

**PLANNING COMMISSION STAFF REPORT  
ADMINISTRATIVE ITEM**



Planning Division  
Department of Community  
and Economic Development

**Front Climbing Club Additional Building Height  
Conditional Use PLNPCM2012-00726  
1460 S 400 West  
December 12, 2012**

**Applicant:** The Front Climbing Club, Dustin Buckthal

**Staff:** Daniel Echeverria, 801-535-7165,  
Daniel.echeverria@slcgov.com

**Tax ID:** 15-13-126-008

**Current Zone:** CG, General Commercial

**Master Plan Designation:**  
Central Community, Regional Commercial/Industrial

**Council District:** District 5, Jill Remington Love

**Community Council:** Ball Park

**Lot Size:**  
60,548 square feet

**Current Use:** Wholesale/Warehouse

**Applicable Land Use Regulations:**

- 21A.26: CG District
- 21A.54: Conditional Use
- 21.48: Landscaping
- 20.20: Minor Subdivisions

**Attachments:**

- A. Site Plan and Elevation Drawings.
- B. Photographs
- C. Department Comments

***Request***

The Front Climbing Club, represented by Dustin Buckthal, is requesting a Conditional Use for additional building height at 1460 S 400 West in order to accommodate the construction of a 90 foot tall climbing wall. The Planning Commission has final decision making authority for Conditional Uses.

***Recommendation***

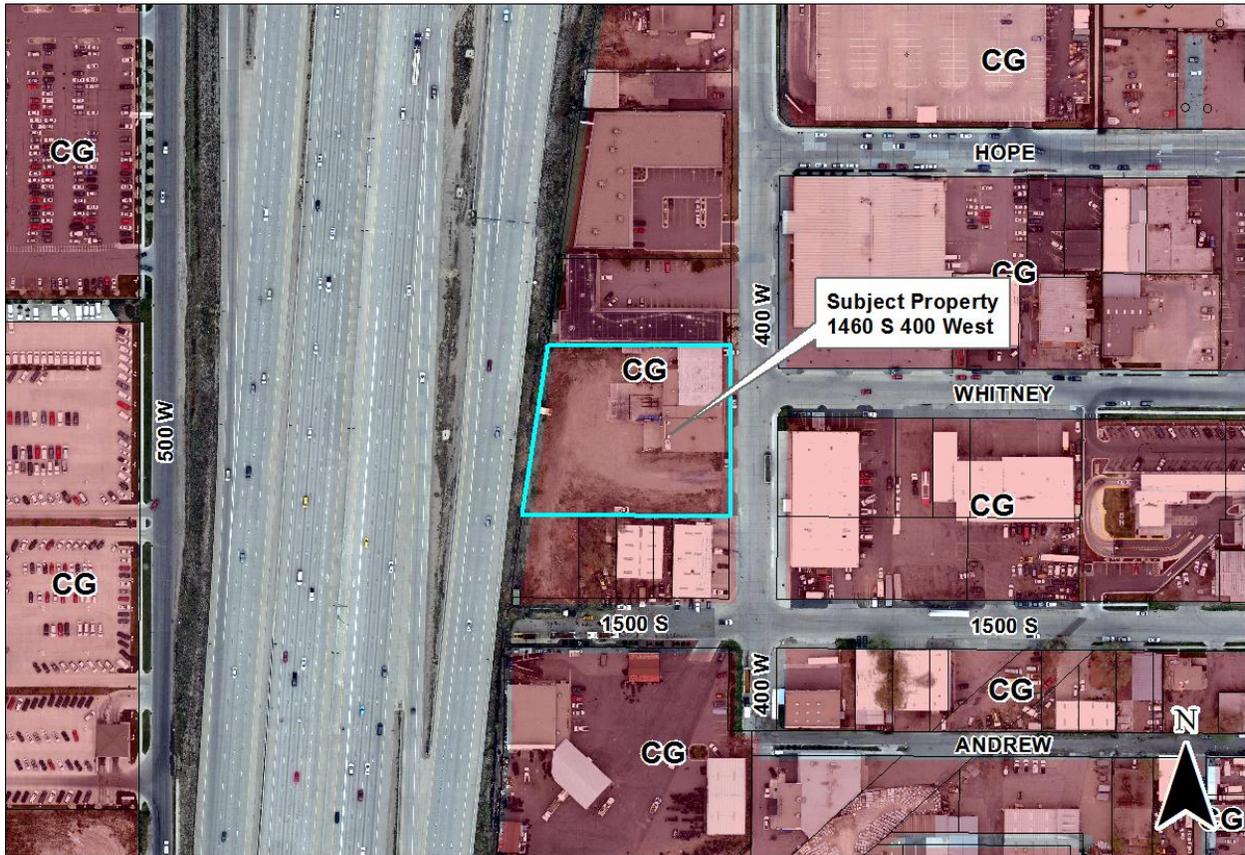
Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the request.

***Recommended Motion***

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed conditional use with the following conditions:

1. Additional height shall not be used for floor space beyond that which has been approved for this conditional use unless additional landscaping is provided.
2. Applicant shall provide additional landscaping, equivalent to 10% of the area of the approved additional floor space and demonstrate as such on the final site plan for building permit approval.
3. Final plans shall reflect no more than 90 feet of building height on the portion of the building that rises above 60 feet.
4. Applicant shall combine parcels at 440 West 1500 South and 1460 S 400 West or submit for a planned development in order to satisfy parking lot landscaping provisions.
5. Applicant shall comply with all additional requirements submitted by City departments and divisions.

## VICINITY MAP



### **Background**

#### **Project Description**

The Front Climbing Club is an indoor recreational establishment that provides indoor rock climbing. Their current facility at 1450 S 400 West is at capacity and the group would like to expand their operation. They are proposing to expand their facility into the neighboring property of 1460 S 400 West.

With the expansion, the business would like to also offer tall rope climbing in addition to short bouldering wall climbing. This would provide better climbing terrain and facilitate their ability to host major climbing competitions, including World Cup climbing competitions. The height limit of 60 feet in this district would not accommodate the installation of a tall rock wall for climbing. They are requesting an additional 30 feet of height in order to accommodate this tall climbing wall, for a total height of 90 feet.

The property is located in the CG, General Commercial district zone. The CG zoning district allows for a maximum height of 90 feet through a conditional use process.

## Project Details

Regulation	Zone Regulation	Proposal	Complies
Use	Commercial Indoor Recreation	Commercial Indoor Recreation	Yes
Density/Lot Coverage	No limit	No limit	Yes
Height	60' – Permitted/90' Conditional	90'	Conditional Use
Front/Corner Yard Setback	10'	10' - 46'	Yes
Rear Yard Setback	10'	10'	Yes
Side Yard Setback	None Required	111'0'	Yes
Freeway Landscaping	10'-20'	-	Waived
Parking Lot Landscaping	10% interior and min 7' perimeter required	10% interior and min 7' perimeter provided	Yes, 10% of additional floor space equivalent landscaping is a condition of approval; Perimeter landscaping to be compliant with lot consolidation

## Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on November 15th. The Ball Park and Glendale Community Councils were given notice of this meeting. One person inquired about the project at the meeting and had no concerns. No comments were received as of the publication of this report.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on November 28<sup>th</sup>.
- Public hearing notice posted on property on November 28<sup>th</sup>.
- Public hearing notice posted on City and State websites on November 28<sup>th</sup>.
- Public hearing notice emailed to the Planning Division list serve on November 28<sup>th</sup>.

