

Planning Commission Staff Report

Administrative Item

LIBERTY PARK PLACE MIXED USE PROJECT

Planned Development PLNSUB2013-00587

Preliminary Condominium Plat PLNSUB2013-00589

1321 South 500 East

Hearing date: January 8, 2014



Planning and Zoning Division
Department of Community &
Economic Development

Applicant

Michael Lobb

Staff

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID:

16-07-478-015

Current Zone:

CN (Neighborhood Commercial)

Master Plan Designation:

Central Community Master Plan:
Neighborhood Commercial

Council District:

District 5 – Erin Mendenhall

Community Council:

Liberty Wells Community Council
– Jeff Bair (Chair)

Lot size: ≈ 0.34 acres

Current Use:

None; vacant two-story building

Applicable Land Use Regulations:

- 21A.26.020 CN District
- 21A.55 Planned Development
- 21A.56 Condominiums

Attachments:

- A. Applicant's project description
- B. Site/Building drawings
- C. Photographs
- D. City Department Comments

Request

This is a request for a six-unit mixed use project consisting of residential and office uses in the form of live/work units, along with preliminary condominium plat approval. The project requires review via the planned development process because of the proposed building height increase and modification to required landscape buffers. The Planning Commission is the final decision authority for this petition.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for a planned development and preliminary condominium plat and therefore recommends the Planning Commission approve the applications as proposed and subject to the following:

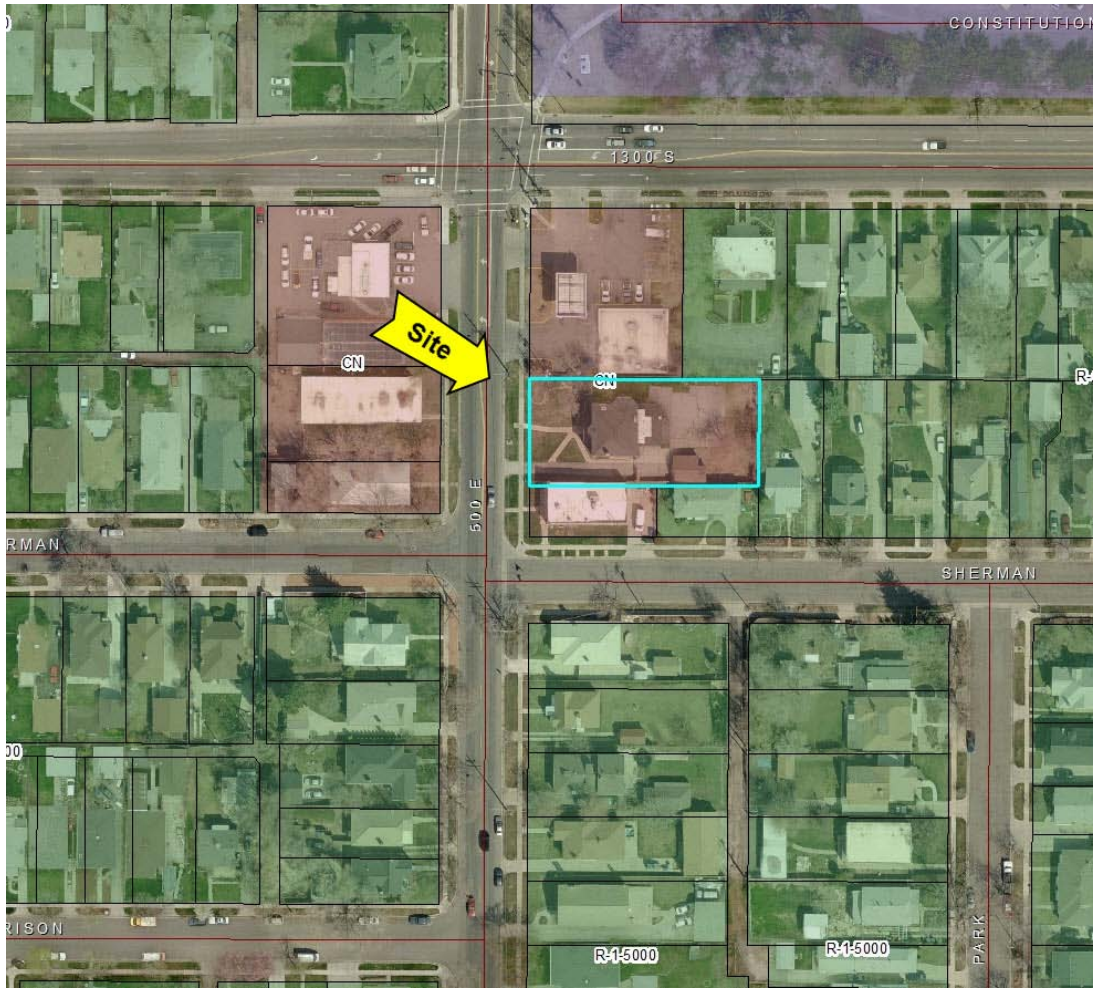
1. Final planned development site plan approval and final condominium plat approval are delegated to the Planning Director.
2. In order to provide a visually effective landscape buffer along the south lot line adjacent to properties in residential districts, the applicant shall work with the Planning Director in selecting trees and shrubs and determining the spacing for that section of the landscape buffer. This may increase the number of trees above the minimum required.
3. Compliance with all City department requirements outlined in the staff report for this project. See *Attachment D* of the staff report for department comments.

Recommended Motions

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Liberty Park Place planned development PLNSUB2013-00587 as proposed and subject to all conditions of planning staff's recommendation.

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Liberty Park Place preliminary condominium plat PLNSUB2013-00589 subject to conformance with the planned development approval.

VICINITY MAP – 1321 South 500 East



Background

Project Description

The applicant proposes to demolish the existing two-story building and replace it with a three-story mixed use building with six condominium units consisting of two floors of residential use above office space and a garage, facilitating a live/work type use. “Mixed Use” with a residential component is a permitted use in the CN district and on this property as a result of specific conditions placed on the property by the City Council in the summer of 2013.

The applicant has submitted an application for planned development seeking an increase in the limit for building height from 25 feet to roof midpoint to 28 feet to midpoint (30 feet to ridge); and for a modification in required landscape buffer from 7 feet to 5 feet adjacent to a residential property. These two aspects are discussed in more detail in the following pages.

