meets or exceeds all other standards found in the Zoning Ordinance for the CN zoning district. The development is compatible with the surrounding area and staff recommends approval as proposed.

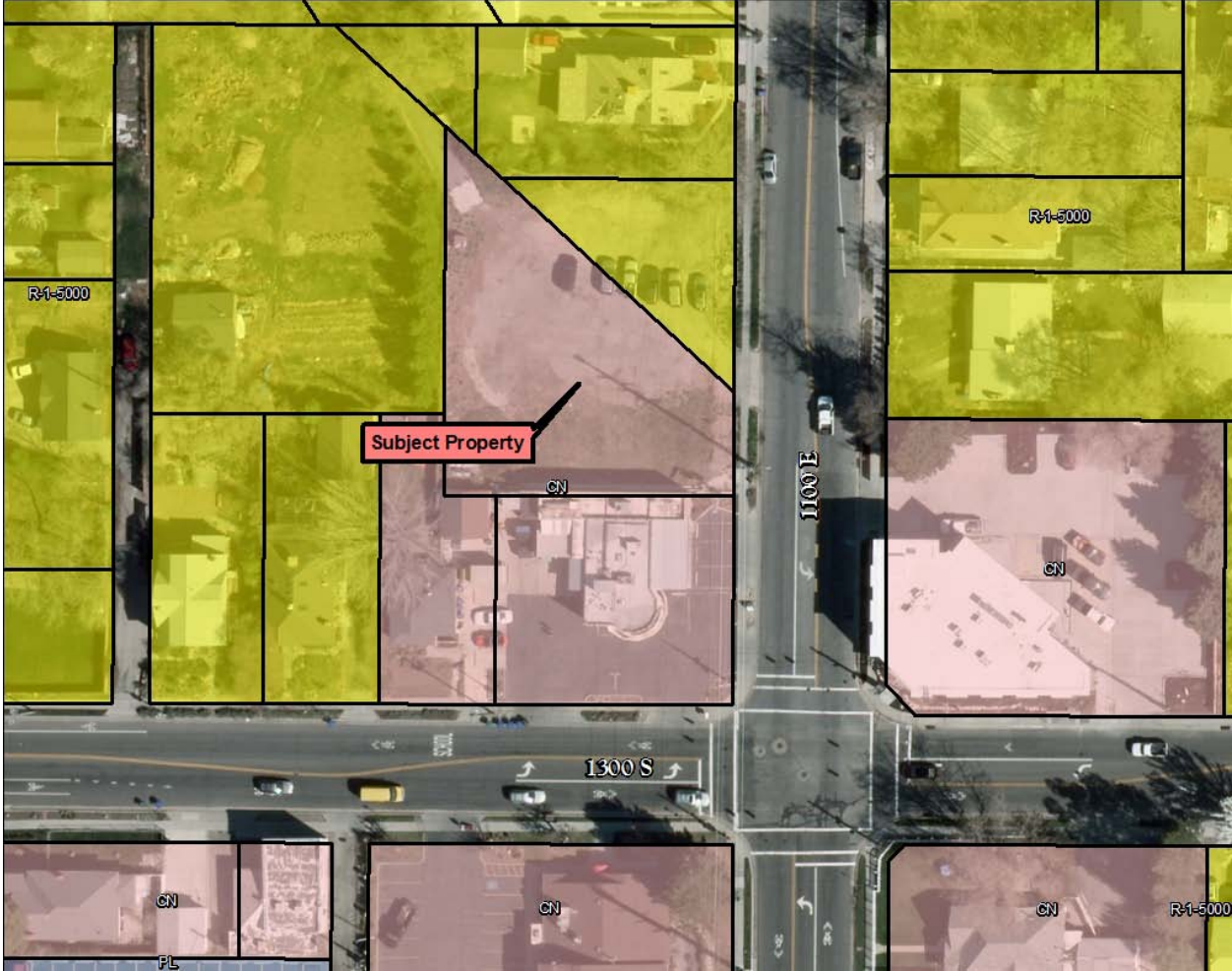
NEXT STEPS:

If approved as proposed subject to the conditions outlined in Planning Staff's recommendation (or modified per Planning Commission direction), the applicant will be required to obtain all necessary building permits for the project. If denied, the applicant would not have City approval to carry on with the proposal.

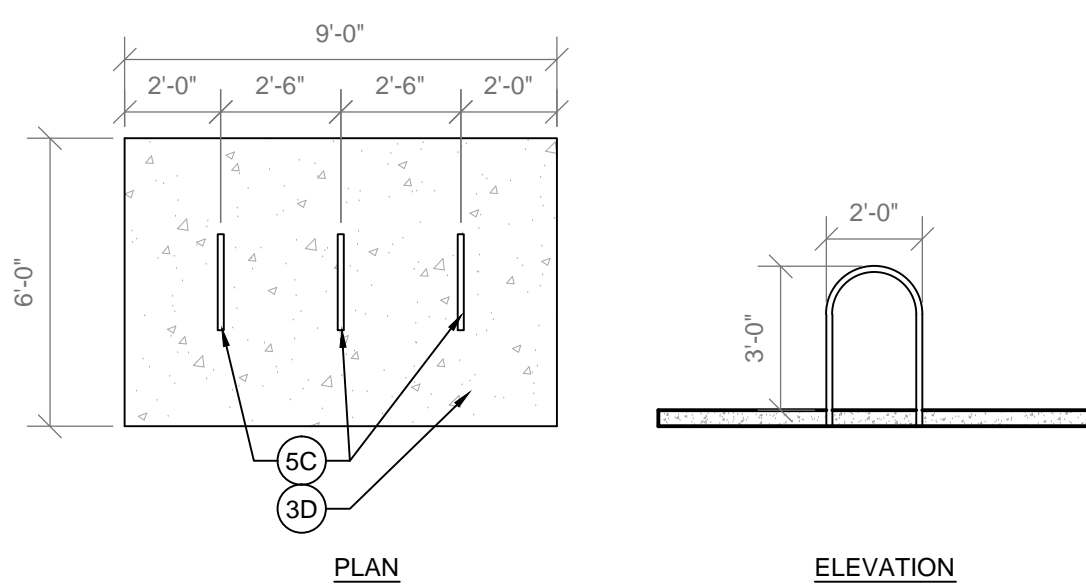
ATTACHMENT A: VICINITY AND ZONING MAPS



ZONING MAP



ATTACHMENT B: SITE PLAN



D2 Bike Rack Detail
1/4"=1'-0"

