



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Casey Stewart; 801-535-6260  
Date: May 20, 2015  
Re: PLNPCM2015-00050 and -00097 CVS Pharmacy Zoning Map Amendment and Alley Closure

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## ZONING AMENDMENT – MAP ALLEY VACATION

**PROPERTY ADDRESS:** 2036 and 2046 South 1300 East, and adjacent alley south of these two parcels  
**PARCEL ID:** 16-17-479-043 and 16-17-479-044  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** RO (Residential Office); Alley is currently public property and not in a zoning district

**REQUEST:** The applicant requests approval to change the zoning for the subject properties from the current RO designation to a CB (Community Business) zoning district to facilitate a surface parking lot for a proposed retail use (CVS Pharmacy). Also, the applicant requests the city vacate a portion of a public alley on the south side of the two subject parcels for the purpose of combining multiple parcels into one larger parcel for commercial development. The alley segment would be zoned CB also.

The Planning Commission's role in these two applications is to provide a recommendation to the City Council, who will make the final decision.

**RECOMMENDATION:** Based on the information in this staff report, planning staff finds the proposals do *not* adequately meet the standards or objectives and recommends that the Planning Commission forward a negative recommendation for both the zoning map amendment and alley vacation requests.

The following motion is provided in support of the recommendation: *Based on the findings and analysis listed in the staff report and the testimony and plans presented, I move that the Planning Commission forward a negative recommendation for the requested Zoning Map Amendment PLNPCM2015-00050 and Alley Vacation PLNPCM2015-00097.*

### ATTACHMENTS:

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

## **PROJECT DESCRIPTION:**

### **1. Proposal Details**

The proposal involves two separate requests: (1) amend the zoning map designation for the two subject parcels from RO (Residential Office) to CB (Community Business), and the adjacent alley segment to CB, and: (2) vacate a portion of an existing public alley adjacent to the two subject parcels.

#### Zoning Map Amendment

As part of a proposed development for the northwest corner of 2100 South and 1300 East intersection, the applicant seeks to change the zoning of two parcels that are slated to provide a parking lot for a new CVS Pharmacy building. There are currently three separate parcels, and a section of public alley, being included in the preliminary development plans. The corner property, where a self-serve car wash sits, is zoned CSHBD2 (Commercial Sugar House Business District 2) and would be redeveloped with a new CVS Pharmacy building, including drive-through lane for pharmacy prescriptions, large truck loading area, and seven (7) parking stalls. The other two parcels, the subjects of this zoning amendment request, currently house a dental office building but would be redeveloped into a surface parking lot for 60 parking stalls. Those two parcels are currently zoned RO, which does not allow retail uses or parking for retail uses.

The applicant requests a change from RO to CB for the two parking lot parcels, which would allow the parking lot for the proposed retail use. The corner property that would house the CVS building would remain in the CSHBD2 zoning district – no zoning change is proposed for that parcel.

The application materials also state that, if all approvals are granted for the project, the three parcels and intermingled alley segment would be consolidated into one parcel, which would then be split by the two different zoning districts: CSHBD2 for the building and CB for the parking lot and vacated alley section.

#### Alley Vacation

The proposed development would occur on lots that are part of the platted View City Subdivision. The subdivision plat also includes public alleys, a portion of which runs between the parking lot parcels on the north and the CVS building lot (corner lot) on the south. The alley currently serves as an access directly from 1300 East for the car wash on the corner lot and the dental office on the two northern parcels. The proposal is to vacate the segment of the alley that runs from 1300 East into the center of the block. The other segments of the platted alley would remain public, allowing access to the alley from two points on Douglas Street and one point further north on 1300 East.

The 1300 East vehicle access point of the vacated alley would remain and serve as the primary access from 1300 East to the CVS business, although the alley would no longer be a public alley – the city would relinquish ownership/interest of that segment of the alley if it is vacated.

#### Development Proposal

The development plans provided by the applicant include a proposed site plan, landscape plan, and building elevations. The applicant has indicated that the site and building designs will comply with the base zoning district standards, or if relief from a requirement is sought, the appropriate process will be followed. City staff has performed an initial review of the provided plans and commented on related issues throughout this report.

At one point, the applicant had submitted a third application for *Conditional Building and Site Design Review* seeking relief of the amount of transparent glass required along the building façade 2100 South. The applicant later revised the building facades to comply with the glass requirement and withdrew that petition.

## **KEY ISSUES:**

The key issues associated with this proposal are 1) the alley, 2) replacing residential zoning with commercial zoning, and 3) the large number of parking stalls provided. The key issues are discussed further in the following paragraphs and were identified through the analysis of the project (*Attachment "F"*) and department review comments.

**Issue 1:** Alley vacation policies – unresolved

In general the request to vacate the alley does not satisfy the applicable policy factors. The section of alley is viable, is considered a public asset, and is not part of a greater community project that might offer significant benefits to the community. Facilitating this proposed private development does not warrant removing the alley from public use.

**Issue 2:** CB zoning district - unresolved

The master plan's goal for the area that includes these parcels is to better integrate residential uses with small business uses, and to increase a residential presence through a mixed land use pattern. The CB zoning district, although one of the city's lower intensity commercial districts, only permits seven (7) types of residential use, whereas the current RO zoning district permits 13 types of residential uses along with low impact office type uses. By changing to a CB district, the parcels become more solidly in the commercial category with less incentive and potential for residential development in the future, which residential uses are desired on the periphery of the Sugar House Business District.

In comparing other aspects of the RO and CB districts, it is worth noting that the CB district has no lot size maximum and also does not limit the amount of building coverage for a lot, whereas the RO limits both the lot size and amount of building coverage specifically. These design constraints in the RO district better facilitate integration of residential and small office/commercial uses. If the subject properties are rezoned to CB, it becomes easier to combine them into a larger commercial parcel without a size limit, which would subsequently allow for larger commercial buildings and properties than intended for this area of the Sugar House Master Plan.

**Issue 3:** Large surface parking lot

Although the development plans are not the focus of this petition, plans were provided and some initial review was performed. One concern resulting from the site plan is the comparatively large surface parking lot proposed. The number of parking stalls proposed (67) is likely within permitted limits but is well beyond the minimum required stalls of 26 for this size of retail building. It also doubles what would typically be the maximum allowed parking (33 stalls); however by providing certain design amenities, in this case a permanent and covered bus stop and covered bicycle parking, the development is eligible for additional parking stalls up to 67. The applicant seeks to achieve the most parking available, which results in an excessively large surface parking lot adjacent to residential uses and the Sugar House Business District.

**DISCUSSION:**

The key issues discussed previously reveal the policy dilemma with changing the zoning district to CB, a more commercial-focused district, and vacating the alley.

The proposed zone change would ultimately facilitate the proposed retail development. It would also reduce the number of eligible residential uses on these two parcels. The large parking lot attempts to support a typical suburban, commercial style development (low rise retail building with large surface parking lot) on a corner parcel where the CSHBD2 zoning district and Sugar Hour Master Plan would rather have a more compact urban and business district style development that better contributes to the design goals of the Sugar House Business District and integrates better with surrounding residential and small office uses.

The CB district, with its increased focus on commercial uses and fewer design constraints, is not preferred over the RO district for these properties. The CB district does not support well the guidance for more residential uses in and around the business district and the transition, in terms of compatible uses, to the surrounding single family neighborhoods. The RO district better serves the area and the master plan in its allowed uses and building footprint constraints as discussed in the more detailed analysis of *Attachment F* of this report. The RO district focuses more on residential uses and small scale office uses. The Sugar House Master Plan seeks increased residential density in and on the perimeter of the Sugar House Business District.

The RO district however does have a design aspect, allowed building height of 60 feet and up 90 feet in certain cases, which conflicts with the preferred height of the "low density mixed use" master plan designation for these parcels. The CB district's height limit, 30 feet, is more in line with the one- and two-story guidance of the "low density mixed use" designation when compared to the height limit of the RO district. The height in the RO district is intended to achieve

more vertical density of residential and office uses than a typical residential district. Therefore, the RO district is not necessarily a perfect fit based solely on its height allowance, but as discussed, that is not the only zoning aspect that is considered in determining adherence to the guidance of the applicable master plan.

The applicant purports that a building built to allowed RO heights on these two parcels would adversely impact the adjacent properties and cites this as a reason to change the zoning to CB. The CB district limits building height to 30 feet, which from a height stand point would have less of a visual impact on the surrounding properties. For these parcels the bigger issue is not height, but rather overall site design and uses allowed in this transition area from business district to residential neighborhoods.

The two subject parcels were intentionally zoned RO in the 1995 city-wide zoning ordinance update and retained that district during and after the Sugar House Master Plan drafting and adoption of 2005. This duration of the RO district demonstrates its alignment with the master plan and Planning staff does not find adequate reasons in the proposal to change this zoning district to CB.

Vacating the segment of alley within the project area would not satisfy the considerations the city has established for vacating its interest in public alleys. Those considerations are lack of use, public safety concerns, contribution to good urban design, and contribution to a greater community purpose. Removing the segment of alley from the public interest may not create a significant access problem due to other alley segments servicing the block, but it only serves the private interest of this proposed development, not a greater community purpose.

The applicant argues for vacating the alley for the purpose of creating a large parcel to help with a “cohesive” project. In this case, that translates to a typical retail project with a large surface parking lot. Consolidating multiple smaller, viable lots and an alley into one larger development parcel creates the potential for larger scale commercial building footprints. Retaining public ownership of the alley serves to keep the historic smaller, alley-accessed lots typical in neighborhood business nodes. It also keeps future developments on these two parcels on a smaller scale, better integrated with the adjacent neighborhoods and a better transition from business district to residential neighborhood. This historical lot layout serves the Sugar House area well by keeping development at a pedestrian scale – more so than a single, large lot and parking lot that front 1300 East.