The subject site currently consists of a vacant two-story residential style building, which has been vacant for eight years. The site fronts 500 East and abuts a convenience store, a catering business, a multiple family residential building, and two single family residences. The site is immediately south of Liberty Park. Surrounding zoning districts are Neighborhood Commercial (CN) and Single Family Residential (R-1/5,000).

The applicant also seeks preliminary approval for a condominium plat for the six units.

Project Details

Regulation	Zone Regulation	Proposal
Density/Lot Coverage	Regulated by height and setback	6 units per 1/3 acre (complies)
Height	25 feet to midpoint	28 feet to midpoint
Front	15 feet	15 feet
Rear Yard Setback	10 feet	20 feet
Side Yard Setback	0 feet	28 feet and 12 feet

Discussion

The CN neighborhood commercial district is intended “to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.”

The planned development process is intended to provide flexibility in the application of site design in order to achieve a result more desirable than through strict application of City land use regulations. The planned development review process has been invoked by the applicant for flexibility in working with building height and landscape buffer requirements. A discussion of those aspects of this planned development proposal is further detailed as follows:

- **Planned Development**
 - > **Height**: The height limit for buildings is 25 feet measured to the midpoint of a hip roof like the one proposed. The applicant proposes a building height of 28 feet to the midpoint. The applicant claims the extra height allows for the full three floors, thereby facilitating viable residential housing for the live/work aspect. Based on the small amount of height increase combined with the large side and rear yard building setbacks, staff supports the height modification.
 - > **Landscape Buffer**: The required landscape buffer is seven feet for any section of the property in CN district that abuts a property in a residential district. The subject property abuts properties in the R-1/5,000 residential district in the rear yard area. The proposed landscape buffer is seven feet wide along the north (side) and east (rear) lot lines that abut residential properties; however the landscape buffer shrinks to five feet wide along the south (side) lot line. The applicant claims the reduced landscape buffer is necessary to accommodate the shared driveway between the south lot line and the building. Staff supports the reduced buffer width in order to create a greater setback on the north side where clients and customers would typically access the offices via the sidewalk. That increased setback will provide a less confined pedestrian access, while a two-foot reduction in the buffer will have a minimal effect on the ability of the buffer to address impacts. Additional trees and shrubs, above the minimum number required and spaced so maturity achieves a good fit, could be installed to mitigate the width reduction, and is included in staff’s recommendation.

The proposed project will result in a greater building setback and landscape buffer than currently exists along this property line. The residential property most affected by the southern landscape buffer was granted a past variance for reduced rear yard setback, placing it closer to the applicant’s property than would typically be allowed. The proposed project will remove the existing accessory

building directly behind the residential property and increase the distance between the new building and the residence. Based on the small reduction in landscape buffer and the positive urban design result, staff supports the modification.

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before December 28, 2012
- Public hearing notice posted on property on or before December 28, 2012
- Public notice posted on City and State websites December 28, 2012
- Public hearing notice emailed to the Planning Division listserv on December 28, 2012

Public Comments

The applicant presented the proposal to the Liberty Wells Community Council at their December 11, 2013 meeting. The community council provided no written comments but the chair verbally passed on general comments that the applicant/developer adequately addressed the questions and concerns of the meeting attendees and no objections were raised. Some members of the community are concerned about visitor parking for this development. They are opposed to utilizing street parking for the visitors. No other public comments were received prior to the completion of this report. Comments received after will be provided to the planning commission members at the meeting.

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. Staff's overall recommendation includes a condition requiring compliance with applicable city department comments.

Analysis and Findings

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:

Through the flexibility of the planned development regulations, the city seeks to achieve *any* of the following specific objectives:

- 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.

A. Planned Development Objectives: The Planned Development shall meet the purpose statement for a planned development (Section 21A.55.010) and will achieve at least one of the objectives stated in said Section;

Analysis: The two reasons the applicant decided to pursue a planned development are the increase in building height and reduction in landscape buffer width. The modifications are minimal, are in keeping with the overall intent of the CN district, and facilitate a project design that is considered compatible with the predominantly residential neighborhood. The project is anticipated to operate adequately and without adverse impact as individual lots.

The reduced landscape buffer along the south side is still of sufficient size to achieve the intent and purposes of a buffer and allows for an increased landscape area along the north lot line where the main pedestrian access is provided for the offices.

Through the use of site design and landscape, the project will result in a pleasing environment (objective “D”). The project also would eliminate an incompatible use, demonstrated by the significant duration of continued non-use, through redevelopment with an appropriately scaled development (objective “F”).

Finding: The project, through use of the planned development process, achieves two of the objectives for planned developments, thereby satisfying this standard.

B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:

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.

Analysis: The Central Community Master Plan references this area for neighborhood commercial development. The master plan mentions the following criteria for creating a livable community:

- *A variety of residential land use supports all types of housing and the affordability of the housing stock.*
- *Preservation of the housing stock is an integral part of maintaining neighborhood character.*
- *The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.*
- *Various types of business land uses in scale with the residential community support livable neighborhoods.*

The proposed project meets these criteria by preserving housing stock, implementing a mix of neighborhood-compatible uses. A mixed use project is a category of use allowed, encouraged and deemed compatible within this neighborhood.

Finding: The project meets this standard. The project is consistent with the Central Community Master plan and is permitted by both the CN zoning district and the specific conditions placed on this particular property for mixed uses.

- C. 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:
1. Whether the street or other 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:
 - 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, non-motorized, 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.
 7. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.

Analysis: The proposed use is compatible with adjacent properties and the surrounding neighborhood. The site would be accessed from 500 East, which has the ability to handle the negligible increase in residential vehicle traffic, and each unit would provide the required parking for 2 vehicles. Visitor parking would be accommodated on adjacent streets, which is open to public parking. No unusual traffic patterns, whether pedestrian or vehicle, and no adverse impacts to surrounding streets are anticipated as a result of this project.

This medium density mixed use development, with its proposed compact and simple design, will not adversely impact adjacent properties. Being a residential project, there are no sound, odor, or other nuisance problems that would cause concern. The existing public utility services were deemed adequate

for the proposal and appropriate buffering measures are proposed to ensure compatibility with surrounding uses.