## City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment C. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

## Analysis and Findings

### Findings

**21A.54.080 A. Specific Standards:** A conditional use permit shall be approved unless the

evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

**1. The use complies with applicable provisions of this title;:**

**Analysis:** The proposal is located in the CG zoning district. The proposal meets the applicable standards for this zoning district as found in the table found above. Additional height beyond 60 feet can be allowed through a conditional use process as per 21A.26.070F. The maximum additional height allowed through this process is 30 feet, for a total of 90 feet. Additional height can be granted in the case that the “increased height will result in improved site layout and amenities.”

Additional open space will be provided in the interior of the lot between the existing and proposed expansion the building, which will serve to improve the overall site layout. As proposed, the front yard area will include a number of additional trees that will serve to improve the visual appearance of the site and views along the street. The additional height will allow for the installation of a tall climbing wall which would be an amenity to the property and provide recreational opportunities not normally possible with a 60 foot height limit.

The ordinance also requires increased landscaping if additional floors are provided above 60 feet. This proposal includes a small amount of floor space that will be used for limited viewing of the top of the climbing wall. The additional height is primarily for a high ceiling to accommodate the proposed indoor climbing wall. The applicant will need to provide additional landscaping, beyond the minimum requirement, equivalent to 10% of the additional floor area that is built above 60 feet in order to maintain compliance with 21A.26.070.F(2).

The current proposal shows the parking lot continuing into the parcel at 440 W 1500 South. Section 21A.48.07.C requires perimeter parking lot landscaping along lot lines. The applicant will need to combine parcels 440 W 1500 South and 1460 S 400 West in order to eliminate the requirement of perimeter parking lot landscaping where the two parcels meet.

As per 21A.48.110, City code requires at least 10 feet of freeway landscaping for properties that abut a freeway. Due to the elevation of the freeway in relation to the property and the associated freeway wall that rises at the rear of the property, freeway landscaping would not benefit the visual appearance of the city or the general welfare. As such, this landscaping has been waived by the Zoning Administrator as it meets the waiver requirements of 21A.48.110H.

**Finding:** The proposed height would allow for the accommodation of a tall climbing wall, which would be an amenity to the site. The applicant has also provided additional open space and landscaping which serves to improve the site layout. Compliance with the

additional landscaping provision on the final plans is a condition of approval. The parcels which provide parking will need to be combined to eliminate perimeter parking lot landscaping requirements or the proposal will need to go through a planned development process to allow modifications to this requirement. The proposal meets all other applicable provisions of the title.

**2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**

**Analysis:** The proposed height is for an indoor commercial recreation use. The use exists on a smaller scale in their existing building at 1450 S 400 West. The proposed expansion of the use and the associated additional 30 feet of height is not expected to generate any negative impacts to the surrounding uses and redevelopment of the site to new landscaping standards would improve the compatibility of the site with newer nearby land uses, such as the large regional grocery store located just north of the site.

The proposed 90 feet of height is setback from the south property line by a distance of at least 100 feet to both the north and south sides of the property. The east side of the property faces a street intersection and the proposed height may serve as an architectural focus point for the view along Whitney Avenue. The building is buffered on the west by an interstate highway. The setback from any adjacent properties reduces its potential impact on light and air.

The additional height will be used to enclose the climbing wall and will provide only limited floor space. As such, it is not expected to create a significant traffic or transportation access impact on adjacent properties that would not be created by development to a height of 60 feet.

**Finding:** The surrounding area is dominated by older light industrial and commercial land uses that would not be negatively impacted by the introduction of a taller building with improved landscaping. The additional height would not introduce any new or detrimental impacts to surrounding properties beyond that which would be introduced with the development to the permitted height of 60 feet. The additional height is sufficiently setback as to not have a negative impact on adjacent properties. The proposed redevelopment of this site would help to improve the existing development pattern in the surrounding area. The proposal meets this standard.

**3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

**Analysis:** The site is located in the Central Community Master Plan area, which designates this area for Regional Commercial and Industrial land uses. The additional height would support and increase the regional draw of the climbing gym and maintain compliance with the regional commercial land use designation of the area. Additional height in this area is not addressed by the *Central Community Master Plan* document and the proposal does not impact any identified view corridors or view protection areas

identified in the master plan.

**Finding:** The proposed additional height meets adopted city planning policies, documents, and master plans.

**4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**

**Analysis:** Zoning ordinance section 21A.54.080B identifies specific items that may determine what constitutes a detrimental effect. In determining a detrimental effect, the following items shall be complied with:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

The proposed land use is authorized by the zoning district in which it is located and is consistent with applicable land use policies. The additional height does not cause the building to be incompatible with existing uses in the surrounding area, as the existing development pattern consists of large warehouse buildings with few windows that would not be negatively impacted by the development of another large, albeit taller building. The overall massing of the building is compatible with the generally large massing of the existing buildings in the area. The proposed architectural detailing is an improvement from the generally older industrial buildings that dominate the area.

The proposal does not appear to cause any detrimental impacts with regard to transportation issues. The Transportation Division did not respond with any concerns regarding access to the property from the public right of way or traffic impacts from the additional height proposed. The property can be reasonably accessed via walking or bicycling and meets the parking provision requirements for the CG zone.

The proposed height does not have any significant detrimental environmental impacts. The proposal is not located next to any dissimilar uses, such as residential uses, that would require any additional buffering, signage, or lighting considerations, nor is it expected that the hours of operation will differ from surrounding uses.

The proposal is not located in any historic preservation district and does not undermine the preservation of historic resources or structures.

**Finding:** The proposal meets the applicable standards and does not cause any detrimental effects that require the imposition of additional conditions.

### ***Conditions Imposed***

The Planning Commission may impose any condition upon a proposed conditional use in order to address any of the factors listed in section 21A.54.080 of the zoning ordinance. The conditions may include:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

**Analysis:** Due to the size of the portion of the building devoted to the additional height, the setback of the height from adjacent properties, and the limited amount of additional floor space provided by the additional height, staff finds that there are no detrimental effects that require additional conditions beyond those required by the zoning ordinance for new development.

**Finding:** Planning Staff recommends no additional conditions be imposed for the proposed Conditional Use. It is the Planning Commission's prerogative to impose any conditions necessary to mitigate unaddressed impacts as it sees fit.

## **Commission Options**

### *Approve With Staff's Recommendation*

If approved, the applicant will need to submit for building permits with plans that satisfy the conditions listed on the front page of the staff report. The plans submitted for building permits will be reviewed by Planning Staff for compliance with the conditions imposed in this staff report. A certificate of occupancy will not be issued for the building until the conditions of approval have been satisfied.

