

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist (801) 535-7930

Date: July 11, 2018

Re: PLNSUB2018-0116 Dalton's Edge Planned Development

Planned Development

PROPERTY ADDRESS: 1030 South 400 West PARCEL ID: 15-12-328-006-0000 MASTER PLAN: Central Community Master Plan (Central Business District Support) ZONING DISTRICT: CG (General Commercial) Zoning District

REQUEST: DbUrban Communities, represented by Dustin Holt, is requesting approval for a 64 unit apartment development. The applicant is requesting Planned Development approval for the relaxation of three zoning standards. The modifications include; a reduction in the landscaped front yard from the required 10 feet to approximately 5 feet, a reduction of the freeway landscape requirement from 10 feet to 0 feet, and the construction of buildings that do not have street frontage. Each proposed unit contains off-street parking. The subject property is located in the CG (General Commercial) zoning district.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the Planned Development as proposed and subject to complying with all applicable regulations and conditions listed in the motion.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations and Rendering
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Master Plan Policies and Zoning Standards
- G. Analysis of Standards Planned Development
- H. Public Process and Comments
- I. Dept. Comments

PROJECT DESCRIPTION:

The project covers an area approximately 2.81 acres (122,802 square feet) in size. The proposal includes the demolition of an existing vacant warehouse and the construction of 64 rental residential units dispersed throughout 14 structures. The property flanks the I-15 900 South off ramp on the north and the west and the Target shopping center to the south and east. Additionally, a small portion of 400 West runs along the eastern portion of the subject property.

Building Orientation and Site Configuration

The development is accessed from 400 West. 400 West is fronted with two buildings, which contain a total of 11 units. These buildings are oriented to interact with the public way, while the remaining structures are oriented to create additional open space between the buildings –called paseos. In addition to these paseos, each unit contains a usable balcony, outdoor space on the ground floor and large floor to ceiling windows on each level. The structures, as well as the outdoor features, are oriented towards each other, in order to create a sense of community within the development.



Building Materials

The primary materials utilized for this development include metal panels, eifs (exterior insulated finishing system), wood cladding, cmu (concrete masonry unit), brick veneer, vinyl windows and weathered steel pony wall.

Building Height

The development includes 14 residential structures that are approximately 32' in height. The development also includes a club house structure which will reach approximately 44' in height. The maximum building height in the CG zoning district is 60 feet "by right" or 90 feet if approved through the Conditional Building and Site Design Review process.



Proposed Paseo Elevations



Garage Elevations

Project Density

The proposal includes 14 residential structures and one club house structure for the use of the future tenants. A total of 32 one bedroom units, 22 two bedroom units and 10 three bedroom units are proposed – totaling 64 units.

Parking

The project includes 32 one bedroom units, 22 two bedroom units and 10 three bedroom units. The 32 one bedroom units include an attached one car garage, which is located on the first floor of each unit. The 22 two bedroom units include a two car attached garage located on the ground floor of each proposed unit. Additionally, the 10 three bedroom units include a two car attached garage. Chapter 21A.34.030 requires each one bedroom unit to provide one off-street parking space and each unit with two bedrooms or greater are required to provide two off-street parking stalls. The proposal is providing 96 parking spaces within an attached garage for each unit, as well as 26 guest parking spaces. The applicant is providing the maximum parking allowed for the development.

Neighborhood Characteristics

The subject property is not a typical target for residential development, since the property is nestled between the 900 South off ramp, a warehouse and the rear of the existing Target shopping complex. The planned development requests are in direct correlation to the unusual site. The site is within walking distance of Granary and the Central 9th district, both of which are undergoing a significant amount of redevelopment. The proposed residential planned development will establish a residential use within walking and transit distance to surrounding local serving amenities. While the site itself does not contain a significant amount of street frontage, nor does it front a well-established neighborhood character, the design and orientation of the proposal creates a community within the development.

General Commercial Zoning Allowance:

The purpose of the CG (General Commercial) zoning district is to:

Provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandize or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

The CG district allows a wide variety of land uses including residential, commercial, office and even some industrial type uses. In regards to design, there are very limited design criteria required in the CG zone. The only open space requirement is a 10-foot landscaped front and corner yard. A project **could be built on the subject property, "by right" that includes one 60**-foot tall building with no design elements and relatively little landscaping and open space. The proposed development includes numerous buildings separated by large landscaped areas to create a cohesive residential community. The development also follows the design criteria, established in 21A.37, by including entrances and frontage along 400 West, but goes further by incorporating outdoor areas which face the provided paseos.





Subject Property

Proposed Site Plan and Landscaping

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. Issue 1. Master Plan and City Policy Compliance
- 2. Issue 2. Front Yard Landscaping Requirement
- 3. Issue 3. Buildings Not Fronting a Public Street

- 4. Issue 4. Off Street Parking
- 5. Issue 5. Freeway Landscaping Modification
- 6. Issue 6. Compatibility with the Neighborhood
- 1. Issue 1. Master Plan and City Policy Compliance

The subject property is located within the Central Community Master Plan, which was adopted on **November 1, 2005.** The subject property is designated on the future land use map as "Regional Commercial/Industrial." The Central Community Master Plan anticipates this land use designation to include: large commercial developments, light manufacturing, and car dealerships. The abutting properties to the south and east are similarly designated. Housing was not necessarily an anticipated use for the subject property. However, with the growth and establishment of the neighborhoods to the north and the east, the development of housing will provide support of the surrounding commercial uses. The redevelopment of the vacant warehouse will revitalize the subject area with housing. The proposed multi-family planned development is encouraged and generally in line with the adopted Central Community Master Plan. The proposal is also in line with the established City goals and policies.



Subject Property

2. Issue 2. Front Yard Landscaping Requirement

The applicant is requesting a modification of the required 10' landscaped front yard. The applicant is currently proposing a 5' sidewalk and a 5' landscaping strip along the 400 west frontage. The reduction of landscaping is to accommodate the drive aisles, pedestrian

walkways and the completion of 400 West. The development incorporates park features and additional landscaping between each set of buildings.

3. Issue 3. Buildings Not Fronting a Public Street

The proposal incorporates 15 buildings oriented in such a fashion to creatively utilize the size of the parcel, in order to create large areas of open space for the prospective tenants. Due to the unusual arrangement of the structures and the depth of the parcel, there are 13 structures without street frontage. The development is located in the CG (General Commercial) zoning district, which permits multiple buildings on one lot if each building fronts a public street. This provision is found in 21A.36.010.B.2 of the Zoning Ordinance. This provision can be modified by the Planning Commission through the Planned Development process. The intent of this provision is to ensure that safe and adequate access is provided for each building. The development is incorporating vehicular, pedestrian and emergency access to ensure the intent of this provision is met.





4. Issue 4: Off Street Parking

The applicant attended the Ball Park Community Council on April 5, 2018. During this meeting, there was a concern raised about adequate off-site parking for this development. The 64 unit development, includes 32 one bedroom units, 22 two bedroom units and 10 three bedroom units. This development is providing 2 off-street parking spaces within an attached garage for each of the two and three bedroom units. A one off-street parking space within an attached garage is provided for each of the one bedroom units. The applicant is providing a total of 96 off-street parking spaces within the provided attached garages, as well as 26 guest parking spaces. The applicant is providing the required and adequate parking for the proposal and the surrounding area.