**NEXT STEPS:**

The Planning Commission’s recommendation will be forwarded to the City Council for their consideration as part of the final decision. If ultimately approved, the applicant may proceed with the development of the project, subject to any conditions, and will be required to obtain all necessary city permits and make all required improvements.

If ultimately denied, the applicant would still be eligible to develop the properties separately (without the alley portion) and only in accordance with the zoning district regulations in effect at that time, which would not allow an “off site” parking lot in the RO district.

**ATTACHMENT A: Vicinity Map**

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SR-1

SR-1

RO

RO

R-1-5000

CN

Change RO to CB

Alley segment

CSHBD2

CSHBD2

CB

2100 S

1300 E

VIEW

CSHBD1

CB


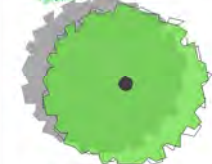







OS

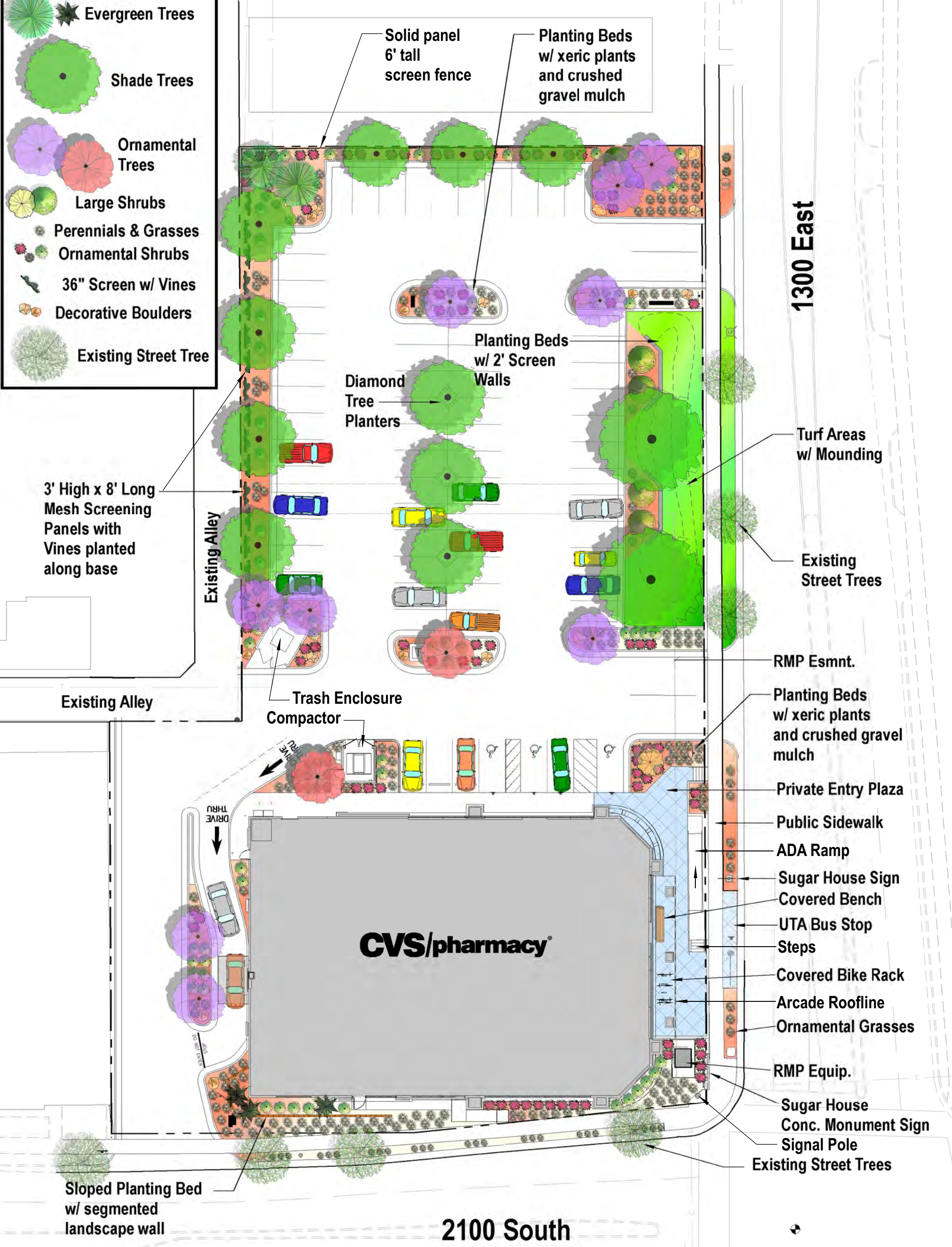
**ATTACHMENT B: Site Plan**

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# Legend

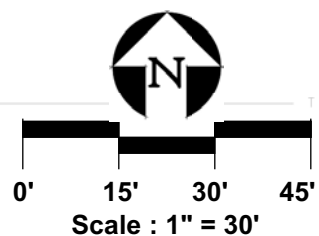
-  Evergreen Trees
-  Shade Trees
-  Ornamental Trees
-  Large Shrubs
-  Perennials & Grasses
-  Ornamental Shrubs
-  36" Screen w/ Vines
-  Decorative Boulders
-  Existing Street Tree



February 27, 2015



**Site Development Concept Plan**  
**Conditional Building & Site Design Review**  
**1269 E. 2100 South, SLC, Ut.**







**ATTACHMENT C: Building Elevations**





North Elevation - Parking



1300 East Elevation

STREET LEVEL GLAZING INFORMATION FOR 1300 EAST

TYPE	AREA	% OF FACADE
TOTAL FACADE TO 13'-4" AFF	1496.5 SF	100.0%
REQUIRED GLAZING (BTWN. 0'-0" & 13'-4")	592.6 SF	40.0%
PROPOSED GLAZING	704.3 SF	50.1%



2100 South Elevation

STREET LEVEL GLAZING INFORMATION FOR 2100 SOUTH

TYPE	AREA	% OF FACADE
TOTAL FACADE TO 13'-4" AFF	1775.7 SF	100.0%
REQUIRED GLAZING (BTWN. 0'-0" & 13'-4")	710.3 SF	40.0%
PROPOSED GLAZING	746.3 SF	42.1%



West Elevation



CVS #10423/CS #65276,  
SUGAR HOUSE  
2100 SOUTH & 1300 EAST, SLC, UT.



E1 - EIFS - Pale Yellow



E2 - EIFS - Raftertail



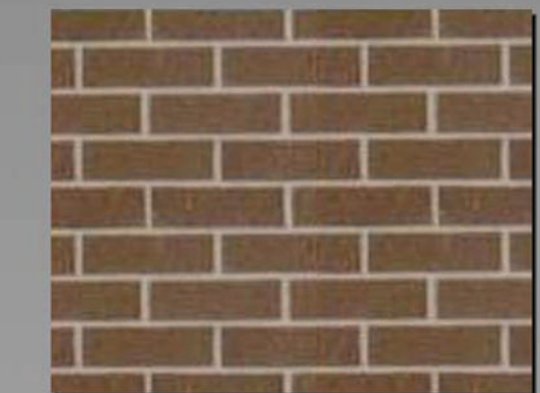
E3 - EIFS - Terracotta



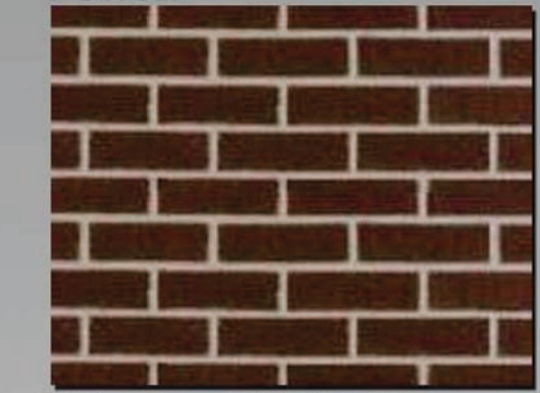
E4 - Anodized Aluminum



E5 - Paint - Match Terracotta



E6 - Pine Hall Brick Pewter



E7 - Pine Hall Brick Chocolate



E8 - Angelus Split Face Block - Terracotta



E9 - Precast Sill Cap

**CVS/pharmacy**

02.27.2015

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

**ARMSTRONG**  
DEVELOPMENT  
PROPERTIES, INC.

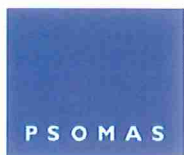


**ATTACHMENT D: Additional Applicant Information**

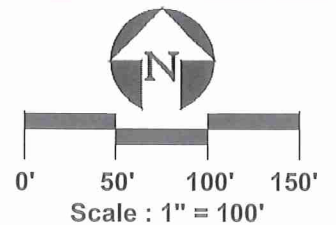




January 27, 2015



**Parcel Exhibit**  
**Zoning Map Amendment: R-O to CB**  
**2036 and 2046 S. 1300 East, SLC, Ut.**



**CVS – Sugar House  
1300 East 2100 South  
Salt Lake City, Utah  
Request for Zoning Map Amendment**

**January 27, 2015**

**Parcels Included in Rezone Request:**

16-17-479-043

Current Land Use: Existing Medical Offices and Parking Lot

Address: 2036 S. 1300 East, Salt Lake City, Utah

Parcel Size: 19,602 s.f.

Current Zoning: R-O

Proposed Zoning: CB

16-17-479-044

Current Land Use: Existing Parking Lot shared by Medical Offices and Car Wash

Address: 2046 S. 1300 East, Salt Lake City, Utah

Parcel Size: 8,712 s.f.

Current Zoning: R-O

Proposed Zoning: CB

**Associated Parcel:**

16-20-227-008

Current Land Use: Existing Car Wash

Address: 1269 E. 2100 South

Parcel Size: 28,314 s.f.

