

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
Tel. (801) 535-6184
lex.traughber@slcgov.com

Date: November 12, 2014

Re: PLNSUB2014-00616 – Planned Development
705 East 900 South – Commercial Building

Planned Development

PROPERTY ADDRESS: 705 East 900 South
PARCEL ID: 16-08-152-015
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: SNB (Small Neighborhood Business)

REQUEST:

A request by Rob White, Sugar House Architects, representing the property owner, GRW Holdings, for Planned Development approval to construct a new two story commercial building located at the above referenced address. The subject property is zoned SNB (Small Neighborhood Business). The applicant is seeking a relaxation of development standards related to building setbacks, building height, roof structure, and perimeter and parking lot landscaping.

RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal subject to complying with the following conditions:

1. Compliance with the Department/Division comments as attached to this staff report (Attachment I).
2. At the time of any building permit approval, signage shall meet Zoning Ordinance standards and will emphasize pedestrian/mass transit orientation.
3. At the time of any building permit approval, lighting shall meet Zoning Ordinance standards, and shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake Lighting Master Plan dated May 2006.
4. Through the Planned Development process, the Planning Commission approves a modification of the SNB Zoning District regulations to include an additional five feet (5') in building height for a total building height of twenty-five feet (25') as shown on the elevation plans attached to this report (Exhibit C).

5. Through the Planned Development process, the Planning Commission approves a modification of the SNB Zoning District regulations to include a flat, as opposed to gabled or hipped, roof design as proposed and shown on the elevation plans attached to this report (Exhibit C).
6. Through the Planned Development process, the Planning Commission approves a modification of the SNB Zoning District regulations to include a reduction in building setbacks along 700 East and 900 South as proposed and shown on the site plan attached to this report (Exhibit B).
7. Through the Planned Development process, the Planning Commission approves a modification of Landscaping and Buffer regulations to include a reduction in landscaping on the perimeter of the parking area as proposed and shown on the site plan attached to this report (Exhibit B). Further, the Planning Commission approves the elimination of any interior parking lot landscaping.
8. Final approval authority shall be granted to the Planning Director based on the applicant's compliance with the above noted standards and conditions.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Additional Applicant Information
- E. Existing Conditions
- F. Analysis of Planned Development Standards
- G. Public Process and Comments
- H. City Dept/Division Comments
- I. Motions

PROJECT DESCRIPTION:

The applicant is proposing a two story building, including a full basement, for the site located at 705 East and 900 South. The new building will house a mix of office and retail uses. Total area on all three levels of the proposed building will be approximately 7,300 square feet.

The property is currently zoned SNB (Small Neighborhood Business). The property borders R-2 (Single and Two-Family Residential District) zoned properties to the north, east, and south. Directly to the west across 700 East is Cummings Chocolate which is zoned CN (Neighborhood Commercial). Liberty Park occupies the area to the south west. There are several nearby pockets of Commercial Business and Residential Business zones along 900 South both east and west of the proposed building. The existing building on the property is vacant and is currently not being maintained nor is the existing landscaping.

The residential and commercial buildings along the neighboring block faces are an eclectic mixture of styles that animate the surrounding streets with variety. The proposed building will be contemporary in form with materials such as stone and horizontal siding that soften the design and relate back to the adjacent residences. The large bands of glazing and broad overhangs will reinforce the commercial functions that occupy the interior.

This project is intended to fulfill several of the Planned Development objectives:

1. The proposed architectural style and form of the building along with the cladding materials will relate to the eclectic mixture of the surrounding residential and commercial buildings.
2. The contemporary style of the architecture with large glazed openings will help connect the activity inside the building to its urban setting and create a pleasing environment around the building.
3. The existing commercial building which is designed to look like a house will be eliminated from the site. Although technically not blighted, the design of the existing building does not seem to coincide with the eclectic spirit of the surrounding neighborhood nor does it appear to comply with the glazing requirements of commercial buildings in the zone.

The applicant has submitted a Planned Development application to request an additional five feet (5') in building height, a flat roof instead of a gable or hipped roof, a reduction in the required building setback, and finally a reduction in perimeter parking lot landscaping and an elimination of interior parking lot landscaping.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input, and Department/Division review comments:

Issue 1 – Proposed building height

Issue 2 – Proposed roof design

Issue 3 – Proposed building setbacks

Issue 4 – Proposed reduction in parking lot landscaping (perimeter and internal)

Issue 1 – Proposed Building Height: The maximum building height allowed for a flat roofed building in the SNB zone is twenty feet (25'), however in no instance shall the height exceed the maximum height of any abutting residential zoning district along the block face. The properties abutting and along the block face are zoned R-2 (Single and Two-family Residential District). The maximum building height in an R-2 Zone for a flat roof building is twenty feet (20'). The applicant has applied for a Planned Development to request an additional five feet (5') which is a provision allowed under the Planned Development process subject to approval by the Planning Commission (Section 21A.55.030 – Authority to Modify Regulations).

Issue 2 – Proposed Roof Design: According to Chapter 33 – Land Use Tables, both of the proposed uses, office and retail, are allowed in the SNB Zone. Retail is allowed, however construction for a nonresidential use is subject to the provisions of subsections 21A.24.160(I)&(J) relating to building design and new non-residential construction. Of specific relevance, Section 21A.24.160(I)(1) requires the roof structure to be pitched, either hipped or gabled. The applicant is requesting that the Planning Commission approve a flat roof with the intent that the building will be used in part for retail purposes.

Issue 3 – Proposed Building Setbacks: The SNB Zone requires that the front and corner side yard setbacks be equal to the required yard areas of the abutting zoning district along the block face. The adjacent properties along the block face are zoned R-2, and therefore the setbacks are established by averaging the existing front yards along the block face of 700 East and 900 South. The average front yard along 700 East is 27'-3" from the sidewalk according to the applicant. This puts the existing building out of compliance as the front is less than 23' from the sidewalk. The existing building extends even farther into the setback if you include the retaining wall and excavated area directly west and south of the building. Likewise, the average front yard along 900 South is 18'-4" from the sidewalk. The face of the existing building meets this setback, however the aforementioned retaining wall and entry stairs do not meet this average setback. The applicant is proposing that the new building be pushed south and west, away from the adjacent residential zones, and closer to the intersection of 700 East and 900 South. It is proposed that the new front setback along 700 East will be 10' from the sidewalk and the new corner side setback along 900 South is to be 8' from the sidewalk.