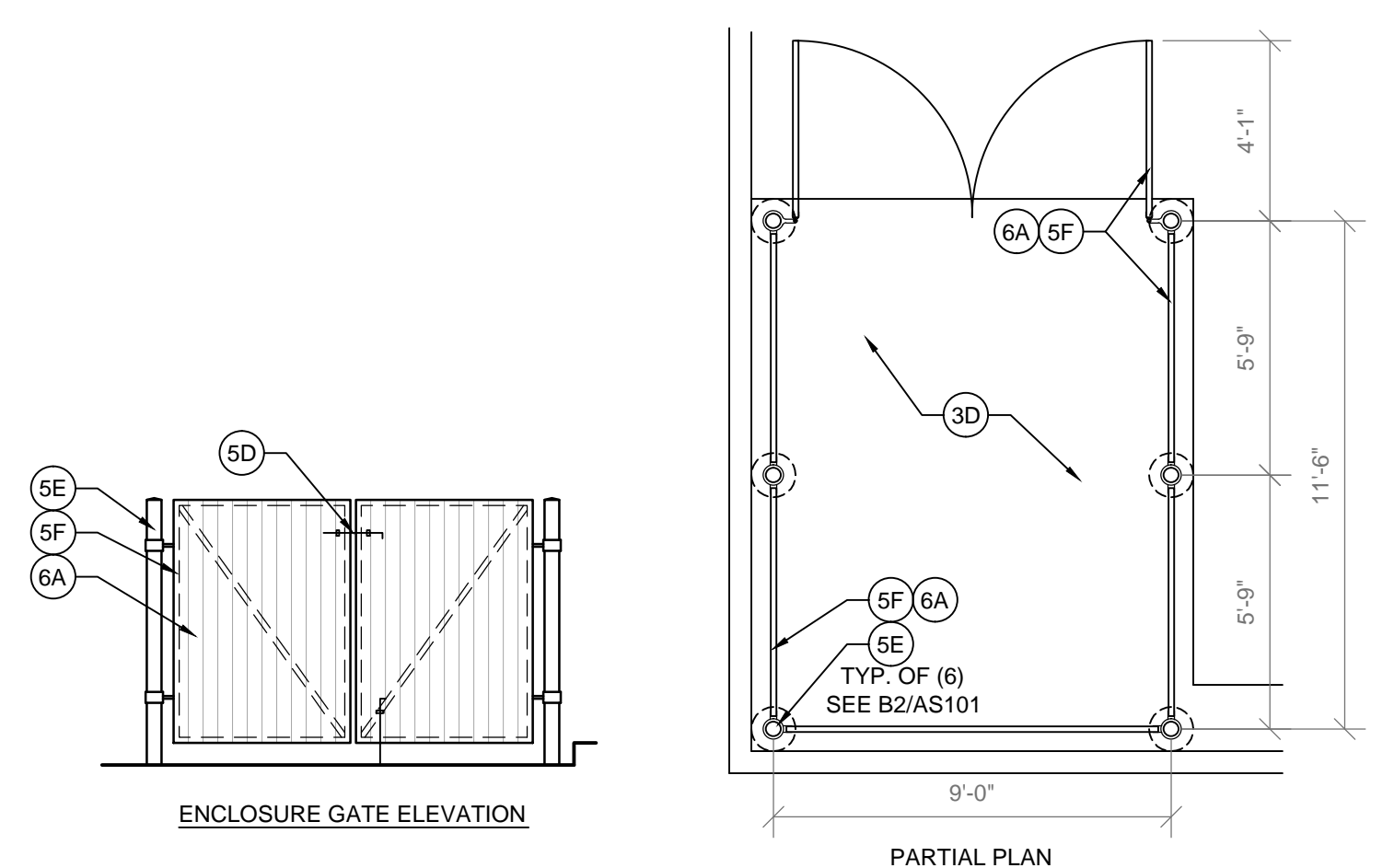
BUILDING CORNER GRADES

Mark	Existing	Proposed
A	4336.0	4336.0
B	4335.0	4336.0
C	4335.0	4335.5
D	4335.0	4335.5

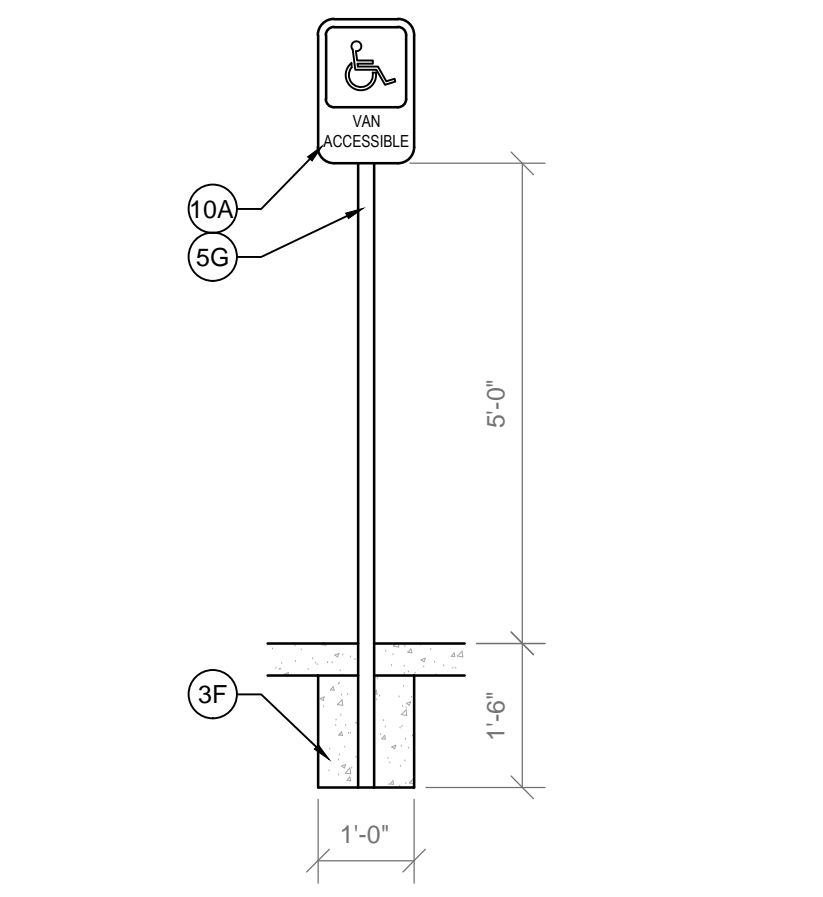
OFF STREET PARKING CALCULATION

Area Description	Minimum Parking Required per Table 21A.44.060F	Area	Stalls Required
Basement Level Restaurant Storage	Restaurant: 2 per 1,000 sf useable area	1,200 sf	2.4
First Level Retail	Retail: 2 per 1,000 sf useable floor area	1,290 sf	2.6
First Level Restaurant	Restaurant: 2 per 1,000 sf useable area	1,500 sf	3
Second Level Office	General Office: 3 per 1,000 sf useable floor area (used 1,300 in exemption)	0 sf	0
Second Level Restaurant	Restaurant: 2 per 1,000 sf useable area (used 1,200 in exemption)	300 sf	.6
Roof Patio, Restaurant	Restaurant: 2 per 1,000 sf useable area	1,500 sf	3

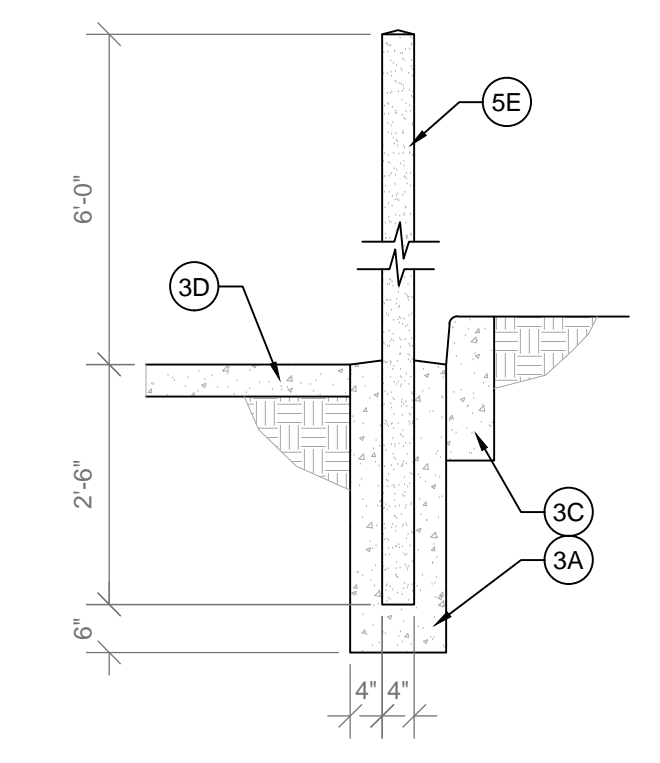
*2,500 sf Parking Exemption for Pedestrian Friendly Development, SLC Zoning Ordinance 21A.44.020, M2.
Summary: 12 Stalls Required, 22 Provided Including 1 Handicap Stall. Bicycle Parking Required: 5% of 22 = 1 Bicycle Parking Provided = 6.
Note: This proposal makes some assumptions with regards to the tenant finishes. Each tenant build-out will require an updated parking calculation to verify adequate off street parking is being provided.