Finding: The project satisfies this standard; the proposed project is compatible with adjacent properties by the nature of the use and it's method of operation. There are no anticipated adverse impacts.

- D. 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;

Analysis: There is minimal mature vegetation on the site; it is mostly weeds with two mature trees. The site will have all new landscaping, which as planned, is appropriate for the scale of the project. Besides the landscape buffer width along the south lot line, no relief from landscaping standards are anticipated, or requested. Additional trees and shrubs, above the minimum number required, could be installed to mitigate the width reduction, and is included in staff's recommendation.

Finding: The project satisfies the landscaping standard.

- E. Preservation:** The proposed Planned Development shall preserve any historical, architectural, and environmental features of the property;

Analysis: The existing building will be demolished with the proposal. The property is within a federally designated historic neighborhood but there are no restrictions on the demolition of the structure. The specific conditions placed on the property by the City Council require a residential style building for new construction – as dictated by the specified roof type (gable or hip roof). The proposed building complies with that condition. The site has no other features that would warrant preservation.

Finding: The project satisfies this standard.

- F. Compliance with Other Applicable Regulations:** The proposed planned development shall comply with any other applicable code or ordinance requirement.

Analysis: Other than the specific modifications requested by the applicant, the project was determined to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

Finding: The project satisfies this standard.

21A.56.050 Condominium – New Construction Process:

- A. Zoning Administrator Duties and Responsibility:** The zoning administrator shall perform a zoning compliance review and report the findings to the building official and the planning official. The review shall document the site plan compliance under the zoning ordinance.

Analysis: Per a review of the zoning ordinance by City staff and as discussed in this report, the building and site plan as proposed are in compliance with the requirements and allowances of the CN zoning district. A second zoning review will be conducted during any building permit review, at which time compliance must again be demonstrated.

Finding: The project complies with the zoning ordinance.

B. Building Official Duties and Responsibility: The building official shall obtain the zoning compliance review from the zoning administrator. The building official shall review plans for new construction to determine if such plans conform to applicable building codes.

Analysis: The Building Services Department has reviewed the preliminary condominium application and determined that the project can conform to applicable building codes. All requirements stated in the Building Officials review must be complied with prior to the issuance of a building permit.

Finding: The project has demonstrated that it can comply with applicable building codes and must comply prior to issuance of a building permit.

C. Planning Official Duties And Responsibility: The planning official shall review the application, the zoning compliance review and related documents to determine compliance with requirements of Utah Condominium Ownership Act of 1975 and applicable provisions of this part.

Analysis: Planning Staff has reviewed the proposed preliminary condominium plat application and the zoning compliance review and finds that the preliminary plat and related documents are substantially compliant with the Utah Condominium Ownership Act of 1975. The *final* plat must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

Finding: The preliminary plat and related documents are substantially compliant with the Utah Condominium Ownership Act of 1975. The *final* plat and declaration of covenants, prior to being recorded, must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

A condominium project shall also meet the following standards for minor subdivision, City Ordinance *Section 20.20*:

A. The minor subdivision will be in the best interests of the city.

Analysis: The project will bolster the mix of uses in the immediate area while strengthening the residential character of the neighborhood, furthering the purposes of the master plan. The CN zoning district, established by the City anticipates and allows for this type of development, therefore it is considered in the best interests of the City to approve the plat.

The Salt Lake City Housing Plan supports creating a variety of housing units at different intensities (City Council Policy Statement, pg.8). The Housing Plan also supports the creation of mixed use developments that incorporate an assortment of residential, commercial and professional office uses (pg. 19).

Finding: The preliminary plat meets this standard. Staff finds that the proposed condominium plat will be in the best interest of the city because the proposal is consistent with the Central Community Master Plan, implements certain goals and policies of the master plan and the Salt Lake City Housing Plan and complies with the purpose and standards of the CN zoning district.

B. All lots comply with all applicable zoning standards.

Analysis: Per City staff zoning review and discussion in this report, the existing lot and individual residential/office units comply with zoning regulations for the CN zoning district and property-specific conditions established recently by the City Council.

Finding: The preliminary plat meets this standard. Staff finds that all lots and condo units comply with all applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: The existing dedications were determined sufficient and no new dedications will be required.

Finding: The preliminary plat meets this standard. Staff finds that all existing dedications are sufficient.

D. Provisions for the construction of any required public improvements are included.

Analysis: Prior to recording of a final plat, the applicant will be required to provide a “subdivision improvement construction agreement” for the common driveway to the City Engineer per their comments on this preliminary plat.

Finding: The preliminary plat meets this standard. Provisions for improvements shall be completed prior to final plat recording.

E. The subdivision otherwise complies with all applicable laws and regulations.

Analysis: The preliminary condominium plat has been forwarded to the pertinent City Departments for comment. The applicant has adequately demonstrated compliance, or has sufficiently demonstrated the ability to comply, with all applicable laws or regulations.

Finding: The preliminary plat meets this standard. Based on review by appropriate City staff and departments, the condominium sufficiently complies with all applicable laws and regulations. The applicant must continue to demonstrate compliance up through the recording of the final plat.

Summary

The proposed planned development and related condominium preliminary plat, with the conditions recommended by staff, have adequately demonstrated compliance with all of the standards required of them, or in the case of the condominium plat, will be required to comply prior to recording the final plat.

Commission Options

If the planned development is approved, the applicant could apply for a building permit and start construction when the permit is issued. The applicant must record the final condominium plat before the city would grant occupancy for the units.

If the planned development is denied, the project would be subject to the basic zoning requirements of the CN zoning district for building height and landscape buffer width. The applicant could still proceed with the condominium plat to legally separate the units.

If there are aspects or impacts of the project that can be adequately mitigated by conditions, the planning commission can place those conditions on any approvals granted.

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 prior analysis. Below is a potential motion that may be used in cases where the Planning Commission determines a planned development and/or preliminary condominium plat should be denied.

Not Consistent with Staff Recommendation (Planned Development): Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Liberty Park Place planned development PLNSUB2013-00587.