5. Issue 5: Freeway Scenic Landscape Setback

The Freeway scenic landscape setbacks are required to "enhance the visual appearance of Salt Lake City, reduce visual distractions to motorists and promote the general health, safety and welfare of Salt Lake City." The freeway scenic landscape setback can be modified if a visual appearance benefit for the City or the general public will not be achieved, due to highway bridges, underpasses, and change of grade or elevation. The area subject to the landscaping requirement is approximately 26' below the view of the freeway. Additionally, the building is approximately 65' from the edge of the freeway. The associated illustration demonstrates the elevation and grade change and the lack of visibility of the freeway landscaping. While the applicant is seeking a reduction from 10' to 0' in the required Freeway Scenic Landscape Setback, they are currently working with UDOT to provide landscaping along the right-of-way. The applicant submitted a site plan that demonstrates the existing landscaping that would remain if an agreement with UDOT could not be obtained. For reference, the site plan and landscaping plan are illustrating in Attachment C. The modification of this requirement will not visually impact the view of the general public. Modifications to this requirement have previously been authorized by the Salt Lake City Zoning Administrator.



Section Illustrating the Grade Change

DISCUSSION:

By allowing the development of thirteen buildings without street frontage, a reduction in the front yard landscaping and a reduction in the freeway scenic landscape setback, a project that meets several City policies and goals can be achieved. As discussed above and in Attachment G, the proposal generally meets the standards for a Planned Development. As such, staff is recommending approval of the proposed development.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied, the applicant would not be able to redevelop the subject parcel include structures without street frontage. The applicant would be able to construct the multi-family development within one building.

ATTACHMENT A: VICINITY MAP





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DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 05.21.2018

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
3 BEDROOM	10 UNITS	9 UNITS

TOTAL 64 UNITS 62-70 UNITS

21 GUEST PARKING STALLS ON SITE 9 GUEST PARKING STALLS ON 4TH SOUTH

PARKING CALCULATIONS: 1 BEDROOM 32 UNITS: 32 X 1 = 32 2 & 3 BEDROOMS 32 UNITS: 32 X 2 = 64 96 PARKING REQUIRED: 96 PROVIDED IN UNITS

GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

TOTAL LOT SQUARE FOOTAGE: 122,802 SF 2.81 ACRES

CONSTRUCTION TYPE: V-B

ARCHITECTURAL SITE PLAN SCALE: 3/64" = 1' 0"

ATTACHMENT C: BUILDING ELEVATIONS AND RENDERING



LOT	122,733 SQ. FT. / 2.82 ACRE
ROOF AREA	41,448 SQ. FT. / 0.95 ACRE
ASPHALT	42,379 SQ. FT. / 0.97 ACR
LANDSCAPING	36,706 SQ. FT. / 0.84 ACR
CONCRETE	2,199 SQ. FT. / 0.05 ACRES





IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
POC	Point of Connection Including Backflow Preventer, Drain Valve, Master Valve
11	Including Backnow Preventer, Drain Valve, Master Valve
	Mainline PVC Schedule 40
H	Isolation Valve Leemco Isolation Ball Valve
	Pipe Sleeve PVC Schedule 40. Size 2x the dia. of pipe to be contained.
•••	Turf Spray Rain Bird-06-S-P30 8-15 Series MPR
	Valve
	Rain Bird PEB
	1-1/2" Plastic Industrial Valve. Low Flow Operating Capability, Globe Configuration.
•	Drip Valve
•	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. Pressure regulating, Quick-Check Basket Filter.
	Area to Receive Drip Lines
	In-line Grid Rain Bird XFS-CV-06-12. Dripline laterals spaced 12" apart, with emitters offset for triangular pattern
6773	Irrigation Controller
'A'	Wall Mount Stainless Steel enclosure, 2 -wire decoder configuration.
-	Quick Coupler 1" Brass Quick Coupling Valve. Two-Piece, ACME Thread

NOTES:

- 1. Controller to provide weather monitoring (WeatherTRAK or equivalent) to monitor weather conditions. This allows up to date changes to be made according to weather conditions and better cater to the needs of the landscape. Scheduling to be adjusted seasonally to accommodate changes in precipitation and ET rates.
- Drip line to be used in all shrub and perennial beds to avoid wasting water. Use of drip mitigates the inefficiencies of spray by directing all water to the soil and plants rather than broad spray patterns.
 Rain Bird Match Precipitation Rate (MPR) series spray heads to be installed in turf areas. Use of these nozzles provides a more even

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INTERSTATE

distribution of water despite changing radii of nozzles.



IRRIGATION SCHEDULE

INTOATIO	NOONEBOLL	
SYMBOL	DESCRIPTION	
POC	Point of Connection Including Backflow Preventer, Drain Valve, Master Valve	
	Mainline PVC Schedule 40	
н	Isolation Valve Leemco Isolation Ball Valve	
200	Pipe Sleeve PVC Schedule 40. Size 2x the dia. of pipe to be contained.	
	Turf Spray Rain Bird-06-S-P30 8-15 Series MPR	15
8	Valve Rain Bird PEB 1-1/2" Plastic Industrial Valve. Low Flow Operating Capability, Globe Configuration.	RSTATE
6	Drip Valve Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. Pressure regulating, Quick-Check Basket Filter.	INTER
	Area to Receive Drip Lines In-line Grid Rain Bird XFS-CV-06-12. Dripline laterals spaced 12" apart, with emitters offset for triangular pattern.	
'A'	Irrigation Controller Wall Mount Stainless Steel enclosure, 2 -wire decoder configuration.	
2	Quick Coupler 1" Brass Quick Coupling Valve. Two-Piece, ACME Thread with Plastic Yellow Tuff Top Lid.	
		1

NOTES:

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 3. Rain Bird Match Precipitation Rate (MPR) series spray heads to be installed in turf areas. Use of these nozzles provides a more even distribution of water despite changing radii of nozzles.









DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 6.1.18

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
3 BEDROOM	10 UNITS	9 UNITS
TOTAL	64 UNITS	62-70 UNITS

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TOTAL LOT SQUARE FOOTAGE: 122,802 SF 2.81 ACRES

CONSTRUCTION TYPE: V-B

LANDSCAPE IRRIGATION PLAN SCALE: 1" = 20' 0"

REFERENCE NOTES SCHEDULE REVISED BASE

SYMBOL	01 PAVEMENTS, RAMPS, CURBS DESCRIPTION	QTY
01-02	Asphaltt Cobble	72,865 sf
01-04	Concrete	6,849 sf
01-05	Striping	6,484 If
SYMBOL	02 JOINTING DESCRIPTION	QTY
02-01	Control Joint - Saw Cut	
SYMBOL	06 RAILINGS, BARRIERS, FENCING DESCRIPTION	QTY
06-01	Barrier Wall	2,461 lf
SYMBOL	10 MISCELLANEOUS ELEMENTS DESCRIPTION	QTY
10-01	Metal Planter	

PLANT SCHEDULE NEW BASE

TREES	BOTANICAL NAME / COMMON NAME	CON	QTY
	Acer griseum / Paperbark Maple	B & B - 2"	63
	Betula occidentalis / Water Birch	15 gal	15
	Liquidambar styraciflua / Columnar American Sweet Gum	B & B - 2"	153
1.1	Styphnolobium japonicum / Japanese Pagodatree	B & B - 2"	25

CONCEPT PLANT SCHEDULE NEW BASE

SHRUBS	23,202 sf	
Mahonia aquifolium / Oregon Grape		
Mahonia repens / Creeping Mahonia	10,717	
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass		
Prunus laurocerasus 'Otto Luyken' / Luykens Laurel		
Rhus aromatica / Fragrant Sumac		
and the second se	1 100 -1	
TURF	1,466 sf	
Poa pratensis / Kentucky Bluegrass		
PERENNIALS	1,199 sf	
Achillea x "Coronation Gold" / Hybrid Yarrow	1,100 01	
Baptisia australis / Blue Wild Indigo		
Ceratostigma plumbaginoides / Dwarf Plumbago		
Echinacea purpurea / Purple Coneflower		
Gazania krebsiana 'Tanager' / Orange Tanager Gazania		
Geranium x 'Johnson's Blue' / Johnson's Blue Geranium		
Penstemon cyananthus / Wasatch penstemon		