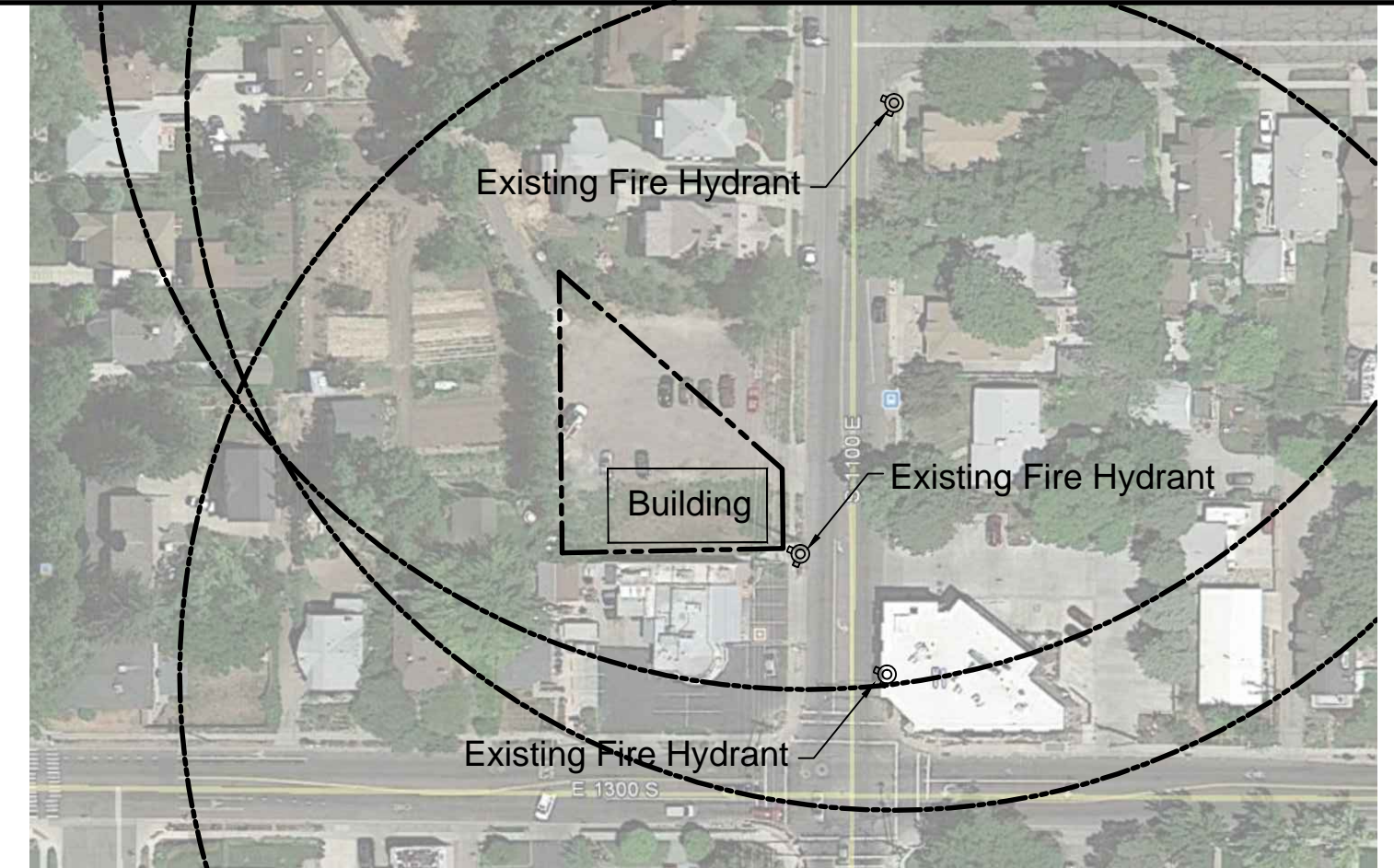
C2 Dumpster Enclosure
1/4"=1'-0"



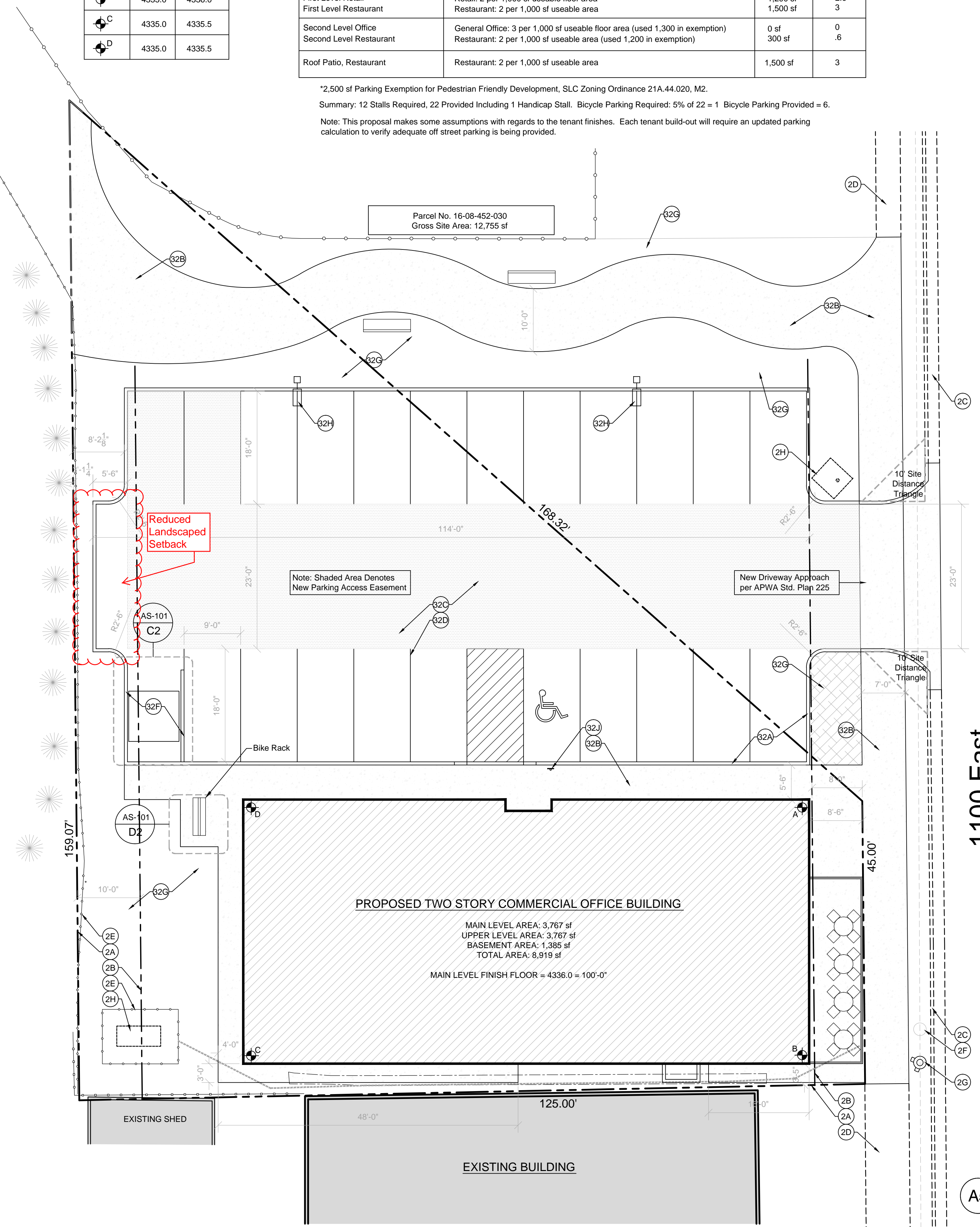
B1 ADA Sign Detail
1/2"=1'-0"