The Planning Commission shall make findings on the planned development standards as listed below:

- A. Whether a proposed planned development meets 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;
- B. Master Plan and Zoning Ordinance Compliance: 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.
- C. 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:
- D. 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;
- E. The proposed planned development shall preserve any historical, architectural, and environmental features of the property;
- F. The proposed planned development shall comply with any other applicable code or ordinance requirement.

Not Consistent with Staff Recommendation (Subdivision): Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the requested Liberty Park Place preliminary condominium plat PLNSUB2013-00589.

The Planning Commission shall make findings on the minor subdivision standards as listed below:

- A. The general character of the surrounding area shall be well defined, and the minor subdivision shall conform to this general character.
- B. Lots created shall conform to the applicable requirements of the zoning ordinances of the city.
- C. Utility easements shall be offered for dedication as necessary.
- D. Water supply and sewage disposal shall be satisfactory to the city engineer.
- E. Public improvements shall be satisfactory to the planning director and city engineer.

Attachment A
Applicant's Request

LIBERTY PARK PLACE
A MIXED-USE PROJECT AT
1321 SOUTH 500 EAST

Project Description

The proposed mixed-use development will consist of 6 individual attached live/work units. This live/work concept is unique to this general area. All six will have 3 bedrooms and one office/work space. All will have 3 bathrooms and a full size 2-car garage. Please see the submitted floor plans. Each unit has an entry to the unit on the south side for the living area and a dedicated entry on the north and west side to the office/work space. The units are a "For Sale" product and will be marketed to owner occupants. These live/work units are ideal to attract buyers looking to reduce their carbon footprint and accomplish a more convenient city work place as well as residency. The project is located just south of Liberty Park. It's located on a major bus route and is close to several Trax stations. It's also within walking distance to many popular attractions. Prices of these units are planned to be \$350K+, or at the current market rate.

Street Access

The project will be accessed off of 500 E. A private driveway will serve all units. See site plan.

Existing Land Use of the Property

The existing building on the property currently is of no use as it is a blighted, dilapidated structure. The structure has been unoccupied for over 10 years. An engineering report is attached to this application as evidence of the building's condition.

This property is located in the CN zone. A 7-11 store is located to the north. A cooking and catering business is located to the south. A triplex is located east of the 7-11 and adjoins the property near the back portion, north side. A single family residence is located to the east of the catering company and adjoins the property near the back portion, south side. A single family dwelling adjoins the property on the rear, east side. See vicinity map.

We knocked on the doors of all property owners and talked to several of them. We showed them floor plans, elevations, and the site plan. The response from all was extremely supportive. No objections of any kind. Below is a list of those that we spoke to.

<u>Name</u>	<u>Address</u>
Darr	532 E 1300 S
Pat	1328 S 500 E
Richard & Dennis	1350 S 500 E
Hillary Beck	1341 S 500 E
Tom	1329 S 500 E
Roger	529 E Sherman St.

Meeting Objectives of the Planned Development

F.) Elimination of blighted structures or incompatible uses through redevelopment.

Some Evidence of Blight/Incompatible Use

- December 7, 2004—In a City Council meeting, Councilmember Love refers to the property as “***blighted** and **unusable**” , *see included meeting minutes
- December 7, 2004—In the same City Council meeting, Councilmember Buhler refers to the property as being “***neglected**”.
- December 7, 2004—In the same City Council meeting, Council member Jergensen refers to the property as “***dilapidated**”.
- November 3, 2005—Bernhisel Engineers provided a structural inspection report of the property. The report speaks of extensive settlement of the structure due to the likelihood that there was not a substantial footing in place to distribute the load of the structure. The settlement was evident in all levels of the structure and attic. As a result of the settling, the floor joists have been pulled away from their bearing points, the roof structure has pulled apart, floors, walls and ceilings are separating. The report is included with this application.
- Because the structure is not occupied, break-ins happen often, with evidence of vandalism, drug and alcohol use, and unwelcome people periodically sleeping inside of the unsafe building. The owner has discovered garbage left by those occupants and insect and rodent infestation has been the result.
- The 1321 S 500 E property was recently (Sept. 26, 2013) included on a KSL TV news report about problems associated with SLC vacant buildings. City Building Official, Orion Goff, in the story said that this property has been on the City’s “watch list” for over 10 years. He went on to list problems associated with vacant buildings, drug use, drug dealing, break-ins, etc. I have provided a link to the video clip: <http://www.ksl.com/?nid=148&sid=27006353#.UI9dV8jeMS8.email>

Given the fact that the blighted structure is no longer structurally sound and of no use, the building will remain vacant and, thus, the inherent problems with the blighted building will undoubtedly continue. A significant investment in the property, in the form of the mixed-use development, is the highest and best use of this parcel at this time.

Attachment B
Drawings (Site / Building / Preliminary Plat)

1300 SOUTH

Liberty Park Place

1321 S 500 E

Condominium Development

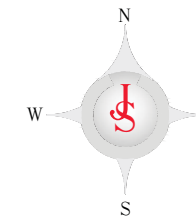
SOUTHLAND CORP
510 EAST 1300 SOUTH
16-07-478-001-0000

MICHAEL LOBB
520 EAST 1300 SOUTH
16-07-478-002-0000

16-07-47

DRAWING TITLE:

SITE PLAN



COMPLETION STATUS 1 in. = 10 FT.

PRELIMINARY ONLY

- PROPERTY LINE
- PROPERTY CORNER
- P.U.E. LINE/EASEMENT
- PROPOSED FIRE HYDRANT
- EXISTING POWER POLE
- NEW ASPHALT
- EXISTING CONTOURS
- EXISTING FENCE
- EXISTING ASPHALT
- LANDSCAPING

SITE PLAN NOTES:

- LANDSCAPE = 4,161 SQ.FT
- PAVEMENT = 2,918 SQ.FT
- BUILDING FOOTPRINTS = 5,760 SQ.FT
- WALKWAY = 1,160 SQ.FT
- TOTAL PROPERTY = 15,060 SQ.FT

500 EAST STREET
S0° 01' 50"E 305.80'
S0° 01' 01"E 305.91' (Measured)
BASIS OF BEARING

N0° 00' 00"E 83.67'

S0° 00' 00"E 83.67'

TONY BYERS
525 EAST SHERMAN AVE
16-07-478-019-0000

JOHN FRANCIS
1329 SOUTH 500 EAST
16-07-478-033-0000

ERIKA SANCHEZ
515 EAST SHERMAN AVE
16-07-478-018-0000

SHERMAN STREET

REVISIONS:

REV #	DESCRIPTION	DATE



JOHANSON ENGINEERING
CIVIL-ENVIRONMENTAL-SURVEYING

909 EAST 4500 SOUTH SUITE "C"
SALT LAKE CITY, UTAH 84177
PHONE (801) 859-1862

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PROJECT NO.
E-13-16

DATE:
9-21-13

DRAWN BY: CAREY D. JOHANSON P.E.
CHKD BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER
C-04

Liberty Park Place

1321 S 500 E

Condominium Development

ELEVATION VIEW



REVISIONS:

REV #	DESCRIPTION	DATE
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STAMP



PROJECT NO.