Issue 4 – Parking Lot Landscaping (Perimeter & Interior): The existing parking lot and drive approach will be modified to accommodate required parking, with a requests for a modification to perimeter parking lot landscaping and an elimination of interior lot landscaping. Parking ratios for the added square footage of the new building are adequate with the current exemptions for pedestrian friendly developments. Perimeter parking lot landscaping is required to be seven feet (7') in width. The applicant is requesting that this be reduced in two spots, in particular on the east property line (see Attachment B – Site Plan). The applicant is requesting that the parking lot landscaping be reduced by approximately a foot and half on the east property line. Second, the applicant is requesting an area on the north property boundary be reduced by approximately four feet (4') to accommodate a vehicle turn around area. There is no internal parking lot landscaping, the applicant is requesting that the Planning Commission eliminate this requirement.

DISCUSSION:

The overall concept of this project is the type of development envisioned for the area as identified in the Central Community Master Plan, and therefore one that is supported by Planning Staff.

Issue 1 – Proposed Building Height: The proposed building height of twenty-five feet (25') is consistent with the maximum height allowed through the Planned Development process. In addition, the proposed height is compatible with adjacent structures. According to City data, the home on the property to the north is approximately eighteen to nineteen feet (18'-19'), the home adjacent to the east is approximately twenty-two to twenty-three feet (22'-23'), and the home to the south, across 900 South, is approximately thirty-two to thirty-three feet (32'-33'), all measured to the peak of the roof. It is Planning Staff's opinion that a twenty-five foot structure is compatible in height, given the height of other structures on the corner, and the proposed location of the structure on the site.

Issue 2 – Proposed Roof Design: The applicant is proposing that the structure will contain a retail use should the project be realized. City Code, Section 21A.24.160(I)(1) requires the roof structure to be pitched, either hipped or gabled, for new construction if a nonresidential use is proposed. This is a valid design element in Planning Staff's opinion if the development is in a more residential setting such as the Avenues for example, where commercial development has the propensity to be more intrusive. The fact of the matter is that the proposed development is on a major intersection in the City, and the requirement for a new non-residential development to blend in with the surrounding streetscape from a residential streetscape is less pertinent. Planning Staff notes that the Cummings Chocolate building across the street to the west is a flat roofed structure (as well as other commercial buildings located along 900 South both to the east and west), and therefore supports the proposed roof design.

Issue 3 – Proposed Building Setbacks: As noted previously, the subject property is located on a major intersection in the City, along one of the most heavily trafficked streets (700 East). The corner warrants a structure at this location to help "frame the street" and create a presence given the magnitude of the intersection. The applicant is proposing to position the building closer to the corner of the intersection, a position that is not consistent with the adjacent residential setbacks, however is consistent with the Cummings Chocolate building across the street which is also placed close to the corner. Planning Staff supports the building setback as proposed, as it better frames the street, creates enclosure, highlights active uses at the street level, provides a physical noise buffer between passing vehicles and adjacent residential homes, and promotes pedestrian and passing vehicular interest.

Issue 4 – Parking Lot Landscaping (Perimeter & Interior): Initially, the applicant requested that the parking lot remain unchanged. Planning Staff indicated that a "do nothing" option was not a valid option, and that landscaping is necessary to buffer between land uses of different intensities. The applicant revised the proposed parking lot plan, consistent with City Transportation requirements, to come up with a plan to request a reduction in perimeter landscaping as shown on their site plan. The applicant will be required to maintain mature landscaping to the greatest extent possible and will also need to meet the planting requirements (number and size) for perimeter parking lot landscaping at the time of building permit issuance. The applicant has indicated that the fence currently on the north and east property boundaries will remain, or more likely be replaced with a new fence of similar height and design. It is Planning Staff's opinion that the requested reduction in perimeter landscaping is minor and should therefore be approved. The request for the elimination of the interior parking lot landscaping (5% of the parking lot area) is warranted given the size of the parking lot, the fact that the parking lot is already existing, and the need for off-street parking.

NEXT STEPS:

If approved as proposed, or design elements approved as proposed, 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 MAP



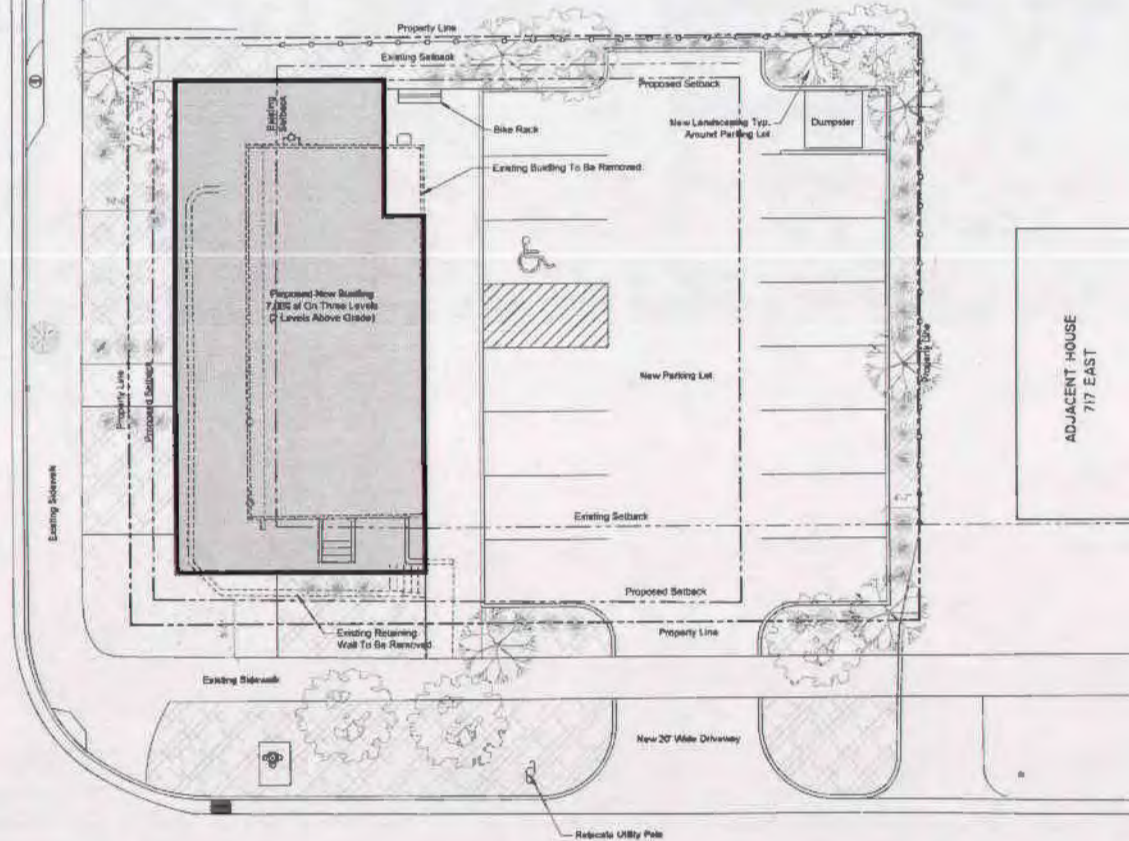
ATTACHMENT B: SITE PLAN

ADJACENT HOUSE
869 SOUTH

OFF STREET PARKING CALCULATION

Area Description	Minimum Parking Required per Table 21A.04.050 ¹	Area	Stalls Required	Exemptions
Basement Level Office and Storage	3 per 1,000 of gross area	2,300 sf	6.9	6.9
First Level Retail	2 per 1,000 of gross floor area	2,500 sf	4.9	4.8
Second Level Office	1 1/2 per 1,000 of gross area	2,300 sf	2.9	0
			14.4	11.3