B2 Dumpster Enclosure Post Detail
1/2"=1'-0"



A5 Fire Hydrant Site Plan
1"=100'



1100 East

A5 Site Plan
1"=10'-0"

- SITE PLAN KEYNOTES**
- (2A) PROPERTY LINE
 - (2B) BUILDING SETBACK LINE
 - (2C) EXISTING CONCRETE CURB & GUTTER
 - (2D) EXISTING CONCRETE SIDEWALK
 - (2E) EXISTING FENCE
 - (2F) EXISTING UTILITY LINE/ POLE
 - (2G) EXISTING FIRE HYDRANT
 - (2H) EXISTING GROUND MOUNTED UTILITY BOX TO REMAIN
 - (3A) CONCRETE CURB
 - (3B) 4" THICK CONCRETE SIDEWALK
 - (3C) ASPHALT PAVING
 - (3D) PAINTED PAVEMENT MARKINGS
 - (3E) ADA RAMP W/ PRE-MANUFACTURED DETECTABLE WARNING TILES
 - (3F) 6' HIGH DUMPSTER ENCLOSURE W/ SOLID GATE
 - (3G) LANDSCAPE AREA
 - (3H) PARKING LOT LIGHT (NOTE: HEIGHT OF THE PARKING LOT LIGHT IS LIMITED TO 16')
 - (3J) ACCESSIBLE PARKING SIGN, SEE DETAIL B1/AS101
 - (3K) FIRE HYDRANT
 - (3L) FDC CONNECTION

ZONING ANALYSIS

Zoning: Zone CN
Building Setbacks: 8' Front, 10' Rear
Building Footprint: 3,780 sf
Parking Lot Area: 7,673 sf
Lot Area: 12,755 sf
Building Coverage: 30%
Parking Lot Coverage: 34%

- GENERAL SITE PLAN NOTES**
1. ALL PUBLIC WAY IMPROVEMENTS REQUIRE INSPECTION BY SLC ENGINEERING.
 2. FIRE HYDRANTS SHALL BE WITHIN 400 FEET OF ALL EXTERIOR WALLS OF THE STRUCTURE.
 3. CONTRACTOR TO REPLACE A MIN. OF 12 BADLY SPALLED SIDEWALK PANELS ALONG HIGHLAND DRIVE FRONTAGE.

- SITE DETAIL KEYNOTES**
- (3A) CONCRETE FOOTING
 - (3B) CONCRETE FOUNDATION WALL
 - (3C) 4" HIGH CONCRETE CURB
 - (3D) 4" THICK CONCRETE S.O.G.
 - (3E) 4" GRAVEL OVER COMPACTED FILL
 - (3F) 12" DIA. CONCRETE FOOTING
 - (5A) NOT USED
 - (5B) 1 1/2" DIA. METAL GUARDRAIL
 - (5C) NPS 1 1/2" OR 1 1/4" SCHEDULE 40 PIPE, GALVANIZED, EMBED IN CONCRETE S.O.G.
 - (5D) 1 1/2" DIA CANE BOLT
 - (5E) 4" DIA. X 8.5' STEEL POST, SCHEDULE 40, GALVANIZED. FILL W/ GROUT & CROWN TOP
 - (5F) 1 1/2" DIA. SCHEDULE 40 STEEL PIPE FRAME & GATE HINGE HARDWARE GALVANIZED
 - (5G) STEEL SIGN POST
 - (5A) TREATED WOOD FENCE PANELS MOUNTED TO STEEL FRAME
 - (10A) ACCESSIBLE PARKING SIGN TO COMPLY WITH SECTION 703.6.3.1



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Commercial Building

1270 South 1100 East
Salt Lake City, UT

Revision	Date
1. City Comments	July 22, 2014

Project No
Date: June 2, 2014
Sheet

AS101

Permit Set

ATTACHMENT C: BULDING ELEVATIONS



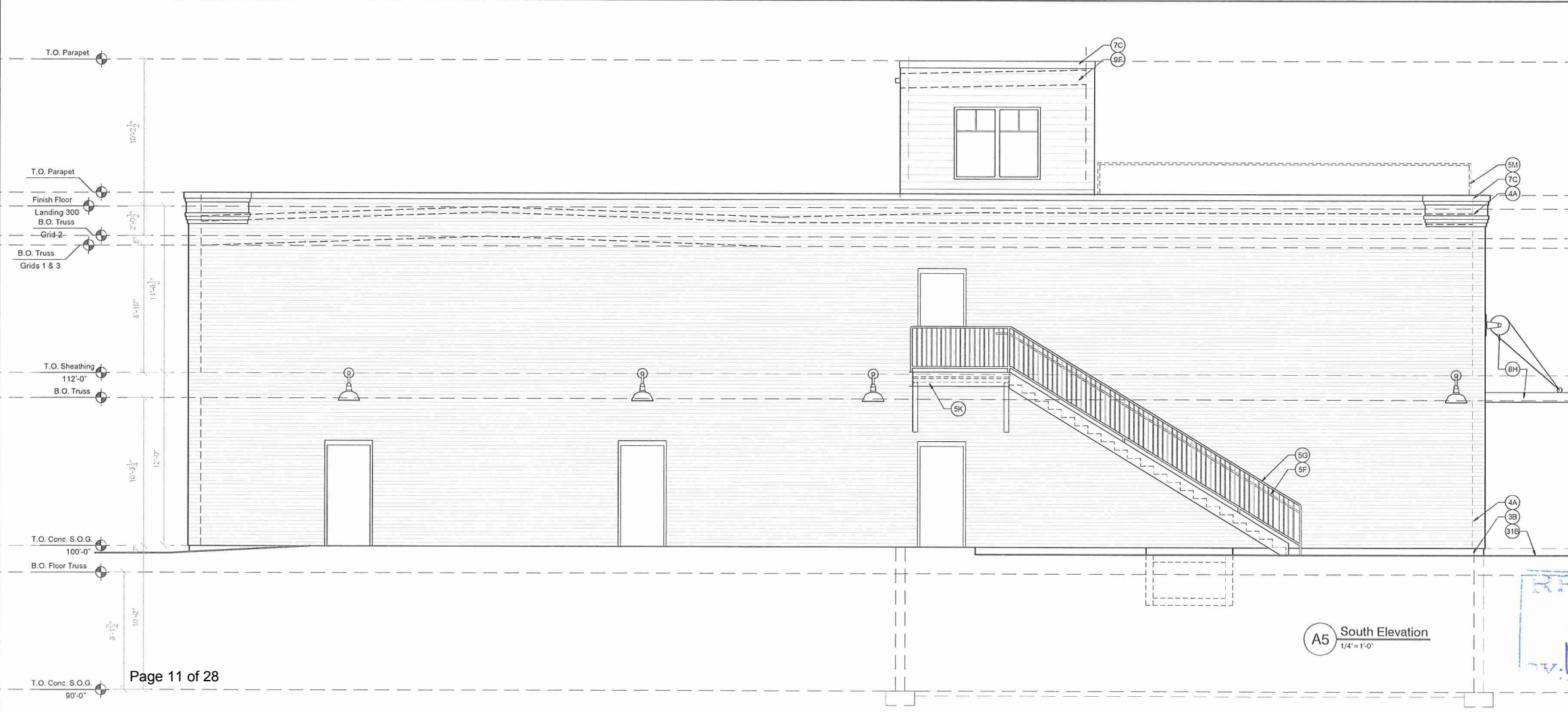
C5 West Elevation
1/4" = 1'-0"