### *Approve With Additional Conditions*

The Planning Commission has the option to impose additional conditions of approval in order to mitigate any unaddressed impacts as it sees fit. The Planning Commission may modify the recommended motion on the front page of this staff report to include additional conditions.

### *Denial*

A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

Planning Staff did not find that any of the above situations exist and recommends approval of the conditional use for building height.

If the Planning Commission does not agree with staff's recommendation, the Commission has the option to deny the proposed conditional use subject to the standards and procedure found below.

## **Potential Motions**

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Conditional uses are administrative items that are regulated by State Law as well as City Ordinance. State law *10-9a-507 Conditional Uses* states that "a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." If the reasonably anticipated detrimental

effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. If the Planning Commission determines that this is the case, then the Planning Commission must make findings related to specific standards, identify the reasonably anticipated detrimental effects, and find that the detrimental effects cannot be reasonably mitigated. Below is a potential motion that may be used in cases where the Planning Commission determines a conditional use should be denied:

**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the conditional use to allow additional building height for the proposal located at approximately 1460 S 400 West. The proposed conditional use for additional building height will create (**list the detrimental effects**) which cannot be reasonably mitigated. Therefore, the proposed conditional use is not compliant with the following standards:

1. Compliant with Master Plan and Zoning Ordinance.
2. Compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.
3. Compatible with the character of the area where the use will be located
4. Will not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.
5. The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

***Instructions: The Planning Commission only needs to make findings on the specific standard that is not being complied with.***

**Attachment A**  
**Site Plan and Elevation Drawings**

1

2

3

4

5

D

C

B

A

1

2

3

4

5

**PROJECT TEAM**

**OWNER:**  
Contact:  
Dustin Buckthal

**CONTRACTOR:**

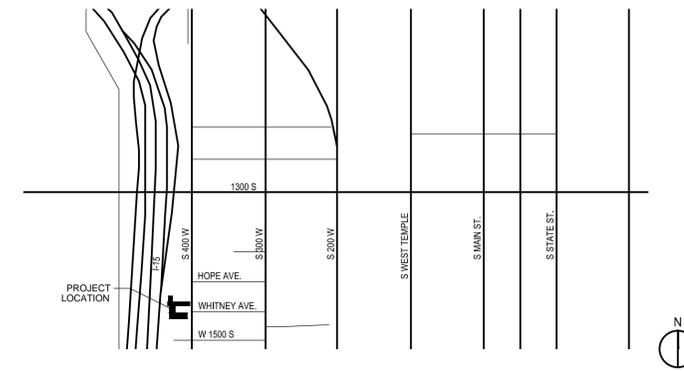
**ARCHITECT:**  
Axis Architects  
Pierre Langue  
927 South State Street  
Salt Lake City, Utah 84111  
Phone (801) 355-3003  
Fax (801) 355-0113  
E-mail: danderson@axisarchitects.com

**STRUCTURAL:**

**MECHANICAL:**

**ELECTRICAL:**

**VICINITY MAP**



**THE FRONT CLIMBING CLUB  
Salt Lake Expansion  
1450 South 400 West  
Salt Lake City, UT 84115  
BID DOCUMENTS  
October 22, 2012**

**The Front Climbing Gym  
Addition  
1450 South 400 West, Salt Lake City, UT 84115**

REVISION NUMBER AND DATE:

AXIS JOB #: 1216  
 OWNER JOB #:  
 DATE: 10/22/2012  
 DRAWN BY:  
 CHECKED BY:

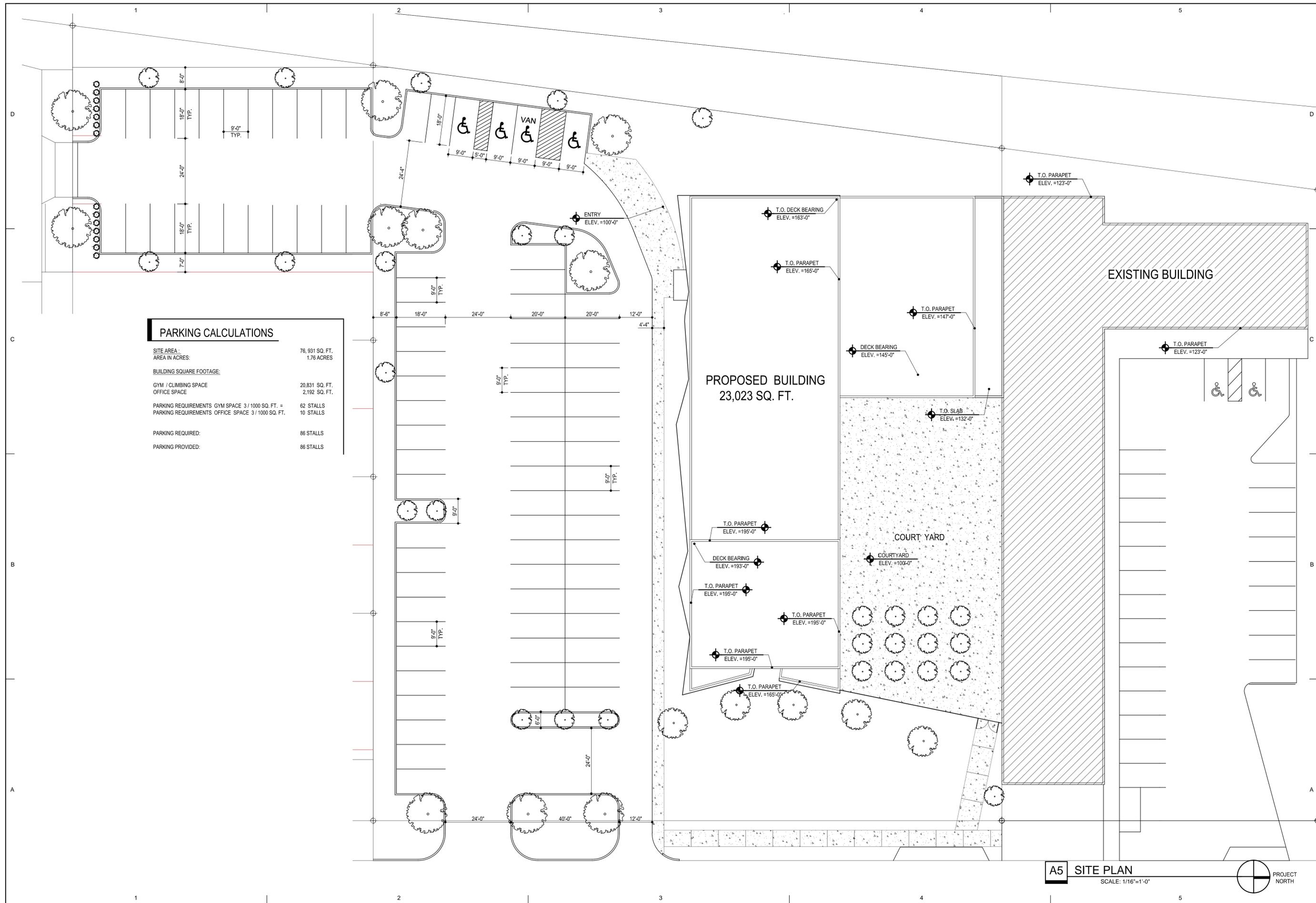
GENERAL INFORMATION

**GI001**

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**Axis Architects**  
 927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111 P 355-3003

NOT FOR CONSTRUCTION



PARKING CALCULATIONS	
SITE AREA:	76,931 SQ. FT.
AREA IN ACRES:	1.76 ACRES
BUILDING SQUARE FOOTAGE:	
GYM / CLIMBING SPACE	20,831 SQ. FT.
OFFICE SPACE	2,192 SQ. FT.
PARKING REQUIREMENTS GYM SPACE 3 / 1000 SQ. FT. =	
	62 STALLS
PARKING REQUIREMENTS OFFICE SPACE 3 / 1000 SQ. FT. =	
	10 STALLS
PARKING REQUIRED:	86 STALLS
PARKING PROVIDED:	86 STALLS

NOT FOR CONSTRUCTION

# The Front Climbing Gym Addition

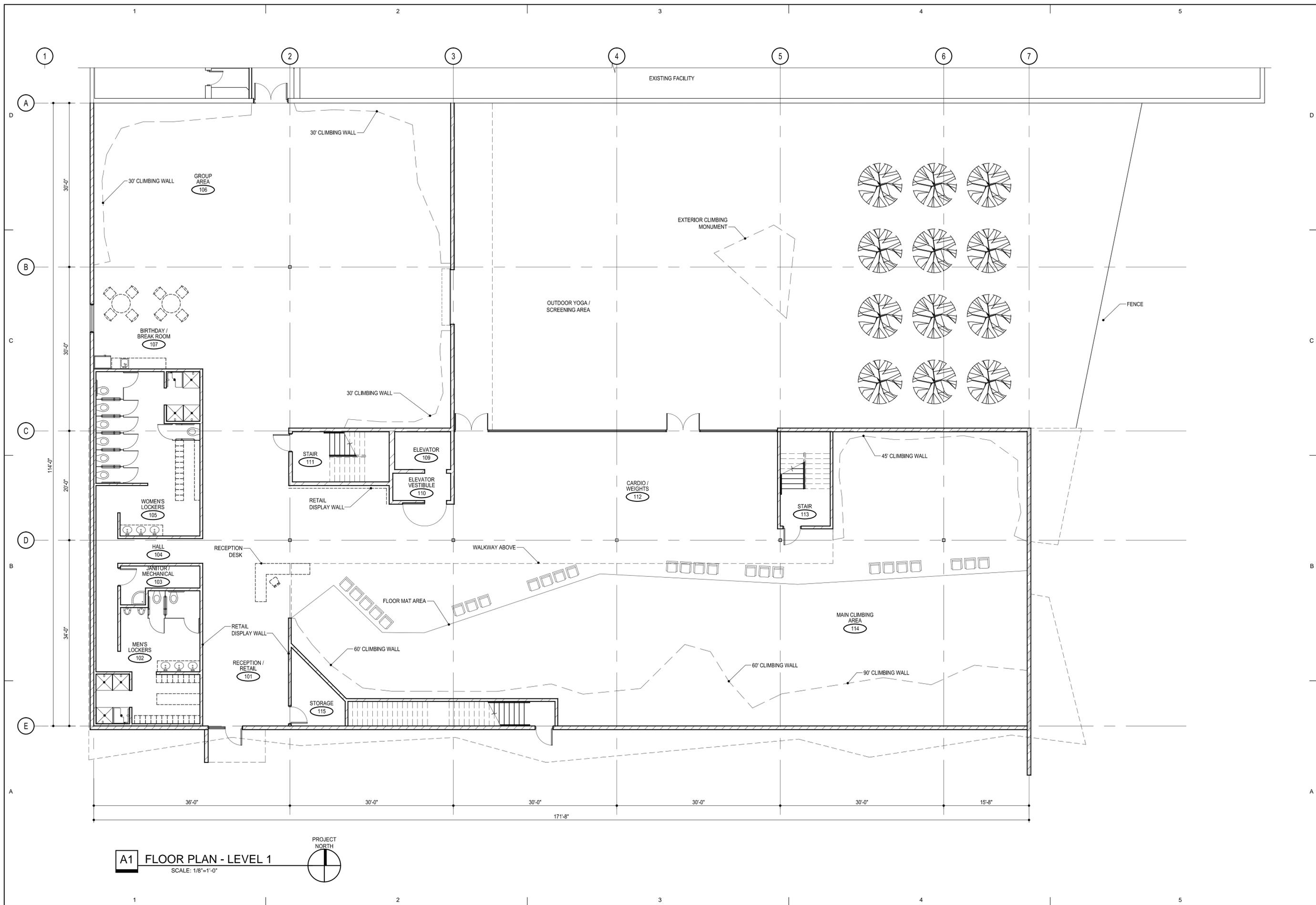
1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

AXIS JOB #: 1216  
 OWNER JOB #:  
 DATE: 10/22/2012  
 DRAWN BY:  
 CHECKED BY:

SITE PLAN

**A5 SITE PLAN**  
 SCALE: 1/16"=1'-0"  
 PROJECT NORTH



**A1 FLOOR PLAN - LEVEL 1**  
SCALE: 1/8"=1'-0"



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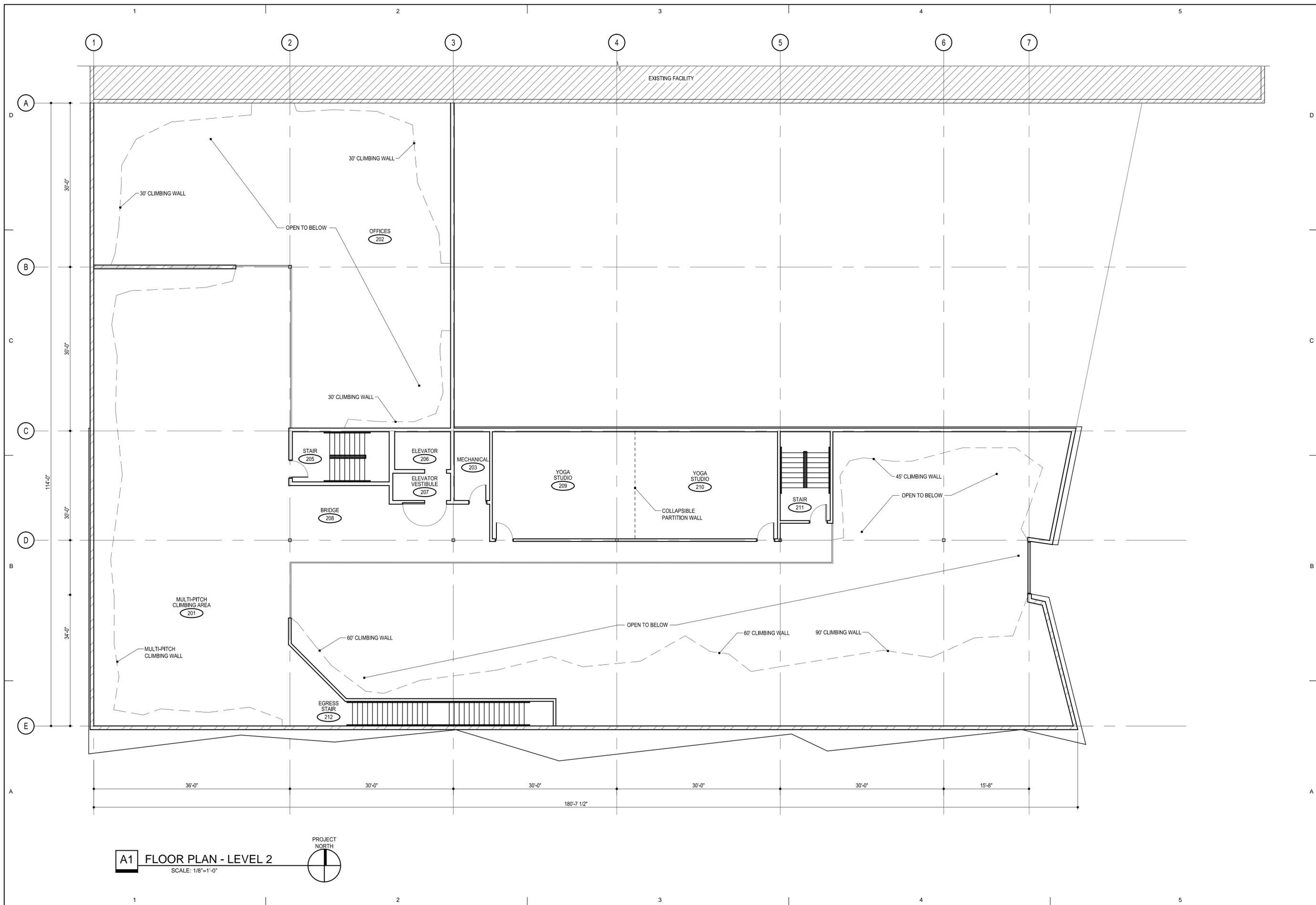
# The Front Climbing Gym Addition

1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

AXIS JOB #:	1216
OWNER JOB #:	
DATE:	10/22/2012
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FLOOR PLAN  
LEVEL 1



**A1 FLOOR PLAN - LEVEL 2**  
SCALE: 1/8"=1'-0"



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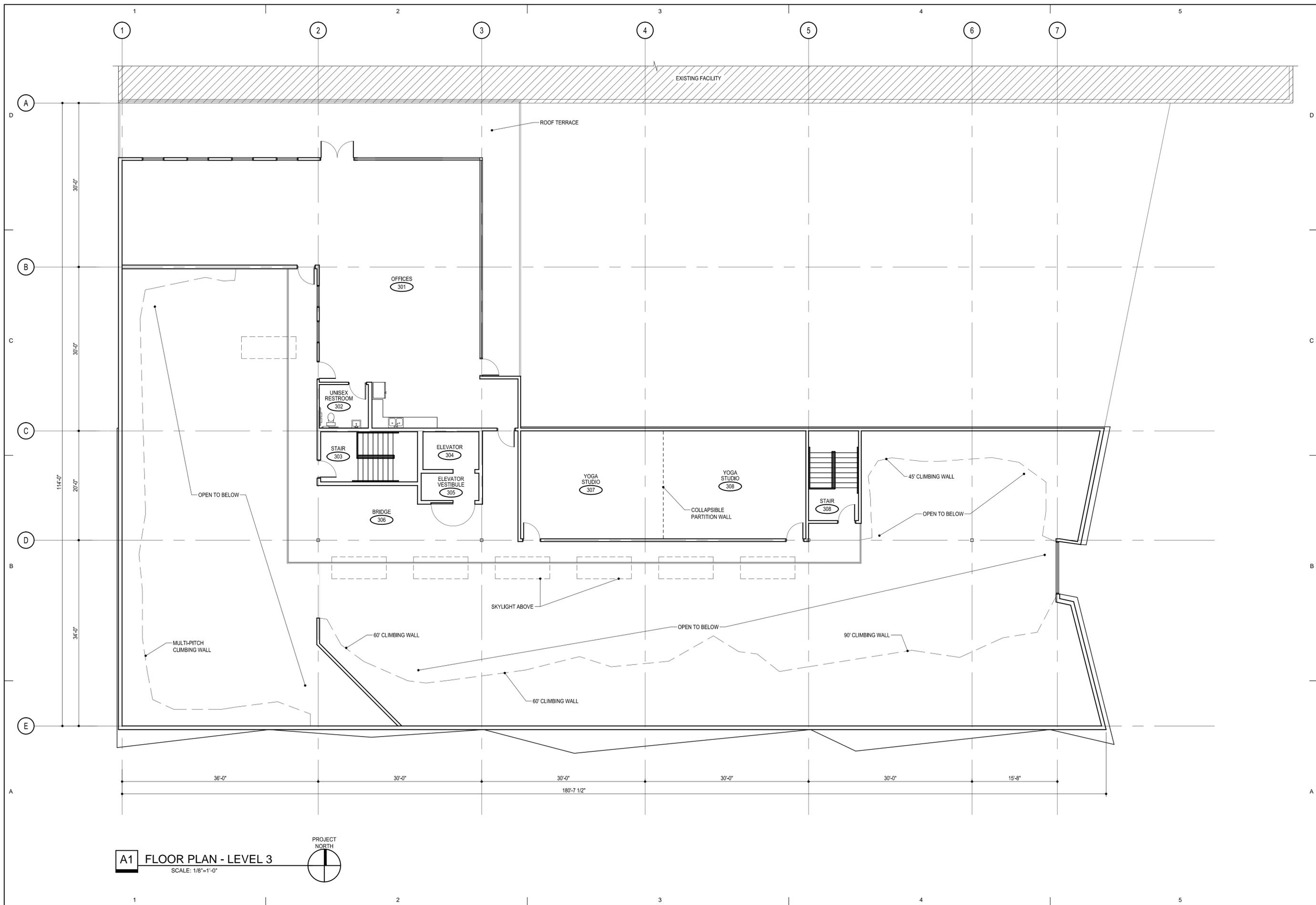
# The Front Climbing Gym Addition

1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

AXIS JOB #: 1216  
OWNER JOB #:  
DATE: 10/22/2012  
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FLOOR PLAN  
LEVEL 2



**A1 FLOOR PLAN - LEVEL 3**  
SCALE: 1/8"=1'-0"



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# The Front Climbing Gym Addition

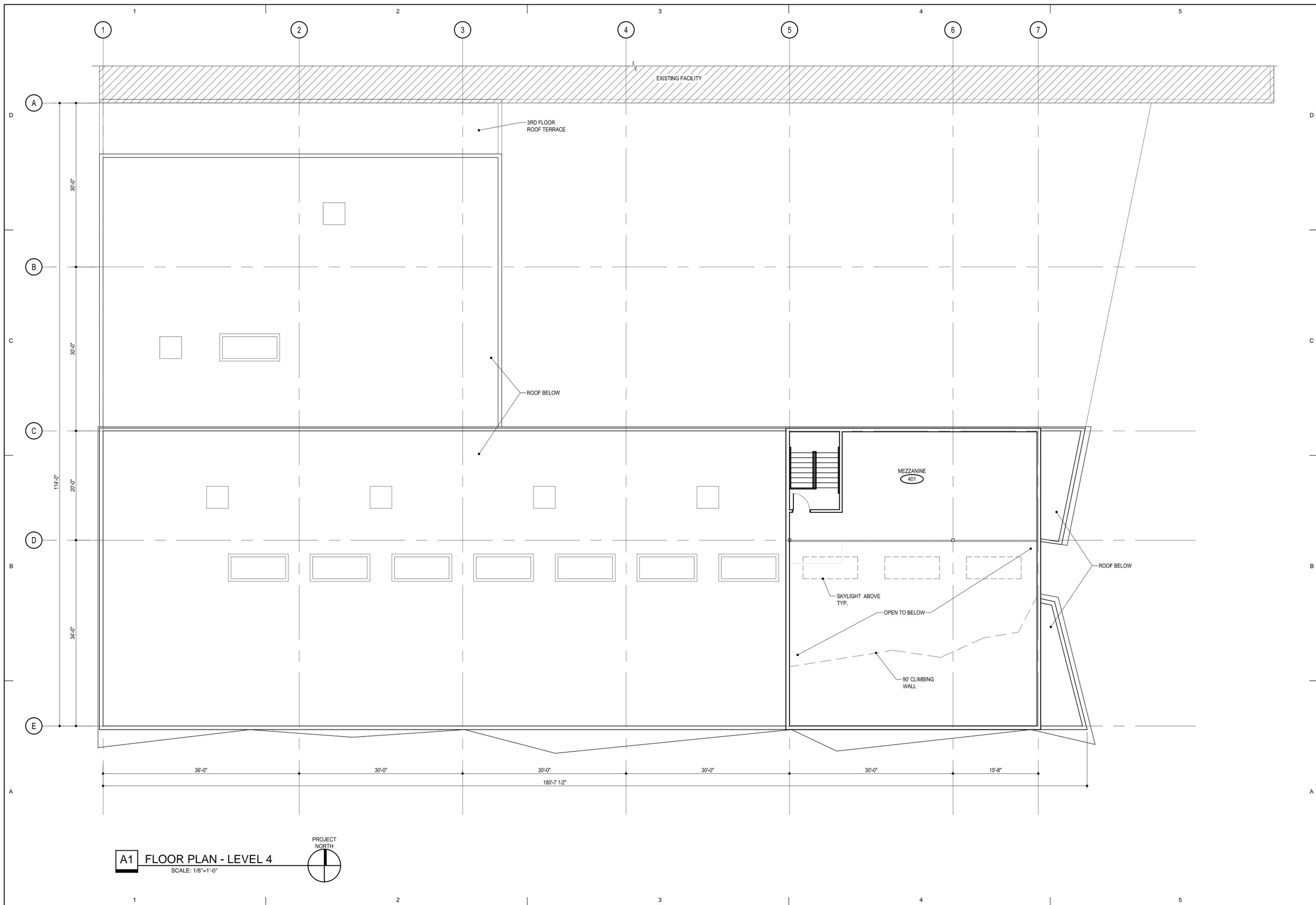
1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

AXIS JOB #: 1216  
OWNER JOB #:  
DATE: 10/22/2012  
DRAWN BY:  
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FLOOR PLAN  
LEVEL 3

**AE103**



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# The Front Climbing Gym Addition

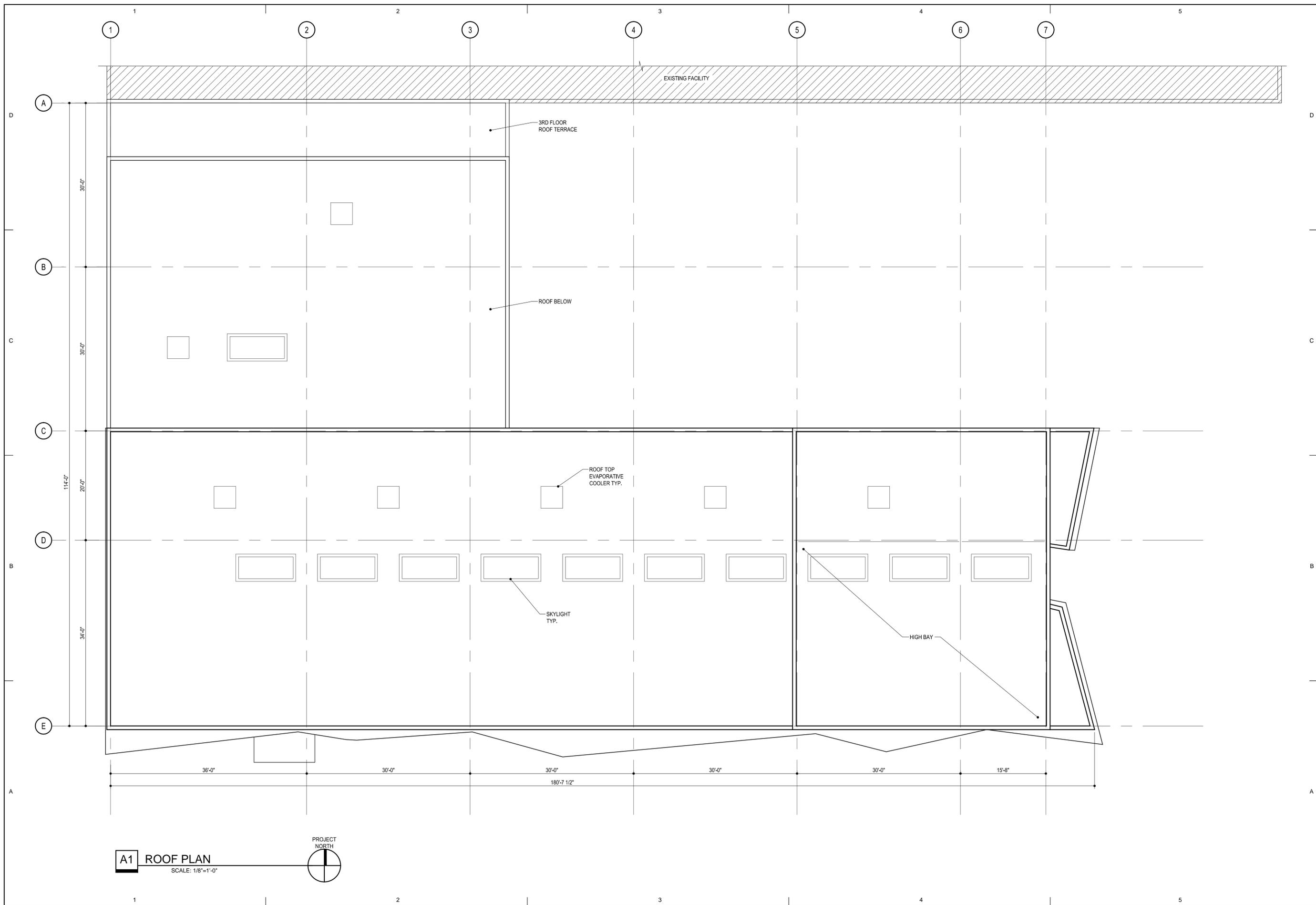
1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

