



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: JP Goates, 801-535-7236, [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com)

Date: September 8, 2016

Re: PLNSUB2016-00421 & PLNPCM2015-00422 Richards Street Condos Planned Development and Conditional Building and Site Design Review

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## Planned Development & Conditional Building and Site Design Review

**PROPERTY ADDRESS:** 18, 28, 36, 38 West 1700 South  
**PARCEL ID:** 15-13-282-011, 15-13-282-010, 15-13-282-009, 15-13-282-008  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** CB Community Business District and CC Corridor Commercial District

**REQUEST:** The applicant James Alfandre of Urban Alfandre, is requesting approval from the City to develop a 32-unit condominium project at the above listed addresses. The applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to building height, setbacks, grade changes, and parking in the CB Community Business District and CC Corridor Commercial District. The development also requires Conditional Building and Site Design Review for the proposed height increase, exceeding floor area limits, in the CC Corridor Commercial District, and less than 25% first floor glass the CB District. Currently the land consists of four lots, three of which contain abandoned single family structures and one is a vacant corner lot. Three properties are zoned CB Community Business District and the Easternmost parcel is zoned CC Corridor Commercial District. The subject properties are within Council District 5, represented by Erin Mendenhall.

**RECOMMENDATION (Planned Development & Conditional Building and Site Design Review):** Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Planned Development and Conditional Building and Site Design request with conditions.

**Staff recommends the following motion:**

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve petitions PLNSUB2016-000421 and PLNPCM2016-00422, regarding the Richards Street Condos Planned Development and Conditional Building and Site Design Review requests. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. The applicant shall provide landscaping plans that comply with 21A.48.055 "Water Efficient Landscaping" and all other applicable regulations of 21A.48 for building permit approval.
3. Final approval of lighting, and landscaping to be delegated to Planning staff to ensure compliance with applicable department comments and CBSDR regulations as noted in Attachment H.
4. The applicant will complete Preliminary and Final Plat approval for the project.
5. Final approval authority for the development shall be delegated to Planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.

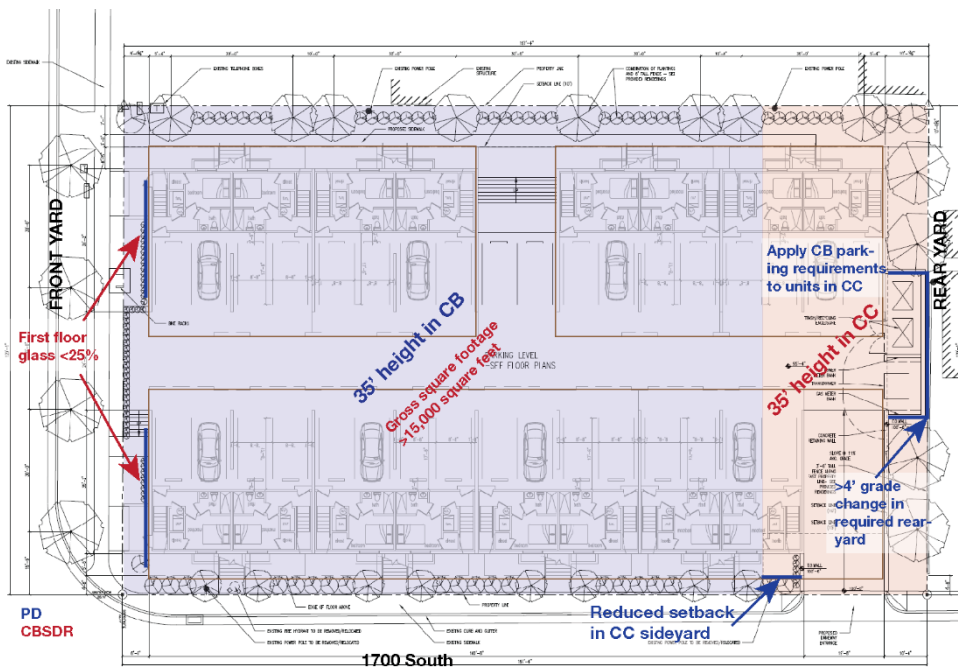
**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Plans
- C. Building Elevations and Renderings
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Existing Conditions & Base Zoning Review
- G. Analysis of Standards – Planned Development
- H. Analysis of Standards – Conditional Building and Site Design Review
- I. Public Process and Comments
- J. Department Review Comments
- K. Motions

**PROJECT DESCRIPTION:**

The applicant is requesting a Planned Development with Conditional Building and Site Design Review (CBSDR) in order to develop a 32 unit stacked townhome type condominium project. The units are consist of two floors each and the building is two units high (four floors). The four combined lots will equal approximately .54 acres and will be consolidated and subdivided through a final condominium plat. The buildings are proposed to be 35 feet above established grade and four feet eight inches below grade. The project is proposed to have 33 parking spaces that will be accessed via 1700 South, and ramp down below grade where spaces are tucked under between the buildings. The parking area should not be readily visible from the public right of way.

The proposed condominium units will consist of three separate buildings with the largest structure facing 1700 South being approximately 160 feet wide. This building will contain 16 units. The two buildings to the North contain eight units each and are accessed by the interior side yard perpendicular to Richards Street. These buildings will be spaced approximately 20 feet apart with steps between that provide access from the parking area up to the interior side yard entrances. Two entrances will also be present on the Richards Street facing façade. The lower units can also be accessed from the parking area through basement entrances. The upper units will require exiting the parking area via West and North stairs, and walking on 1700 South or Richards street to building front façade stairway access points.



This project is located in both the CB and CC districts with the easternmost lot being approximately 40 feet wide by 120 deep in the CC District. The remaining three lots are approximately 40 by 120 feet deep and are zoned CB. This “split zone” situation requires two separate zoning analyses and requires that portions of two buildings in each zone being analyzed separately. The entire project is also being considered a corner lot, and the applicant has declared the front yard to be on Richards Street, therefore the North of the property is being considered the interior side yard, and the rear yard to the West.

The applicant is requesting multiple modifications to the zoning ordinance in order to accommodate the project that would cover two zoning districts. The modifications requested consist of the following:

## **PLANNED DEVELOPMENT**

### *Building height increase of five feet*

The maximum building height in the CB District is 30 feet. The applicant is requesting additional height to 35 feet in order to accommodate the four floors with each unit being two floors each. The drive access is being located on 1700 South, and runs the shorter direction of the proposed lot. The provided drive access includes an 11% grade, which makes sinking the building any deeper less feasible in terms of parking access. The maximum grade allowed is 16% which would likely create a less safe situation for drive access.

### *Corner side yard setback and landscape reduction*

The CC District requires a 15 foot landscaped setback. A small 10 foot portion of the building façade is located in the CC district at the East portion of the building fronting 1700 South. The remaining 150 feet to the West is located in the CB District with no setback requirement. The disruption of this façade in order to accommodate the small portion of the building in the CC district would not be feasible for this project as proposed, where the vast majority of the building lies in the CB district.

### *Grade changes greater than four feet*

Grade changes in required yards are required to be four feet or less. The proposed retaining wall and grade at the parking level will be approximately four feet six inches below grade requiring Planned Development approval. The additional six inches of depth below grade should not have any notable impact on the surrounding area and the below grade space is being used for refuse collection and utility hookups.

### *Parking modifications*

The CB District parking requirements are one space per unit. The CC District requires two spaces per two or more bedroom unit. The vast majority of the units are located in the CB District with only two units located in the CC area of the project, and four of the units are split equally between the CB and CC Districts. There is no definition for parking requirements for a unit that is split between two separate zones. If the CC standards were to be applied to units in or partly in the CC, the total parking requirement would be 38 spaces. The project is proposed to provide 33 spaces including one ADA space, bicycle parking at the West entrance, and four on-street spaces. In order to make the parking configuration feasible for this type of development, the applicant is requesting that the CB parking standards be applied to the six units located in the CC and split CB/CC Districts.

Analysis of the Planned Development objectives and standards that apply to the listed modifications and the overall project can be found in Attachment G.

## **CONDITIONAL BUILDING AND SITE DESIGN REVIEW**

### *Building height over 30 feet*

The maximum building height in the CC district is 30 feet. The additional height to 35 feet may be allowed through the Conditional Building and Site Design Review if the Planning Commission finds that the increased height will result in improved site layout and amenities. The improvements to the site and streetscape include improved pedestrian environments through landscaping and shade trees, sidewalk improvements, visibility on the street and increased interactive space. The applicable analysis of CBSDR standards can be found in Attachment H.

### *Building Size Limits*

The CB District base zone contains recently adopted standards to address building size. The proposed buildings are in excess of 15,000 gross square feet and subject to those standards, including CBSDR review. The gross floor area of the proposed project is approximately 33,600, and will be reviewed by the Planning Commission for Compatibility, Rooflines, Vehicular Access, Façade Design, Buffers, and Step Backs. The

staff findings located in Attachment F reflect the design of the buildings, landscaping and steps taken toward compatibility issues. The additional CBSDR review can be found in Attachment H.

*First floor glass* requirements in the CB District for street facing facades is 40% unless the ground floor use is occupied by residential uses in which case the planning director may approve ground floor glass of 25%. The proposed ground floor glass for the project is less than 25% and may be approved by the planning commission through the Conditional Building and Site Design Review process. The West façade will have an operable entrance, patio and glass that is appropriate for the living space of the ground floor. The bulk of the floor plan does not include space that would accommodate first floor glass with the majority being bathroom, utility and stair well locations. The intent of the ordinance is to provide visual access from the street into buildings and vice versa. The design as proposed, including front porch space, upper floor balcony space, and windows where possible, can reasonably be considered as meeting the intent of the requirement.

## KEY ISSUES:

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

1. Building height of 35 feet and adjacent residential uses
2. Building size limits, density, and parking

### ***Issue 1 – Building height exceeding 30 feet to 35 feet***

The proposed height for the project is five feet over what is typically allowed in the CB and CC districts. Through massing analysis and comparison to existing projects, staff has found that the additional height of five feet will not have a significant impact beyond what is currently allowed. This comparison was made as if the property were to be built at 30 feet high with a seven foot setback. The additional setbacks proposed at the street facing facades and interior side yards create a more compatible product as compared to the potential incompatibility of five feet in additional height.

The abutting uses to the North of the project are single family residential. In cases such as this, there is often concern over the transition between multifamily and single family uses. The zoning ordinance accounts for this in part by requiring a **seven** foot landscape buffer where it would not otherwise be required. The proposed project provides **ten** feet, which includes a six foot fence, the required seven foot landscape buffer with screening trees, and a three foot walkway.



*Aerial imagery showing approximate locations of residential uses from the property*

The proposed interior side yard setback of 10 feet is being measured from the front of the architectural detailing and cantilevered porch enclosures. However, the front porch facades and other building entrances are setback five feet or greater, resulting in an approximate fifteen foot setback from the living space and entrances. The residential property to the North is also setback over 15 feet from the property line, resulting in over 25 feet of building separation. The 10 foot setback is 30% greater than the required seven feet. In comparison the additional height

proposed is approximately 14% greater than the base zoning requirement. The nonconforming residential structures to the North are zoned CC. The proposed setback is meeting the 10 foot requirement and includes

landscape trees. There will be approximately 60 feet of separation of living spaces at this location with no negative impact anticipated.

The applicant has proposed this current configuration of the buildings based on staff feedback in creating a pedestrian friendly walking environment at the sidewalk of the 1700 South façades, while maintaining a comfortable level of buffering between uses.

### **Issue 2- Gross floor area in excess of 15,000 square feet, density, and parking**

Buildings in the CB District that are in excess of 15,000 gross floor area are subject to the building size limit standards of the CB District. The intent of these additional standards is to ensure compatibility with surrounding uses and to provide an additional level of scrutiny in ensuring compatibility with the surrounding neighborhood. The location of the site being on a four lane collector road presents challenges for transitioning corridor type commercial uses into single family neighborhoods. The proposed project is a residential use and while larger in scale than adjacent properties, the residential is more compatible while intensifying the corridor.

The combined lots are approximately 24,000 square feet. and were the buildings to be built below 15,000 square feet, the property would be largely underutilized. The gross square footage will accommodate a larger number of for sale units in a compact project than is typically found in the City, thereby meeting a severe shortage in this type of housing. The proposed density of the 32 unit project is 59 units per acre, which falls more in line with the future land use map. The Central Community Master Plan calls for medium density for the future land use of the parcels and this proposal is slightly over the 10-50 units per acre that it calls for. This type of housing also meets the stated desires of the Community Council while fulfilling goals of the City found in Plan Salt Lake.

The gross parking proposed for the project is approximately 1.16 spaces par unit. The required parking in the CB is one space per unit. The CC requirement is 2 spaces per unit with two or more bedrooms. The total number of spaces being provided include 4 on street spaces, two ADA spaces, and one EV space. The project is also providing the required racks fronting Richards Street. The parking requirements in the CB where recently doubled to one space per unit, from .5 spaces per unit, thereby meeting the desired parking outcome of the district. The project is also 3/4 of a mile from two TRAX stations and is in close proximity to jobs, amenities, and services as it is located two miles directly South of the central business district with high quality bicycle routes connecting these amenities.

### **DISCUSSION:**

As discussed above and in [attachments G](#) and [H](#), the proposal generally meets the standards for both Planned Development and Conditional Building and Site Design Review. Overall, the proposal addresses the standards of the CB and CBSD review and addresses the criteria set by each standard in order to accommodate the intent of the zoning ordinance. The issues outlined above are anticipated, based on projects of this nature. The proposed project is a considered to meet the overall goals of the City by increasing the number of medium density housing types and options and by fulfilling Central Community Master Plan vision for a variety of residential land uses, supporting all types of housing, and the affordability of housing stock. As such, staff is recommending approval of the proposed development with the suggested conditions.

### **NEXT STEPS:**

#### **Planned Development/Conditional Building and Site Design Review Approval**

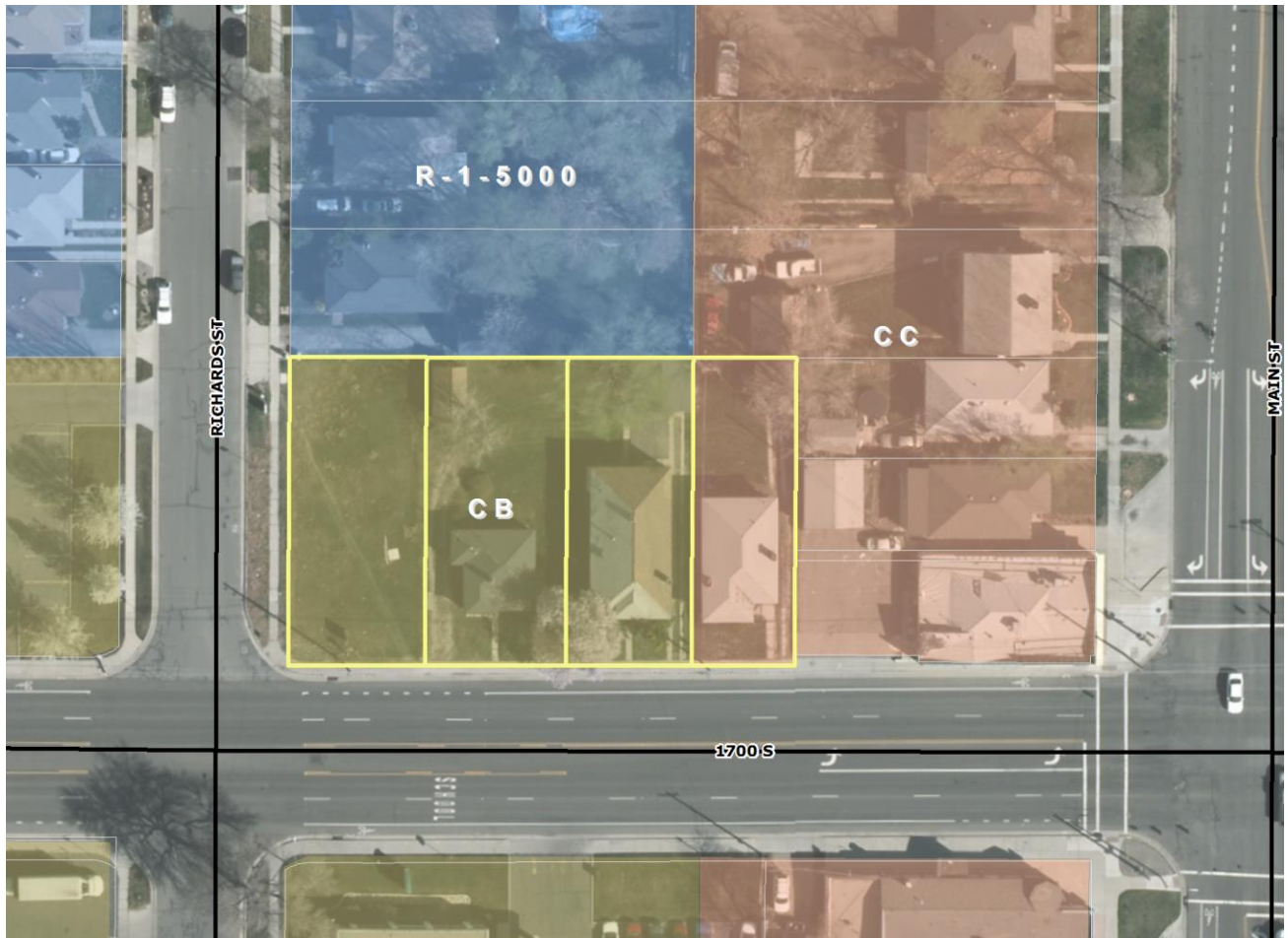
If the Planned Development and Conditional Building and Site Design Review are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will be issued when all conditions are met.

#### **Planned Development/Conditional Building and Site Design Review Denial**

If the Planned Development and Conditional Building and Site Design Review are denied, the applicant would be able to continue pursuing development of the property with buildings 30 feet or less in height. The façade on Richards Street would require 25% glass, the corner side yard in the CC would need to be 15 feet, parking would need to meet CC standards, grade changes in required yards would need to be four feet or less, and all other applicable zoning ordinance requirements.

# ATTACHMENT A: VICINITY MAP

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## **ATTACHMENT B: SITE PLANS**

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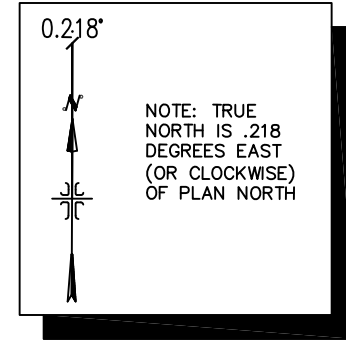
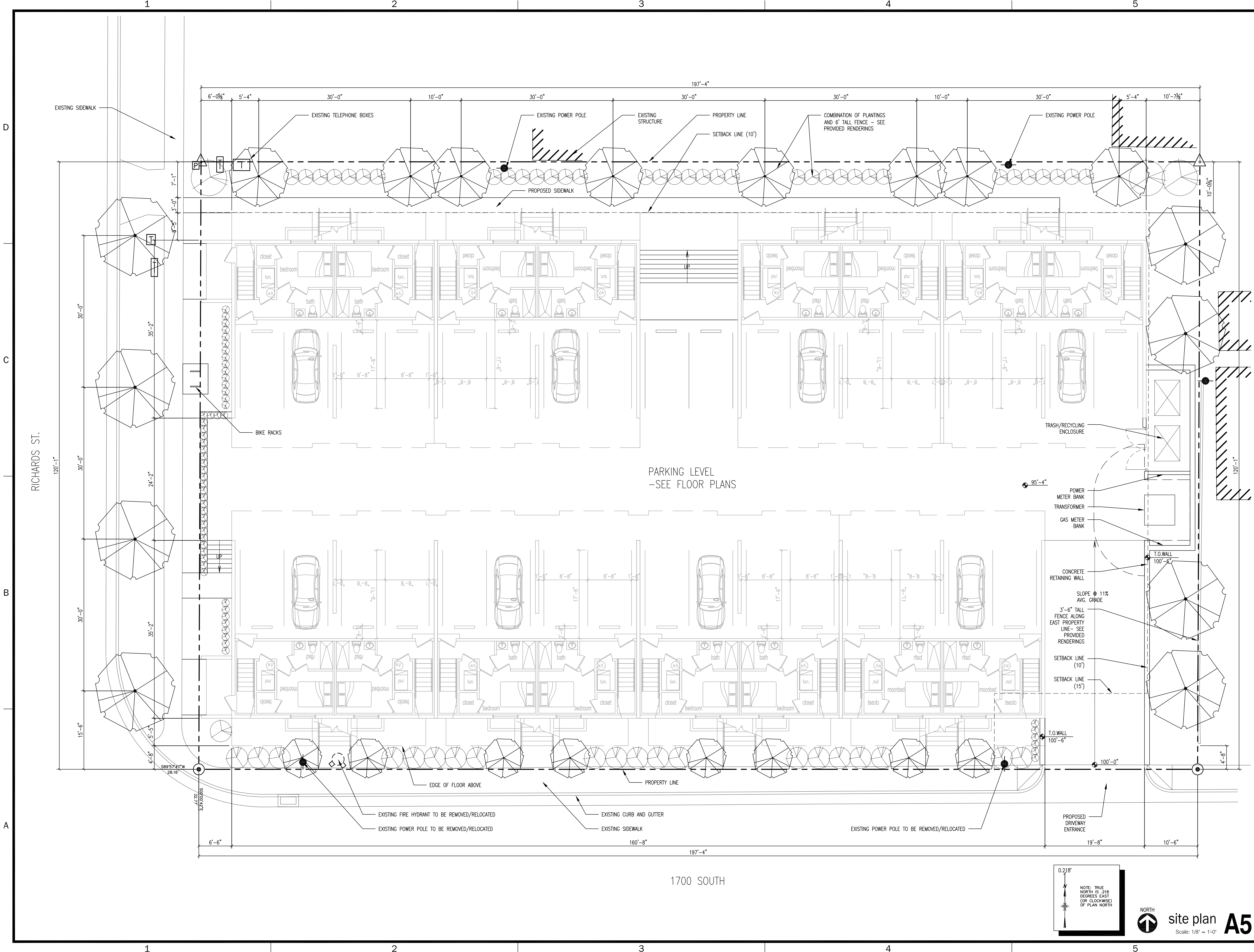
stamp

date: 25 July 2016  
issuance: Schematic Design  
project no.: 15.09.22

project

**Urban Alfrede**  
**Flats on Richards Street**  
1700 South Richards Street  
Salt Lake City, UT 84115

Site Plan  
**AS101**



NOTE: TRUE NORTH IS 218 DEGREES EAST (OR CLOCKWISE) OF PLAN NORTH

NORTH  
site plan **A5**  
Scale: 1/8" = 1'-0"

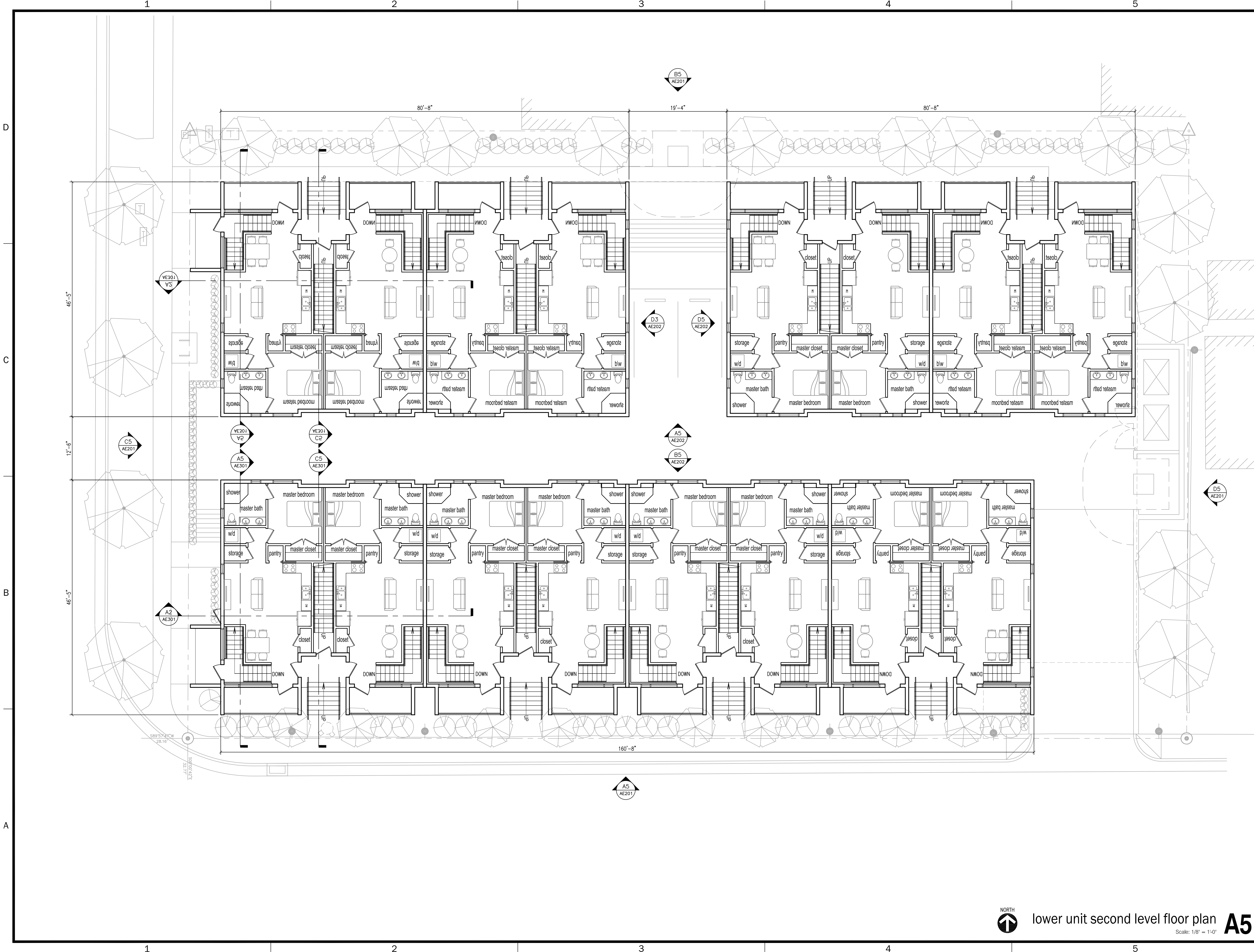
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stamp

date: 24 August 2016  
issuance: Permit Set  
project no.: 15.09.22

**Urban Alfandre**  
**Flats on Richards**  
1700 South Richards Street  
Salt Lake City, UT 84115

Lower Unit  
Second Level  
Floor Plan  
**AE101**



**lower unit second level floor plan** **A5**  
Scale: 1/8" = 1'-0"

# ATTACHMENT C: BUILDING ELEVATIONS & RENDERINGS

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*South West perspective view simulation*



*South West perspective rendering*

1

2

3

4

5

D

C

B

A



southwest perspective view **D5**  
Scale: none

**blalock**  
and  
**PARTNERS**  
architectural design studio  
307 West 200 S, Suite 4003  
Salt Lake City, UT 84101  
801.532.4940



north elevation - site features **C5**  
Scale: 1/8" = 1'-0"

- LANDSCAPE BUFFER TREES  
-MAX 30' SPACING
- PARK STRIP TREES  
-MAX 30' SPACING
- 6' CEDAR PANEL FENCE

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stamp



west elevation - site features **B5**  
Scale: 1/8" = 1'-0"

- BIKE RACKS
- PARK STRIP TREES  
-MAX 30' SPACING
- 3'-6" CEDAR PANEL FENCE

date: 24 August 2016  
issuance: Permit Set  
project no.: 15.09.22

project



south elevation - site features **A5**  
Scale: 1/8" = 1'-0"

- PARK STRIP TREES  
-MAX 30' SPACING
- 3'-6" CEDAR PANEL FENCE

**Urban Alfandre**  
**Flats on Richards**  
1700 South Richards Street  
Salt Lake City, UT 84115

Building  
Elevations  
and Perspectives  
**AE203**

1

2

3

4

5

# ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

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Planned Development Application for:

18-38 West 1700 South  
Salt Lake City, UT 84115

## 1. Project Description

Our proposal is to combine these four parcels and develop 32 for-sale stacked flats. All parking will be rear loaded, and all units will face outwards with a great street engagement that will enhance the pedestrian experience in along this section of 1700 South.

The current site consists of one vacant lot and three abandoned houses.

We also want to provide a different housing option than what is currently found in the market. This stacked flat product is a compelling, exciting way to do that, and one that helps to fill the void of "Missing Middle" housing in the city.

We believe that the product we are proposing is better than the strict interpretation of what the current zone allows.

## 2 Planned Development Information

- a. We have a strong desire to create a project that enhances the neighborhood through thoughtful design, quality materials that enhance the pedestrian experience and utilizes the close proximity to adjacent neighborhood retail. We believe that the product we are proposing is better than the strict interpretation than what the current zone allows.
- b. This is a very desirable site because of its close proximity to services. Three new restaurants are directly adjacent to the site, so we wanted to use the advantage of the great location to create a residential project that brings new residences to the neighborhood while enhancing pedestrian activity.
- c. There are three abandoned houses on the site that are in complete disrepair. Neighbors and the Ballpark Community Council Chair have expressed great interest in removing these blighted structures to build something new.
- d. This part of 1700 South has seen a complete resurgence in the last year with new neighborhood retail and services that have been created. Our goal is to enhance these neighborhood amenities by orienting this proposed project to the pedestrian experience and enhancing the streetscape by orienting the resident entrances to the street and sidewalks. Parking will not be visible from the street which will help create, along with the pedestrian-oriented entrances, a pleasing environment for the residences and neighborhood.
- e. Our team is heavily focusing on pedestrian orientation and attractive, thoughtful design and architecture. We believe the overall project will

become interesting and valuable to the general public who appreciate design that enhances the pedestrian and walkable environment.

- f. This project will be the cause of removing three blighted structures.
- g. This project will be market rate housing. After discussions with adjacent residences and the Ballpark Community Council Chair, the neighborhood has seen an influx of subsidized housing and would like to add some market rate housing. "Market rate" is subjective, however, as these residences will be much more affordable than a similar unit close to downtown. This project is also providing "Missing Middle" housing that is a great need in Salt Lake City.
- h. There are no plans to provide "green" building techniques, but an argument can be made that the overall project is "green" due to its location as being infill.

# ATTACHMENT E: PROPERTY & VICINITY PHOTOGRAPHS

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*Panoramic view of 1700 South frontage*



*South West view of the property at the corner of 1700 South and Richards St.*



*View from the South East corner of the property*



*Southern view from the intersection of 1700 South and Richards Street*



*View from Richards Street of the North property line and abutting residential property*

# ATTACHMENT F: EXISTING CONDITIONS

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## Central Community Master Plan and State Street Plan Discussion

The proposal is located within the Central Community area and The State Street Plan area. The Future Land Use map in the Central Community Master Plan designates the property as “Medium Residential/Mixed Use and Community Commercial” and the property has been zoned CB and CC in accordance with this designation. The proposed multi-family use is allowed in both zones.

The Central Community Master Plan (2005) addresses goals, the vision, and issues for future development in the Central Community. According to the Master Plan, the project is located in “The Peoples Freeway Neighborhood”. The following topics are addressed in the master plan and are applicable to the proposed project where italicized:

### Goals

Provide opportunities for *smarter and more creative development practices* to better serve the community.

### Vision

*Unique and active places*

Livable Communities

*A variety of residential land use supports all types of housing and the affordability of the housing stock.*

### Issues

#### Residential

- Mitigate impacts relating to the adjacency of residential and non-residential / heavy commercial land uses.
- Address ways of transitioning the northern portion of the neighborhood from the historic character of low-density residential development to one of transit-oriented development.
- Address noise and parking issues related to Franklin Covey Field.
- Improve infrastructure and landscaping of commercial and industrial areas.
- Retain the current lower density zoning *south of 1700 South* to preserve the character of this area.

#### Circulation

- Improve circulation so it is safe for residents and children who must cross busy roadways to get to school or other public services.
- Develop ways to *address the isolation between major roadways and improve pedestrian orientation.*

Implementation measures include evaluation of residential land use including consideration of site-specific land use for residential infill in specific areas and infrastructure improvements. The implementation section also identifies urban design targets of *relocation of overhead utilities, providing street trees and supporting a pedestrian oriented environment.*

The State Street Plan (1990) identifies support of State Street and commercial success must be supported by residential uses where customers live in close proximity of the commercial area, stating: “*Redevelopment efforts should focus on revitalizing these adjacent neighborhoods particularly the Central City, South Central and the Peoples Freeway.*”



**Applicable General Zoning Standards:**

**21A.26.030 CB Standards**

Requirement	Standard	Proposed Development	Complies
<b>Lot Size</b>	No minimum	23,522 square feet	Yes
<b>Front/Corner Side Yard</b>	No minimum required	6' 6" front and 4'-8 <sup>1/2</sup> " corner side yard provided	Yes
<b>Front/Corner Side Yard Maximum</b>	15'	9' front and 4'8" side	Yes
<b>Interior Side Yard</b>	None required	10' provided	Yes
<b>Rear Yard</b>	10'	N/A Rear yard in CC	N/A
<b>Lot Width</b>	No minimum	197'	Yes
<b>Landscape Yard</b>	Required if front or corner side yard is provided	Landscape provided	Yes
<b>Maximum Height</b>	30'	35'	No. Planned Development approval is required
<b>Entrance and Visual Access</b>	<ol style="list-style-type: none"> <li>c. 25% glass for ground level residential use</li> <li>1 operable building entrance per facade</li> <li>15' uninterrupted blank wall maximum</li> <li>Screened building equipment</li> </ol>	<ol style="list-style-type: none"> <li>c. 13% on the West façade, 50% on the South façade</li> <li>Provided</li> <li>Complies</li> <li>Complies</li> </ol>	No. Conditional Building and Site Design Review approval required for providing less than 25% glass
<b>Parking Lot Lighting</b>	Less than 16' in height, shaded, lightproof fencing	Parking is below grade	Yes

**Additional Standards from 21A.26.030.E for Building Size Limits**

Standard	Finding	Rationale
<p><b>1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.</b></p> <p><b>2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.</b></p> <p><b>3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.</b></p> <p><b>4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of</b></p>	Complies with conditions	<p>1. The existing architectural scale of buildings on 1700 South varies widely. Noncomplying buildings and lots line the corridor including nonconforming single family uses. The compatibility of the proposed development will visually enhance the streetscape considerably.</p> <p>2. The roof shape found on the front façade of 1700 South is flat which is consistent with other buildings found on this block face. The type of structure proposed cannot be compared to the structures found on Richards St. as it is a different type of building that is more typical of a commercial district.</p> <p>3. The new buildings will create a fully new street wall where none existed. The only break is for drive access.</p>

<p><b>buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.</b></p> <p><b>5. Buffers: When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.</b></p> <p><b>6. Step Backs: When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.</b></p>		<p>4. The proposed façade has a great deal of variation in the material and units are distinctly broken up into 20’ segments with rectangular plaster borders with entrances between.</p> <p>5. The proposed setback is ten feet which includes a six foot fence, three foot walkway, landscaping trees and bushes.</p> <p>6. No noise, light, or parking and service area impacts are expected. The drive access, parking are all directed toward the front and interior of the site and located below grade.</p> <p>6. The Planning Commission will have discretion in addressing this standard.</p>
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**21A.26.050 CC Standards**

Requirement	Standard	Proposed Development	Complies
<b>Minimum Lot Area</b>	10,000 square feet	23,522 square feet	Yes
<b>Lot Width</b>	75’	197’	Yes
<b>Minimum Front and Corner Side Yard</b>	15’	10’ wide portion of the building in the CC is setback 4’-8”	No. Planned Development approval is required
<b>Minimum Interior Side Yard</b>	None required	10’	Yes
<b>Rear Yard</b>	10’	10’	Yes
<b>Landscape Yard</b>	15’	10’ side section of side yard provides 4’ 8” of landscape	No. Planned Development approval is required
<b>Maximum Height</b>	30’	35’	No. Conditional Building and Site Design Approval Required

# ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section:</b></p> <ul style="list-style-type: none"> <li><b>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</b></li> <li><b>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</b></li> <li><b>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</b></li> <li><b>D. Use of design, landscape, or architectural features to create a pleasing environment;</b></li> <li><b>E. Inclusion of special development amenities that are in the interest of the general public;</b></li> <li><b>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</b></li> <li><b>G. Inclusion of affordable housing with market rate housing; or</b></li> <li><b>H. Utilization of "green" building techniques in development.</b></li> </ul>	<p><b>Complies</b></p>	<p>The applicant intends to achieve objectives A, D and F.</p> <p>In order to achieve objective <b>A</b>, the developer is proposing to develop three structures that have an engaging frontage on 1700 South with stoop entrances and functional balconies at street level. The buildings will also front Richards St. where the residential frontage is broken by the separate buildings and each façade has individual balconies and entrance porches. The material proposed is plaster accented with wood, metal and glass.</p> <p>The project is meeting objective <b>D</b> by producing a highly unique streetscape with balconies and porches that provide opportunity for interaction and natural surveillance on the street. The landscaping and park strip improvements will also improve the environment.</p> <p>The applicant is proposing to meet objective <b>F</b> by demolishing three abandoned residential structures which have become a nuisance in the area due to trespassing and drug use. In addition, the single family structures are incompatible with the current zoning and are not considered appropriate on a four lane arterial such as 1700 South.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</b></p> <ul style="list-style-type: none"> <li><b>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</b></li> <li><b>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</b></li> </ul>	<p><b>Complies</b></p>	<p>1. The proposal is located within the Central Community Master Plan area. The future land use map in the Central Community Master Plan designates this property as being in the “Peoples Freeway neighborhood planning area” which identifies goals and issues that will be addressed with the proposed development.</p> <p>The plan calls for creative development practices to better serve the community with a vision of unique and active places. The proposed development offers a housing type that is severely lacking in the neighborhood and City as a whole. The proposal offers a unique solution with this type of housing product. The policies adopted in Plan Salt Lake also support this type of development as it increases housing type diversity through the proposed medium density. The future land use map calls for Medium Density of 10-50 units per acre and the proposed development is approximately 59 units per acre.</p>

		<p>As detailed in this report, the development proposal generally complies with the applicable 2005 Central Community Master Plan policies and Citywide goals.</p> <p>2. Multi-family and mixed use developments are permitted in the CB and CC zoning districts.</p>
<p><b>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</b></p> <p><b>1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;</b></p> <p><b>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</b></p> <p><b>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</b></p> <p><b>b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</b></p> <p><b>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</b></p> <p><b>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</b></p> <p><b>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse</b></p>	<p><b>Complies</b></p>	<p>1. The proposed access is on 1700 South with one ingress/egress point. The current lots have four curb cuts, thereby eliminating three access points. 1700 South has four lanes which provides more than adequate capacity for the project. The local residential streets will not be affected by the drive access.</p> <p>2.a. The development has one driveway that extends to the interior of the property with no access via local streets. The proposal should have no notable impact on local streets.</p> <p>2b. Parking is provided on site at approximately a 1 to 1 ratio per dwelling unit. Additional parking may occur on adjacent streets which is divided between residential and commercial uses. The surrounding neighboring properties may experience an increase in on street parking.</p> <p>2c. The development will have weekday peak traffic that corresponds with normal commuting hours. The adjacent properties are not expected to be negatively affected by the additional traffic that occurs during these hours.</p> <p>3. The development is proposed to have one access point for vehicles on 1700 South. No circulation issues are anticipated with the proposed circulation design having all parking internal and pedestrian circulation remaining on site of the corner lot. Due to the single drive approach, pedestrians are not expected to be negatively impacted related to their use of sidewalks beyond what is normal and expected with any type of development. Any sidewalk replacement at the corner of Richards Street and 1700 South will require ADA accessible curb cuts.</p> <p>4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Utilities Department and other responsible entities in order to adequately provide service. Public Utilities indicated specifically that the waterline will need to be upsized.</p> <p>5. The proposed development abuts single family uses and an R-1/5,000 zone. The requirement for this situation is a seven foot landscape buffer where the property abuts the residential use. The project includes landscape trees, shrubs, and a wood fence. In addition, the building is set back an additional three feet beyond the required seven feet. The property to the North is not expected to be negatively impacted due to lack of buffering and with the proposed setback and buffering items in place.</p>