- BUILDING KEYNOTES**
- 3A CONCRETE FOOTING
 - 3B CONCRETE FOUNDATION WALL
 - 3C CONCRETE LANDING
 - 3D 4" THICK CONCRETE S.O.G. THICKEN TO 6" @ FOUNDATION WALL
 - 3E 1 1/2" LIGHTWEIGHT CONCRETE OVER WOOD SHEATHING
 - 3F SAW CUT CONCRETE CONTROL JOINT
 - 3G 4" GRAVEL OVER COMPACTED FILL
 - 3H CONCRETE PATIO FINISH OVER WATERPROOF MEMBRANE OVER FOAM INSULATION, 4" MAX. 3" MIN. THICK
 - 4A MASONRY VENEER
 - 4B MASONRY VENEER ANCHOR
 - 5A STEEL COLUMN
 - 5B STEEL BEAM
 - 5C FOUNDATION ANCHOR
 - 5D STEEL LEDGER ANGLE
 - 5E FABRICATED METAL AWNING SYSTEM
 - 5F 36" HIGH METAL HANDRAIL
 - 5G 42" HIGH METAL GUARDRAIL, GALVANIZED
 - 5H STEEL LINTEL, GALVANIZED
 - 5J EXTERIOR GRADE METAL GRATE LANDING & STAIR TREADS
 - 5K FABRICATED STEEL STAIR, GALVANIZED
 - 5L FABRICATED METAL LADDER
 - 5M 42" HIGH METAL GUARDRAIL, BY FUTURE TENANT, INSTALL STEEL ANGLE SUPPORT ON PARAPET PER A5/A303
 - 6A WOOD ROOF FRAMING
 - 6B WOOD FLOOR FRAMING
 - 6C WATERPROOF BUILDING PAPER OVER WALL SHEATHING
 - 6D PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
 - 6E 8x8 TIMBER POST
 - 6F 8x8 TIMBER BEAM
 - 6G 3x8 TIMBER BEAM
 - 6H CUSTOM FABRICATED TIMBER CANOPY
 - 7A ROOF CANT STRIP
 - 7B 80 MILL SINGLE PLY TPO MEMBRANE ROOF SYSTEM OVER 4" MIN. RIGID FOAM BOARD INSULATION
 - 7C 6" METAL PARAPET CAP
 - 7D PRE-MANUFACTURED ROOF DRAIN
 - 7E METAL FLASHING
 - 7F R-19 BATT INSULATION
 - 7G R-13 BATT INSULATION
 - 7H 2" EXTRUDED POLYSTYRENE OR 2.5" EXPANDED POLYSTYRENE TO ACHIEVE R-10
 - 8A TILE FLOOR FINISH
 - 8B CARPET FLOOR FINISH
 - 8C 1/2" TYPE "X" GYP. BD.
 - 8D PAINTED WOOD BASE
 - 8E 3/4" PAINTED WOOD CAP
 - 8F 1x6 SOLID WOOD T&G SIDING, FLAT MOUNT W/ 3/8" REVEAL
 - 10A 2A-10 BC FIRE EXTINGUISHER IN SURFACE MOUNTED CABINET
 - 15A ROOF MOUNTED MECHANICAL EQUIPMENT
 - 15B SUSPENDED MECHANICAL DUCT
 - 15C PRIMARY & SECONDARY ROOF DRAINS
 - 31A LINE OF EXISTING GRADE
 - 31B LINE OF FINISHED GRADE

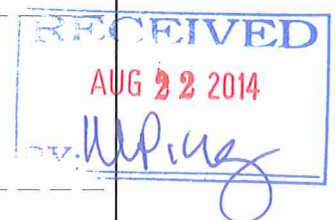


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Commercial Building
1270 South 1100 East
Salt Lake City, UT



A5 South Elevation
1/4" = 1'-0"



Revision	Date
1. City Comments	July 22, 2014

Project No
Date: June 2, 2014
Sheet

A202

Permit Set



ATTACHMENT D: LAND SURVEY DEPICTING PARCEL SWAP

DESCRIPTIONS

1234 SOUTH 1100 EAST
 LOCATED IN THE SOUTHEAST 1/4, SECTION 8
 TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, UTAH

RECORD OF SURVEY
 1234 SOUTH 1100 EAST
 LOCATED IN THE SOUTHEAST 1/4, SECTION 8,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, UTAH

LEGAL DESCRIPTION

OWNER OF RECORD:
 HCOLLIS INVESTMENT COMPANY
 SALT LAKE CITY UT.
 LOC: 1234 S 1100 E
 BOOK 10142 PAGE 1395 DATE
 LARSON'S SUBDIVISION

LEGAL DESCRIPTION:
 COMMENCING 10 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 4.3, BLK 2,
 LARSON'S SUBDIVISION; THENCE SOUTH 45 FEET; THENCE WEST 125 FEET; THENCE
 NORTH 159.07 FEET; THENCE S 47°13 E TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PHIL WINSTON FOR THE PURPOSE OF
 LOCATING PROPERTY LINES AND FOR THE POSSIBLE FUTURE PURPOSE OF BUILDING AND
 CONSTRUCTION.

THE BASIS OF BEARING WAS DERIVED FROM THE 1100 EAST CENTERLINE MONUMENTATION. THE
 PLAT BEARING OF N 42°31'56" W 850.31' (P.M.A.) WAS UTILIZED BETWEEN THE FOUND S.L.C.
 MONUMENTS; CHECKING RECORD CLOSELY.

NOTE THAT HEAVY VEGETATION EXISTS ALONG IN THE WEST LINE OF THE PROPERTY.

THE SITE BENCHMARK IS FROM GPS AND WITH A LOCAL SITE ELEVATION SET ON THE SURVEY
 CONTROL POINT NEAR THE SOUTHEAST PORTION OF THE PROPERTY. (PK NAIL AS SHOWN)
 THE LOCAL BENCHMARK IS 4475.6.