INTERSTATE 15



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400 West Salt Lake City, Utah 84101

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6.1.18

10 UNITS

LANDSCAPE SITE PLAN SCALE: 1" = 20' 0"

TARGET

19 UNITS

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9 UNITS

62-70 UNITS

REFERENCE NOTES SCHEDULE REVISED BASE

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SYMBOL	06 RAILINGS, BARRIERS, FENCING DESCRIPTION	QTY
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SYMBOL	10 MISCELLANEOUS ELEMENTS DESCRIPTION	QTY
10-01	Metal Planter	

PLANT SCHEDULE NEW BASE

				. Г
TREES	BOTANICAL NAME / COMMON NAME	CON	QTY	
1.2	Acer griseum / Paperbark Maple	B & B - 2"	63	ŀ
4	Betula occidentalis / Water Birch	15 gal	15	1
	Liquidambar styraciflua / Columnar American Sweet Gum	B & B - 2"	153	
	Styphnolobium japonicum / Japanese Pagodatree	B & B - 2"	25	

CONCEPT PLANT SCHEDULE NEW BASE

SHRUBS	23,202 sf	
Mahonia aquifolium / Oregon Grape Mahonia repens / Creeping Mahonia	10,717	
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass		
Prunus laurocerasus 'Otto Luyken' / Luykens Laurel Rhus aromatica / Fragrant Sumac		
TURF	1,466 sf	
Poa pratensis / Kentucky Bluegrass		
	1,199 sf	
PERENNIALS Achillea x 'Coronation Gold' / Hybrid Yarrow	1,100 31	
Baptisia australis / Blue Wild Indigo		
Ceratostigma plumbaginoides / Dwarf Plumbago		
Echinacea purpurea / Purple Coneflower		
Gazania krebsiana 'Tanager' / Orange Tanager Gazania Geranium x 'Johnson's Blue' / Johnson's Blue Geranium		
Penstemon cyananthus / Wasatch penstemon		
Penstemon cyanantnus / wasatch penstemon		

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01-05

TARGET CORPORATION

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DALTON'S EDGE

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6.1.18

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LANDSCAPE SITE PLAN SCALE: 1" = 20' 0"

PRECEDENT IMAGES MATERIALS















PLANTS







TYPICAL DESIGN INTENT IMAGES





PLNSUB2018-00116



















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> LANDSCAPE SITE PLAN SCALE: 1" = 20' 0"



LEVEL 1 TOTAL SF ALL LEVELS: 907

LEVEL 2

20

LEVEL 3









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> 1 BEDROOM UNIT PLAN SCALE: 3/8" = 1' 0" ^{July 11, 2018}



TOTAL SF ALL LEVELS: 1,186

LEVEL 1





LEVEL 2



LEVEL 3

21





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> 2 BEDROOM UNIT PLAN SCALE: 3/8" = 1'0" July 11, 2018



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DATE

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> 3 BEDROOM UNIT PLAN SCALE: 3/8" = 1' 0" July 11, 2018





PLNSUB2018-0011

- 3. EXTERIOR WOOD CLADDING
- 4. INTEGRAL COLOR CMU
- 5. VINYL WINDOW SYSTEM 6. WEATHERED STEEL PONY WALL





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400 West Salt Lake City, Utah 84101



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400 WEST PARTIAL ELEVATION



24

400 WEST ELEVATION

PLNSUB2018-00116





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DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 5.21.18

SITE INFORMATION

PROVIDED COUNT	TARGET
32 UNITS	19 UNITS
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64 UNITS

62-70 UNITS

July 11, 2018

TOTAL

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UNIT ELEVATIONS SCALE: 3/16" = 1' 0"



TYPICAL SIDE CONDITION(S) OF UNIT CLUSTERS

EXTERIOR MATERIALS:

- 1. BRICK VENEER
- 2. METAL PANEL OR EIFS SYSTEM
- 3. INTEGRAL COLOR CMU
- 4 VINYL WINDOW SYSTEM



TYPICAL SIDE CONDITION(S) OF UNIT CLUSTERS

EXTERIOR MATERIALS: 1. BRICK VENEER 2. METAL PANEL OR EIFS SYSTEM 3. INTEGRAL COLOR CMU

4 VINYL WINDOW SYSTEM





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3	1998 - Serense 1999 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996 - 1996	RKING STALLS ON SITE		
2	2 & 3 BEDROC	CULATIONS: 32 UNITS: 32 MS 32 UNITS: 32 EQUIRED: 96 PROVIDI	X 2 = 64	
2		NG 96 X .25 = 24 RKING REQUIRED: 25 F	PROVIDED ON SITE	
DE				
		NIT ELEVATIONS		

SCALE: 3/16" = 1'0"

July 11, 2018

-32' - 0" ROOF - 21'- 4" LVL 3 10' - 0" LVL 2 0' - 0" GRAD



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DALTON'S EDGE

400 West Salt Lake City, Utah 84101

DATE

3.7.18

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PARKING CAL	CULATIONS:	
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	NG 96 X .25 = 24 RKING REQUIRED: 25 F	PROVIDED ON SITE
	and Continu	

Paseo Section SCALE: 3/32" = 1' 0"









DALTON'S EDGE

400 West Salt Lake City, Utah 84101



SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
3 BEDROOM	10 UNITS	9 UNITS
TOTAL	64 UNITS	62-70 UNITS

21 GUEST PARKING STALLS ON SITE 9 GUEST PARKING STALLS ON 4TH SOUTH

PARKING CALCULATIONS: 1 BEDROOM 32 UNITS: 32 X 1 = 32 2 & 3 BEDROOMS 32 UNITS: 32 X 2 = 64 96 PARKING REQUIRED: 96 PROVIDED IN UNITS

GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

UNIT PERSPECTIVE









DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 5.21.18

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
3 BEDROOM	10 UNITS	9 UNITS
TOTAL	64 UNITS	62-70 UNITS

TOTAL

21 GUEST PARKING STALLS ON SITE 9 GUEST PARKING STALLS ON 4TH SOUTH

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GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

400 WEST UNITS PERSPECTIVE





44'-0" TOP OF THE TOWER

- 19'-0" TOP OF STRUCTURE

10'-0" ROOF DECK

0'-0" GRADE

- 44'-0" TOP OF THE TOWER

19'-0" TOP OF STRUCTURE

10'-0" ROOF DECK

0'-0" GRADE

db URBAN



method studio 360 West Aspen Ave, Salt Lake City UT 84101 | 801 532,4422 | method-s

DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 3.7.18

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
3 BEDROOM	10 UNITS	9 UNITS
TOTAL	64 UNITS	62-70 UNITS
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1 BEDROOM 2 & 3 BEDROO 96 PARKING F GUEST PARK	32 UNITS: 32 OMS 32 UNITS: 32 REQUIRED: 96 PROVIDI ING 96 X .25 = 24	X 1 = 32 X 2 = 64 ED IN UNITS

CLUB HOUSE ELEVATIONS SCALE: 3/16" = 1' 0"





44'-0" TOP OF THE TOWER

19'-0" TOP OF STRUCTURE

10'-0" ROOF DECK

0'-0" GRADE

44'-0" TOP OF THE TOWER

19'-0" TOP OF STRUCTURE

10'-0" ROOF DECK

0'-0" GRADE

db URBAN



method studio 50 Went Aspen Www, Salt Lake City UT 84101 | 801 532 4422 |

DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 3.7.18

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET
1 BEDROOM	32 UNITS	19 UNITS
2 BEDROOM	22 UNITS	34 UNITS
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64 UNITS

TOTAL

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GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

62-70 UNITS

July 11, 2018

CLUB HOUSE ELEVATIONS SCALE: 3/16" = 1'0"







method studio

DALTON'S EDGE

400 West Salt Lake City, Utah 84101



SITE INFORMATION

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GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