<p>impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>6. The CB district allows for 30 feet in height. The project is proposed to have an additional five feet. The buildings on the residential block face will be broken up and the spacing will be similar to spacing of the single family residences. The impact of the additional five feet is not being considered as any less compatible than what is currently allowed in the CB District. The owner occupied residential use is also more consistent with the single family uses than other uses allowed in the CB and CC Districts.</p>
<p><b>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</b></p>	<p><b>Complies, with Conditions</b></p>	<p>Existing vegetation on the property is limited to shrubs and one tree at on 1700 South that appears to have been taken over by vines. The landscape has not been maintained for quite some time and is likely to contain no vegetation of value that should be maintained. This vegetation will be removed and new landscaping will be installed as shown in the site plan in <a href="#">Attachment B</a>. The landscape plan does not yet designate the particular species of plants and compliance with this standard regarding drought tolerant species is a condition of approval. In addition to this standard, the final landscape plan prepared for building permit approval will need to identify the “hydrozones” for plant watering purposes, as well as comply with all other applicable provisions of 21A.48.055 “Water Efficient Landscaping.”</p>
<p><b>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</b></p>	<p><b>Complies</b></p>	<p>The buildings proposed for demolition are older single family structures in various states of disrepair, but have not been surveyed for historical significance. There are not any known historical, architectural, or environmental features related to the property.</p>
<p><b>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</b></p>	<p><b>Complies</b></p>	<p>The Planned Development is also being reviewed for compliance with the Conditional Building and Site Design Review standards which allow for additional modifications to certain zoning standards. Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.</p>

## **ATTACHMENT H: ANALYSIS OF STANDARDS – CONDITIONAL BUILDING AND SITE DESIGN REVIEW**

**21a.59.060: Standards for Design Review:** In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
<b>A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.</b>	<b>Complies</b>	The building is primarily oriented to 1700 South and secondarily oriented to Richards Street with multiple entrances, balconies and glass.
<b>B. Primary access shall be oriented to the pedestrian and mass transit.</b>	<b>Complies</b>	The building has a number of primary access points along the street facing facades serving as primary pedestrian access. These include pedestrian access points on three sides of the building, all accessed by sidewalks.  The number of vehicle access points is limited to one at the South East corner of the property. The pedestrian access includes direct sidewalk access to several transit stops within two blocks.
<b>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</b>	<b>Complies</b>	The ground level is primarily clear glass, wood, brick and plaster. The majority of the ground floor windows have visibility into residential common spaces, and balcony space. These windows combined with active use are more than sufficient to facilitate pedestrian interest and interaction.  Spaces above the first floor include significant balcony space with views onto 1700 South and Richards Street.
<b>D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.</b>	<b>Complies</b>	Architectural detailing includes several types of material and, architectural detail and glass that is more pronounced at the pedestrian level with balconies, doors and steps into the building.
<b>E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.</b>	<b>Complies</b>	Parking is provided within the interior of the buildings and is screened from view by the structures and landscaping. There will be no lighting impacts to adjacent neighborhoods.
<b>F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.</b>	<b>Complies, with conditions</b>	Parking is provided within the interior of the buildings and is accessed by ground floor units or through steps leading to the North, South and West entrances. The connections from parking stalls to the building entrances will not encounter any hazardous auto pedestrian conflict conditions and will further activate the street.
<b>G. Dumpsters and loading docks shall be appropriately screened or located within the structure.</b>	<b>Complies</b>	Dumpsters will be located below grade at the parking level and will not readily visible from the public right of way.
<b>H. Signage shall emphasize the pedestrian/mass transit orientation.</b>	<b>Complies</b>	Pedestrian signage is not applicable to the project.

<p><b>I. Lighting shall meet the lighting levels and design requirements set forth in <a href="#">chapter 4</a> of the Salt Lake City lighting master plan dated May 2006.</b></p>	<p><b>Complies, with Conditions</b></p>	<p>New development is required to upgrade associated right of way elements, including street lighting. The development will need to install new street lighting in conformance with the Salt Lake City lighting master plan. The specific lighting requirement is noted in the department comments in Attachment J. Installation of the required street lighting is a condition of approval and shall be delegated to planning staff.</p>
<p><b>J. Streetscape improvements shall be provided as follows:</b></p> <ol style="list-style-type: none"> <li><b>1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.</b></li> <li><b>2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.</b></li> <li><b>3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.</b></li> <li><b>4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.</b></li> <li><b>5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.</b></li> </ol>	<p><b>Complies, with Conditions</b></p>	<ol style="list-style-type: none"> <li>1. Streetscape improvements have been shown on the attached plans. The current plans show trees and spacing that follow general landscape requirements. Due to the sidewalk width and proximity to the property line on 1700 South, landscape and trees will be planted in the provided landscape yard between the building and sidewalk and may not meet specific guidelines due to entrances and façade characteristics. Any landscape plan submissions will need to adhere urban forestry guidelines. Existing mature street trees removed for this development shall be replaced in consultation with the City's Urban Forester.</li> <li>2. Specific detail on plant type and coverage will be addressed through landscape plan submission. The Compliance with these streetscape improvements and any others required by 21A.48 are a condition of approval.</li> <li>3. Hard surfaces in the right of way will be required to be upgraded where deficient as identified by the Engineering department during building permit review.</li> <li>5. No outdoor storage areas are proposed for this development. Loading facilities, including any required loading berth or docks are required by ordinance to be located away from public streets and compliance will be ensured during the building permit review process.</li> <li>5. Final landscape details will be provided during the building permit process and are subject to "21A.48.055 "Water Efficient Landscaping" which generally requires plant to be selected from a list of approved plants that comply with these standards.</li> </ol>

**21a.59.065: Standards for Design Review for Height:** In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

Standard	Finding	Rationale
<p><b>A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or</b></p>	<p><b>Complies/ Not applicable</b></p>	<p>This standard is intended for applications regarding additional building height as taller buildings contribute to the City's downtown skyline. The proposed building is in a location nor is of a sufficient height to have an appreciable impact on the City's skyline.</p>

<b>daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.</b>		
<b>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</b>	<b>Complies</b>	The architectural style of the building is generally contemporary with cornice level detail being in the continuation of the roofline around the front façade. This is appropriate for the architectural style of the building.
<b>C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.</b>	<b>Complies with conditions</b>	The lighting plan is not included in the proposal. This is a condition of approval and relates to standard I of 21A.59.060 and will be delegated to planning staff upon building permit submission.



# **ATTACHMENT I: PUBLIC PROCESS AND COMMENTS**

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## **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 Application:**

A notice of application was emailed to the Ball Park Council chairperson Bill Davis. The Community Council was given 45 days to respond with any concerns and to request that the applicant meet with them. The Council requested the applicant present their project at the August 4<sup>th</sup> 2016 at the Ball Park Community Council meeting. The applicant presented the project and several renderings for the project. The nature of responses was overwhelmingly positive with simple questions about scale and comparisons to surrounding buildings. It was also suggested that a model showing context would be helpful. This was provided by the applicant in attachment as shown in Attachment C. The letter of support is can be found as part of Attachment I.

### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on September 1, 2016

Public hearing notice posted at the site on September 2, 2016

Public notice posted on City and State websites and Planning Division list serve on September 2, 2016

### **Public Input:**

At the time of the staff report completion, no calls or emails regarding the proposed project had been received.

August 30, 2016

Mr. Jonathan Goats, Principal Planner Salt Lake Planning Division  
450 S State Street, Room 406  
Salt Lake City, UT 84111

RE: Flats on Richards 18-38 W 1700 S

Dear Jonathan:

The Ballpark Community Council has had the opportunity to review the proposed Flats on Richards project. Our Community Council is unanimously supportive of this project for the following reasons:

- Conforms with Neighborhood Vision statement of becoming a Transit Oriented neighborhood by creating more density along main arterials and anything that is not a single family home within our recently adopted Master Plan Amendment.
- Adds 32 Market rate owner-occupied homes to our neighborhood. Our Vision includes a mix of subsidized, affordable, market rate and even above market rate housing in the area. We are sorely lacking in market rate, higher density housing.
- Replaces three abandoned single family homes and an empty lot that have had law enforcement issues including drugs, prostitution, transients and other illegal activities. These three homes have been vacant for years
- Promotes walkability and vibrancy through orienting all resident entrances to the street in a scale consistent with the current neighborhood

The developer reached out to us early in the planning process for a site visit and to get our initial feedback on their plans. On very short notice, we invited them to come do a presentation, at our June 2016 Community Council meeting.

Then, as part of the Planned Development process, we invited the developer to do a formal presentation at our August 2016 meeting with a representative of Salt Lake City Planning Department present. The developer explained the project and why the extra height was needed and setbacks reduced. The Community Council was very excited about the proposed plans, for reasons mentioned above, and unanimously voted in favor of the project.

We believe the extra height is necessary for the developer to provide a stacked town-home product that will allow new market rate, higher density housing to come to our neighborhood without adversely impacting the adjacent properties. This development will also help support the adjacent local businesses.

We believe the reduction in setbacks on the east side of the property is necessary to achieve a consistent urban wall and setback that is similar to adjacent properties along 1700 South. We also believe that there is enough street parking to accommodate the parking exemption and like that the developer added bike racks to the project.

We are excited about this project. The developer was also very open to receiving our input and integrating suggestions into their designs.

Please forward a favorable recommendation for the project to the Planning Commission for their review.

Please let me know if you have any further questions or require further information.

Sincerely,  
Bill Davis, Chairperson Ballpark Community Council

## **ATTACHMENT J: DEPARTMENT REVIEW COMMENTS**

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**Engineering** – Scott Weiler ([scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801-535-6159)

Engineering has no comment on the requested zoning modifications. A curb cut assembly (ramp) exists on the corner of Richards Street/1700 South that does not comply with current ADA guidelines. Some sidewalk on Richards Street may need to be replaced. A drive approach exists on Richards Street that must be replaced with curb & gutter as part of this project. The specie of trees proposed for the public park strip of Richard Streets requires approval from the Urban Forester.

**Zoning** – Greg Mikolash ([gregory.mikolash@slcgov.com](mailto:gregory.mikolash@slcgov.com) or 801-535-7142)

- Combining four lots for urban townhomes in 3 buildings; tuck-under parking.
- Project shall include a 7' landscape buffer along the north property line where the project abuts the residential zoning district (may be requesting additional height).
- Demolition permits will be required for the removal of the existing buildings (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
- This proposal will need to comply with the appropriate provisions of 21A.26.010 for the zones in which they are located.
- Proposal shall apply the appropriate provisions of 21A.34 – overlay district(s).
- Proposal shall apply any appropriate provisions of 21A.36 - general provisions; including a permanent recycling collection station and a waste management plan.
- This proposal will need to comply with any appropriate provisions of 21A.40 (accessory structures) and including ground mounted utility boxes.
- Proposal shall apply any/all provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement.
- Proposal shall apply all provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818).

**Transportation** – Michael Barry ([michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

Provide complete parking calculations on site plan indicating the following:

- Minimum number of ADA parking spaces required (21A.44.020.D)
- Minimum number of passenger vehicle parking spaces required (21A.44.030.G)
- Minimum number of electric vehicle parking spaces required (21A.44.050.B.2)
- Minimum number of bicycle parking spaces required (21A.44.050.B.3)
- Minimum number of loading berths required (21A.44.080)
- Any modifications to parking requirements (21A.44.040)
- Number of parking spaces provided.

Driveway entrances shall comply with sight distance triangle requirements per 21A.40.120.E.

On street credit- yes, on Richards St., looks like 4 or 5 (22 ft. long stalls), NP 20 feet back from stop sign.

Sight Distance Triangle – It looks favorable.

Driveway maximum average slope is 16%, they shouldn't have a 11% break all at once; it should be gradual. I'd probably say no to the 2 spaces that are in front of the stairs, they need a clear pedestrian pathway.

Berth – I would give them credit for the berth as long as they don't block in any vehicles and could keep one lane of traffic open (in the driveway) so that cars could get in and out.

**Fire** – Ted Itchon ([ted.itchon@slcgov.com](mailto:ted.itchon@slcgov.com) or 801-535-6636)  
No specific written comments received.

*Staff Note: Fire has indicated the buildings can be accessed by fire truck being they are all less than 150 feet from the right of way.*

**Public Utilities** – Jason Draper ([jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)  
Public Utility Comments: All building and site plans to be reviewed and approved by public utilities. All construction to meet SLC ordinance, policy, and standards.  
The waterline will need to be upsized. The project will need to submit fire and water demand for review and modeling.

**Public Utilities** – Street Lighting– Dave Pearson ([david.pearson@slcgov.com](mailto:david.pearson@slcgov.com) or 801-483-6738)  
Include sidewalk style acorn lights where appropriate. Building façade lighting may fulfill 1700 South requirement.

# **ATTACHMENT K: MOTIONS**

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## **Potential Motions**

**Staff Recommendation:** Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve petitions PLNSUB2016-000421 and PLNPCM2016-00422, regarding the Richards Street Condos Planned Development and Conditional Building and Site Design Review request. In order to comply with the applicable standards, the following conditions of approval shall apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. The applicant shall provide landscaping plans that comply with 21A.48.055 “Water Efficient Landscaping” and all other applicable regulations of 21A.48 for building permit approval.
3. Final approval of lighting, and landscaping to be delegated to Planning staff to ensure compliance with the CBSD regulations as noted in Attachment H.
4. The applicant will complete Preliminary and Final Plat approval for the project.
5. Final approval authority for the development shall be delegated to Planning staff based on the applicant’s compliance with the standards and conditions of approval as noted within this staff report.

**Not Consistent with Staff Recommendation:  
(Planned Development and Conditional Building and Site Design Review)**

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Planned Development and Conditional Building and Site Design Review request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Conditional Building and Site Design Review and specifically state which standard or standards are not being complied with. Please see Attachments F, G and H for applicable standards.)