IT IS RECOMMENDED THAT THE CLIENT ACQUIRES AN TITLE REPORT, TO FURTHER EXAMINE
 TITLE AND TO CHECK FOR EASEMENTS THAT MAY EXIST ON THIS PROPERTY.

THIS IS A PRELIMINARY TO ADDRESS RIGHT OF WAY AND EASMENT ISSUES.

SURVEYOR'S CERTIFICATE

I, RICHARD K. JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
 SURVEYOR, HOLDING CERTIFICATE NO. 152956, AS PRESCRIBED UNDER THE LAWS OF THE
 STATE OF UTAH; AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON
 THIS PLAN AND THAT THIS SURVEY RE-TRACES DEED LINES AND DOES NOT NECESSARILY
 PURPORT TO REPRESENT LINES OF POSSESSION.

SIGNATURE: _____
 DATE: AUG. 21 2013

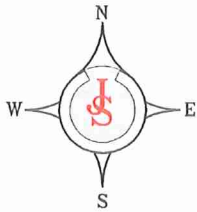
REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
 CIVIL • ENVIRONMENTAL • SURVEYING
 909 EAST 4500 SOUTH SUITE "C"
 SALT LAKE CITY, UTAH 84117
 PHONE (801) 495-2541

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 THIS DRAWING IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF JOHANSON ENGINEERING
 SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

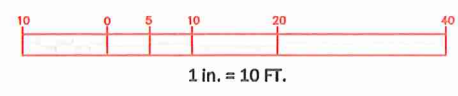
STAMP	PROJECT NO. R-13-048
PRELIMINARY	DATE: 08/20/13
	DRAWN BY: RICHARD K. JOHANSON P.L.S.
	SHEET NUMBER 1 OF 1



LEGEND

- ◆ = SECTIONAL CORNER
- ⊕ = STREET MONUMENT
- ⊕ = FOUND REBAR AND CAP
- ⊕ = PROPERTY CORNER (DEED)
- = REPRESENTS PROPERTY LINE
- ▲ = SURVEY CONTROL POINT
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER METER
- ☎ = PHONE BOX
- ⊕ = EXISTING CONTROL VALVE
- ⊕ = EXISTING SEWER MANHOLE
- ⊕ = EXISTING GAS METER
- ⊕ = EXISTING HT. BELL MANHOLE
- ⊕ = ELECTRIC METER
- 🌳 = TREE (DECIDUOUS)
- 🌲 = TREE (PINE OR EVERGREEN)
- ⊕ = EXISTING UTILITY POLE
- ⊕ = EXISTING GUY WIRE
- ⊕ = EXISTING CHAINLINK FENCE
- ⊕ = WOOD FENCE
- 🌿 = EXISTING SHRUBBERY
- 🌲 = TREE (SPRUCE)

NOTE: PRELIMINARY DWG.
 TREE DIA.S, HEIGHTS, SPECIES, ARE APPROX.



GENERAL NOTES

1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP; CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.

2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.

3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS

4. SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS

OWNER OF RECORD
 GORDER, CARL C TR

OWNER OF RECORD
 ROSENBERG, STEVEN
 MATTES, ERIN JT

OWNER OF RECORD
 FITZSIMMONS THOMAS E TR

OWNER OF RECORD
 LIBERTY HEIGHTS PROPERTIES

PARCEL NO. 1
 SWAP AREA
 894 SQ.FT.

PARCEL NO. 3
 REMAINDER AREA
 2006 SQ.FT.

PARCEL NO. 2
 SWAP AREA
 894 SQ.FT.

PARKING ACCESS EASEMENT
 (FOR THE PURPOSE OF INGRESS AND EGRESS)

BEGINNING AT A POINT THAT IS 33.23 FEET NORTH ALONG THE WEST
 LINE OF 1100 EAST STREET FROM THE NORTHEAST CORNER OF LOT 4.3,
 BLK 2, LARSON'S SUBDIVISION;
 THENCE THE FOLLOWING 6 COURSES:
 WEST, A DISTANCE OF 116.88 FEET; THENCE
 NORTH, A DISTANCE OF 42.00 FEET; THENCE
 EAST, A DISTANCE OF 18.00 FEET; THENCE
 SOUTH, A DISTANCE OF 18.00 FEET; THENCE
 EAST, A DISTANCE OF 98.88 FEET; THENCE
 SOUTH, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING,
 CONTAINING 3,129 SQUARE FEET OR 0.072 ACRES, MORE OR LESS

BLOCK 2 LARSEN SUBDIVISION
 OWNER OF RECORD
 MCGILLIS INVESTMENT CO
 1234 SOUTH 1100 EAST

HIGH VOLTAGE
 (COMMUNICATIONS)

COMMUNICATION
 CONDUITS

CONC. WALL

COMMUNICATION
 CONDUITS

COMMUNICATION
 BOX

SHED

EXISTING BUILDING

ORIGINAL LOT 4.3
 LARSEN SUB.



FOUND STREET
 MONUMENT
 (STD. S.L.C. MON/LID)
 (2 1/2" BRASS DISC. IN CONC.)

FOUND STREET
 MONUMENT
 (STD. S.L.C. MON/LID)
 (2 1/2" BRASS DISC. IN CONC.)

BASIS OF BEARING
 S 00°33'21" E 780.56'
 (MEA. MON TO MON.)
 1100 EAST STREET

BLOCK LINE

SIDEWALK

CURB & GUTTER

FOUND PLUG

SURVEY CONTROL
POINT (37.5)

SURVEY CONTROL
POINT (38.0)

CONC. BOX

DRIVE APPROACH

NORTHEAST
CORNER LOT 4.3
LARSEN SUB.

BLOCK LINE

SIDEWALK

CURB & GUTTER

SEWER LINE

ATTACHMENT E: ADDITIONAL APPLICANT INFORMATION



SALT LAKE CITY PLANNING

Planned Development

OFFICE USE ONLY

Project #:	Received By: Thomas Irvin	Date Received: 8/15/14	Zoning: CN
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Project Name: Kings Fish/Pool (1234 S 1100 East)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: See attached Site Plan Drawing.

Address of Subject Property: 1270 S 1100 E

Name of Applicant: Rob White Phone: 801-466-3100

Address of Applicant: 2483 Alden St. SLC, UT 84106

E-mail of Applicant: rob.white@sugarhousearchitects.com Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant): Kingfisher LLC

E-mail of Property Owner: ravi@saipartners.com Phone:

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

➔ Filing fee of \$714, plus additional cost of postage for mailing notice.

SIGNATURE

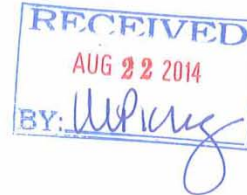
➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: *White* Date: 8/6/14



**Planned Development Submittal
Project Description**

To: Salt Lake City Corporation
Project: Kingfisher Commercial Office Building
Project Address: 1270 South 1100 East
Date: August 6, 2014



The proposed new building for the site located at 1270 South 1100 East in Salt Lake City is a two story 8,920 square foot mixed-use commercial building. The property is zoned CN and is parcel No. 16-08-452-030. The gross area of the parcel is 12,755 square feet. There are residential zones to the north and west of the property and CN zones to the south and east (across 1100 East). Additionally, directly south of the property down 1100 East are several continuous blocks of RB zones. There are no existing buildings on the property nor is there any mature landscaping just a mixture of dirt and weeds. The shape of the property on the north edge has likely prevented the site from being developed to date however by swapping a small parcel and establishing a parking easement with the property owned by Salt Lake City to the north a viable site has been created.