Current Zoning: CSHBD2

**Proposed Use of the Property:**

A commercial retail store and pharmacy is the intended use of the property. The two parcels covered by this rezoning request will be consolidated with a third, associated parcel and developed as a cohesive retail site plan. The rezoned parcels will contain the supportive parking for the corner retail development under a comprehensive CSHBD2 zoning classification. An aerial map exhibit of the parcels is included with this application. A concept site plan can be submitted at this time if requested.

**Reasons to request a rezoning of the subject parcels:**

***Common Ownership across multiple parcels*** – The two parcels proposed for rezoning are held in common ownership by Wayne Leasing LLC with an associated parcel located on the corner of 1300 East and 2100 South. All three parcels, when combined, include a total square footage of 55,628 square feet. The two subject parcels covered by the rezoning application represent 49% of the total ownership.

***Compatibility with the existing Master Plan's intent*** – The change of zoning, from R-O to CB, would allow for the three parcels to be developed in a cohesive manner while still keeping the northern parcels within a zoning category that is consistent with the intent of the Master Plan for this area of Salt Lake City.

***Consolidation of multiple parcels allows for cohesive development*** – Given the configuration of the three parcels that are owned by Wayne Leasing LLC it is difficult to plan a cohesive development given the requirements of the two different zoning districts – CSHBD2 and R-O. The associated corner parcel represents the dominant property with respect to zoning and location. This parcel is currently zoned CSHBD2, a commercial zone that requires the building to be placed on the corner with limited setbacks and no parking fronting the street frontages. The development within this zone places the parking demands of the commercial use within the two parcels that lie to the north within the R-O zone. The R-O zone does not allow for parking that serves an adjacent parcel. By rezoning the two northern parcels to the CB zoning category the entire corner ownership can be planned and developed as a cohesive commercial use.

***Removal of blighted or non-conforming existing structures*** – Consolidation of the properties within compatible commercial zoning districts will allow the area to be redeveloped at this time, thereby removing a car wash that is old and in need of significant repairs or replacement. The requirements of the CSHBD2 zone do not allow for the replacement of this existing use. A new commercial use is required to improve the site. More importantly, for the cohesive development of this corner as a commercial use along two main traffic arterials, a commercial focused zone is required for all three parcels, particularly if the two northern parcels are to support development of the higher intensity corner parcel as emphasized on the ordinance and the Master Plan.

***Anchoring of the prime corner with a building/ removal of corner fronting parking and asphalt*** – Granting the rezone and allowing the owner to plan a cohesive development would clear the way for a new structure that would be located within the required maximum setbacks within the adjacent CSHBD2 zone encompassing the primary corner of 1300 East and 2100 South. The zone for the corner property also requires the removal of the parking within the corner setback areas of this parcel. This desired development pattern is not feasible without the rezone of the R-O parcels to a commercial use that allows the associated parking within the boundaries of the two northern parcels covered by this rezone application.

***Improvement of Traffic Flow through consolidation of driveways*** – The new plan would comply with the zoning requirements for commercial development resulting in the added beneficial outcome of removing the existing driveway approaches that line 2100 South in close proximity to the intersection. There would be no additional driveways added to the 1300 East frontage. The two existing driveways that access 1300 East would be located, as recommended in a traffic study, and re-built to improved safety standards. The change to a CB zone would also keep future development patterns to a lower intensity that would be beneficial at this critical pinch-point along the 1300 East right-of-way.

***Preservation of Future development opportunities as area build-out increases*** – While development beyond parking is not anticipated on the rezoned parcels at this time, the construction of the parking that supports the corner development would not preclude additional investment on these parcels in the future should market conditions warrant. Additionally, any future development governed by the CB zoning category would result in a transitional pattern between the higher intensity CSHBD2 zone and the adjacent R-O and SR-1 zoning districts.

***Lower potential development intensity adjacent to the SR-1 Residential Zone*** – The current R-O zoning allows a base allowable building height of 60 feet adjacent to an SR-1 zoning district as well as the potential for significantly higher buildings when additional design and use considerations are proposed. Building heights within the SR-1 district are limited to a maximum of 28 feet. By rezoning these two

parcels to the CB zoning classification the base building height for any future development proposals would be limited to a maximum of 30 feet. This base height within the CB zone would be more compatible with the adjacent SR-1 zoning of the homes along Douglas Street.

Based on this analysis, as the applicant for this rezone request, we believe that the request to change the zoning is appropriate at this point in time and we respectfully ask for the City's support in our efforts to redevelop these parcels.



Property Detail Report for:



2036 S 1300 E, SALT LAKE CITY, UT, 84105-3601

**Owner Information:**

Owner Name: WAYNE LEASING LLC  
 Mailing Address: 1555 SUNVIEW DR, OGDEN, UT, 84404-5343  
 Vesting Code: Phone Number:

**Location Information:**

Legal Description: LOTS 36 37 & 38 & N 10 FT & W 50 FT OF S 20 FT OF LOT 39 & W50 FT OF LOTS 40 & 41 BLK 3 VIEW CITY SUB 6215-2063,2066  
 County: SALT LAKE FIPS Code: 49035 Census Trct/Blk: 103300 / 1  
 APN: 16-17-479-043 Alternative APN: Map Ref:  
 Twnshp-Rnge-Sect: 1N - 1E - 17 Legal Book/Page: Tract No:  
 Legal Lot: 39 Legal Block: 3  
 Subdivison:

**Last Market Sale Information:**

Sale Date: Sale Price: 1<sup>st</sup> Mtg Amount:  
 Sale Doc No: Price Per SqFt: 1<sup>st</sup> Mtg Int Type:  
 Transfer Doc No: Price Per Acre: 2<sup>nd</sup> Mtg Amount:  
 1<sup>st</sup> Mtg Doc No: 2<sup>nd</sup> Mtg Int Type:  
 Sale Type:  
 Deed Type:  
 Title Company:  
 Lender:  
 Seller Name:

**Property Characteristics:**

Building Area: 5,740 Total Rooms: Construction:  
 Living Area: 5,740 Bedrooms: Heat Type:  
 Garage Area: Baths: 0 Air Cond: YES  
 Basement Area: Fireplace: Roof Type:  
 Parking Type: No of Stories: 1+B Roof Material:  
 Yr Built/Effective: 1963 / 1991 Quality: Style:  
 Pool Code:

**Tax and Value Information:**

Assessed Value: \$403,100 Assessed Year: 2014 Est Market Val:  
 Land Value: \$337,700 Property Tax: \$6,431 Assessor Appd Val: \$403,100  
 Improvement Value: \$65,400 Improvement %: 16.22  
 Total Taxable Value: Tax Exemption:

**Site Information:**

Assessor Acres: 0.45 Zoning: R-O Land Use Code: 237  
 Assessor Lot SqFt: 19,602 No of Buildings: Land Use Desc: MEDICAL BUILDING  
 Lot W/D: 1000 / 1960 Res/Comm Units: County Use Code: 600  
 Calculated Acres: 0.4519 Sewer Type:  
 Calculated Lot SqFt: 19,685 Water Type:

Property Detail Report for:



2046 S 1300 E, SALT LAKE CITY, UT, 84105-

**Owner Information:**

Owner Name: WAYNE LEASING LLC  
 Mailing Address: 1555 SUNVIEW DR, OGDEN, UT, 84404-5343  
 Vesting Code: Phone Number:

**Location Information:**

Legal Description: S 20 FT OF E 107 FT OF LOT 39 & E 107 FT OF LOTS 40 & 41 BLK3 VIEW CITY SUB 6215-2061 6215-2062 6974-2947  
 County: SALT LAKE FIPS Code: 49035 Census Trct/Blk: 103300 / 1  
 APN: 16-17-479-044 Alternative APN: Map Ref:  
 Twnshp-Rnge-Sect: 1N - 1E - 17 Legal Book/Page: Tract No:  
 Legal Lot: 39 Legal Block:  
 Subdivison: VIEW CITY

**Last Market Sale Information:**

Sale Date: Sale Price: 1<sup>st</sup> Mtg Amount:  
 Sale Doc No: Price Per SqFt: 1<sup>st</sup> Mtg Int Type:  
 Transfer Doc No: Price Per Acre: 2<sup>nd</sup> Mtg Amount:  
 1<sup>st</sup> Mtg Doc No: 2<sup>nd</sup> Mtg Int Type:  
 Sale Type:  
 Deed Type:  
 Title Company:  
 Lender:  
 Seller Name:

**Property Characteristics:**

Building Area: Total Rooms: Construction:  
 Living Area: Bedrooms: Heat Type:  
 Garage Area: Baths: 0 Air Cond:  
 Basement Area: Fireplace: Roof Type:  
 Parking Type: No of Stories: Roof Material:  
 Yr Built/Effective: / Quality: Style:  
 Pool Code:

**Tax and Value Information:**

Assessed Value: \$183,200 Assessed Year: 2014 Est Market Val:  
 Land Value: \$179,200 Property Tax: \$2,923 Assessor Appd Val: \$183,200  
 Improvement Value: \$4,000 Improvement %: 2.183  
 Total Taxable Value: Tax Exemption:

**Site Information:**

Assessor Acres: 0.2 Zoning: R-O Land Use Code: 420  
 Assessor Lot SqFt: 8,712 No of Buildings: Land Use Desc: COMMERCIAL  
 Lot W/D: 800 / 1090 Res/Comm Units: LOT  
 Calculated Acres: 0.1965 Sewer Type: County Use Code: 916  
 Calculated Lot SqFt: 8,560 Water Type:

Property Detail Report for:



1269 E 2100 S, SALT LAKE CITY, UT, 84106-2824

**Owner Information:**

Owner Name: WAYNE LEASING  
 Mailing Address: 1555 SUNVIEW DR, OGDEN, UT, 84404-5343  
 Vesting Code: COMPANY/CORPORATION Phone Number:

**Location Information:**

Legal Description: LOTS 1 THRU 8, BLK 3, VIEW CITY. LESS TRACT DEEDED TO STATE ROAD. 3572-384. 4013-7. 5882-1499. 4386-464, 465. 5883-2499,2707.  
 County: SALT LAKE FIPS Code: 49035 Census Trct/Blk: 103300 / 1  
 APN: 16-20-227-008 Alternative APN: Map Ref:  
 Twnshp-Rnge-Sect: 1N - 1E - 20 Legal Book/Page: Tract No:  
 Legal Lot: Legal Block:  
 Subdivison:

**Last Market Sale Information:**

Sale Date: Sale Price: 1<sup>st</sup> Mtg Amount:  
 Sale Doc No: Price Per SqFt: 1<sup>st</sup> Mtg Int Type:  
 Transfer Doc No: Price Per Acre: 2<sup>nd</sup> Mtg Amount:  
 1<sup>st</sup> Mtg Doc No: 2<sup>nd</sup> Mtg Int Type:  
 Sale Type:  
 Deed Type:  
 Title Company:  
 Lender:  
 Seller Name:

**Property Characteristics:**

Building Area: Total Rooms: Construction:  
 Living Area: Bedrooms: Heat Type:  
 Garage Area: Baths: 0 Air Cond:  
 Basement Area: Fireplace: Roof Type:  
 Parking Type: No of Stories: Roof Material:  
 Yr Buil/Effective: / Quality: Style:  
 Pool Code:

**Tax and Value Information:**

Assessed Value: \$839,500 Assessed Year: 2014 Est Market Val:  
 Land Value: \$621,300 Property Tax: \$13,393 Assessor Appd Val: \$839,500  
 Improvement Value: \$218,200 Improvement %: 25.99  
 Total Taxable Value: Tax Exemption:

**Site Information:**

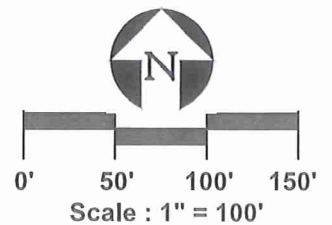
Assessor Acres: 0.65 Zoning: CB Land Use Code: 210  
 Assessor Lot SqFt: 28,314 No of Buildings: Land Use Desc: CARWASH  
 Lot W/D: 3350 / 840 Res/Comm Units: County Use Code: 518  
 Calculated Acres: 0.6427 Sewer Type:  
 Calculated Lot SqFt: 27,996 Water Type:



January 27, 2015



**Parcel Exhibit  
Alley Vacation Request  
2050 South 1300 East, SLC, Ut.**





**CVS – Sugar House  
1300 East 2100 South  
Salt Lake City, Utah  
Request for Alley Vacation**

**February 17, 2015**

**Location of Alley Vacation Request:**

The alley is located north of 2100 South along the 1300 East corridor. It is the eastern leg of the alley running between Douglas Street and 1300 East beginning at the north/south mid-block alley and running easterly to the 1300 East right-of-way..

**Parcels Associated With the Alley Vacation Request:**

16-20-227-008

Current Land Use: Existing Car Wash

Address: 1269 E. 2100 South

Parcel Size: 28,314 s.f.

Current Zoning: CSHBD2

16-17-479-044

Current Land Use: Existing Parking Lot shared by Medical Offices and Car Wash

Address: 2046 S. 1300 East, Salt Lake City, Utah

Parcel Size: 8,712 s.f.

Current Zoning: R-O

Proposed Zoning: CB

**Explanation of this request to vacate a City owned Alley:**

As the owners of the parcels adjacent to both sides of this alley we are in the process of consolidating three parcels into one cohesive commercial development proposal. The plat consolidating these parcels cannot be completed with the alley bisecting the ownership and the site plan cannot move forward with City ownership of this key parcel. An aerial map exhibit of the alley and the adjacent parcels is included with this application. A concept site plan can be submitted at this time if requested.

**Reasons to support a vacation of this Alley:**

***Consolidation of multiple parcels*** – The adjacent parcels are held in common ownership by Wayne Leasing LLC with an associated parcel to the north. All three parcels, when combined, include a total square footage of 55,628 square feet. Redevelopment of the properties in a cohesive manner that is consistent with the General Plan for the area requires removal of this alley segment.

***Retention of Alley Function*** – This segment is not required to continue providing full functionality of the existing alley to the surrounding parcels. Access will still be maintained from 1300 East at a location that is further north of the intersection of 1300 East and 2100 South. Additionally, access will still occur at two points along Douglas Street and throughout the mid-block alignment.

***Functionality Across the Existing Alignment*** – Currently, the alley provides access from 1300 East in an area that is heavily used by car wash customers for parking and cleaning activities. These activities often result in a partial blockage of the alley alignment. The proposed site plan for redevelopment of the site

will still allow vehicles to traverse this area to access the westbound leg of the alley. As a designated drive lane with parking provided outside of the lane of travel the access situation will be improved.

***Increase in Tax Base with a Decrease in City Maintenance***– Moving the property from City ownership to private ownership will place the parcel into a taxable status with respect to property taxes. The parcel will be assessed at commercial rates. The resulting redevelopment of the parcels will also increase the tax increment for all three parcels as well as increasing the sales taxes produced. The City’s potential maintenance costs for this segment of the alley alignment will be eliminated.

***Removal of blighted or non-conforming existing structures*** – Consolidation of the properties within compatible commercial zoning districts will allow the area to be redeveloped at this time, thereby removing a car wash that is old and in need of significant repairs or replacement. The requirements of the CSHBD2 zone do not allow for the replacement of this existing use. A new commercial use is required to improve the site and a consolidation of the parcels will result in better utilization of the properties.

***Anchoring of the prime corner with a building/ removal of corner fronting parking and asphalt*** – Granting the request to vacate the alley segment will allow the owner to plan a cohesive development while clearing the way for a new structure that would be located within the required maximum setbacks within the adjacent CSHBD2 zone encompassing the primary corner of 1300 East and 2100 South. The zone for the corner property also requires the removal of the parking within the corner setback areas of this parcel. This desired development pattern is not feasible while the alley remains in place.

***Improvement of Traffic Flow through consolidation of driveways*** – The new plan would comply with the zoning requirements for commercial development resulting in the added beneficial outcome of removing the existing driveway approaches that line 2100 South in close proximity to the intersection. There would be no additional driveways added to the 1300 East frontage. The two existing driveways that access 1300 East would be located, as recommended in a traffic study, and re-built to improved safety standards.

Based on this analysis, as the applicant for this request, we believe that the request to vacate the alley segment between our properties is appropriate at this point in time and we respectfully ask for the City’s support in our efforts to redevelop these parcels.

**PLNPCM2015-00050 and -00097**  
**CVS Pharmacy Zoning Map and Amendment and Alley Closure**

Applicant's Responses to Planning Division Staff Report, Dated April 22, 2015

Dated May 19, 2015

**Key Issues**

**1. Alley Vacation Policies**

The public safety policy considerations in Section 14.52.020(B) of the Salt Lake City Code, which support vacation if the existing alley substantially contributes to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area, are satisfied in the following ways:

- Current use of the corner parcel is non-conforming.
- The parcel's size constrains its redevelopment potential.
- The location of existing alley creates an impediment to land assembly and the successful redevelopment of the corner parcel for retail uses.
- The vacation of the existing alley will allow CVS to implement a comprehensive development plan for the three parcels, which will result in the elimination of the existing non-conforming use.
- The proposed development plan also will eliminate several existing curb cuts along 2100 South, thereby eliminating unsafe conditions and improving pedestrian safety.
- The area will remain open for all practical purposes and will continue to serve as positive design element for the area.

The requested alley vacation is also consistent with the Sugar House Master Plan, which includes the following goals for commercial land uses (see Sugar House Master Plan, column 1, page 5):

- Removing impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities,
- Eliminating obsolete structures, and
- Strengthening the tax base, economic health and sustainability of the community.

The Plan also states that the City should retain ownership of all existing alleys and streets until such time as comprehensive development plans are implemented (see Sugar House Master Plan, page 6, column 2).

In this case, CVS has presented a comprehensive development plan for the three properties that will replace an obsolete structure housing a non-conforming, auto-oriented use with an active, pedestrian and transit-friendly retail use. By vacating the alley, CVS can implement this plan, which will also significantly strengthen the City's tax base, promote the creation of local jobs and contribute to the economic health of the community in furtherance of the goals of the Sugar House Master Plan and the City.

## **2. CB Zoning District**

Rezoning this site to CB is consistent the goals and objectives of the Sugar House Master Plan for the following reasons:

- This site is designated as “Mixed Use – Low Intensity” on the Sugar House Future Land Use Map. The intent of this land use category is “to allow an integration of residential with small business uses, typically at the ground floor levels [and] to support more walkable community development patterns located near transit lines and stops” (see Sugar House Master Plan, page 2, column 2). Height limits for this category are one- to two-stories.
- The purpose of the CB zone is to “provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods [and] to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.” Salt Lake City Code, Section 21A.26.030. The CB zone permits residential uses such as multi-family housing and assisted living facilities in addition to retail and other commercial uses. Maximum heights are limited to thirty feet. Additional design guidelines apply, including protections for adjacent residential zoning districts.
- Rezoning the property from RO to CB is consistent with the goals of the Sugar House Master Plan for the following reasons:
  - The CB zone promotes the goal of creating a pedestrian oriented community and integrating commercial areas with adjacent residential uses.
  - The CB zone promotes the goal of incorporating transit and parking in a way that reduces adverse impacts on adjacent residential districts.
  - The CB zone supports the Mixed Use - Low Intensity land use designation of the site in the Sugar House Master Plan by limiting development to one to two stories, allowing a mix of residential and commercial uses, and



imposing design guidelines for building orientation, parking, landscaping and streetscaping.

- Several parcels located across 1300 East and 2100 South from this site also designed as Mixed Use - Low Intensity on the Sugar House Future Land Use Map are currently zoned CB, which further supports a finding that the CB is consistent with the Mixed Use - Low Intensity land use designation in the Sugar House Master Plan.
- The proposed rezoning is not an encroachment of commercial uses into the adjacent, single-family residential neighborhood. The site is currently used for commercial purposes and houses an office building and surface parking area.

In contrast to the CB zone, the existing RO zone is “appropriate in areas of the city where the applicable master plans support high density mixed use development.” Salt Lake City Code, Chapter 21A.24.180. Maximum permitted building height is sixty feet. In terms of residential uses, the RO zone permits multi-family and assisted living residential uses (as in the CB zone), and also single and two-family residential dwellings, residential substance abuse and healthcare facilities, and transitional housing facilities. Although the RO zone limits lot building coverage, the RO zone does not incorporate residential adjacency standards or otherwise impose design guidelines on development within this zone.

The Sugar House Master Plan mentions that the RO zone is appropriate for Medium-High-Density Residential land uses designated on the Sugar House Future Land Use Map, which are located elsewhere within the Sugar House district. This site, however, is not designated on the Land Use Map for high density development. Rather, this site is intended to support lower intensity commercial, retail and residential uses with an emphasis on the pedestrian environment, all of which can be better achieved under the CB zone.

### **3. Large Surface Parking Lot**

CVS’s proposed development plan is consistent with the Sugar House Master Plan and the Salt Lake City Code for the following reasons:

- The number of parking spaces is consistent with requirements of the Salt Lake City Code and was calculated by using the formula in the Code.
- Providing adequate off-street parking with appropriate landscaping and buffering is a stated goal of the Sugar House Master Plan. The Plan acknowledges that “the majority of people using the area will arrive by automobile” (see Sugar House Master Plan, page 6, column 2).

- The proposed development plan also addresses the goals and objectives of the Sugar House Master Plan to enhance the pedestrian experience and support the use of transit and other forms of transportation within the business district by:

- *Eliminating unnecessary curb cuts* (Sugar House Master Plan, page 14, column 1).

The CVS development will significantly reduce existing pedestrian/automobile conflicts and increase pedestrian safety by eliminating unnecessary curb cuts along 2100 South and replacing an auto-oriented use (a car wash) with a pedestrian-friendly retail establishment.

- *Making other transportation-related facilities, such as bicycle parking racks and transit shelters, more attractive* (Sugar House Master Plan, page 14, column 1).

CVS is proposing to add several design amenities, including new bicycle racks, significant enhancements to the existing bus shelter, and substantial landscaping and streetscape improvements along 1300 East and 2100 South, that will significantly improve and enhance the pedestrian realm.

- *Providing pedestrian friendly parking lots, and encouraging new structures to locate near public sidewalks* (see Sugar House Master Plan, page 14, column 1).

The site is currently used as a car wash and surface parking lot with 40-plus spaces and minimal landscaping for an existing office building. In contrast, the proposed CVS is designed to anchor the corner near the public sidewalk. The proposed landscaping and streetscaping plans will significantly improve existing conditions and create a more pedestrian friendly environment.

- *Increasing landscaping along the 1300 East frontage and providing streetscape amenities, including transit shelters, benches and street trees to encourage multimodal forms of transportation* (see Sugar House Master Plan, page 5, column 3, and page 6, column 1).

CVS's proposed design amenities and streetscape improvements noted above also promote the use of the existing bus line and bicycle transportation options.

- *Eliminating parking along 2100 South and locating the parking lot behind the wherever possible* (see Sugar House Master Plan, Appendix, page 23).

As noted above, the proposed CVS is designed to anchor the corner with parking located to the north. No part of the parking lot will front or be visible from the 2100 South frontage. Moreover, the use of this portion of the property as surface parking does not preclude its future development potential for a residential or mixed-use project when denser, more vertical development becomes financially feasible.

It is also important to note that CVS and its design team met with representatives of the Sugar House Community Council and Land Use Committee to discuss the proposed design of the store. Based on community comments and feedback, the design team made several changes to the plan, including, for example, modifying the building's glazing and locating the entrance at a 45 degree angle that orients to 1300 East, the existing bus stop and to the parking area. CVS and the design team look forward to continuing this dialogue with area representatives and becoming part of the Sugar House community as the project moves forward.

**ATTACHMENT E: Existing Conditions**

## Existing Conditions:

The proposed site is approximately 1.4 acres in size and consists of three separate parcels with a segment of public alley that bisects the site area. The site is bordered on the east by 1300 East and on the south by 2100 South. It is currently occupied by a self-serve car wash on the corner lot at 2100 South and 1300 East, and a dental office building with associated parking on the northern two parcels that front 1300 East. The lot is generally level but slopes down toward 2100 South at the southern end.

The adjacent uses include:

North: Single story office building

East: Single story office building and Kentucky Fried Chicken fast food restaurant

South: Chevron gas station

West: Single family homes and duplexes

## SPECIFIC ZONING DISTRICT PURPOSES

### **21A.24.180: RO Residential/Office District:**

The RO residential/office district is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the city where the applicable master plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

### **21A.26.030 CB Community Business District**

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhood. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

### **21A.26.030 CSHBD Sugar House Business District**

The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

All new construction of principal buildings and additions that increase the off street parking requirement shall be subject to and shall conform to the adopted business district design guidelines handbook located as an appendix section in the Sugar House master plan.

## RELATED MASTER PLAN ITEMS

### **Sugar House Master Plan Future Land Use Map for the two parcels:**

#### **Low-Intensity Mixed Use (p. 2, column 2, *Sugar House Future Land Use Plan*)**

Low-Intensity Mixed Use allows an integration of residential with small business uses, typically at ground floor levels. Height limits generally include one- and two-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the Low-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site.

(p. 3, column 1, *Residential Land Use Types*)

Higher density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are C-SHBD, RO, RMF-35, and RMF-45.

### **Business District Goals and Objectives (p. 4, column 3, *Commercial Land Use*)**

Several major themes in the 1995 Business District plan must be re-emphasized:

- Honoring the historic scale and mass of buildings along 2100 South and 1100 East;
- Providing space for small tenants in the retail and office buildings that are developed;



- Increasing a residential presence through a mixed land use pattern; and
- Directing development to be transit and pedestrian oriented.

**Alleys (p. 10, column 3, *Mobility, Access & the Pedestrian Experience*)**

In areas where walking is to be encouraged, garages which are readily visible from the street and dominate the front facade of a home are undesirable. Alleys provide relief to the street system and a secondary access to individual parcels. Alley-accessed garages relieve the street side of the house from being dominated by garage doors and cramped by curb cuts. If not serviced by an alley, garages should be set back behind the house so that parked automobiles do not obscure the streetscape or obstruct the sidewalk. Adequate lighting and other crime prevention design elements in alleys can also encourage pedestrian use and increase safety. If lighting is provided in alleys, consideration should also be given to ensure lighting does not negatively impact adjacent residential uses. In Sugar House, alleys have traditionally been incorporated into development patterns and many alleyways currently serve both residential and commercial use. This is one of the factors that contribute to the pedestrian orientation that many of the well-established neighborhoods embody. However, due to maintenance issues, the abutting property owners to an alley frequently request that the City vacate the property. It has been the practice of the City that if approved, the alley is divided equally and ownership is transferred to the adjacent property owners. Transferring ownership of property that was once a City right-of-way, has been a source of concern for the community. Although expedient if the City's responsibility for maintenance is relieved, the long-term loss of resources creates a cumulative impact upon the public access routes. Given these complex issues, the City Council is developing revisions to the existing alley vacation policy. This new policy will be used to evaluate each request for alley vacations in the future. [No new policies have been developed since this master plan was adopted]

# ATTACHMENT F: ANALYSIS OF STANDARDS

## ZONING MAP AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p>Does not comply</p>	<p>The Sugar House Master Plan Future Land Use Map designates these parcels as “Low-Intensity Mixed Use”, preferring “an integration of residential with small business uses”. The proposed CB zoning district would deviate from this preference by reducing the various types of residential uses allowed (7), as compared to the current RO zoning district (13), as identified by the Zoning Ordinance. The current RO zoning district achieves residential integration better than the proposed CB district.</p> <p>By changing the subject parcels to CB, the parcels would support the associated development proposal to provide surface parking for retail goods use (CVS pharmacy). This is contrary to the master plan objectives related to the business district and residential land uses – namely to increase a residential presence through a mixed land use pattern and achieving higher residential density on the periphery of the business district. The objective specifically lists the RO district as one that can implement this objective. The CB district is not listed.</p> <p>The subject parcels are next to, but not within, the master plan designated area of “neighborhood scale mixed use”, which seeks uses of residential, retail, and commercial business that are relatively smaller in scale and focus on transit/pedestrian oriented uses with a strong street presence. This category occurs along the perimeter of the Sugar House Business District to act as a transition to adjacent residential and commercial uses.</p> <p>The RO district in this particular location serves to increase residential density as noted previously, and to limit commercial creep into the low density residential neighborhoods to the north. Changing to a CB district would open these parcels up to more intense commercial uses, retail in particular, that would adversely impact the neighborhoods more than the current permitted uses of the RO zone (primarily residential and office uses).</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p>Does not comply</p>	<p>The proposed zone change from RO to CB would contradict some of the specific purposes of the zoning ordinance (items G and D listed below). The change would foster suburban style commercial development, with a significant surface parking lot, at the expense of potential residential development on the subject parcels. It would detract from implementing the Sugar House Master Plan, which is also a purpose of the zoning ordinance for this area, as discussed on the previous page. The zone change would re-distribute land utilization in a manner at odds with the desired order and welfare of the adjacent neighborhood as indicated by the current zoning districts in place.</p> <p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and... in addition:</p>

		<p>A. Lessen congestion in the streets or roads;  B. Secure safety from fire and other dangers;  C. Provide adequate light and air;  D. Classify land uses and distribute land development and utilization;  E. Protect the tax base;  F. Secure economy in governmental expenditures;  G. Foster the city's industrial, business and residential development; and  H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p>Does not comply</p>	<p>The RO district in this particular location serves to limit commercial creep into the low density residential neighborhoods to the north. Changing to a CB district would open these parcels up to more intense commercial uses, retail in particular, that would impact the neighborhoods more than the current permitted uses of the RO zone (primarily residential and office uses).</p> <p>Changing to the CB district would facilitate a surface parking lot for an adjacent retail use to the south. An existing office building would be demolished and replaced with surface parking. By combining the two subject parcels, vacating the adjacent alley, and then consolidating all parcels into one commercially zoned parcel (split zoned with CB on north and CBSHD on the south), the intensity potential of the commercial use is increased with a larger parking lot than would be allowed were the RO zoning be retained rather than CB. The RO zoning district does not allow retail uses and does not allow for a parking lot related to a retail use. The impacts of the proposed parking lot on the surrounding residential properties are deemed adverse and excessive and serve to intensify a commercial presence where one is not desired by the master plan.</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p>Complies</p>	<p>The proposed amendment would occur on properties that are subject to the Groundwater Source Protection Overlay District, which purpose is to establish criteria for regulating the storage, handling, use or production of hazardous waste, petroleum product and regulated substances within identified areas where groundwater is, or could be affected by the potential contaminant source. The proposed amendment and subsequent development would need to comply with this by obtaining proper storm drainage approval for grading of the site. The proposed retail use itself is not anticipated to store, handle, or produce hazardous waste, petroleum or otherwise conflict with the overlay standards.</p>
<p><b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b></p>	<p>Complies</p>	<p>The proposed subsequent development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services, and no issues or concerns were raised that couldn't be mitigated by standard engineering design. The facilities needed to service the proposed development are considered adequate, or can be made adequate as noted in the review comments provided by the applicable city departments included with this report.</p>
<p><b>NOTES:</b></p>		

## ALLEY VACATION

**14.52.020: POLICY CONSIDERATIONS FOR CLOSURE, VACATION OR ABANDONMENT OF CITY OWNED ALLEYS:** The city will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

Factor	Finding	Rationale
<p><b>A. Lack Of Use:</b></p> <p><b>The city's legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right of way;</b></p>	Does not comply	The subject alley is part of a dedicated plat, approved by the city, that documents the city's interest in the alley. An on-site inspection confirms that the alley physically exists and is utilized by surrounding property owners and visitors/customers of the existing car wash business and office building. It has not been blocked or rendered otherwise unusable as a public right of way.
<p><b>B. Public Safety:</b></p> <p><b>The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;</b></p>	Does not comply	The subject alley has an open view from surrounding properties (not blocked by fences) and is utilized frequently during the day for access to adjacent properties. There is no evidence of crime, unsafe conditions, public health problems, or blight resulting from the alley (that portion proposed to be vacated).
<p><b>C. Urban Design:</b></p> <p><b>The continuation of the alley does not serve as a positive urban design element; or</b></p>	Does not comply	<p>The continuation of the alley <i>does</i> serve as a positive urban design element by providing for secondary access for pedestrians, automobiles, and service vehicles. The alley also serves as additional penetration into the middle of the block, contributing to shorter building façade lengths, improving the pedestrian experience.</p> <p>The Sugar House Master Plan offers this about alleys in the area (p. 10, column 3):</p> <p><i>"Alleys provide relief to the street system and a secondary access to individual parcels."</i></p> <p><i>"In Sugar House, alleys have traditionally been incorporated into development patterns and many alleyways currently serve both residential and commercial use. This is one of the factors that contribute to the pedestrian orientation that many of the well-established neighborhoods embody."</i></p> <p><i>"Transferring ownership of property that was once a City right-of-way, has been a source of concern for the community."</i></p> <p><i>"Although expedient if the City's responsibility for maintenance is relieved, the long-term loss of resources creates a cumulative impact upon the public access routes."</i></p>
<p><b>D. Community Purpose:</b></p> <p><b>The petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden. (Ord. 24-02 § 1, 2002)</b></p>	Does not comply	The proposal to vacate the alley would not serve a greater community purpose over the current general public access. The portion of the alley to be vacated would be incorporated into a private development for the purpose of facilitating a surface parking lot for customers of the retail use (CVS Pharmacy).
<b>NOTES:</b>		

**ATTACHMENT G: Public Process and Comments**



## **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 April 9, 2015

Public hearing notice posted on April 10, 2015

Public notice posted on City and State websites and Planning Division list serve: April 10, 2015

### **Public Comments**

The proposal was forwarded to the Sugar House Community Council for comments. The community council discussed the development design with the applicant prior to the complete zoning amendment application and alley vacation application being submitted for city review and offered some initial verbal comments about the site and building design. They were concerned about the lack of a building entrance at the corner of 2100 South and 1300 East, an insufficient amount of transparent glass along 2100 South, and what affect the parking lot would have on surrounding residential properties and the alley. The applicant responded to those comments by increasing the glass along 2100 South and proposing some "living fence" options (trellises with vines) along the west side of the parking lot to soften the impact to the residential properties, but no building entrance was added to the corner of 2100 South and 1300 East.

The Sugar House Community Council provided a summary letter with their concerns, a list of design questions that the applicant responded to, and a compilation of email comments from neighborhood citizens. All of these documents are included as subsequent pages of this *Attachment G*.

April 10, 2015

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair  
Sugar House Community Council



RE: CVS Development at NW Corner 2100 South and 1300 East

We have received two applications for this project. One is to vacate a portion of the public alley adjacent to 2046 South 1300 East. The second is to change the zoning of two parcels, 2036 and 2046 South 1300 East from Residential/Office (RO) to Community Business. (CB). We met with the petitioner on January 12 at the Sugar House Community Council (SHCC) Land Use and Zoning Committee meeting, and we gave them feedback. On February 4 they presented the proposal to the entire SHCC. They had made some changes to the design based on our feedback. However, the design of the building, and the site plan, does not meet the goals of the Sugar House Master Plan (SHMP).

We did have specific requests from neighbors and trustees who live in the area that the alley remains open to vehicles and pedestrians; apparently this is a well-used thoroughfare. The second request was that there was no hardscape fence put along the alley, as required by the city. Because of the tight space, and the high pedestrian use, neighbors felt that a soft fence, made up of landscape materials rather than fencing, would be a better option. They wanted both pedestrians and drivers to be able to see who was coming easily through the corridor, to avoid mishaps and improve safety using CPTED principles.

This project does not meet the design standards of the CSHBD 1 and 2 zones. It does nothing to further the Vision Statement written by the SHCC and given to the petitioner. You can read the petitioner's responses to our Vision Statement questions. Maybe a telling statement at our February 4 SHCC meeting is that "they are not asking for any variances, and intend to build within the CB zone". The CB zone would only be the parking lot, if the rezone were approved. This project needs to meet the requirements of the CSHBD zone. They do not need to rezone the two parcels from RO to CB. We have plenty of commercially zoned property in Sugar House, and we need to keep residential zoning in place. They can build on this site and keep the required parking on the parcel, by building underneath. They do not need the extra parking they are providing; the CSHBD district discourages surface parking.

We are disappointed to see a development like this going in. We are trying to build a walkable community, and this does not meet that goal. The entrance is around to what we would call the rear of the store, rather than along the street. We would like to see a local business, rather than another chain. We realize that CVS has contracts with some of the major healthcare networks in the city, and must develop pharmacies to meet those agreements. However, there are plenty of pharmacies already in the area, and it is hard to believe that there really is a need for another. I have attached the email comments we have received from our website, and the majority of commenters seem to echo that concern.

The other concern has to do generally with traffic. This is already a very congested intersection. I believe Salt Lake City Transportation would label it an 'F', which means it fails most of the time. 1300 East at that intersection, and 2100 South both have about as much traffic as they can absorb. We are worried that the addition of this business will contribute to the backlog of cars heading south on 1300 East, waiting 3 and 4 signal changes before they can get through the intersection. We can't pretend people will get to this store via transit, because even though there are buses, they are not frequent enough and don't run later into the evening, to make this a viable method to get to the store.

We do have some specific objections to the design of the building. I've attached a copy of our Vision Statement for Sugar House, which I know you have seen before, and ask that you read it and then read our objections below:

- We object to the use of a drive through window. SHCC is on record as saying that we do not approve of drive through windows in CSHBD1 and 2 zones for many reasons, mostly due to increased congestion and safety, and the fact that they detract from the walkable atmosphere we are trying to foster in the CSHBD.
- The SHMP calls for new buildings to have architectural design at the pedestrian level. There should be something interesting to draw the pedestrian along the corridor. We have no idea what the "graphic elements that emphasize historic aspects of the Sugar House community" as stated in their Vision Statement response 1 are. We discussed the lack of windows with the petitioner, and in fact, they have added more windows. However, there is no entrance on 2100 South, but rather at the north side of the project next to 1300 East. We have discussed this a number of times. There is no reason they cannot put a door on 2100 South, or at the corner of 2100 South and 1300 East. We realize that there is a utility box that would have to be moved to make this change. There is a very good example of a new building, completed within the past year that has done this very thing. It is the 7-Eleven at 900 East and 400 South. They have two exterior doors, one to the parking lot on the north, and one on 400 South. Given the number of people who will be living in the urban area of Sugar House and walking around, having an entrance on 2100 South makes good sense. We ask that they modify their plan and make this change.
- The SHMP calls for a minimum of 6' sidewalks in the business district, and 8' in high traffic areas. We foresee this will become a high traffic area, as the Sugar House Center (Shopko block) redevelops in the future and nearby residents walk to Sugar House. We recommend these should be widened to 8-10' now, in anticipation of that. Paving to the curb, with cutouts for trees, would accomplish that. Westminster students already travel this corridor between Westminster on the Draw and the main campus.

We commend them for their willingness to accommodate the Farmer's produce stand that has been on this corner for decades, and for providing a covered bike rack and covered bench.