E-13-16

DATE:

9-21-13

DRAWN BY: CAREY D. JOHANSON P.E.

CHKD BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER

S-4



LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"



REAR ELEVATION SCALE: 3/16"=1'-0"

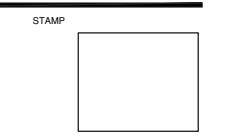
REVISIONS:

REV #	DESCRIPTION	DATE

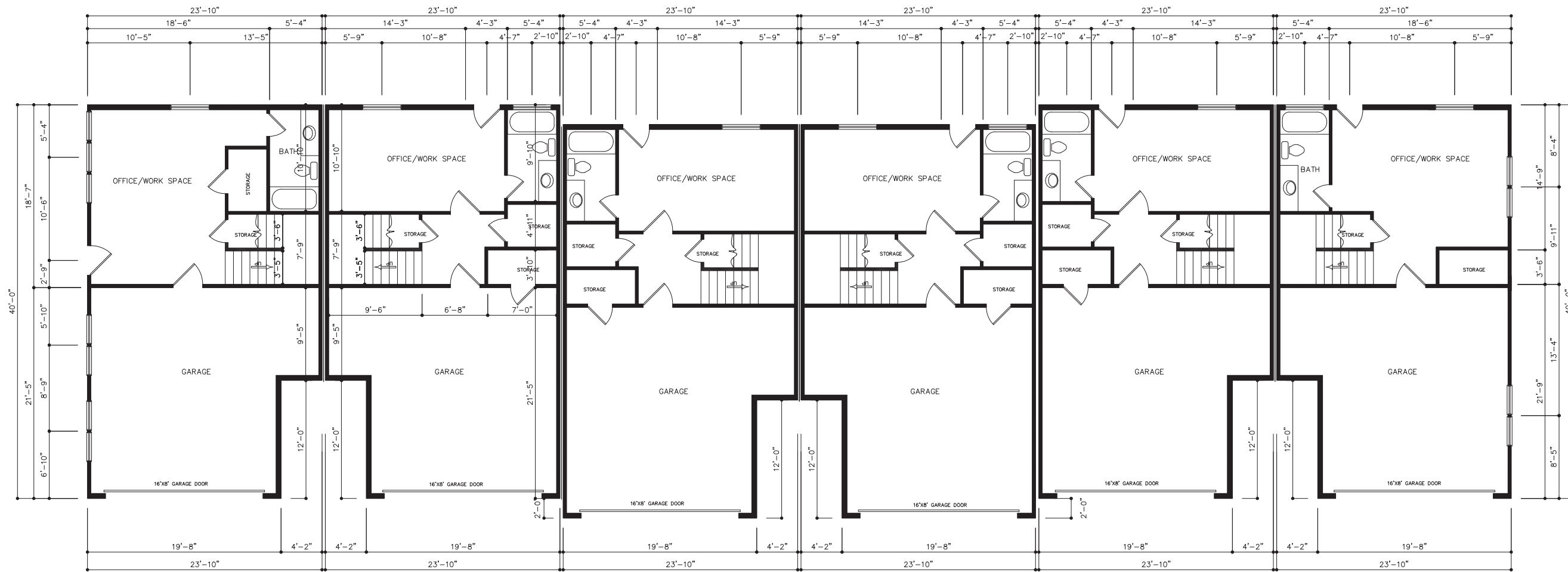
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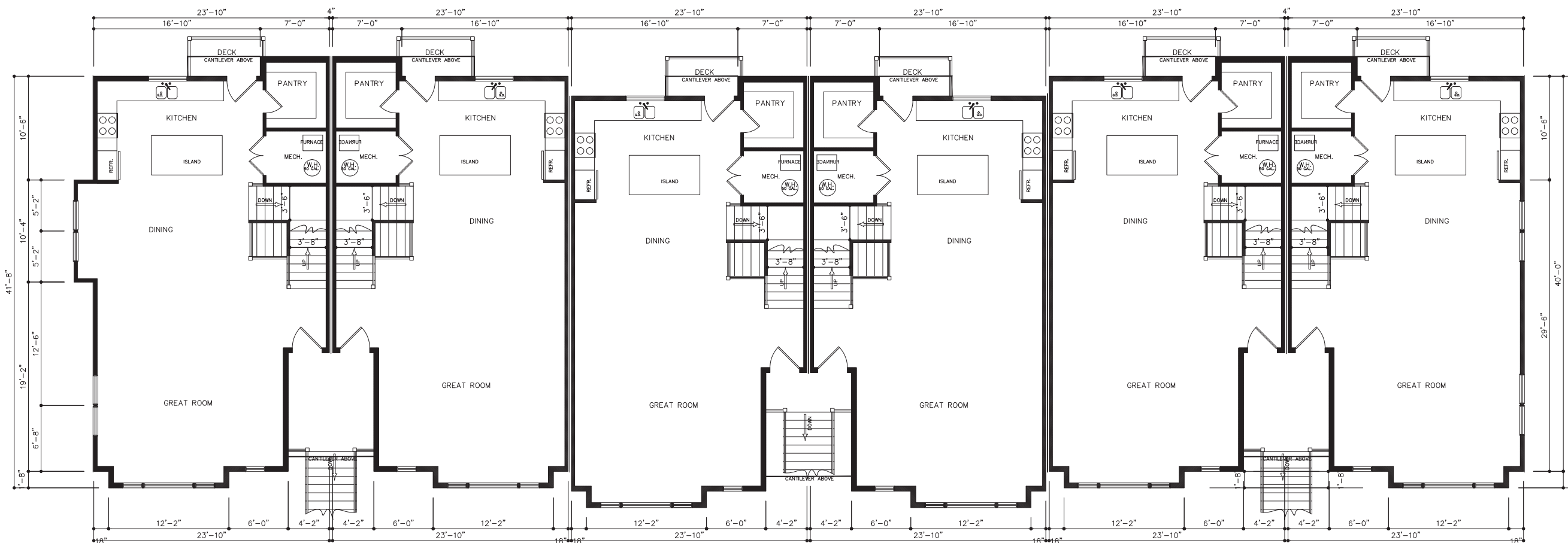