The primary tenant of the proposed building will be a restaurant that occupies three levels on the 1100 East side and will feature a unique outdoor patio space on the roof of the building. The remaining area on the first floor and second floors will be leased out to future tenants for retail and or office space. A parking lot for 22 cars is included in the site design. Finally, as part of the project the owner has agreed to landscape the property to the north owned by Salt Lake City and connect the existing sidewalk on 1100 East to the bike trail in the north west corner of the site.

Aesthetically, the proposed building design is intended to relate to the majority of the commercial and residential buildings in the neighboring blocks. Brick is used as the primary exterior cladding material and is only permeated by large bays of windows. Light fixtures, brick bands, and metal canopies add life to the façades and further reinforce the function of the building. The east façade of the building will feature glass garage type doors on the first level to open the building up to the sidewalk. Additionally, the proposed restaurant design includes an outdoor seating area east of the building and adjacent to 1100 East to further connect the building to the public way and engage pedestrian and vehicular traffic.

Conceptually, there are two primary goals we would like to achieve with this project:

1. Push the mass of the proposed building as far south on the site as possible in order to provide a buffer to the residences to the north. This requires parking to exist



2483 South Alden Street Salt Lake City, Utah 84106 p 801.466.3100 f 866.574.1253

Planned Development Submittal Project Description

entirely on the north side of the building between the building and the residential zone.

2. Create an urban presence along 1100 East.

In order to achieve the first goal, we propose to modify the front building setback to be 8' in lieu of 15'. Additionally, we propose modifying the 30' side yard parking setback to also be 8'.

In order to achieve the second goal, the proposed first floor non-reflective glazing on the east elevation is 50% (10% higher than required). Additionally, we propose adding an outdoor seating area adjacent to the sidewalk on 1100 East. This outdoor seating area will need to extend into the front yard setback and up to the east property line.

Rob White
Principal, SugarHouse Architects



2483 South Alden Street Salt Lake City, Utah 84106 p 801.466.3100 f 866.574.1253

ATTACHMENT F: EXISTING CONDITIONS

Central Community Master Plan Discussion

The subject property is located within the Central Community planning area. The subject property is designated on the future land use map as 'Neighborhood Commercial'. Regarding the 'Neighborhood Commercial', the Central Community Master Plan states,

"The Neighborhood Commercial designation provides for small-scale commercial uses that can be located with residential neighborhoods without having significant impact upon residential uses. This land use pattern includes, but is not limited to, small businesses such as retail sales and services, small professional offices, and locally owned businesses."

The Central Community Master Plan (2005) contains specific policies to development within the Neighborhood Commercial designation, listed as follows:

- CLU-1.1 Neighborhood Commercial:** Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.
- CLU-4.3** Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.
- CLU-4.6** Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.

Zoning

CN Zone Standards	Finding	Rationale
Minimum lot area and width: No minimum lot area or lot width is required. No lot shall be larger than 16,500 square feet.	Complies	The lot is 12,755 feet.
Minimum yard requirements: Front Or Corner Side Yard: 15 feet Interior Side Yard: None. 3. Rear Yard: 10 feet. 4. Buffer Yards: Seven feet. 5. Accessory Buildings And Structures In Yards: n/a 6. Maximum Setback: A maximum setback is required for at least 65% of the building facade. The maximum setback is 25 feet. 7. Parking Setback: 30 foot landscaped setback.	The proposed project complies with most minimum yard requirements. The Planned Development process will be utilized for numbers 1, 4 and 7.	1. The applicant proposes to reduce the front yard setback to 8 feet. 2. Complies. 3. Complies. 4. Complies for most of the buffer. A small portion does not. 5. None proposed. 6. Complies. 7. Does not comply.
Landscaped yard requirements: Front and corner side yards shall be maintained as landscape yards.	Complies	The front yard setback will be landscaped.
Maximum building height: 25 feet	Complies	The building is 25 feet. The rooftop projection for the stairwell only is permitted through the Zoning Ordinance.

CN Zone Standards	Finding	Rationale
<p>Entrance and visual access:</p> <ol style="list-style-type: none"> 1. Minimum First Floor Glass: 40% non-reflective glass surfaces. 2. Facades: Provide at least one operable building entrance per elevation that faces a public street. 3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be 15 feet. 4. Screening: All building equipment and service areas shall be screened from public view. 	Complies	<ol style="list-style-type: none"> 1. The applicant proposes 50% first floor glass. 2. Complies. 3. Complies. 4. Complies.
<p>Parking lot/structure lighting: 16 foot maximum and must be shielded if adjacent to residential uses.</p>	Complies	<p>The parking lot lights are proposed to be 16 feet tall.</p>

ATTACHMENT G: ANALYSIS OF STANDARDS

Planned Development

21a.55.050: Standards for Planned Developments: The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>Planned Development Objectives: The Planned Development shall meet the purpose statement for a Planned Development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <ul style="list-style-type: none"> A. Combination and coordination of architectural styles, building forms, building materials, and building relationships; B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion; C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city; D. Use of design, landscape, or architectural features to create a pleasing environment; E. Inclusion of special development amenities that are in the interest of the general public; F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation; G. Inclusion of affordable housing with market rate housing; or H. Utilization of "green" building techniques in development. 	Complies	<p>The applicant intends to achieve objectives D and E.</p> <p>To accomplish this, the applicants are proposing to use building design features that make the site compatible with the surrounding neighborhood and at a scale that is compatible with the neighborhood. In addition, the applicant has agreed to complete the improvements (paving, landscaping) on the city owned parcel to connect the McClelland Trail that currently terminates at the northwest corner of the property to the sidewalk that runs along 1100 East.</p>
<p>Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <ul style="list-style-type: none"> 1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and 2. Allowed by the zone where the planned development will be located or by another applicable provision of this title. 	Complies	See the details and analysis in Attachment F – Existing Conditions demonstrating compliance with the Central Community Master Plan and the Zoning Ordinance.

Standard	Finding	Rationale
<p>Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access; 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties 	<p>Complies</p>	<p>The proposed development is compatible on several levels:</p> <ol style="list-style-type: none"> 1. The proposed two-story building that is limited to 25 feet in height is in keeping with the character of the neighborhood. In fact, the maximum height proposed for this building is less than what would be permitted for a pitched roof in the adjacent residential zoning district. 2. The location of the building on the site has been designed to have the least amount of impact to the adjoining residential areas. The building has been moved away from the private residence to the north to lessen the impact of the development on that property. The development will utilize the existing curb cut along 1100 East and it will be the only one for the entire project. The project is required to provide a minimum of 12 parking spaces and 22 are shown on the site plan. Due to the extra parking being provided on-site, it is unlikely parking will encourage side street parking. 3. The hours of peak traffic and internal parking configuration is not expected to impair the use and enjoyment of adjacent properties. All required parking is provided on-site. 4. None of the City Departments/ Divisions contacted made any indication that there is a lack of utility or public services to support the proposed development. 5. The entire project is designed to mitigate impacts to adjacent properties. It will be sited in such a manner as to focus to the street and adjacent commercial business to the south with little anticipated impact to the adjacent residential properties. 6. The proposed size of the project is compatible with the residential nature of the area.