CLUB HOUSE PERSPECTIVE









DALTON'S EDGE

400 West Salt Lake City, Utah 84101

> DATE 3.7.18

SITE INFORMATION

UNIT TYPE	PROVIDED COUNT	TARGET	
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64 UNITS

62-70 UNITS

July 11, 2018

TOTAL

21 GUEST PARKING STALLS ON SITE 9 GUEST PARKING STALLS ON 4TH SOUTH

PARKING CALCULATIONS: 1 BEDROOM 32 UNITS: 32 X 1 = 32 2 & 3 BEDROOMS 32 UNITS: 32 X 2 = 64 96 PARKING REQUIRED: 96 PROVIDED IN UNITS

GUEST PARKING 96 X .25 = 24 24 GUEST PARKING REQUIRED: 25 PROVIDED ON SITE

CLUB HOUSE PERSPECTIVE

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION



Planned Development

	OFFICE USE			
Project #:	Received By:	Date Rece		Zoning:
PLNSUB2018-00116	MIMA	2/26	5/18	CG
Project Name:				
PLEASE	PROVIDE THE FOLLO	WING INFORM	ATION	
Request: PUD Application for 67 unit Townh	ome Rental Projec	t on approvim	atoly 2.8 or	2700
Address of Subject Property:	SLC UT	84101	atery 2.0 at	162
Name of Applicant: dbURBAN Communities			Phone:	
Address of Applicant:				
E-mail of Applicant:			Cell/Fax:	
Applicant's Interest in Subject Propert		11		
Owner Contractor	Architect	Other:		
Name of Property Owner (if different	from on plicantly			
Name of Property Owner (in difference	from applicant):			
_			Phone:	
E-mail of Property Owner:	1		Phone:	
_	nation may be requir nalysis. All informati	on required for	t planner to staff analysi	s will be copied and
E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession	nation may be requir nalysis. All informati	on required for gineering drawi	t planner to staff analysi	s will be copied and
E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt	on required for gineering drawi GULTATION	t planner to staff analysi ngs, for the cion. Please	s will be copied and purposes of public
E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession review by any interested party. Planners are available for consulta you have any questions regarding WHE	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt the requirements of RE TO FILE THE COM	on required for gineering drawin GULTATION ing this applicat this application PLETE APPLICAT	t planner to staff analysi ngs, for the tion. Please	s will be copied and purposes of public call (801) 535-7700 if
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E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession review by any interested party. Planners are available for consulta you have any questions regarding WHE	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt the requirements of RE TO FILE THE COM er	on required for gineering drawin GULTATION ting this application this application PLETE APPLICAT In Person:	t planner to staff analysi ngs, for the cion. Please TON Planning Co 451 South S	s will be copied and purposes of public call (801) 535-7700 if punter
E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession review by any interested party. Planners are available for consulta you have any questions regarding WHEI Mailing Address: Planning Counter PO Box 145471 Salt Lake City, U	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt the requirements of RE TO FILE THE COM er JT 84114 REQUIRED	on required for gineering drawin GULTATION ing this applicat this application PLETE APPLICAT In Person:	t planner to staff analysi ngs, for the cion. Please TON Planning Co 451 South S	s will be copied and purposes of public call (801) 535-7700 if punter state Street, Room 21
E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession review by any interested party. Planners are available for consulta you have any questions regarding WHEN Mailing Address: Planning Counter PO Box 145471	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt the requirements of RE TO FILE THE COM er JT 84114 REQUIRED cre in excess of (1) ac lic notices.	on required for gineering drawin GULTATION This application PLETE APPLICAT In Person: FEE re.	t planner to staff analysi ngs, for the cion. Please TON Planning Co 451 South S	s will be copied and purposes of public call (801) 535-7700 if punter state Street, Room 21
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E-mail of Property Owner: Please note that additional inform information is provided for staff a made public, including profession review by any interested party. Planners are available for consulta you have any questions regarding WHEL Mailing Address: Planning Counter PO Box 145471 Salt Lake City, L Filing fee of \$758 plus \$121 per ad Plus additional fee for required pub If applicable, a notarized statement	nation may be requir nalysis. All informati al architectural or en AVAILABLE CONS ation prior to submitt the requirements of RE TO FILE THE COM er JT 84114 REQUIRED cre in excess of (1) ac lic notices. SIGNATU	on required for gineering drawin GULTATION ting this application PLETE APPLICAT In Person: FEE re.	t planner to staff analysi ngs, for the tion. Please TON Planning Co 451 South S Telephone:	s will be copied and purposes of public call (801) 535-7700 if ounter state Street, Room 21 (801) 535-7700
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Updated 7/1/17

SUBMITTAL REQUIREMENTS



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

______I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

35

Updated 7/1/17

SUBMITTAL REQUIREMENTS



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Updated 7/1/17


Real Estate Advisory Services

Entillement Preconstruction

Acquisitions &

Development Owner's Rep

Financial Modeling

Owner-hu

DALTON'S EDGE

APN: 15-12-328-001 15-12-328-004 15-12-328-006 15-12-328-007 15-12-328-009 15-12-328-010 15-12-330-001 15-12-330-002

(Unassigned ROW, Currently to be abandoned by SLC)

BOUNDARY DESCRIPTION:

INCLUDED PARCELS:

A parcel of land located in Block 24, Five Acre Plat A, Big Field Survey, being a portion of Lots 6 and 7 of said survey, and a portion of Dolan's Subdivision, Part of Block 24, Five Acre Plat A, Big Field Survey, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Dolan's Subdivision, being a Part of Block 24, Five Acre Plat A, Big Field Survey, recorded in the office of the Salt Lake County Recorder as Entry No. 40995, in Book C of Plats, at Page 120 of official records, said point being on the west right>of>way of 400 West Street, thence along said west right>of> way and the easterly lot lines of Lots 1 through 9 of said Dolan's Subdivision, South 00°00'15" West 244.75 feet to the southeast corner of Lot 9 of said Dolan's Subdivision; thence South 00°21'49" West 33.00 feet to the northwest corner of the Young Electric Sign parcel as recorded in the office of the Salt Lake County Recorder as Entry No. 4492721 in Book 5941 at Page 2947; thence along the boundary of said parcel the following two (2) course and distances: 1) South 00°00'24" West 100.00 feet and 2) North 89°58'02" East 19.90 feet: thence South 00°00'24" West 228.35 feet to the North line of the Target Corporation parcel; thence along said north line South 89°58'02" West 150.00 feet to the southeast corner of the Thomas Young Jr. parcel (parcel ID 15>12> 330>003); thence along the boundary of said parcel the following two courses and distances: 1) North 00°00'24" East 50.00 feet and 2) South 89°58'02" West 72.72 feet to the easterly line of Interstate 15 (UDOT Project No. I 01>7(5) as recorded in Book 1899 Page 634 of the official records) the following three (3) courses and distances: 1) North 18°59'11" West 114.56 feet, 2) North 00°00'24" East 170.00 and 3) North 05°46'29" East 33.17 feet; thence continuing along the east line of Interstate 15 15 (UDOT Project No. | 01>7(5) as recorded in Book 1706 Page 44 of the official records) the following four (4) courses and distances: 1) North 25°21'28" East 128.49 feet, 2) North 42°00'21" East 16.97 feet, 3) North 42°03'22" East 62.02 feet and 4) North 54°42'15" East 121.34 feet to a point on the north line of said Lot 1; thence along said north line North 89°58'01" East 30.01 feet to the point of beginning.

Containing 122,733 square feet or 2.82 acres.

db**URBAN** CommuniTIES

PLNSUBEO BEOOCHEAN Ste 218 | Salt Lake City, UT 841137 | bryce@dburbancommunities.com | 801383802668

Following are the responses to questions & comments from Kelsy Lindquist, Principal Planner for salt lake City.