PROJECT NO.
 E-13-16
 DATE:
 9-21-13
 DRAWN BY: CAREY D. JOHANSON P.E.
 CKD BY: SHANE R. JOHANSON P.L.S.
 SHEET NUMBER



FOUNDATION PLAN
 SCALE: 3/16"=1'-0"

MAIN FLOOR PLAN
 SCALE: 3/16"=1'-0"



REVISIONS:

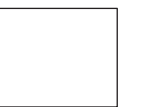
REV #	DESCRIPTION	DATE

COPYRIGHT
 This drawing is and at all times remains the exclusive property of Johanson Engineering shall not be used without complete authorization and written support.

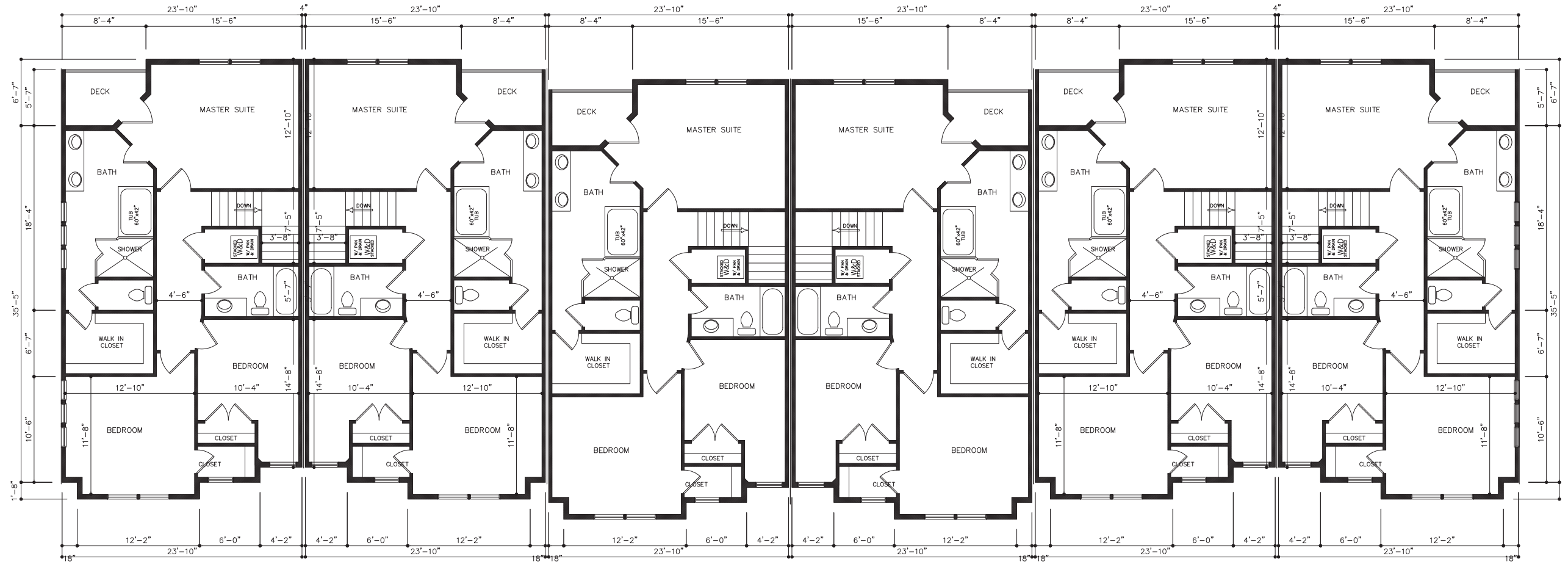


JOHANSON ENGINEERING

STAMP



PROJECT NO. E-13-16
 DATE: 9-21-13
 DRAWN BY: CAREY D. JOHANSON P.E.
 CK'D BY: SHANE R. JOHANSON P.L.S.
 SHEET NUMBER



UPPER FLOOR PLAN
 SCALE: 3/16"=1'-0"

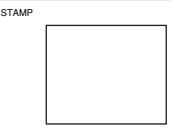
REVISIONS:

REV #	DESCRIPTION	DATE

COPYRIGHT
 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.



JOHANSON ENGINEERING



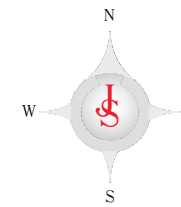
PROJECT NO.
 E-13-16
 DATE:
 9-21-13
 DRAWN BY: CAREY D. JOHANSON P.E.
 CKHD BY: SHANE R. JOHANSON P.L.S.
 SHEET NUMBER

Liberty Park Place Condominiums

1321 S 500 E
Salt Lake City, Utah

SOUTHLAND CORP
510 EAST 1300 SOUTH
16-07-478-001-0000

MICHAEL LOBB
520 EAST 1300 SOUTH
16-07-478-002-0000



SURVEYOR'S CERTIFICATE

I Richard K Johanson, do hereby certify that I am a Professional Licensed Land Surveyor, holding license number. 152956 accordance with Utah code Annotated Title 58, Chapter 22, described tract of land has been completed by me in accordance with Utah Code Annotated 17-23-17, and that I have verified all measurements as shown hereon. I further certify that this Condominium Plat complies with the provision of Section 57-8-13(1) of the Utah Condominium Ownership Act, Utah Code Annotated.

Liberty Park Place Condominiums

DATE _____ SIGNATURE: _____

PROJECT PROPERTY DESCRIPTION

Beginning at a point 73 feet North from the Southwest corner of Lot 11, Block 14, Five Acre Plat "A", Big Field Survey, and running thence North 83.67 feet; thence East 180 feet; thence South 83.67 feet; thence West 180 feet to the point of beginning.