¹2,500 of Parking Exemption for Pedestrian Friendly Development. SLC Existing Ordinance 21A.04.050, M2.
Summary: 12 Stalls Required, 14 Provided Including 1 Handicap Stall. Bicycle Parking Required: 5% of 14 = 1 Bicycle Parking Provided = 6.



Proposed New Building
7,000 sf On Three Levels
(2 Levels Above Grade)

ADJACENT HOUSE
717 EAST

900 SOUTH STREET

BASIS OF BEARING



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Commercial
Building

705 East 900 South
Salt Lake City, UT

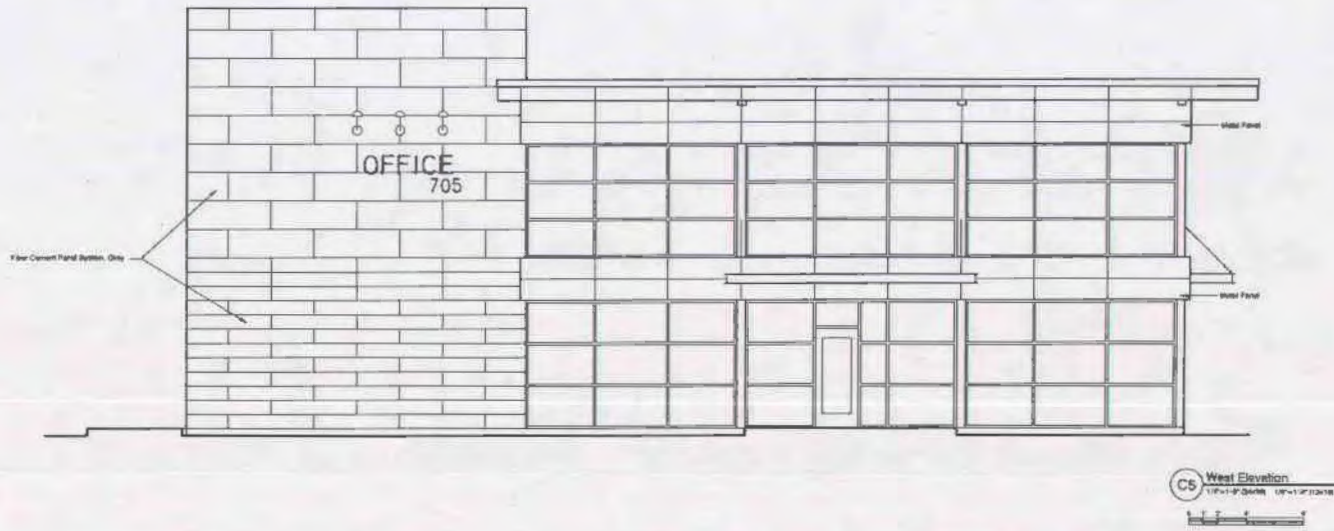
Revision: _____ Date: _____

Project No.
Date: June 2, 2014
Sheet

AS101

Design Development

ATTACHMENT C: BUILDING ELEVATIONS



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Commercial Building
 705 East 900 South
 Salt Lake City, UT

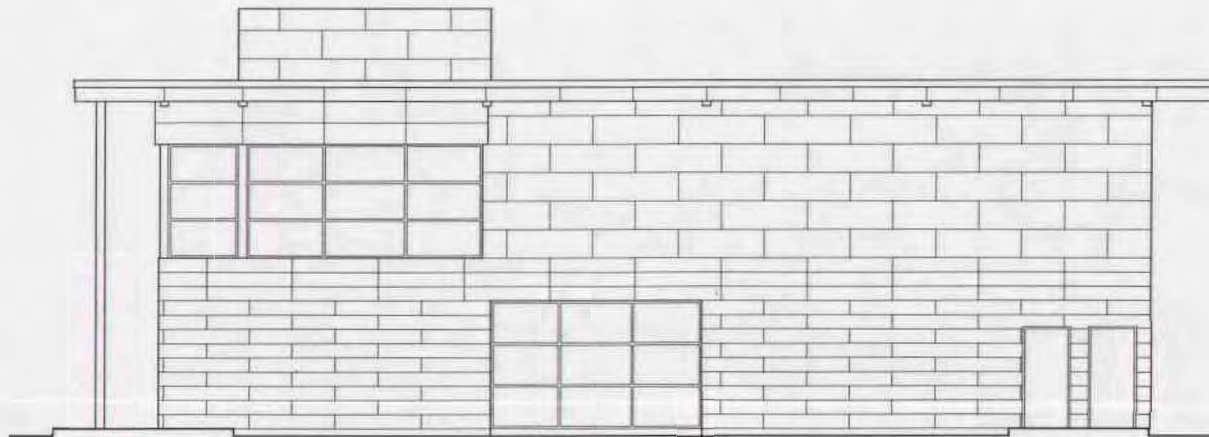
Revision	Date

Project No.
 Date: June 7, 2014
 Sheet

A200

Design Development





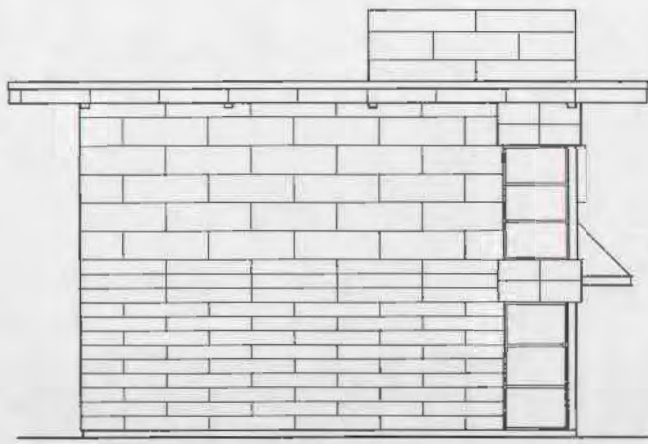
C5 East Elevation
 1/8" = 1'-0" (0.00125) 1/8" = 1'-0" (0.00125)