- 1- Provide parking calculations for the entire site:
 - 114 total parking spaces on site: 100 in units + 8 on primary drive + 6 by clubhouse
- 2- Delineate the guest parking:
 23 total guest parking 14 on site + 9 on 400 west street
- 3- incorporate the requested zoning modifications for the proposal within the narrative: We are currently in the process of working with UDOT for an approval of landscaping their property to the west and North of the development site. In addition, a request has been made to the zoning administrator to waive the 20' landscaping buffer zone for the highway. It is believed that a resolution for this request will be made prior to the planning commission hearing.
- 4- Provide an explanation of the subdivision proposal. Twin home/ hometown homes are not permitted in the General Commercial Zoning District, however muti-family is permitted. The individual units could be condominium-ized:

In our previous conversations with the Zoning administartors "attached single family housing" was not permitted in the zone. However, putting multiple buildings on a single parcel including townhomes would be the definition of muti-family. Currently it is not the intent for the units to be a for sale product. If that changes in the future and the units were ever condominium-ized, a request and possibly a re-zone would be sought by the planning commission.

- 5- The renderings illustrate the UDOT property as landscaped. are you currently working with UDOT to gain permission to landscape this area? Yes, the conversation with UDOT has started.
- 6- Provide architectural elevations for each facade/ building type, including the club house:

See attached.

7- Provide dimensions on the architectural elevations:

See attached.

- 8- Provide dimensions from property line to each building: See attached.
- 9- Provide a clear illustration of the front and rear yard setbacks. See attached
- 10- Provide dimensions of the proposed utility boxes. See attached civil drawing
- 11- 400 South is mentioned in a couple of places in the narrative. Please update these sections and clarify. Corrected to 400 West street.

The following are zoning related issues with the current proposal:

1- The front andrear yard setbacks are mislabled. Corrected

2- There is a Freeway Landscape Buffer (21A.48.11.) requirement for the subject property. The Freeway Landscape Buffer is required to be 20 feet. We are requesting a waiver of this standard. The property is adjacent to the 900 South off-ramp exit, which is an overpass. Also the roadway is elevated in such way that the landscape enhancements will not be visible. The landcape is the hillside wich is a UDOT property and we have started the conversations with them to find a solution for landscaping the hillside.

3- There is a landscae yard requirement of 10 feet for the front yard. We are requesting a waiver to allow for a greater connection in the urban environment along 400 west street. We see the front of the units to "walk out" into the public realm and have some synergies with the future brewhouse/ restaurant & current businesses. Item number 3 does not describe the zoning modifications proposed through the Planned Development. I should have explained the request a little more thoroughly. The modification of the Freeway Landscape Setback is not being modified through the Planned Development process, but is rather being modified by the Zoning Administrator. The items that need to be included and supported, from my initial review, are the following: buildings without street frontage and a modified front yard setback. Are there additional modifications that you are seeking through this process? Additionally, could you please forward the measurements of the provided front yard setback? Also, is the entire portion of the rear yard setback provided? It appears that the corners of the structures might be encroaching into this required yard. Could you please clarify – Kelsey Lindquitst

400 West ROW Modification:

A quick background history of this area. In 2016 this area was selected as a re-development and re-purpose area. The existing buildings were run-down and vacant. As part of this re-development master plan, the first phase included the restoration and improvements of the existing buildings along Aspen Avenue and Brooklyn Avenue running from 300 West to 400 West. The intent was to transform the existing old abandoned warehouse and manufacturing buildings into professional office and restaurant spaces. This first phase also included improvements to Aspen Avenue and Brooklyn Avenue that included sidewalk, landscaping, curb & gutter and parking stall improvements, including angle and perpendicular parking spaces. The drivable road area was intentionally reduced to a 27.5 foot width. Since a narrower road width will encourage slower traffic speeds. These roads are no longer being considered as major, or even minor vehicular conveyance routes for movement through the city, but are being reated more as vehicular access to these specific improved buildings and businesses.

The phase 2 portion of this re-development and re-purpose plan is to provide housing along the West side of 400 West to help support the professional office and restaurant spaces that were started in phase 1. 400 West ends near Aspen Avenue and cannot be extended to the South because of existing private development improvements. To the South is an existing Target store. 400 West is also limited in that the 900 South off-ramp from I-15, that crosses over 400 West has two large concrete columns on each side of 400 West with a distance of approximately 53 feet between the columns. The geographical and physical constraints on 400 West contributed to the initial decision that the other roads in this area be narrowed in their drivable widths and for parking spaces to be allowed in the road right of way.

We are requesting that 400 West road improvements and modifications be allowed as part of this "phase two" portion of the re-development and re-purpose plan that are consistent with the improvements that were done to Aspen and Brooklyn Avenue as part of "phase one". 400 West will be narrowed in it's drivable width to encourage slower vehicle speeds and to pro-vide parking spaces for the local businesses and residents. This allows for a greater connec-tion in the urban environment along 400 west street. We are looking to do some on street parking and since 400 West ends and also there is a narrowing of the ROW under the viaduct, we are providing 5' landscaping and a 5' sidewalk in the required 10' building setback on our property. We see the front of the units to "walk out" into the public realm and have some synergies with the future brewhouse/ restaurant & current businesses.

Internal Private Drives through the Townhome Development:

Private drive lanes through the development will be provided with a minimum width of 26 feet. While the minimum width required for two-way traffic is 24 feet, the minimum 26 foot width will be provided to accommodate fire department standards.

PUD SUBMITTAL REQUIREMENTS

1. Project Description: Description of your proposed use and existing use

Dalton's Edge housing development is a human centered community of the people that live, work & play near the Granary District. The Granary District is a diverse neighborhood with diverse neighbors. It is both out of the way and in the middle of it all. 600 South sits on its north side, West Temple its east, and I-15 is to its west and south. The City's lifeblood courses around and through, binding it together and setting it apart, all the while connecting it to Downtown and the gray and green patchwork of residential and commercial neighborhoods to its west and south. The neighborhood consists of abandoned railroad, light & heavy industry & warehouses.

As the railroad moved west, so did majority of the businesses. For the past few years this area has become a thriving capital for the artists, restauranteurs, entrepreneurs, and pioneering young families who've flocked to fill in the voids.

Dalton's Edge Townhomes would serve as a new housing community for like minded individuals and families who are makers, people with dirty hands, big ideas, and warm hearts.

Currently there are no significant use of the site or significant structures on site, with the exception of a minor abandoned metal warehouse.



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July 11, 2018

2. Planned Development Information Description of how your project meets one or more of the following objectives

a.

Combination and coordination of architectural styles, building forms, building materials, and building relationships;

Architectural style of the development integrates modern design and dynamic spaces with an urban feel in balance with the gritty, diverse, and grounded contextual qualities of the granary district. The intent is to create a vibrant culture with an identity based on the spirit and charactor of the individuals & families who choose to live in this unique neighborhood.



PLNSUB2018-00116

July 11, 2018

a.

Combination and coordination of architectural styles, building forms, building materials, and building relationships;

Building forms are based on the small grouping of units ranging from 3 to 6 units per cluster. The concept for the form of the units are based on the geometry of stacked shipping containers forming a 3-story unit configuration which provides vertical separation for the three major living zones. Garage & storage are on the main level, living room & dining room are on the second level & bedrooms are on the third level.



PLNSUB2018-00116

July 11, 2018

a. Combination and coordination of architectural styles, building forms, building materials, and building relationships;

Building materials such as concrete, metal, brick, wood, and glass are the primary construction materials of the buildings. The raw nature of concrete and metal juxtaposed with the more refined qualities of wood, brick and glass allows for a balanced harmony between the industrial qualities of the site context and the refined qualities of the urban environment.