This project does not meet the design guidelines, the door is not on the front of the store, or the corner, the sidewalks are not wide enough, it has a drive through window, there is surface parking in excess of what is needed. The exterior design of the building has no redeeming features. The building could be sited in such a way as to reduce the grade change between the sidewalk and the building on the 2100 South side of the store.

We ask that you deny this petition.

Attachments:

Sugar House Vision Statement

Comments Received Via Email

Minutes of February 4 SHCC Meeting (Excerpt of Only CVS discussion)

Recording of LUZ Meeting January 12, 2015 sent to Casey Stewart previously

Developer Response to Key Questions from Vision Statement

Neighborhood Notification Flyer

## Comments regarding CVS on 2100 South and 1300 East

Name: Andrew Reich

Email: [andrew.reich@gmail.com](mailto:andrew.reich@gmail.com)

Comment: We already have a Wallgreens and Smiths in the same neighborhood. Personally I believe we need facilities to house local businesses and local restaurants. We want sugarhouse to be a walkable and bike able neighborhood. This is just another generic pharmacy that will have a large parking lot and not benefit the neighborhood.

Lets provide facilities for local businesses without the financial barriers that the new facility on 11th and 21st.

Andrew

**Mark Morris**

It may be helpful to trot out the vision statement that we worked on last year with Jodi, Amy, and others, then have the council review if the project actually meets that vision statement.

There are many many examples of places that stuck to their guns and had CVS build a more walkable, urban store. Really, you're not asking much, just moving the front door/windows out onto the street. If it can't happen in Sugar House, then its not going to happen anywhere in this state.

### *Vision Statement Key Questions:*

- 1. How is your project addressing the four elements of the Vision Statement?*
- 2. What architectural considerations are you implementing for your structure, especially at the street pedestrian level, to create a more intimate feel?*
- 3. What is your parking plan?*
- 4. How does a pedestrian access your building?*
- 5. How does your project enhance the pedestrian experience?*
- 6. What are your plans for involving local businesses in your project?*
- 7. How have you considered environmental sustainability in the design of your project?*

Name: Melissa Clyne

Email: [melclyne@gmail.com](mailto:melclyne@gmail.com)

Comment: Today, there exist at least nine "pharmacies" within a three-mile radius of Sugar House Park. Is a tenth really necessary? However, the existing car wash is the only one within this area to support the plethora of multifamily residences with no driveway hoses, aside from the nearby inferior Chevron car wash. If we're looking for another business type, how about a garden shop or hardware store to better serve our walkable community's needs? The last thing we need is another pharmacy!

Name: Marnie

Email: [callwolf5@hotmail.com](mailto:callwolf5@hotmail.com)

Comment: Hmm...at the top of this page it says "CVS will be coming..." Thank you so much for the heads up! I love how community input is an after-thought!

Our home is just to the north/west of this proposed building. Our garage requires alley access. How will the alleys in the area be affected?? Do we really need one of these huge buildings on the corner? I have owned my home for 15 years and with each passing year, I am closer to moving. The homeowners have been totally overlooked and displaced in order to make people who just visit the area happy. We live here, and regardless of how many meetings we have attended, the decisions always seems to be in favor of big business. I'm suggesting we rename SugarHOUSE to SugarAPARTMENT. Seems more fitting with all of the recent "highest and best use" practices! Totally annoying!!!

Name: Joanne

Email: [lovingutahlife@yahoo.com](mailto:lovingutahlife@yahoo.com)

Comment: does Sugarhouse need this? No, we need a grocery store!!

Time: January 16, 2015 at 2:36 am

Name: Browne Sebright

Email: [aaron.sebright@gmail.com](mailto:aaron.sebright@gmail.com)

Comment: Sugar House needs more than just suburban development with good materials. A "corner store" surrounded by parking discourages walkability and encourages more traffic on 2100 south. Sugar House is becoming an increasingly walkable area and by accepting a new development surrounded by parking defeats the purpose of a neighborhood pharmacy.

**Allison**

6:16 AM (4 hours ago)

**Flynn <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)>**

to me

Name: Allison Flynn

Email: [aflynn411@gmail.com](mailto:aflynn411@gmail.com)

Comment: Due to the proximity of the CVS on 2100 S and 900 E we feel that adding another store would be deleterious to the neighborhood. Where a little development is good, it seems that Sugar House is turning into a strip mall.

Time: January 28, 2015 at 1:16 pm

Name: Chad Wallis

Email: [wallischad@yahoo.com](mailto:wallischad@yahoo.com)

Comment: What a great addition to the neighborhood. This will be much more attractive than the current carwash!

**Maggie Shaw**

Feb 4 (2 days ago)

to me

I HATE That the CVS will not have an entrance on 21st south... If they have stores that have dual entrances in Vegas and San Francisco... Might I suggest the same for Sugar House.  
Maggie

Name: Ann Hopkins

Email: [ahopkins1124@yahoo.com](mailto:ahopkins1124@yahoo.com)

Comment: I couldn't tell for sure from the information given out at the meeting, but it looked to me as though this building is going to be just under 2 stories tall. Is there a need for that?

Are the construction trucks and equipment NOT going to be allowed to use the non-primary streets to



access the construction site, i.e. Westminster Ave?

Also, with Rite Aid, 2 Fresh Markets, Jolley's, Wallgreens, Smith's and Costco, why do we need another pharmacy?

Time: February 8, 2015 at 5:41 pm  
IP Address: 98.202.64.255

----- Original Message -----

Subject: Do not.PLEASE PUT ANYMORE DRUG STORES IN SUGARHOUSE .

From: darbsj29 <[darbsj29@aol.com](mailto:darbsj29@aol.com)>

Sent: 11:45am, Monday, March 2, 2015

To: [sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

CC:

The car wash is better

**Jennifer**

4:24 PM (2 hours ago)

**Moreton <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)>**

to me

Name: Jennifer Moreton

Email: [chibizzle@yahoo.com](mailto:chibizzle@yahoo.com)

Comment: Yuk. I'd rather have the car wash. We already have Walgreens on 2100 south and 900 east, and Rite Aid on Parley's Way and 2300 east. Really? Another pharmacy? I'll be looking forward to all the police cars then, because I see those every other day at the two other pharmacies every time they get robbed. Thanks.

----- Original Message -----

Subject: Please

From: bre <[darbsj29@aol.com](mailto:darbsj29@aol.com)>

Sent: 9:40am, Tuesday, March 10, 2015

To: [sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

CC:

**do not take out the car wash and put in a pharmacy ... to much traffic there as it is**

**Judy Darby**

**Pirate Productions29 LLC**

**SLC, UT 84105**

**[801-918-5995](tel:801-918-5995)**

**Caroline**

Mar 10 (4 days ago)

**Payne <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)>**

to me

Name: Caroline Payne

Email: [cagentpayne@gmail.com](mailto:cagentpayne@gmail.com)

Comment: I think this is such a waste and utter disappointment. bringing in another national chain

pharmacy, what? Why? I am so frustrated by all this growth with no originality. Come on Sugarhouse think outside the \$ box and about the community.  
Shame.

Time: March 11, 2015 at 12:55 am

IP Address: 67.182.250.183

Contact Form URL: <http://sugarhousecouncil.org/2015/01/15/cvs-pharmacy/>

Sent by an unverified visitor to your site.

**CVS Site Development Proposal  
2100 South and 1300 East  
Salt Lake City, Utah**

**Response to Community Council Questions**

*Responses are listed below, interlaced in "red" with the original questions received.*

**Questions Submitted From The Sugar House Community Council:**

- a) How is your project addressing the four elements of the Vision Statement?  
*Within this response we have listed the four elements of the Vision Statement and provided responses related to our project (see section below these questions).*
- b) What architectural considerations are you implementing for your structure, especially at the street pedestrian level, to create a more intimate feel?  
*CVS works within a wide range of communities and sometimes within existing structures. This site does not have an existing building that will be retained. We have chosen a building that fits the scale and functional relationships of the site. The building will be placed adjacent to the primary corner, as directed within the code, with a minimal setback to the property line and the sidewalk. Additionally, the proposed building has been modified, based in community and City staff input, to provide the required glazing facing the streets with a chamfered, 46-degree angled, entrance that orients to both the sidewalk along 1300 East and the parking that serves the business. The building edge along 1300 East has also been enhanced with a seating area and bike rack that are both covered by a roof structure and protected from the elements. This area is adjacent to an existing bus stop that serves the Sugar House Park and Westminster College destinations within the neighborhood. The frontage also has added windows that will features visibility into the store and historic photos of local architecture and community scenes. The photographs will be specifically commissioned for reproduction as part of the building package for this location.*
- c) What is your parking plan?  
*The store will provide surface parking, according to the Salt Lake City code, within the area that is currently used as a surface parking lot. Parking stalls that meet the requirements of the Americans with Disabilities Act (2010) code will be located immediately adjacent to the corner entry of the building. Parking will be screened with landscaped buffers along the 1300 East frontage and no parking will be placed either adjacent to or visible from the 2100 south frontage. The number of existing curb-cuts that serve the properties will be reduced and located to provide safe and efficient access to the property. No curb-cut will be located adjacent to the intersection of the two streets.*
- d) How does a pedestrian access your building?

*Pedestrians will have direct access to the building from the 1300 East sidewalk without having to cross a drive aisle or parking area. Direct access, including ADA compliant ramps, will also provide direct access from the existing UTA bus stop. Pedestrians along 2100 South will access the building in the same location by turning the corner and walking along the short-axis of the building to the entry door. Access directly from 2100 South is not available due to the grade change between the building and the sidewalk as-well-as the encumbrances of the Rocky Mountain Power transformers, traffic control equipment and traffic light poles that are currently located at the property corner adjacent to the intersection of the streets.*

e) How does your project enhance the pedestrian experience?

*Our business will enhance the pedestrian experience in several ways.*

- I. The existing streetscape will be improved with better landscape buffers.*
- II. A new waiting area will be provided for the UTA bus stop that includes covered seating and bike racks with better lighting for security at night. This area will be privately owned and maintained. This waiting area will be safer than the existing bus stop that lacks adequate waiting areas protected from traffic and the weather.*
- III. Enhanced areas of glazing will illuminate the street at night and provide visual interest throughout the day and evening.*
- IV. Driveways that currently cross the sidewalk will be eliminated in several areas creating fewer points for potential pedestrian and vehicular conflicts.*
- V. Pedestrians and vehicular access to the business will be treated with equal footing resulting in an improved environment over the existing business that is oriented 100% to vehicular traffic.*

f) What are your plans for involving local businesses in your project?

*Local planning and zoning codes have no statutory requirements related to this area of inquiry. In an effort to respond to the question we will state that CVS stores employ local consultants during the design process and are constructed by local contractors. In many instances, the store manager may choose to stock and feature products that are produced by vendors located within the surrounding community. Local maintenance companies are used to service the needs of the business such as landscape maintenance and the store's employees and managers are hired within the community.*

g) How have you considered environmental sustainability in the design of your project?

*The building is designed to take advantage of energy efficiencies and utilizes materials that require less maintenance with longer lifespans. Energy efficiencies include white roof surfaces and limited glazing along the Western and Northern exposure to minimize heat gain, as well as enhanced glazing along Eastern and Southern exposures for improved winter passive heat gain. LED lighting is utilized wherever possible to reduce power consumption and reduce interior cooling requirements. Exterior surface materials are selected that do not require the use of high VOC paints and stains and brick selections are chosen from locally sourced suppliers to reduce shipping costs. Local materials are specified wherever possible through a comprehensive design approach and the building standards meet or exceed the higher requirements of Title 24 in California which represent the highest standards within the United States. Landscape materials are*

*chosen from low-water-use selections that meet xeriscape standards and are deeply mulched to reduce water demand while limiting weed growth. Drip irrigation systems are installed to precisely deliver the correct water amount to the root zone of each plant. Trees are located within the paved areas of the site to reduce heat islands within the urban environment.*

## Vision Statement Elements

### 1. Overall Look & Feel:

We see the business district as a classic Salt Lake neighborhood whose form is characterized by a dominant pedestrian relationship to surrounding architectural and transit elements. Regardless of the height and size of a building, it should feel intimate at the pedestrian level. We also see a variety of architectural styles made of quality construction and craftsmanship with unique architectural elements, especially at the pedestrian level.

*The proposed CVS building addresses the street frontage with a building oriented to the primary corner frontage with limited setbacks. The building façade is not “monolithic” and contains variety in materials, increased glazing, graphic elements that emphasize historic aspects of the Sugar house community, and an entry that orients directly to the sidewalk and the existing bus stop. Additionally, we have designed an enhanced seating area beneath a colonnade-supported roof element immediately adjacent to the UTA bus stop. Parking is removed from the primary transportation corridors wherever possible and separated with a widened landscape buffer where it fronts the street. Each of these elements represents a modification or customization of the standard CVS building and each has been specifically selected as a response to this site, its opportunities and challenges.*

### 2. A “Village” Environment

We see Sugar House as a village consisting of a mixed-use town center, where businesses are supported by the surrounding residents and are easily accessible for pedestrians and cyclists. We see the Sugar House Business District as the cultural center of the village. By “village” we mean a self-contained area where residents can live, work and play. Through proper design and planning, a synergy between residents, shop owners and visitors should become a known characteristic of the village.

- a. Wide sidewalks with trees – *sidewalks have been widened where possible, landscaping will be enhanced and trees added with better maintenance for long-term health and vigor.*
- b. Pedestrian-oriented signage – *Window elements will highlight the local Sugar House area*
- c. On-street parking, benches, outdoor seating, landscaping, bike racks, etc. – *On-street parking is not possible along the two street frontages due to the high-traffic, commuter nature of the rights-of-ways. Outdoor seating will be added along with bike racks in areas protected from both the weather and traffic.*

*Landscaping will be enhanced with water-wise selections and maintenance will ensure long-term health and vigor.*

- d. Locally owned businesses preferred over national chains – *This is not an area of regulation that falls within the legal or statutory confines of the City’s development code.*
- e. Festivals and events – *The CVS proposed building neither supports or limits that options for festivals and events that may occur within the Sugar House community. As a good, corporate citizen of the community, CVS’s local management may choose to support events within the community according to accepted corporate guidelines.*
- f. Small, open and bright parking decks preferred over large parking lots – *Parking decks are not part of this proposal since they are not necessary to comply with existing Salt Lake City parking codes and ordinances. A large parking lot will not be required to service the function of the business. The existing parking areas will be redesigned to meet the needs of the business with enhanced landscape edges, buffers, and trees placement within the field of parking spaces.*
- g. A walkable network of public paths, alleys, and sidewalks through the area – *sidewalk streetscapes will be improved along the 1300 East and 2100 south frontages. Auto/pedestrian conflict points will be reduced from the current status through the elimination of several existing curb-cuts. While a request to vacate a portion of the existing alley network has been submitted, access to the existing alley structure will be maintained for both vehicular and pedestrian users. Better design and maintenance may improve this aspect of the alley network. Pedestrian elements of the site design will include compliance will accepted elements of Crime Prevention Through Environmental Design principles (CPTED) as adopted by the Salt Lake City Police Department. By eliminating an existing, automobile-focused business the pedestrian nature of the area will be enhanced. Better lighting, landscaping and site amenities such as benches and bike racks will also produce a safer pedestrian environment.*
- h. Improve the connections between the village center and the 110-acre Sugar House Park. – *The enhanced bus stop area with protected benches will improve this transit-based connection to Sugar House Park. Pedestrian oriented services rather than the existing carwash will also improve the gateway intersection to the Park and the Sugar House business district.*
- i. Business, retail and residential oriented to the street – *The business and its entrance are oriented to the primary right-of-way lines along both streets with minimal setbacks, direct access to the sidewalk and improved streetscapes with reduced auto/pedestrian conflict points.*

### **3. Urban Form**

All architectural and landscape design efforts should address the history of Sugar House as an area of varying density development with structures of varying profiles. – *The*



*architecture will use a variety of materials and scale that are suitable to the Sugar House area and it will incorporate window elements that highlight the history of Sugar House.*

Mountain views should be visible at the pedestrian level. – *This proposal does not impede mountain, or Park, views from the sidewalk areas of the street.*

Ground level pathways should be designed in such a way that the pedestrian feels comforted by an ease of navigation and a visually pleasant environment. – *Ground level sidewalks will be enhanced and safer as previously explained herein.*

“The Draw” symbolizes the connection between “man and nature” and future designs should play with these tensions (e.g.: natural vs. manmade environments, modern-day materials vs. raw materials from nature). *This project is not adjacent to the “Draw” area.*

#### **4. Honor the Past**

We want a new visitor coming to Sugar House to become familiar with its history via its preservation of vintage architectural elements and signage. Every effort should be made to preserve those assets that have a known historical value. Retaining them as relics of a previous generation will not only honor the history of the area, but will help underscore the evolution of Sugar House as it continues to move forward.

- a. Retain and refurbish vintage signs – *No existing signs are on site to preserve.*
- b. Acknowledge area history when possible (e.g.: naming, historical factoids, design accents) – *the design accents and window displays will highlight photographic elements from the immediate Sugar House neighborhood. CVS will commission local images specific to this location and community.*

**ATTACHMENT H: Department Comments**

## **CITY DEPARTMENT COMMENTS**

**Public Utilities** (Jason Draper): There are no public utilities in this alley. There is an old private lateral that might have ended in the alley, but the residence is long ago demolished. No comments or objections to the zoning amendment.

**Engineering** (Scott Weiler): No objections to the zoning amendment. An alley "vacation" occurs without compensation to the City. An alley "closure" occurs with compensation to the City for the value of the alley square footage being closed. No objection to an alley "closure". [This is resolved with a condition that the alley be sold at fair market value, which is the city's policy when the alley abuts commercial property, as it would on both sides in this case if the zoning amendment was approved. – C. Stewart]

**Transportation** (Barry Walsh): The proposed uses in the RO zone (Office 3/1,000 sf & Residential) may require more parking than the CB zone (Office 3/1,000 sf, Retail 2/1,000 sf & residential) subject to amount of each proposal. Either use in compliance with basic parking requirements per 21A.44.030 can be served per the 1300 East and 2100 South Arterial roadway classifications fronting these parcels. We do not recommend that the application of reduced parking mitigation be allowed for any residential proposal in this location. Mitigations may be applied for the Office and Retail uses only.

The proposed alley vacation of the east half of the alley abutting the proposed lot consolidation, does not restrict the access circulation to the parcels abutting the remaining alley to the west or the alley going to the north serving the abutting residential uses.

**Zoning** (Alan Michelsen): No comments or objections regarding the zoning amendment or alley vacation.

**Fire** (Ed Itchon): No comments or objections.

**ATTACHMENT I: Motions**

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## Potential Motions

### **Not Consistent with Staff Recommendation:**

Based on the findings and analysis listed in the staff report and the testimony and plans presented, I move that the Planning Commission forward a positive recommendation for the requested CVS Pharmacy Zoning Map Amendment PLNPCM2015-00050 and Alley Vacation PLNPCM2015-00097 subject to the following conditions:

1. The applicant shall ensure all lots involved in the development are combined via a subdivision plat that is recorded with the Salt Lake County Recorder.
2. The applicant shall ensure the installation of all required public way improvements.
3. The applicant shall obtain the required demolition permits for the existing buildings.
4. The alley property shall be purchased by the property owner at an amount at least equal to the fair market value at the time of disposal.
5. The applicant shall otherwise comply with all other city requirements applicable to the project.

The Planning Commission shall make findings on the zoning map amendment standards and specifically state which standard or standards are being complied with, and; shall make findings on which factors the alley vacation request satisfies.

If the commission intends to recommend in favor of the proposals, the commission might want to keep in mind the conditions suggested by the Sugar House Community Council (refer to *Attachment G* for their comments).