SugarHouse
 ARCHITECTS

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A5 North Elevation
 1/8" = 1'-0" (0.00125) 1/8" = 1'-0" (0.00125)

Commercial Building
 705 East 900 South
 Salt Lake City, UT

Revision	Date

Project No:
 Date: June 2, 2014
 State:

A201

Design Development

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

**Planned Development Submittal
Project Description &
Planned Development Information**

To: Salt Lake City Corporation
Project: 705 East 900 South Commercial Office Building
Project Address: 705 East 900 South
Date: September 10, 2014

Project Description

The building proposed for the site located at 705 East and 900 South in Salt Lake City is a two story commercial office building to include a full basement. Total area on all three levels will be approximately 7,300 sf. The building will be built over the footprint of the existing commercial 1 story office building including the excavated area of the walk out basement to the south and west. The existing drive approach off of 900 South and parking lot for 12 cars is to remain. New landscaping will be included as a part of the design.

The property is currently zoned SNB and the gross area of the parcel is 9,120 square feet. The property borders residential zone R2 to the north, east, and south (across 900 South). Directly to the west and across 700 East is a CN zone while the Liberty Park Open Space Zone occupies the area to the south west. There are several nearby pockets of Commercial Business and Residential Business zones along 900 South both east and west of the proposed building. The existing building on the property is vacant and is currently not being maintained nor is the existing landscaping.

The residential and commercial buildings along the neighboring block faces are an eclectic mixture of styles that animate the surrounding streets with variety. The proposed building will be contemporary in form with materials like stone and horizontal siding that soften the design and relate back to the adjacent residences. The large bands of glazing and broad overhangs will reinforce the commercial functions that occupy the interior, quite unlike the existing building that functions as a commercial office building yet looks more like a house.

Planned Development Information

This project is intended to fulfill several of the Planned Development objectives:

1. The proposed architectural style and form of the building along with the cladding materials will relate to the eclectic mixture of the surrounding residential and commercial buildings.
2. The contemporary style of the architecture with large glazed openings will help connect the activity inside the building to its urban setting and create a pleasing environment around the building.
3. The existing commercial building which is designed to look like a house will be eliminated from the site. Although technically not blighted, the design of the



Planned Development Submittal
Project Description &
Planned Development Information

existing building does not seem to coincide with the eclectic spirit of the surrounding neighborhood nor does it appear to comply with the glazing requirements of commercial buildings in the zone.

Relief Requested

In order for this project to work, it is requested that the following requests be granted:

1. Modification of setbacks. The current SNB zoning requires that the front and corner side yard setbacks match those of the adjacent zones. The adjacent zones are R2 and therefore the setbacks are established by averaging the existing front yards along the block face of 700 East and 900 South. The average front yard along 700 E is 27'3" from the sidewalk. This puts the existing building out of compliance as the front of it is less than 23' from the sidewalk. The existing building extends even farther into the setback if you include the retaining wall and excavated area directly west and south of the building. The average front yard along 900 S is 18'-4" from the sidewalk. The face of the existing building is within this setback however the aforementioned retaining wall entry stairs etc are well inside the averaged front yard. The existing interior side setback is 4'. We propose that the new building be pushed south and west, away from the residential zones, and closer to the intersection of 700 E and 900 S. *Therefore, the new front setback along 700 E is to be 10' from the sidewalk, the new corner side setback along 900 South is to be 8' from the sidewalk, and the new interior side yard is to be 8'.*
2. The maximum allowable building height for a flat roofed building in the SNB zone is 20' and the maximum allowable wall height adjacent to the setback is 20'. *We propose the maximum allowable height for a flat roofed building be increased to 25'. Further, since we are building up to the newly established setbacks, we propose that the wall height adjacent to the setback be increased to a maximum of 25'. No allowance for additional wall height per additional setback is required.*
3. The existing parking lot and drive approach are intended to remain as is. Parking ratios for the added square footage of the new building are adequate with the current exemptions for pedestrian friendly developments. However, no landscape islands exist in the current parking lot. *We propose that the existing parking lot remain as is and therefore be exempt from interior landscape requirements, landscape buffers etc.*

Rob White
Principal, SugarHouse Architects



ATTACHMENT E: EXISTING CONDITIONS

Central Community Master Plan Discussion

The Central Community Master Plan (November 1, 2005) identifies the subject property as “Non-conforming properties to be evaluated for appropriate land use designation.” Properties such as this were designated pending a citywide analysis of specific non-commercial businesses with the intent to either leave the non-conforming commercial land use in place or rezone the properties with a new small neighborhood business zoning. Subsequent to the adoption of the Central Community Master Plan, the subject property was in fact rezoned to SNB (Small Neighborhood Business); a commercial land use.

The Central Community Master Plan addresses commercial land use in detail and outlines several policies that would support the proposed development as follows:

Policy 1 (Page 11) – Provide a range of commercial land uses in the Central Community. 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.

Policy 4 (Page 11) – Ensure commercial land uses are compatible with neighboring properties. Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations. Locate commercial land uses on streets that have adequate carrying capacity.

Policy 5 (Page 12) – Prevent commercial property from deteriorating and causing neighborhood blight. Replace commercial buildings on commercially zoned property when structural rehabilitation is not feasible. Redevelopment opportunities should consider mixed land use when replacing commercial structures.

Zoning

SNB Zone Standards	Finding	Rationale
<p>Minimum Lot Area and Lot Width:</p> <p>5,000 square feet and 50 feet in width.</p>	Complies	The lot is approximately .21 Acres or 9,148 square feet. The width and length of the lot both exceed 50 feet.
<p>Yard Requirements:</p> <p>Front And Corner Side Yard: Front and corner side yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.</p> <p>Interior Side Yard: Interior side yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more</p>	<p>The applicant is seeking relief from the Front and Corner Side Yard requirements through the Planned Development process by requesting that the PC approve a reduction in these required yards. Planning Staff asserts that the reduction in front and corner side yard setback is appropriate on the subject corner and therefore should be approved as proposed.</p> <p>The proposal meets all other yard requirements.</p>	<p>The abutting zoning district along the block face is R-2 (Single and Two-family District).</p> <p>The minimum depth of the front yard for all principal buildings in the R-2 Zone shall be equal to the average of the front yards of existing buildings within the block face. The proposed setbacks do not meet this average. The applicant is requesting a reduced front and corner side yard setback in order to bring the proposed structure closer to the corner of 700 East and 900 South. The applicant is requesting an approximate 17' foot setback reduction along 700 East and an approximate 10' reduction along</p>