Combination and coordination of architectural styles, building forms, building materials, and building relationships;

Building relationships are based on the concept of creating smaller neighborhood pods within the larger development as a whole. The asymmetrical layout of the unit clusters creates a more dynamic relationship between the indoor and the outdoor living environments. The sway and prop of the building clusters creates view corridors the mountains and also allows for light penetration into the paseos and dwelling units.



b.

Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;

Existing on-site amenities worthy of preservation are limited. A gravel staging lot and vacant warehouse are the dominant features, standing as remnants of previous industrial uses and the recent era of dilapidation. The project site contains no topographical or vegetative features of particular importance. The only notable change in topography is off-site where the ground slopes to meet the grade of the I-15 off-ramp. Existing vegetation is comprised of undesirable volunteer species along the property line that will be replaced with more intentional plantings to enhance the property's open spaces. If possible, maintain and enhance existing vegetation throughout the UDOT ROW to provide a strong visual buffer to the residential development. Overall, the industrial and art-driven aesthetic of adjacent redevelopments between 300 West and I-15 serve as a greater precedent than the existing site conditions.



c. / f. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

Currently there is only one existing structure on site with no architectural or historical significance. It is our intent to evaluate the salvaged materials after the demolition of this structure. At that time, if feasible, some of the salvaged steel beam and columns might be considered to be used in the construction of the Clubhouse.



d. Use of design, landscape, or architectural features to create a pleasing environment;

Set in the context of large box stores, industrial buildings, and major roadways, delineating residential space and emphasizing the human scale is a critical component to the success of this development. The design intent throughout the site is to honor the positive industrial characteristics while catering to pedestrian comfort and livability. Incorporating architectural elements inspired by the surrounding historical context provides ample opportunity to blend modern design with rich materials and textures.

In addition to deliberate material selection, an integral component of the exterior environment's success are the paseos and mew inspired open spaces shown in the site plan. The predominant use of hardscape materials is an attribute reminiscent of both industrial use and urban life. Planting areas integrated throughout the hardscape provide an additional layer to the pedestrian experience and help mitigate vehicular dominance. The paseos for each housing cluster provide gathering areas to promote a sense of community.

Bio climatic design principles maximize the benefit of vegetative screening and shade to provide comfortable gathering areas year-round. Deciduous tree clusters placed south of prominent amenities provide shade from summer's heat while allowing winter sun to pass through during dormancy. Dense plantings in the areas closest to the freeway and 400 West help buffer the residential environment from vehicular noise and potentially unsightly views.



e. Inclusion of special development amenities that are in the interest of the general public;

The development prioritizes the direct needs of future residents. However, amenities that are accessible and may impact the general public would include an improved street-scape with consistent street lighting, vegetation, sidewalks, and parallel parking along 400 West. One visually accessible amenity will be the introduction of a vertical element built in conjunction with the development's clubhouse. This feature will provide a landmark for additional place-making in the area.

Additionally, the development acts as a catalyst for decreasing industrial blight in this particular area of the city. Introducing residential units to this district increases foot traffic to adjacent businesses and improves the ratio of residential to commercial properties in the area. The development promotes infill of underutilized parcels that would otherwise be left abandoned and neglected.



PLNSUB2018-00116

h. Utilization of "green" building techniques in development;

Site: Water Efficiency: Energy/Atmosphere: Materials/Resources: Indoor Environmental Quality: bike storage, building orientation, landscaping, stormwater management, construction recycling. efficient toilets and appliances, efficient irrigation. energy efficient envelope, systems, lighting and appliances. efficient building systems, reused, recycled-content, and rapidly renewable materials. avoid or eliminate VOCs, formaldehyde,and mold, natural ventilation, daylighting, thermal comfort,views, acoustics









ATTACHMENT E: PHOTOS OF SUBJECT PROPERTY



Photo of the Subject Property Looking West from 400 W.



Photo of the Subject Property Looking South West from 400 W.



Photo of Abutting Property to the East



Photo of Abutting Property to the East



Photo of 400 West Looking South

ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

Central Community Master Plan Discussion

The subject property is located within the Central Community Master Plan (November 1, 2005) and **is designated on the future land use map as** "Regional Commercial/Industrial". The abutting properties to the south and east are similarly designated. The properties to the west are located and discussed outside of the Central Community Master Plan. The abutting properties to the north are located within the Gateway Neighborhood Planning Area, which was included in the Downtown Master Plan. Additionally, the subject parcel is located on the border of the Peoples Freeway Neighborhood.

The Central Community Master Plan notes that the Gateway Master Plan "encourages a mix of uses to promote diversity in jobs, residents and visitors that balance neighborhood needs, creates a vital street life and character, and results in a thriving local economy." "Regional Commercial/Industrial" is described in the Commercial Land Use Designations within the Central Community Master Plan as the following:

Regional commercial/ industrial land uses (purple on map) include larger commercial land uses that require regularly scheduled trucking deliveries and product shipping. These land uses attract large volumes of traffic from customers and/or employees and therefore are located near freeways and major arterials. Examples include, but are not limited to, automobile dealers, light manufacturing, assembly, small production, semi/truck dealers, "big box" and superstore retailers, and businesses heavily dependent on the automobile and trucking industries.

The Central Community Master Plan also discusses the specific location of the proposed planned development, as being located within the People's Freeway Neighborhood Planning Area.

The People's Freeway neighborhood is generally located between 900 South and 2100 South from Interstate-15 to State Street. A mixture of residential (mainly lowdensity single-family dwellings), major commercial and manufacturing uses characterize the area. The majority of residential development in People's Freeway is located between Main Street and the railroad tracks (approximately 200 West). There are no public elementary schools located in the People's Freeway neighborhood. Residential land uses are interspersed with major roadways making pedestrian circulation very difficult.

The north / south light rail line runs through the neighborhood along the existing railroad line at approximately 200 West. Current zoning encourages transitioning from older single-family housing to transit-oriented development including higher density residential than currently exists.

Staff Discussion: The future land use designation of Regional Commercial/Industrial, did not anticipate the redevelopment of this site with a multi-family development, nor did it anticipate the redevelopment of the area to the north. While it wasn't necessarily anticipated, the development is encouraged by the master plan. The redevelopment of the vacant warehouse will revitalize the subject area with housing. The proposal will also support the existing commercial uses that surround the subject area. The proposal is in line with the commercial land use goals and policies.

Growing SLC: A Five Year Housing Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022*, that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- 1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
- 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to allow development that would normally pose difficulty. The PD process allows for an increase in creative housing stock, housing stock that would otherwise not be aesthetically creative or not be allowed through the strict application of the zoning ordinance. This process allows for an increase in housing stock, housing options and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide additional housing stock with a unique incorporation of open space, design and landscaping.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth

Guiding Principal: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- 2. Encourage a mix of land uses.
- 3. Promote infill and redevelopment of underutilized land.
- 4. Preserve open space and critical environmental areas.
- 5. Reduce consumption of natural resources, including water.
- 6. Accommodate and promote an increase in the City's population.
- 7. Work with regional partners and stakeholders to address growth collaboratively.
- 8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Housing

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

- 1. Ensure access to affordable housing citywide (including rental and very low income).
- 2. Increase the number of medium density housing types and options.
- 3. Encourage housing options that accommodate aging in place.
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- 5. Enable moderate density increases within existing neighborhoods where appropriate.
- 6. Promote energy efficient housing and rehabilitation of existing housing stock.

- 7. Promote high density residential in areas served by transit.
- 8. Support homeless services.

Staff Discussion: The proposed multi-family housing development provides in-fill development on an otherwise underutilized parcel. The subject property is located in a zoning district that anticipates multi-family, mixed-use or commercial development. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. This development is supported by the master plan and associated housing policies and goals.