AXIS JOB #: 1216  
 OWNER JOB #:  
 DATE: 10/22/2012  
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FLOOR PLAN  
 LEVEL 4

## AE104



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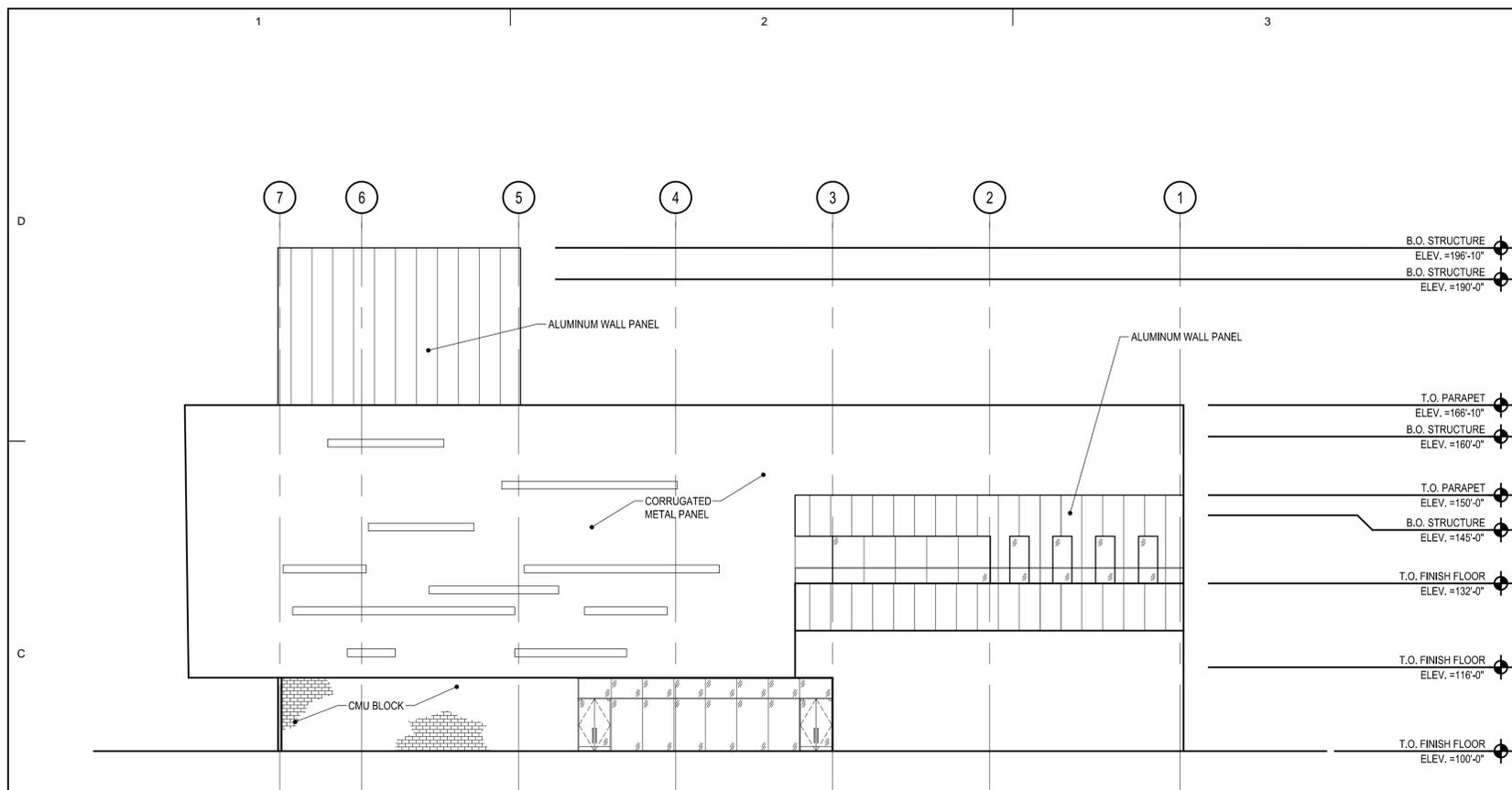
NOT FOR CONSTRUCTION

**The Front Climbing Gym  
 Addition**  
 1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

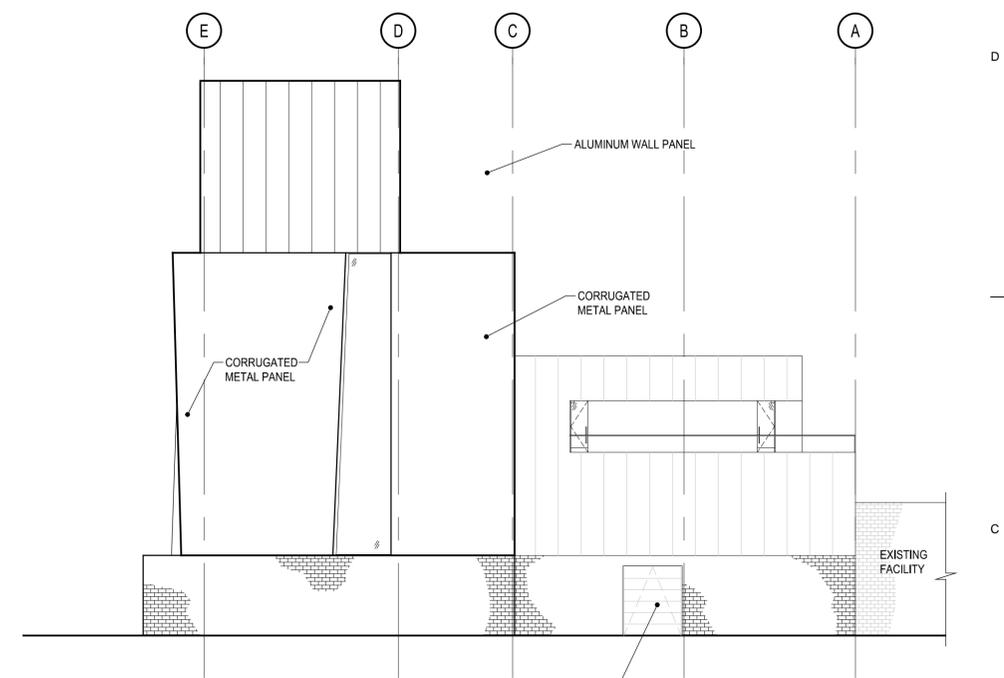
AXIS JOB #: 1216  
 OWNER JOB #: .  
 DATE: 10/22/2012  
 DRAWN BY: .  
 CHECKED BY: .