OWNER'S CONSENT

Known all men by these presents that _____, A Utah limited liability company, the owner of the above-described tract of land, having caused the same to be subdivided into condominiums hereafter known as Liberty Park Place Condominiums, a condominium project, does hereby consent to the recordation of this condominium plat in accordance with the Utah Condominium Ownership Act

LIBERTY PARK PLACE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____

CONSENT TO DEDICATE

THE UNDERSIGNED TRUSTEE THE OWNER OF AN EQUITABLE OR LEGAL INTEREST IN THE ATTACHED HAMPTON PLACE P.U.D. DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF ALL STREETS AND EASEMENTS, AS SHOWN HEREON, FOR THE PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED DOES HEREBY DEDICATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO SALT LAKE CITY CORPORATION FOREVER.

TRUSTEE _____

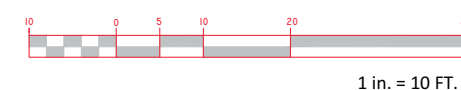
ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
County of Salt Lake :
On the ____ day of ____ A.D., 20____, personally appeared before me _____, AS MANAGING MEMBER, _____ of EVEREST BUILDERS LLC, the signer of the above Owner's dedication, who duly acknowledged to me that he is authorized to execute the foregoing owner's certificate on behalf of the company.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

LIBERTY PARK PLACE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 06
TOWNSHIP 1 SOUTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH



500 EAST STREET
50° 01' 50" E 305.91' (Measured)
BASIS OF BEARING

NORTH 83.67'

SOUTH 83.67'

WEST 180.00'

SHERMAN STREET

N89° 58' 32"W 395.84' (Measured)

DEED LOCATION OF SAID SOUTHWEST CORNER OF LOT BLOCK 14, 5 ACRE PLAT A, BIG FIELD SURVEY

BIG FIELD SURVEY LOCATION OF SAID SOUTHWEST CORNER OF LOT BLOCK 14, 5 ACRE PLAT A, BIG FIELD SURVEY

CITY BUILDING OFFICIAL
APPROVED AS TO FORM THIS DAY OF _____ 20____

CITY BUILDING OFFICIAL

LEGEND

- Private Ownership
- Limited Common Ownership
- Property Line
- Existing Fire Hydrant
- Property Corner
- Street Monument

SHEET 1 = CONDO PLAT
SHEET 2-3 = FLOOR PLANS
SHEET 4-5 = ELEVATION VIEW



JOHANSON ENGINEERING
909 EAST 4500 SOUTH SUITE "C"
SALT LAKE CITY, UTAH 84177
PHONE (801) 859-1862

SA LAKE VALLEY HEALTH
SALT LAKE VALLEY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____ 20____
DIRECTOR S.L.CO. BOARD OF HEALTH

CITY PLANNING DIRECTOR
APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION.
PLANNING DIRECTOR _____ DATE _____

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE _____

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ 20____
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

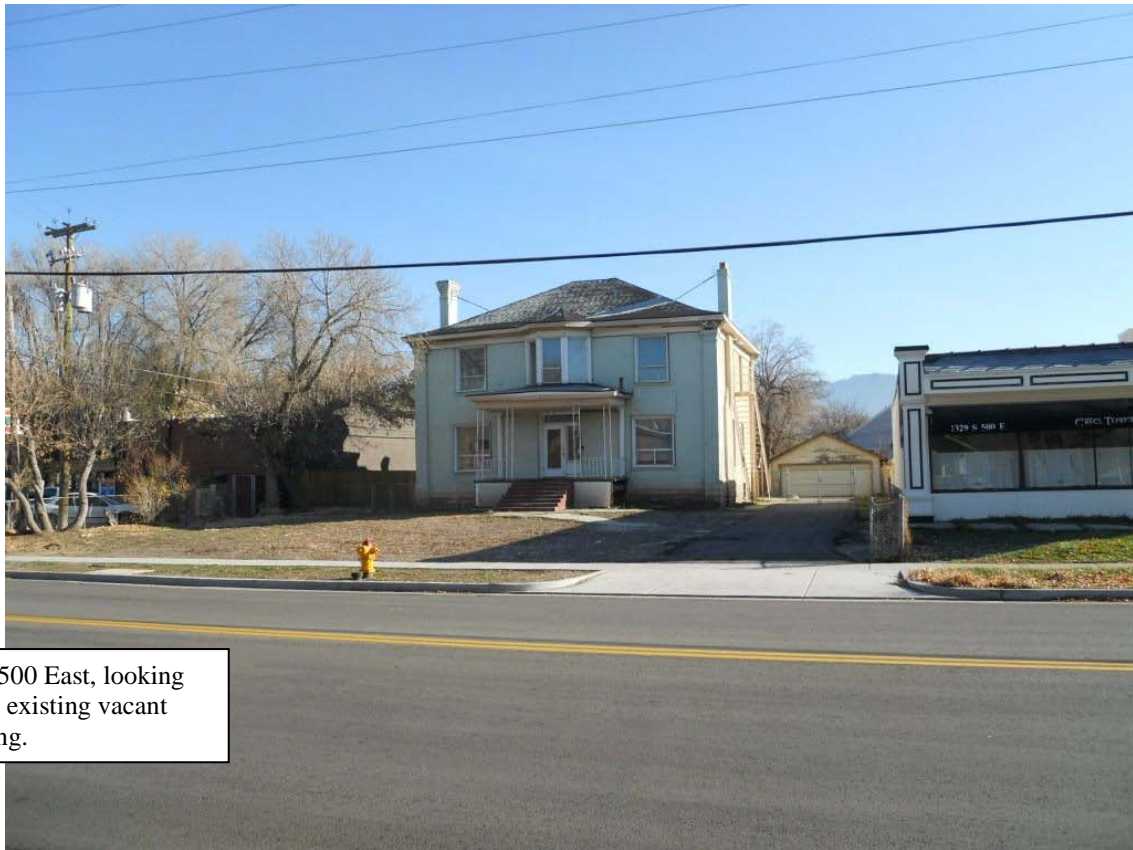
CITY ATTORNEY
APPROVED AS TO FORM THIS DAY OF _____ 20____
SALT LAKE CITY ATTORNEY _____

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR _____
SALT LAKE CITY RECORDER _____

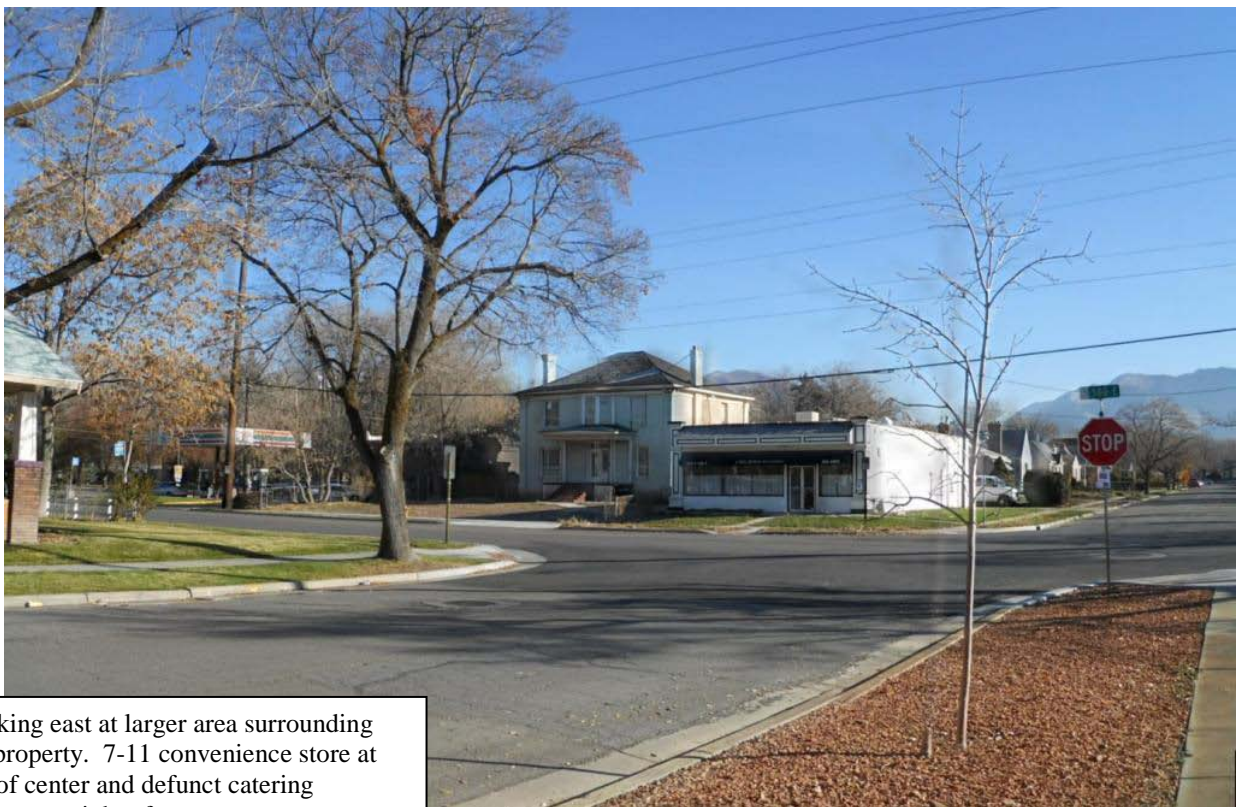
Recorded # _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

NUMBER _____
ACCOUNT _____
SHEET 1
OF 5 SHEETS

Attachment C
Photographs



From 500 East, looking east at existing vacant building.



Looking east at larger area surrounding the property. 7-11 convenience store at left of center and defunct catering businesses right of center.

Attachment D
City Department Comments

CITY DEPARTMENT COMMENTS

Public Utilities: No comments or objections.

Engineering (Scott Weiler):

1. A set of civil improvement plans are required for the proposed common driveway that will serve the six condominiums. A standard SLC Subdivision cover sheet is required at the front of the plans. The following approval signatures are required on the cover sheet:
SLC Transportation
SLC Fire Department
SLC Public Utility Department
SLC Engineering Division
SLC Planning Department
When the improvement plans have been finalized, a paper set must be submitted by the developer to each of these SLC divisions for signature approval.
2. Since this subdivision involves public improvements (common driveway), albeit on private property, the developer must enter into a Subdivision Improvement Construction Agreement. This agreement requires the payment of a 5% fee based on the estimated cost of the public improvements, not including utilities. A copy of the agreement is available in my office and can be emailed to the applicant, upon request. It requires the developer to submit a security device for the estimated cost of the public improvements, and to provide an insurance certificate, meeting the City's insurance requirements for the project. The developer should contact Joel Harrison (535-6234) to discuss these insurance requirements. This agreement must be executed after obtaining approval of the civil improvement plans and, if possible, prior to obtaining a building permit.
3. When a final plat is submitted, the SLC Surveyor will begin her review.

Transportation (Barry Walsh): "The proposed height issue for a three story development presents no issue for transportation in that the two stall parking garage for each unit is noted and there are no changes to the existing public transportation corridor of 500 east."

Fire: No comments or objections.

Zoning:

- 1) An address certificate obtained from SLC Engineering shall be submitted to the Building Services office at the time of application for a building permit.
- 2) A separate demolition permit is required for the existing structures.
- 3) Any ground mounted utilities shall comply with 21A.40.160.
- 4) The maximum height for the CN zone is 25 feet measured to the midpoint of the roof. The plans incorrectly state a 30 feet maximum and the show a dimension of 29 feet 9 inches measured to the ridge of the roof rather than the midpoint.
- 5) The main floor bay window exceeds the maximum allowable 10 feet in width allowed by 21A.36.020.B for encroachments into a required front yard.
- 6) No calculations have been provided to indicate that the 1st floor elevation facing the street complies with the minimum 40% glass requirement.
- 7) Plans do not show compliance with the required 7 feet landscape buffer along a portion of the south property line where the subject lot abuts a residential district.
- 8) Two parkway trees (one tree per 30 feet of frontage) and landscaping are required.
- 9) Need to address how trash will be removed. If a dumpster is proposed show the dumpster enclosure location on the site plan.