CG General Commercial Zoning District Purpose Statement

The purpose of the CG general commercial district is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

CG Zoning Standards	Finding	Rationale
Minimum Lot Size: ten thousand (10,000) square feet.	Complies	The total square footage of the subject property is approximately 122,802 square feet.
Minimum Lot Width: Sixty feet (60').	Complies	The lot is approximately 32' to 260' feet in width. The lot legally existed prior to April 12, 1995 and is therefore, considered to be complying.
Maximum Building Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.	Complies	The proposal complies with this standard. The height will reach approximately 32' in height. The club house will be approximately 44' in height.
Front Yard: Ten feet (10')	Complies	According to the submitted plans, the front yard setback is approximately ten (10') feet.
Interior Side Yard: None required.	Complies	According to the submitted plans, the interior side yards are approximately o' feet.
Rear Yard: Ten feet (10').	Complies	According to the submitted plans, the rear yard is approximately ten (10') feet.
Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.090 of this title.	Complies with Planned Development Approval	According to the submitted plans, the applicant is not providing the full required ten (10') feet. As proposed, the applicant is providing (5') of landscaping and a (5') sidewalk. This is primarily due to the installation of a pedestrian sidewalk and landscaping. The full 10' is not achievable with the proposed site layout.

21A.36.010 Use of Land and Buildings

B. Frontage of Lots on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title

frontage on a public process.	Frontage of buildings on Public Street	0	Thirteen buildings do not have street frontage.	
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21A.37.050: Design Standards

Design Standard	Finding	Rationale
Building Entrances: At least one operable building entrance on the ground floor is required for every street facing façade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building façade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree angle to the two adjacent building facades, may count as an entrance for both of the adjacent facades.	Complies	The two structures, which front 400 west, contain street facing entrances.
Lighting: parking lot	Complies	A parking lot is not included with this proposal.

21A.48.110: Freeway Scenic Landscape Setback

Standard	Finding	Rationale
Size of Scenic Landscape Setback: For lots platted after April 12, 1995, scenic landscape setbacks shall be twenty feet (20') in width. For lots existing as of April 12, 1995, the width of the scenic setback may be reduced, upon approval of the zoning administrator, if such reduction is necessary to achieve the required off street parking. The width of the scenic landscape setback shall not be less than ten feet (10').	Complies with Planned Development Approval	The applicant is requesting a modification of this requirement through the Planned Development process. The subject property is approximately 26' below grade of I -15. Any landscaping provided would not be visible from the freeway. This requirement can be modified if; "some or all of the requirements of this section may be waived by the zoning administrator if conformance with such will not benefit the visual appearance of the city or the general public welfare. Specifically, the zoning administrator may waive the requirement where property abuts interstate highway bridges and underpasses and where the

	change of grade/elevation would not
	allow for views of the scenic landscape
	setback."

ATTACHMENT G: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
 A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section: A. Combination and coordination of architectural styles, building forms, building materials, and building relationships; B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion; C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city; D. Use of design, landscape, or architectural features to create a pleasing environment; E. Inclusion of special development amenities that are in the interest of the general public; F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation; G. Inclusion of affordable housing with market rate housing; or H. Utilization of "green" building techniques in development. 	Complies	 The purpose statement for a Planned Development States: "A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land development." The applicant intends to achieve multiple objectives as addressed in the application narrative. The stated objectives include; A, B, C, D and H (only one objective must be met to go through the Planned Development process). A. Combination and coordination of architectural styles, building forms, building materials and building relationships; The applicant claims that the "architectural style of the development integrates modern design and dynamic spaces with an urban feel in balance with the gritty, diverse, and grounded contextual qualities of the granary district. The intent is to create a vibrant culture with an identity based on the spirit and character of the individuals and families who choose to live in this unique neighborhood." The applicant also provides additional supportive evidence for the combination and coordination of building forms, building materials and building relationships. The integration of the proposed sixteen multi- family buildings within the industrial landscape provides for a unique development. D. Use of design, landscape, or architectural features to create a pleasing environment; The applicant claims that the development is "Set in the context of large b

success of this development. The design intent throughout the site is to honor the positive industrial characteristics while catering to pedestrian comfort and livability. Incorporating architectural elements inspired by the surrounding historical context provides ample opportunity to blend modern design with rich materials and textures. In addition to deliberate material selection, an integral component of the exterior environment's success are the paseos and mew inspired open spaces shown in the site plan. The predominant use of hardscape materials is an attribute reminiscent of both industrial use and urban life. Planting areas integrated throughout the hardscape provide an additional layer to the pedestrian experience and help mitigate vehicular dominance. The paseos for each housing cluster provide gathering areas to promote a sense of community. Bio climatic design principles maximize the benefit of vegetative screening and shade to provide comfortable gathering areas year-round. Deciduous tree clusters placed south of prominent amenities provide shade from summer's heat while allowing winter sun to pass through during dormancy. Dense plantings in the areas closest to the freeway and 400 west help buffer the residential environment from vehicular noise and potentially unsightly views."

The site plan illustrates a well-designed landscape integrated with architecturally refined multi-family buildings within an industrial/commercial context. The applicant is meeting this objective.

E. Inclusion of special development amenities that are in the interest of the general public;

The applicant supports this objective with the following statement: "The development prioritizes the direct needs of future residents. However, amenities that are accessible and may impact the general public would include an improved street-scape with consistent street lighting, vegetation, sidewalks, and parallel parking along 400 west. Once visually accessible amenity will be the introduction of a vertical element building in conjunction with the development's clubhouse. This feature will provide a landmark for additional place-making in the area. Additionally, the development acts as a catalyst for decreasing industrial blight in this particular area of the city. Introducing residential units to this district increases foot traffic to adjacent businesses and improves the ratio of residential to commercial properties in the area. The development promotes infill of underutilized parcels that would otherwise be left abandoned and neglected."

		 This objective is generally met by providing a public gathering space, dedicating or constructing a public road, or something similar in nature. While the applicant is providing a landmark anchor, the intent of this objective is not satisfied. However, through the design, features and site layout, the development is satisfying the additional objectives. After the analysis, the development is meeting two of the Planned Development Objectives.
B. Master Plan And Zoning Ordinance	Complies	
Compliance: The proposed planned development shall be: 1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and		 As demonstrated in Attachment F – Existing Conditions, Staff finds that the proposal is consistent with adopted policies. The proposed multi-family use is an anticipated use in the CG (General Commercial) zoning district. The proposal would replace a vacant warehouse structure. The proposal is compatible in terms of footprint and scale.
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.		
 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: Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: 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; 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; Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 	Complies	 The development is proposing access from 400 west. 400 west provides both ingress and egress for the proposed development and the office space to the east. The development and associated traffic are not anticipated to materially degrade the service level on the street. The proposed multi-family development does not create an unusual pedestrian or vehicle traffic patterns or volumes that would not be expected on 400 west. The site provides a western access into the subject property. The traffic will be directed on and off of 400 west. Due to 400 west ending near the access, the traffic should not unusually impact the surrounding properties or uses. Each proposed unit is meeting the required parking. The two and three bedroom units provide two off-site parking spaces. The one bedroom units provide one off-street parking space. The development is providing additional guest parking stalls to limit the potential impact on the surrounding properties and uses. This multi-family development will likely have hours of peak traffic. The hours of peak traffic will likely be compatible and similar to the surrounding commercial uses. No negative impact to the enjoyment of the adjacent property is anticipated. The circulation of traffic will be isolated to the interior of the development. The access is
		interior of the development. The access is provided off of 400 west. The circulation and

 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; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development is compatible with adjacent properties. 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 		 traffic flow should not impact the adjacent properties. Additionally, the circulation system and the provided access will not impact the pedestrian access. 4. The development will be required to comply with all requirements specified from public utilities. 5. The requested modifications will not create visual, odor, noise or light disturbances. The subject property abuts I-15 and is located to the rear of a commercial development. 6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The abutting and adjacent properties contain a variety of commercial uses. Additionally, the subject property abuts an I-15 off-ramp. There are no existing residential uses in the direct vicinity. The current proposal is not subject to conditional building and site design review standards.
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;	Complies	There are no existing mature trees on the site. All of the proposed landscaping will need to comply with the "water wise or low water plants" required by 21A.48.055: "Water Efficient Landscaping" section of the zoning ordinance.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	Since the subject property is located outside of a locally designated district, it is not subject to local regulations. There are no historical, architectural, or environmental features on this site that warrant preservation.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council:

A notice was emailed to both the Ball Park and Glendale Community Councils on March 8, 2018. The Community Council was given 45 days to respond with any concerns and to request that the applicant to attend a meeting on April 5, 2018. The Ball Park Community Council requested a meeting with the applicant and submitted comments to be included in this Staff Report. The Glendale Community Council did not request a presentation and did not forward a letter or any comments. The letter of support from Ball Park Community Council is attached.