<p>restrictive requirement shall apply.</p> <p>Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.</p> <p>Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of <u>chapter 21A.48, "Landscaping And Buffers"</u>, of this title.</p> <p>Parking In Required Yard Area: No parking is allowed within the front or corner side yard.</p>		<p>900 East as shown on the site plan.</p> <p>The Interior Side Yard setback in the R-2 Zone is 4'. The proposal meets this setback requirement.</p> <p>The Rear Yard setback in the R-2 Zone is not less than 15' and need not exceed 25'. The proposal meets this requirement.</p> <p>In terms of Buffer Yards, there is no buffer yard requirement specified for SNB Zoned properties. The proposal meets this requirement.</p> <p>In terms of Parking in a Required Yard, there is no parking proposed in the front or corner side yards. The proposal meets this requirement.</p>
<p>Landscape Yard Requirements:</p> <p>Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, conforming to the requirements of section <u>21A.48.090</u> of this title.</p>	<p>Must comply.</p>	<p>The applicant will be required to meet the front and corner side yard landscaping requirements per Section 21A.48.090.</p>
<p>Maximum Height:</p> <p>Twenty five feet (25'). However, in no instance shall the height exceed the maximum height of any abutting residential zoning district along the block face.</p>	<p>The applicant is seeking relief from this requirement through the Planned Development process. Planning Staff asserts that an increased roof height of 25' is warranted at this location and therefore should be approved as proposed.</p>	<p>The maximum height for a flat roof structure in the R-2 Zone is 20'. The applicant is requesting that the Planning Commission approve a 25' flat roof structure through the Planned Development process. Planning Staff asserts that a 25' flat roof structure is appropriate in the subject location.</p> <p>The proposed building height of twenty-five feet (25') is consistent with the maximum height allowed through the Planned Development process. In addition, the proposed height is compatible with adjacent</p>

		<p>structures. According to City data, the home on the property to the north is approximately eighteen to nineteen feet (18'-19'), the home adjacent to the east is approximately twenty-two to twenty-three feet (22'-23'), and the home to the south, across 900 South, is approximately thirty-two to thirty-three feet (32'-33'), all measured to the peak of the roof. It is Planning Staff's opinion that a twenty-five foot structure is compatible in height, given the height of other structures on the corner, and the proposed location of the structure on the site.</p>
<p>Hours Of Operation:</p> <p>Businesses in the SNB zone shall be open to the general public no earlier than seven o'clock (7:00) A.M. and no later than ten o'clock (10:00) P.M.</p>	<p>Must comply</p>	
<p>Minimum First Floor Glass:</p> <p>The first floor elevation of all new facades facing a street, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. The window face of display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of <u>chapter 21A.59</u> of this title. The planning director may approve a modification to this requirement</p>	<p>Complies</p>	<p>The applicant is showing in glass surfaces in excess of 40% on both facades that face a street. The glass must be non-reflective.</p>

<p>if the planning director finds:</p> <p>The requirement would negatively impact the historic character of the building, or</p> <p>The requirement would negatively impact the structural stability of the building.</p> <p>This requirement would not be required for first floor residential development.</p>		
<p>Facade Articulation:</p> <p>Structures of greater than thirty feet (30') in width shall consist of one of the following design features:</p> <p>The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall not exceed seventy five percent (75%) of the building facade.</p> <p>Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than ten feet (10') and not more than twenty feet (20').</p> <p>A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches (8").</p>	<p>Complies</p>	<p>The proposed design meets all of these details in some manner. The north facade abutting the home to the north is intentionally minimal to give privacy to the neighbor.</p>
<p>Primary Entrance Design:</p> <p>Primary entrance design shall consist of at least three (3) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. Alternatives to these</p>	<p>Complies</p>	<p>The design includes sufficient architectural detail, enhance lighting, and will have screened mechanical and trash areas.</p>

<p>standards may be reviewed by the planning director:</p> <p>Architectural details such as arches, friezes, tile work, canopies, or awnings.</p> <p>Integral planters or wing walls that incorporate landscape or seating.</p> <p>Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.</p> <p>A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.</p> <p>Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls.</p> <p>All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building. Refer to section <u>21A.48.120</u> of this title for refuse dumpster screening requirements.</p>		
<p>Exterior Lighting:</p> <p>Exterior lighting for structures in the SNB zone shall have the following qualities in addition to lighting requirements found in subsection <u>21A.24.010K</u> of this title.</p>	<p>Will comply</p>	<p>All lighting must comply with this section of code at the time of building permit issuance.</p>

<p>Exterior lighting shall be down directed and shielded from adjacent properties.</p> <p>All exterior and interior lighting features that are readily visible from the exterior shall not strobe, flash, or flicker.</p>		
<p>New Non-residential Construction:</p> <p>Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a conditional building and site design review process pursuant to <u>chapter 21A.59</u> of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:</p> <p>The replacement use for properties containing residential units will include an equal or greater number of residential units; and</p> <p>The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and</p> <p>The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in</p>	<p>Complies</p>	<p>The Code also allows for a Planned Development process in this case, hence the applicant's request. Both processes, Conditional Building & Site Design Review and Planned Development are essentially design reviews and accomplish the same means.</p>

scale, height, width, and solid to void ratio of openings in the principal street facing facade.

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ATTACHMENT F: ANALYSIS OF PD STANDARDS

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>A. 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> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The applicants intend to achieve objectives D and F. To accomplish this, the applicants are proposing a development that will create a pleasing environment, one that is certainly more beneficial to the area than the existing building. While the existing building is not necessarily "blighted" it has been vacant for a significant period of time and may certainly be past its useful life.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>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</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Complies</p>	<p>A discussion of Central Community Master Plan policies is included in Attachment P – Existing Conditions. The proposal is consistent with several adopted policies set forth in this document. Further, office and retail uses are both permitted in the SNB Zone.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and</p>	<p>Complies</p>	<p>Planning Staff asserts that the proposed Planned Development is compatible based on adopted standards. Both 700 East and 900 South provide</p>

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 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

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.

access and circulation to effectively serve the project without unusual pedestrian or traffic patterns/volumes. The access for the project will be located off of 900 South as it is now, with adequate parking proposed to serve the uses in the new structure.

There were no comments received from other City Departments/Division concerning utilities and public services that would prevent the proposed development.

While the applicant is requesting some slight modification to landscaping/buffering requirements, they are adequately providing these items to buffer the proposed use from neighboring properties in terms of excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development. The building itself is being proposed in a location to provide maximum physical distance from adjacent residences, therefore providing additional buffer. There are no active public building entrances on the north or east side of the building, nor are there any significant windows on the north façade. This design feature will provide privacy and calm for the adjacent property to the north.

Planning Staff asserts that the intensity, size and scale of the proposed building is compatible with adjacent properties, given the site location (on a major intersection) and the location of the building on the site (at the corner of the property close to the intersection).

D. Landscaping: Existing mature vegetation on a

Will be

<p>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;</p>	<p>condition of any project approval.</p>	
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Not Applicable</p>	
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Will be condition of any project approval.</p>	

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

An Open House was held on October 16, 2014. The developer, architect and planning staff spoke with approximately 6-8 members of the public regarding the proposal. Concerns expressed included but were not limited to building height, parking in and around the subject parcel, buffering including landscaping and fencing, and dumpster location.

Written comments received as of the preparation and distribution of this staff report are included for review.

Traughber, Lex

From: Branden Dalley [BDalley@union.utah.edu]
Sent: Monday, October 20, 2014 12:56 PM
To: Traughber, Lex
Subject: project at 700 east and 900 south

Lex Traughber,

My name is Branden Dalley, I am the homeowner directly to the north of the proposed structure on 700 east and 900 south. When I became aware of the proposal to build a two-story office building, I was very concerned about a few things. I came into your office and reviewed the plans with you and sent some family members to the meeting with the developers at the city county building. I feel that I have a pretty accurate idea now of what is being proposed. I would not be in support of this structure if the developer does not add some more robust landscaping at the property line. I have dogs and I would need the fence to either remain or a new fence built. Privacy from the windows is also an issue that I would like addressed. There are no windows on the current plans on the north side of the building, but there are to be windows on the 2nd story, east side. This would look directly into my back yard and would be quite intrusive. A remedy to this issue could be trees planted along the property line that, when mature, would obstruct the view from the 2nd story. In addition, I am wondering if there are plans to do any sort of cleaning to my home following the project. The demolition and subsequent dig and construction will stir up a significant amount of dust and debris far beyond the normal amounts. My home sits very close to the proposed edge of the new structure. I thank you for your time and consideration.

Sincerely,
Branden Dalley

**705 East 900 South Office Building
Planned Development
October 16, 2014**



Planning and Zoning Division
Department of Community and
Economic Development

**Petition PLNSUB2014-00616,
705 East 900 South Office Building – Planned Development**

Name: Tosh Hatch
Address: 717 East 900 South
Salt Lake City, UT 84105
Phone: 801-999-8674 E-mail karate3029@yahoo.com
Comments: Send me a copy of the plans.

SENT 10.20.14 TH

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of tonight's meeting, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via U. S. Mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments as soon as you are able.

Traughber, Lex

From: Traughber, Lex
Sent: Monday, October 20, 2014 9:35 AM
To: 'karate3029@yahoo.com'
Subject: Plans for 705 E 900 S
Attachments: 14-10-16 A200.pdf; 14-10-16 A201.pdf; 14-10-16 Site Plan.pdf

Tosh,

Attached are the plans for the above referenced project at you requested. Let me know if you have any questions.

Sincerely,

Lex Traughber
Senior Planner

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

lex.traughber@slcgov.com
TEL 801-535-6184
FAX 801-535-6174

WWW.SLCGOV.COM

**705 East 900 South Office Building
Planned Development
October 16, 2014**



Planning and Zoning Division
Department of Community and
Economic Development

**Petition PLNSUB2014-00616,
705 East 900 South Office Building – Planned Development**

Name: Clara McKenna
Address: 717 East 900 South
Salt Lake City, UT 84105
Phone: 801-532-0343 E-mail ce-evenstar@hotmail.com

Comments: I am predominantly concerned about parking issues. This property has a small/limited parking lot. I do not believe that it could adequately provide parking for the number of patrons a two-story complex building would generate, without having a severe impact on the adjacent residents' parking. Many of the residents have NO access to off street parking. I am also concerned about the proposed height of the building. The zoning limit of 20 feet would be more in character with the surroundings.

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of tonight's meeting, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via U. S. Mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments as soon as you are able.

705 East 900 South Office Building
Planned Development
October 16, 2014



Planning and Zoning Division
Department of Community and
Economic Development

Petition PLNSUB2014-00616,
705 East 900 South Office Building – Planned Development

Name: MARK L LAWRENCE

Address: 734 E 900 So
SLC UT 84105

Phone: (801) 755-0499 E-mail mark55@gmail.com

Comments: A 2 STORY PROSED STRUCTURE ON 7th E 900 So
IS AN ANNOYING IDEA OUT OF CHARACTER WITH A
1 LEVEL CONTINUOUS STREET SCAPE ALONG BOTH
7th E & 900 So. 2 LEVEL RESIDENCES
EXIST, BUT ARE OLD HOUSES, OCCUPIED & WELL KEPT
I OBJECT TO THE IDEA A 2 LEVEL COMMERCIAL STRUCTURE,
IT WOULD BE OUT OF CHARACTER FOR AN ALMOST COMPLETELY
RESIDENTIAL AREA

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of tonight's meeting, or you can provide your comments via e-mail at lex.traughber@slcgov.com or via U. S. Mail at the following address: Lex Traughber, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments as soon as you are able.

Traughber, Lex

From: Jim STRUVE [jimstruve@mac.com]
Sent: Saturday, October 11, 2014 10:06 AM
To: Traughber, Lex
Cc: Jeff Bell
Subject: Feedback About Property on Corner of 700 East & 900 South

To Mr. Traughber,

We are writing in regards to the proposal to build a 2 story building structure on the lot at the corner of 900 South & 700 East. As a nearby resident (we live across the street at 722 East 900 South), we are glad to hear that this property may again be inhabited - it has been unfortunate that this property has remained idle for so long. However, we do not support the construction of a 2-story building unless this zoning decision is accompanied by attention to resident parking on the adjacent block. Parking in this neighborhood is already problematic. We do not have a driveway for our property so we are confined to on-street parking. It is relatively frequent that all the spaces in front of our house are occupied by others, sometimes requiring us to park 1 or 2 blocks away. We fear that traffic for a 2-story building would further complicate these parking issues.

The 2 solutions that make the most sense is either (1) to make both sides of the 900 South block between 700 East & Lake Street permit parking for residents only or (2) to require the 2-story building construction to include additional parking under the structure or otherwise require a larger parking lot. If either of these options could accompany the construction _ permit, we could then support the proposal for a 2-story building on this property.

Thanks for hearing our concerns and considering this feedback.

Jim Struve & Jeff Bell
722 East 900 South
Salt Lake City, UT. 84105
801-953-4928

ATTACHMENT H: CITY DEPT/DIVISION COMMENTS



Work Flow History Report

705 E 900 S

PLNSUB2014-00616

Date	Task/Inspection	Status/Result	Action By	Comments
9/18/2014	Staff Assignment	Assigned	Traughber, Lex	Assigned to Lex Traughber-Public Hearing In November 2014
9/18/2014	Staff Assignment	In Progress	Traughber, Lex	
9/22/2014	Planning Dept Review	In Progress	Traughber, Lex	
9/22/2014	Staff Assignment	Routed	Traughber, Lex	
9/23/2014	Fire Code Review	Complete	Itchon, Edward	
9/24/2014	Transporation Review	Complete	Walsh, Barry	<p>September 24, 2014</p> <p>Lex Traughber, Planning</p> <p>Re: PLNSUB2014-00616.</p> <p>Transportation review comments are as follows:</p> <p>A full parking calculations per section 21A.44 is required. Our rough calculation is Main floor office 2,300 sf at 3/1,000 = 6.9 and the remaining floors, 5,000 sf at 1.25/1,000 = 5.25 for a total of 13.15 parking stalls or 13 stalls. One being an ADA stall along with two bike stalls required.</p> <p>The current parking lot is noted with 12 stalls. The circulations is non conforming with backing shown over the public sidewalk along with angle stalls requiring additional maneuvering to exit the site. A redline Sheet AS101 review indicates that required parking is available with standard 90 degree parking and maneuvering on site with no backing into the public way along with moving the existing approach farther from the intersection. There would be a conflict with the existing Power/Light pole that would need to be relocated.</p> <p>Per paragraph 3 the Parking lot buffer exception is still in question.</p> <p>Sincerely,</p> <p>Barry Walsh</p> <p>Cc Scott Vaterlaus, P.E. Michael Barry, P.E. File</p>
10/14/2014	Community Council Review	Complete	Traughber, Lex	Open House 10/16/14
10/14/2014	Engineering Review	Complete	Weiler, Scott	see PLNSUB2014-00644
10/14/2014	Sustainability Review	Complete	Traughber, Lex	
10/21/2014	Building Review	Complete	Hardman, Alan	The project should provide park strip trees along 900 South, which are required by ordinance, or be waived.
10/21/2014	Community Open House	Complete	Traughber, Lex	
10/21/2014	Planning Dept Review	Complete	Traughber, Lex	
10/21/2014	Police Review	Complete	Traughber, Lex	Scott Teerlink indicated that the Police Dept has no comment.

10/21/2014	Public Utility Review	Complete	Stoker, Justin	The existing building is served by an existing 3/4" water service and two very old sewer services. The sewer service is beyond the life expectancy and will need to be replaced. If the water service is in good condition and the 3/4" size is adequate, it may be reused. If the service is too small for the future use, it will need to be terminated per SLC Public Utilities standard practices and a new tap made to the public main. Also, if a fire suppression line is required, then it too will require a new and separate tap to the water main. Since the parcel is less than one gross acre, there are no special requirements related to drainage other than making sure that storm runoff is directed away from private properties.
10/21/2014	Staff Review and Report	Draft	Traugher, Lex	
10/21/2014	Zoning Review	Complete	Hardman, Alan	The project should provide park strip trees along 900 South, which are required by ordinance, or be waived.



Work Flow History Report

705 E 900 S

PLNPCM2014-00644

Date	Task/Inspection	Status/Result	Action By	Comments
9/25/2014	Fire Code Review	Complete	Itchon, Edward	
9/25/2014	Planning Dept Review	In Progress	Traughber, Lex	
9/25/2014	Staff Assignment	Routed	Traughber, Lex	
9/25/2014	Transporation Review	Complete	Walsh, Barry	September 24, 2014 Lex Traughber, Planning Re: PLNSUB2014-00616. Transportation review comments are as follows: A full parking calculations per section 21A.44 is required. Our rough calculation is Main floor office 2,300 sf at 3/1,000 = 6.9 and the remaining floors, 5,000 sf at 1.25/1,000 = 5.25 for a total of 13.15 parking stalls or 13 stalls. One being an ADA stall along with two bike stalls required. The current parking lot is noted with 12 stalls. The circulations is non conforming with backing shown over the public sidewalk along with angle stalls requiring additional maneuvering to exit the site. A redline Sheet AS101 review indicates that required parking is available with standard 90 degree parking and maneuvering on site with no backing into the public way along with moving the existing approach farther from the intersection. There would be a conflict with the existing Power/Light pole that would need to be relocated. Per paragraph 3 the Parking lot buffer exception is still in question. Sincerely, Barry Walsh Cc Scott Vaterlaus, P.E. Michael Barry, P.E. File
9/29/2014	Engineering Review	Completa	Weiler, Scott	Since the existing park strip on the 700 East frontage is more than 2' wide, it is recommended that the existing concrete be removed and replaced with materials meeting the SLC 21A.48.060 (Park Strip Landscaping) ordinance. No objections to the reduced setbacks.
10/7/2014	Building Review	Complete	Hardman, Alan	The project should provide park strip trees along 900 South, which are required by ordinance, or be waived.
10/7/2014	Police Review	Complete	Traughber, Lex	Scott Teerlink indicated that the Police Dept has no comment.
10/7/2014	Public Utility Review	Complete	Stoker, Justin	The existing building is served by an existing 3/4" water service and two very old sewer services. The sewer service is beyond the life expectancy and will need to be replaced. If the water service is in good condition and the 3/4" size is adequate, it may be reused. If the service is too small for the future use, it will need to be terminated per SLC Public Utilities standard practices and a new tap made to the public main. Also, if a fire suppression line is required, then it too will require a new and separate tap to the water main. Since the parcel is less than one gross acre, there are no special requirements related to drainage other than making sure that storm runoff is directed away from private properties.

Traughber, Lex

From: Stoker, Justin
Sent: Tuesday, October 07, 2014 3:49 PM
To: Traughber, Lex; Garcia, Peggy
Subject: RE: Comments for PLNPCM2014-00644, 705 E 900 S - Conditional Building and Site Design Review for a Commercial Office Building

The existing building is served by an existing ¾" water service and two very old sewer services. The sewer service is beyond the life expectancy and will need to be replaced. If the water service is in good condition and the ¾" size is adequate, it may be reused. If the service is too small for the future use, it will need to be terminated per SLC Public Utilities standard practices and a new tap made to the public main. Also, if a fire suppression line is required, then it too will require a new and separate tap to the water main. Since the parcel is less than one gross acre, there are no special requirements related to drainage other than making sure that storm runoff is directed away from private properties.

Feel free to contact with any specific questions or concerns.

Thanks,
Justin

Justin D. Stoker, PE, LEED® AP, CFM
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

From: Traughber, Lex
Sent: Tuesday, October 07, 2014 12:48 PM
To: Garcia, Peggy
Cc: Stoker, Justin
Subject: Comments for PLNPCM2014-00644, 705 E 900 S - Conditional Building and Site Design Review for a Commercial Office Building

Peggy,

On September 22, 2014, I routed the above referenced project to you for comment. I requested comment by today, Tuesday, October 07, 2014. Just a reminder that I need comments from Public Utilities as soon as possible. The applicant is anxious to get to public hearing. Thank you for your attention to this matter.

Sincerely,

Lex Traughber
Senior Planner

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com
TEL 801-535-6184
FAX 801-535-6174

Traughber, Lex

Police

From: Teerlink, Scott
Sent: Tuesday, September 30, 2014 1:54 PM
To: Traughber, Lex
Subject: RE: Petition ~~PLNSUB2014-00616~~, 705 E 900 S Planned Development

PLNPerm2014 - 00644

Police has No Comment.

Thanks,

Scott

From: Traughber, Lex
Sent: Monday, September 22, 2014 2:01 PM
To: Weiler, Scott; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Limburg, Garth; McFarland, Ryan; Teerlink, Scott; Vaterlaus, Scott
Cc: Oktay, Michaela
Subject: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Good afternoon,

Rob White of Sugar House Architects has submitted an application for Planned Development for an office project to be located at approximately 705 E 900 S. The subject property is in a SNB (Small Neighborhood Business) Zone. The proposed office use is a permitted use in this Zone, however the applicant is requesting that the Planning Commission approve a relaxation of standards related to building height, setbacks, and perimeter and parking lot landscaping, through the Planned Development process. A detailed narrative, site plan, and elevations are attached for review.

Please review the information submitted and respond with any comments (preferably in Accela) as soon as you are able, but no later than **Tuesday, October 7, 2014**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Sincerely,

Lex Traughber
Senior Planner

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

lex.traughber@slc.gov
TEL 801-535-6184
FAX 801-535-6174

WWW.SLCGOV.COM

Traughber, Lex

AIRPORT

From: Miller, David
Sent: Tuesday, September 30, 2014 8:55 AM
To: Traughber, Lex
Subject: RE: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Lex,
Thank you for the notice regarding an application for Planned Development for an office project to be located at approximately 705 E 900 S. This address is not in an established Salt Lake City airport influence zone. The project does not create any observed impacts to airport operations.
Dave

Dave Miller
Airport Planner
Salt Lake City Department of Airports
P.O. Box 145550
Salt Lake City, UT 84114-5550
801.575.2972
david.miller@slcgov.com

From: McCandless, Allen
Sent: Thursday, September 25, 2014 11:40 AM
To: Miller, David
Subject: FW: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Dave,
I did not see any airport issues. Please review the proposal and reply back to Mr. Lex Traughber. Thank you. --Allen

From: Riley, Maureen
Sent: Tuesday, September 23, 2014 5:40 AM
To: McCandless, Allen
Subject: Fwd: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Sent from my iPad

Begin forwarded message:

From: "Traughber, Lex" <Lex.Traughber@slcgov.com>
To: "Hutcheson, Robin" <Robin.Hutcheson@slcgov.com>, "Niermeyer, Jeff" <jeff.niermeyer@slcgov.com>, "Graham, Rick" <Rick.Graham@slcgov.com>, "Burbank, Chris" <Chris.Burbank@slcgov.com>, "Baxter, DJ" <dj.baxter@slcgov.com>, "Riley, Maureen" <Maureen.Riley@slcgov.com>, "Bennett, Vicki" <vicki.bennett@slcgov.com>, "Akerlow, Michael" <Michael.Akerlow@slcgov.com>, "Shaw, Eric" <Eric.Shaw@slcgov.com>, "Cook, Kurt" <Kurt.Cook@slcgov.com>, "Snelling, Jeff" <Jeff.Snelling@slcgov.com>
Cc: "Coffey, Cheri" <Cheri.Coffey@slcgov.com>, "Oktay, Michaela" <Michaela.Oktay@slcgov.com>
Subject: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Traughber, Lex

TRANSPORTATION

From: Walsh, Barry
Sent: Wednesday, September 24, 2014 8:27 AM
To: Traughber, Lex
Cc: Vaterlaus, Scott; Barry, Michael
Subject: RE: Petition PLNSUB2014-00616, 705 E 900 S Planned Development
Attachments: PLNSUB2014-00616 Site Plan Elevs redline 9-24-14.pdf

September 24, 2014

Lex Traughber, Planning

Re: PLNSUB2014-00616.

Transportation review comments are as follows:

A full parking calculations per section 21A.44 is required. Our rough calculation is Main floor office 2,300 sf at 3/1,000 = 6.9 and the remaining floors, 5,000 sf at 1.25/1,000 = 5.25 for a total of 13.15 parking stalls or 13 stalls. One being an ADA stall along with two bike stalls required.

The current parking lot is noted with 12 stalls. The circulations is non conforming with backing shown over the public sidewalk along with angle stalls requiring additional maneuvering to exit the site. A redline Sheet AS101 review indicates that required parking is available with standard 90 degree parking and maneuvering on site with no backing into the public way along with moving the existing approach farther from the intersection. There would be a conflict with the existing Power/Light pole that would need to be relocated.

Per paragraph 3 the Parking lot buffer exception is still in question.

Sincerely,

Barry Walsh

Cc Scott Vaterlaus, P.E.
Michael Barry, P.E.
File

From: Traughber, Lex
Sent: Monday, September 22, 2014 2:01 PM
To: Weiler, Scott; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Limburg, Garth; McFarland, Ryan; Teerlink, Scott; Vaterlaus, Scott
Cc: Oktay, Michaela
Subject: Petition PLNSUB2014-00616, 705 E 900 S Planned Development

Good afternoon,

Rob White of Sugar House Architects has submitted an application for Planned Development for an office project to be located at approximately 705 E 900 S. The subject property is in a SNB (Small Neighborhood Business) Zone. The proposed office use is a permitted use in this Zone, however the applicant is requesting that the Planning Commission approve a relaxation of standards related to building height, setbacks, and perimeter and parking lot landscaping, through the Planned Development process. A detailed narrative, site plan, and elevations are attached for review.

Please review the information submitted and respond with any comments (preferably in Accela) as soon as you are able, but no later than **Tuesday, October 7, 2014**. If you do not have any comments, please respond

ATTACHMENT I: MOTIONS

Consistent with Staff Recommendation: Based on the testimony, plans presented, the findings noted in the staff report, the recommendation of Planning Staff, and conditions of project approval, I move that the Planning Commission approve the 705 East 900 South Commercial Building Planned Development, Petition PLNSUB2014-00616, as proposed.

Denial of the Proposal: Based on the testimony and plans presented in the staff report, I move that the Planning Commission deny the 705 East 900 South Commercial Building Planned Development, Petition PLNSUB2014-00616, as proposed. *The Planning Commission would need to formulate findings for denial.*