Standard	Finding	Rationale
Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;	Complies	There is currently little vegetation on the site. The applicant has requested to reduce the parking lot landscaped setback in order to provide additional parking. Also, the property to the north will be developed as a public trail.
Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Does not apply	
Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

Reduction of Parking Lot Setback

Per 21A.26.020.F.7, the 30 foot parking setback can be modified based on the following standards:

Standard	Finding	Rationale
a. The parking is compatible with the architecture/design of the original structure or the surrounding area.	Complies	The proposed parking area is compatible with the surrounding area. The site has been used as an unimproved parking area for some time and by adding the proposed building and improved parking lot, it will continue to be compatible with the area.
b. The parking is not part of the series of incremental additions intended to subvert the intent of the ordinance.	Complies	This is a new parking lot that is part of a new development on the site. This is not a part of incremental additions on the property.
c. The horizontal landscaping is replaced with vertical screening in the forms of berms, plant materials, architectural features, fencing and/or other forms of screening.	Complies	The applicant has proposed a landscaped area between the parking lot and the sidewalk. The landscaped area will be eight feet wide and will provide some plants materials in front of the parking lot.
d. The landscaped setback is consistent with the surrounding neighborhood character.	Complies	The proposed setback is consistent with other commercial uses in the surrounding area. Most of the commercial businesses have less landscaping in front of their parking lots. This site will provide a buffer between the sidewalk and parking lot.
e. The overall project is consistent with Section 21A.59.060 of this title.	Complies	The applicant has submitted for Planned Development review of the project and staff has recommended approval of the project based on the fact that it meets the standards for Planned Development approval.

Special Exception for Outdoor Dining

21A.52.060: General Standards and Considerations for Special Exceptions: No application for a special exception shall be approved unless the Planning Commission or the Planning Director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standard	Finding	Rationale
A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	Complies	The use of outdoor dining is a permitted use in the CN zoning district. A special exception is needed, as it is located within a required yard area.

Standard	Finding	Rationale
B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	Complies	The property is zoned CN which is Neighborhood Commercial. Small scale restaurants are permitted and considered a typical use of the zoning district. The use will not diminish or impair the surrounding properties.
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.	Complies	The proposed outdoor patio is small in nature and will not be the primary use on the site. The patio is not expected to impact the health, safety or general welfare of the area.
D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	Complies	The proposed patio is part of a mixed-use commercial development and complies with all other standards of the zoning district.
E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies	The proposed patio is an extension of the proposed building and will not impact any significant features on the site.
F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Complies	The patio is not expected to cause any damage to the surrounding environment.
G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Complies	The applicant is concurrently processing a Planned Development application and if approved, the project will comply with all requirements of the Zoning Ordinance.
The following Standards apply to this specific type of Special Exception		
A. All requirements of chapter 21A.48 and section 21A.36.020 of this title are met.	Complies	As part of the Planned Development process, the project has been determined to meet all standards of the Zoning Ordinance.
B. All required business; health and other regulatory licenses for the outdoor dining have been secured.	Complies	Should the special exception be granted, the proposed restaurant will need to obtain all necessary approvals.

Standard	Finding	Rationale
<p>C. A detailed site plan demonstrating the following:</p> <ol style="list-style-type: none"> 1. All the proposed outdoor dining activities will be conducted on private property owned or otherwise controlled by the applicant and that none of the activities will occur on any publicly owned rights of way unless separate approval for the use of any such public rights of way has been obtained from the city; 2. The location of any paving, landscaping, planters, fencing, canopies, umbrellas or other table covers or barriers surrounding the area; 3. The proposed outdoor dining will not impede pedestrian or vehicular traffic; and 4. The main entry has a control point as required by state liquor laws. 	Complies	A site plan has been provided with this request and additional site plans will be required for building permit issuance.
<p>D. The proposed outdoor dining complies with all conditions pertaining to any existing variances, conditional uses or other approvals granted for property.</p>	Complies	If approved, the project will comply with the Planned Development and all applicable zoning standards.
<p>E. Live music will not be performed nor loudspeakers played in the outdoor dining area unless the decibel level is within conformance with the Salt Lake City noise control ordinance, title 9, chapter 9.28 of this code.</p>	Complies	No live music is proposed at this time. If proposed in the future, it will need to comply will all applicable city codes.
<p>F. No additional parking is required unless the total outdoor dining area ever exceeds 500 square feet. Parking for outdoor dining areas in excess of 500 square feet is required at a ratio of two spaces per 1,000 square feet of outdoor dining area.</p>	Complies	The proposed outdoor dining area is less than 500 square feet.
<p>G. Smoking shall be prohibited within the outdoor dining area and within 25 feet of the outdoor dining area.</p>	Complies	The restaurant will have to comply with this regulation once operational.
<p>H. The proposed outdoor dining complies with the environmental performance standards as stated in section 21A.36.180 of this title.</p>	Complies	The restaurant will have to comply with all applicable regulations of various Salt Lake County Health departments and divisions.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Open House: A community wide open house was held on October 22, 2014 regarding the proposed project. A summary of the comments from that meeting will be forwarded to the Planning Commission on October 23, 2014.

Public Comments: At the time of publication of this staff report, there had been no comments received regarding this proposed project.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS



Work Flow History Report 1226 S 1100 E PLNSUB2014-00547

Date	Task/Inspection	Status/Result	Action By	Comments
8/26/2014	Engineering Review	Complete	Weiler, Scott	Engineering has no objection to the proposed setback revisions. The SLC Surveyor will begin her review when a final plat is submitted. Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.
8/26/2014	Fire Code Review	Complete	Itchon, Edward	
8/26/2014	Transportation Review	Additional Information	Walsh, Barry	August 26, 2014 Maryann Pickering, Planning Re; PLNSUB2014-00547. Transportation review comments are as follows: Sheet AS101 dated 7/22/14. Past review comment dated 6/16/14 for permit 03878, sidewalk trail width "8' etc" impacting front yard setback, and parking calculations per ordinance adopted Nov.2013, have not been addressed. Sincerely, Barry Walsh Cc Scott Vaterlaus, P.E. Michael Barry, P.E. Dan Bergenthal, P.E. File
9/10/2014	Sustainability Review	Complete	Pickering, Maryann	No comments received.
9/17/2014	Police Review	Complete	Pickering, Maryann	On September 16, Scott Teerlink wrote: Police does not have any comments.
9/24/2014	Building Review	Complete	Pickering, Maryann	No comments received.
9/24/2014	Public Utility Review	Complete	Pickering, Maryann	No comments received.
9/24/2014	Zoning Review	Complete	Pickering, Maryann	No comments received.

ATTACHMENT J: MOTIONS

Consistent with Staff: Based on the findings listed in the staff report and discussion by the Planning Commission, I move that the Planning Commission approve the Kingfisher Planned Development, Petition PLNSUB2014-00547 and Kingfisher Outdoor Dining, PLNPCM2014-00647 at 1270 S. 1100 East, subject to complying with all applicable regulations and subject to the conditions in the staff report.

Denial of the Proposal: Based on the findings listed in the staff report and discussion by the Planning Commission, I move that the Planning Commission deny the Kingfisher Planned Development, Petition PLNSUB2014-00547 and Kingfisher Outdoor Dining, PLNPCM2014-00647 at 1270 S. 1100 East based on the following findings: *The Planning Commission would need to formulate findings for denial.*