ROOF PLAN



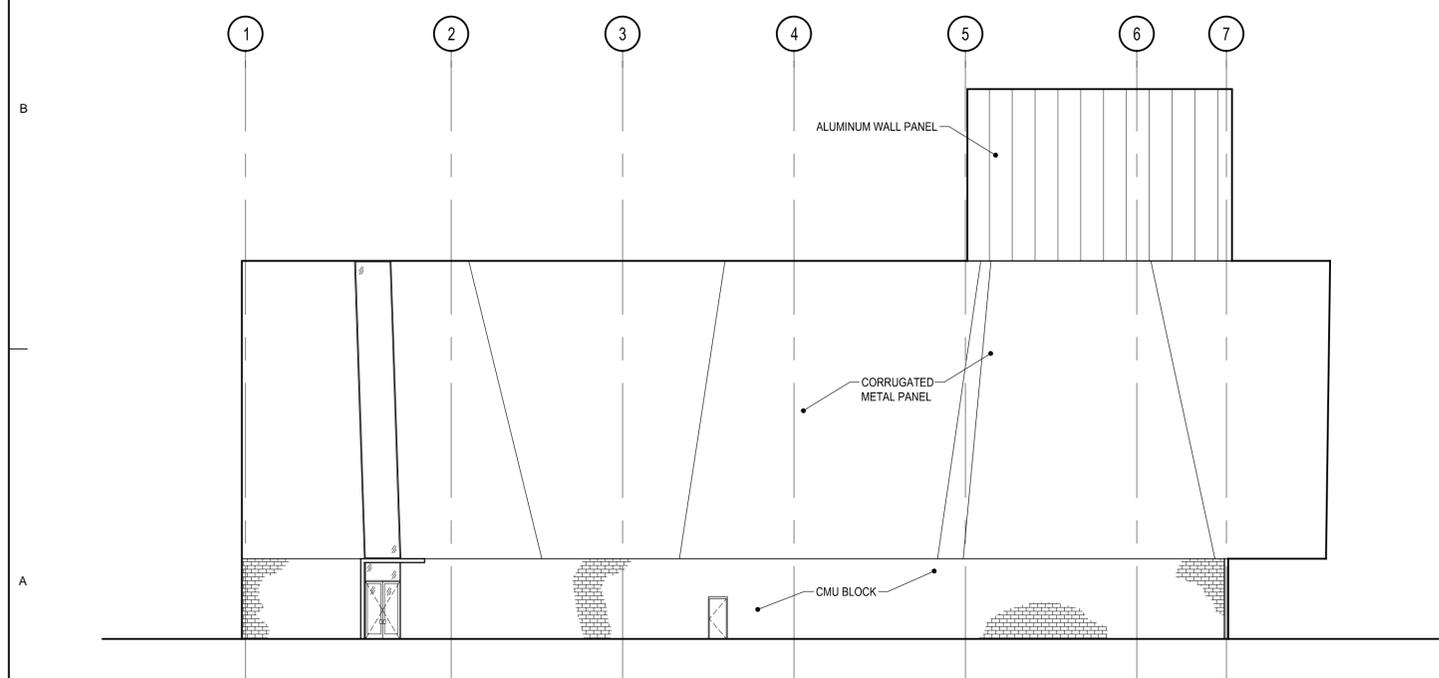
**C1** NORTH ELEVATION

SCALE: 1/16"=1'-0"



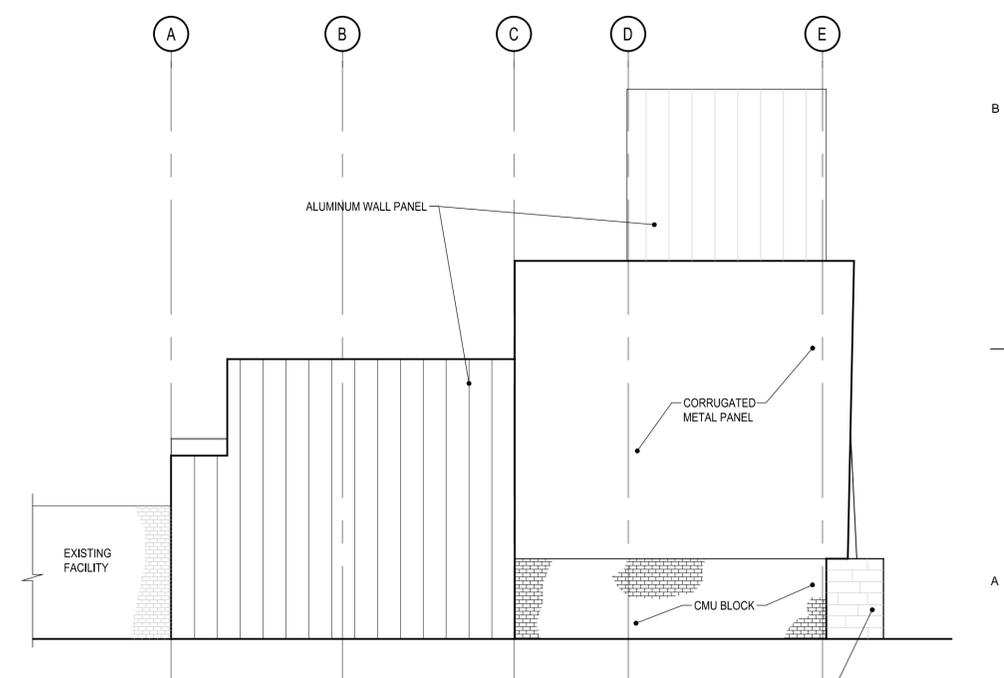
**C4** EAST ELEVATION

SCALE: 1/16"=1'-0"



**A1** SOUTH ELEVATION

SCALE: 1/16"=1'-0"



**A4** WEST ELEVATION

SCALE: 1/16"=1'-0"

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**The Front Climbing Gym Addition**  
1450 South 400 West, Salt Lake City, UT 84115

REVISION NUMBER AND DATE:

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DATE: 10/22/2012  
DRAWN BY:  
CHECKED BY:

EXTERIOR ELEVATIONS

**Attachment B  
Photographs**



Westward View– Southern portion of property



Westward View – Northern portion of property (Building would be demolished)  
Part of the existing climbing gym is visible on the right.



East facing view along Whitney Ave from property



North facing view along 400 West



South facing view along 400 West

**Attachment C**  
**Department Comments**

**Department Comments**  
**PLNPCM2012-00726**

**Engineering:**

No objections to the proposed CU. If any work is required in the public way for this project, prior to performing that work, a plan must be approved and a Permit to Work in the Public Way must be obtained from SLC Engineering.

**Transportation:**

There is no impact shown with the proposed height exception of 90 feet. Past DRT review indicated that all parcels need to be combined to comply with building codes, zoning buffers, and cross easement circulation. Public way improvements are required. The parking calculations provided need to include the 5% bicycle stalls and bike rack location.