Open House

The applicant and one member of the public attended a Planning Division Open House on April 19, 2018.

Notice of Public Hearing for Planning Commission Public hearing notice mailed on May 11, 2018. Public hearing notice posted on May 11, 2018. Public notice posted on City and State Websites and Planning Division list serve: May 11, 2018. Sign posted: May 10, 2018.

Public Comments No public comments were received at the Open House or prior to the publication of this staff report. Dear Ms. Lindquist

Thank you and the applicant for attending the Ballpark Community Council's April meeting. When these requests for residential projects are presented to us, we have several criterion that we look for as follows:

1) We are in favor of increasing the stock of housing the Ballpark area. This project obviously meets that goal.

2) Second, there is a disproportionate amount of affordable housing in the district so we prefer to see market rate housing to be developed in the area or a mix of affordable and market rating housing. This project is all market rate so this project meets this goal.

3) If possible, we encourage some ground floor, street facing commercial spaces to be included in new developments. There is none of this included in this project but considering that it is being built on a commercial pad and as an example, it is within walking distance from Target, the lack of dedicated commercial space within the actual development is not an issue.

We had a lively and informative presentation with numerous questions from all in attendance. At the conclusion, I took a straw poll of those in attendance. The votes in favor of supporting the project were unanimously in favor of supporting it.

So in conclusion, the Ballpark Community Council supports the project including the request for a Planned Unit Development which includes waivers for both the front and rear setbacks.

Best regards Bill Davis - Chairperson Ballpark Community Council

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

Planned Development Department Review Comments

Zoning (Ken Brown):

This is not a list of issues that are in violation, but a list of things that need to be satisfied for this proposal unless modified by the planned development or some other process:

1. A minimum ten foot (10') front yard setback and landscaping. The front yard landscaping shall include a minimum of thirty three percent (33%) live ground cover (21A.48.090 Landscape Yards).

2. A minimum ten foot (10') rear yard setback.

3. Compliance to the maximum height requirements.

4. Provision of a recycling collection station pursuant to 21A.36.250.

5. Compliance to the design standards of 21A.37.

6. Compliance to 21A.40 in regards to accessory buildings, fences, walls and hedges, as well as any ground mounted utility boxes.

7. Minimum and maximum parking as well as location of parking, and provision of off-street loading as required.

8. Provision of park strip landscaping and freeway landscaping as regulated by 21A.48. Transportation (Mike Barry):

The number of parking spaces meets requirements. The minimum interior clear width in one-car garages is 9'3" and the minimum clear width in two-car garages is 18'6". The minimum back out distance (parking aisle is 22'7" to 24'10" depending on stall width.

Public Utilities (Jason Draper):

- Utilities cannot cross property lines without appropriate easements and agreements.
- Parcels must be consolidated prior to permitting.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Storm water treatment is required prior to discharge to the public storm drain. Utilize storm
 water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure
 should be used whenever possible. Sand/oil separators are commonly used to treat storm
 water runoff from uncovered parking areas.
- Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required

improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Each building or premise is required to have an individual sewer lateral.
- All of the subject parcels are in the 100 year flood plain. A SLC Flood Plain development permit will be required. No basements will be allowed and all structures must be elevated to 1' above the Base Flood Elevation. All mechanical and structures must be anchored.

Engineering (Scott Weiler):

Engineering does not object to the proposed planned development.

Curb, gutter & sidewalk are shown on the proposed plans, to be installed in 400 West along the frontage of the proposed development, as well as cut-back parallel parking. If this is to be approved, the cut-back parking needs to be shown as 6" thick concrete, not asphalt. At the entrance to the site, a drive approach (APWA Std. Plan 225) needs to be shown, allowing the sidewalk to be continuous (no ramps) across the drive approach. Some asphalt might also need to be replaced in 400 West in order to facilitate drainage.

Since the value of the public improvements appears to exceed \$15,000, the contractor must post a bond specific to the value of these improvements.

Sustainability (Vicki Bennet): No comments received.

Police (Lamar Ewell): No comments received.

Fire (Kenney Christensen):

Applicant is providing secondary fire access through an easement.

The Planned Development for 67 units within sixteen separate structures located at 1030 South 400 West; with structures three stories or more; with rooftop occupancies; taller than 30 feet in overall height; with structures located on or near property line will require the final approval of the Fire Prevention Bureau with an approved AM&M agreement. Please contact Nicole Carrell 801-799-4150 to schedule a special fire DRT meeting.

Prior to scheduling the meeting a revised design will need to be provided in accordance with the entire State of Utah adopted International Fire Code (IFC) including the appendices and the International Building Code (IBC), the proposed development with structures three stories or more; with rooftop occupancies; taller than 30 feet in overall height; with structures located on or near property line, will require two separate means of 26 feet wide (measure from lip of roadway edge to edge with no parking) aerial fire apparatus access for each structure. One of the required means of aerial apparatus access road shall run parallel to the length of one entire side of each structure no closer than 15 feet and no further than 30 feet from the structure. Fire department access roads greater than 150 feet in length shall have an "approved" means of turn around (e.g. modified hammerheads will require a minimum 80 feet of drive length) with an outside radius of 45 feet and 20 feet inside radius. The aerial fire truck access road shall have no utility lines over the road or between the structures and the access road shall be an approved all weather drivable surface capable of supporting 80,000 pounds minimum. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and

"approved" fire apparatus access roads. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Fire hydrants shall be provided with 400 lineal feet of all the structures exterior walls, the greater of G.P.M for the fire flow requirement or fire sprinkler design demand plus hose allowance shall be provided, If the minimum of fire hydrant(s) cannot reach all exterior walls within 400 feet, measured along an "approved" route with no physical obstructions, additional fire hydrants shall be provided.

All structures shall be provided with 150 lineal feet of hand line hose access to all exterior walls measured from an "approved" fire access road along an "approved" route to each structure (this distance can be extended with an AM&M agreement when fire sprinklers and increased density in design are provided).

Fire-resistant construction; Exterior walls - construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Tables R302.1(1); or R302.1(2); OR Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of IBC Section 1406. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in IBC Table 705.2; and openings in exterior walls shall comply with IBC Sections 705.8.1 through 705.8.6.

Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.

Updated Fire Review -

Copy of AM&M uploaded to PLNSUB2018-00116

The application for AM&M is approved with the stipulations of the fire department access meeting the prescriptive International Fire Code (IFC) minimum aerial fire access width of 26 feet wide, with 20 feet inside and 45 feet outside turning radius, with no overhead projections, with minimum 15 feet and maximum 30 feet from lip of roadway to structure parallel to one entire side of each proposed structure, with turnarounds meeting the 80 feet length requirement. The proposed design meets the intent of the code by providing two means of apparatus access and by providing NFPA-13R fire sprinklers throughout the entire structure including small rooms and bathrooms with an approved monitored fire alarm system

The design shall be in accordance with the approved AM&M application.

• Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an "approved" means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit.