



Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Amy Thompson; 801-535-7281
Date: March 28, 2018
Re: PLNSUB2017-00297 600 S. Mixed Use Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 563 & 567 East 600 South
PARCEL ID: 16-06-477-023 and 16-06-477-026
MASTER PLAN: Central Community
ZONING DISTRICT: R-MU-35 (Residential Mixed Use District) &
H (Historic Preservation Overlay District)

REQUEST: A request by Kristen Clifford, representing the property owner Ernesto Gutierrez, for Planned Development approval to develop a new mixed use building with ground-floor commercial, one ground floor residential unit, and two upper stories containing 3 residential units at approximately 563/567 E. 600 South. There is a historically contributing duplex on the development site that will be retained as part of the proposal. To accommodate the development, the applicant is requesting zoning modifications through the Planned Development process to create a lot without frontage and a reduction of the front yard setback for the existing duplex, and reduction of the rear yard setback for the new mixed use building. The Planning Commission has final decision making authority for Planned Development applications.

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 Planned Development request with the following conditions.

1. The applicant shall submit a preliminary subdivision plat to the Planning division that includes all necessary easements for fire, utilities, parking, pedestrian access, maintenance, trash collection, and all other applicable easements as identified by other city departments.
2. Documentation shall be submitted identifying the two required off-street parking spaces for the duplex. This documentation shall be recorded against both subject properties.
3. The applicant shall record a document that discloses future private infrastructure costs and shall reference said document on the recorded plat in compliance with 21A.55.170.
4. Documentation shall be submitted that establishes an entity to manage the private infrastructure for the subdivision and shall be recorded with the plat.
5. Compliance with all other City department conditions (as noted in [Attachment K](#)).

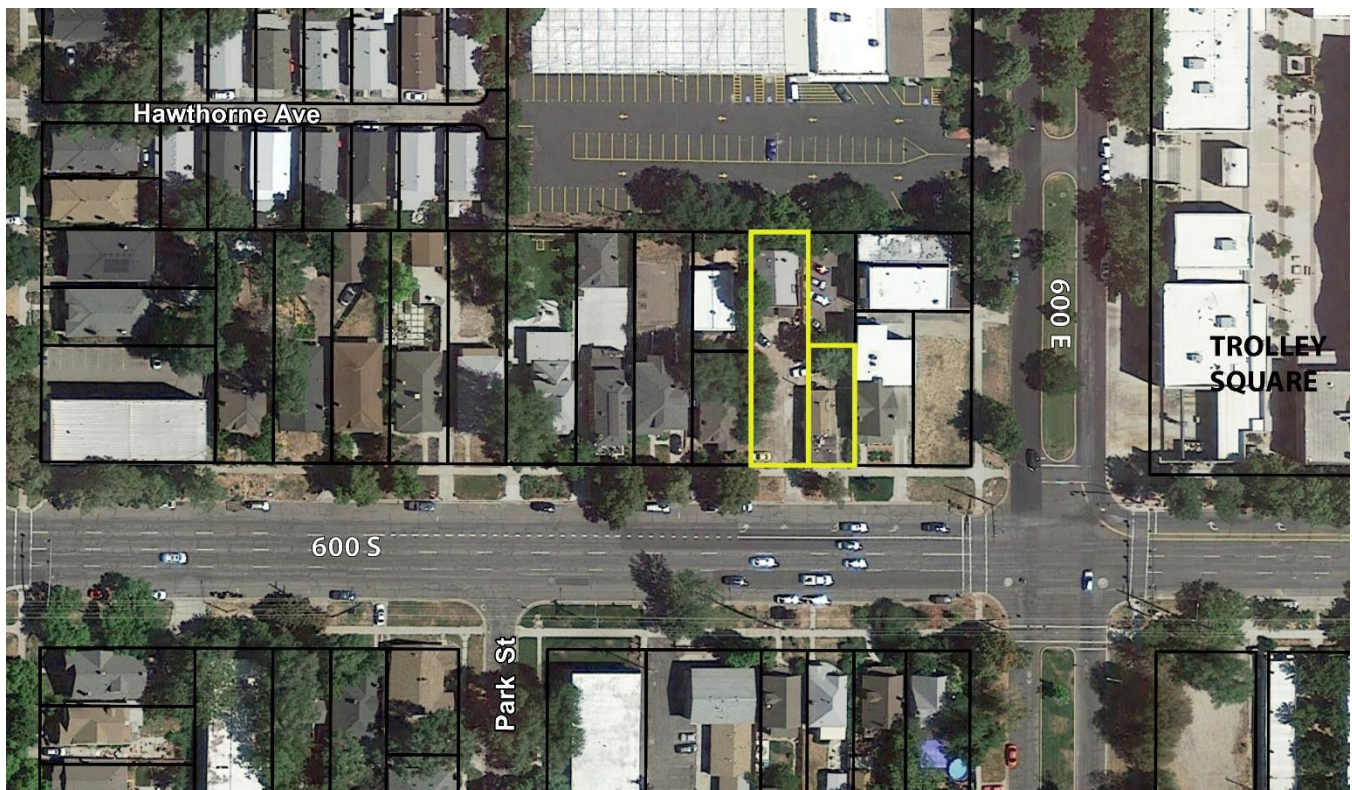
ATTACHMENTS:

- A. [Vicinity Maps](#)

- B. [Property and Vicinity Photographs](#)
- C. [Applicant's Narrative](#)
- D. [Site Plans](#)
- E. [Building Elevations](#)
- F. [Additional Applicant Information](#)
- G. [Existing Conditions](#)
- H. [R-MU-35 Zone Standards Summary](#)
- I. [Analysis of Standards](#)
- J. [Public Process and Comments](#)
- K. [Department Comments](#)

BACKGROUND

Since the project is located within the Central City Local Historic District, approval from the Historic Landmark Commission is required for the proposed New Construction. The applicant's received feedback from the Historic Landmark Commission on their initial design at work session held August 3, 2017, and the current design of the project was reviewed and approved by the Historic Landmark Commission on December 7, 2017. Through the Special Exception process, the Historic Landmark Commission has the authority to modify lot and bulk requirements (setbacks, lot coverage, etc.) of the zoning district but because the request includes creating a lot without street frontage, the project requires Planned Development approval.



THE SITE AND ADJACENT BUILDINGS

The site for the proposed development is currently two separate parcels—one occupied by an existing historically contributing duplex, and the other property has an existing commercial structure that is not contributing to the historic district. To accommodate the proposed development, the noncontributing commercial structure will be demolished and the duplex will be retained.

The general scale of the buildings in this context, on 600 South, ranges from one to two stories with the exception of two three-story multi-family buildings (one on the south side of 600 S. and one on the corner of 500 E. and 600 South). Construction materials include a spectrum encompassing masonry in the form of brick, and wood in the form of horizontal and shingle siding. Roof forms tend to be pitched with gables or hipped roof forms.



Existing condition of subject properties – duplex will be retained with the proposal and noncontributing commercial structure will

PROJECT DESCRIPTION:

The applicant is requesting a Planned Development in order to modify zoning regulations for the following:

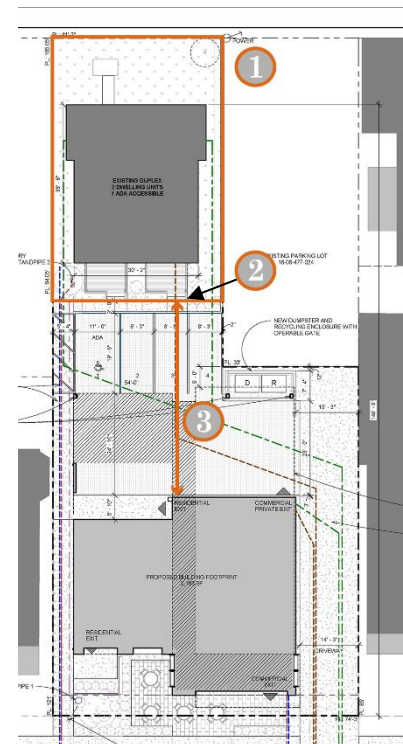
Existing Duplex-

1. Creating a lot without street frontage
2. A reduction of the front yard setback from 5 feet to 0 feet

New Mixed Use Building-

3. Reduction of the rear yard setback for the new mixed use building from 25 feet 3 inches to 21 feet.

The proposal is for a three story mixed used building with one ground-floor commercial space, one ground floor residential unit, and two upper stories containing three residential units. The proposed mixed use building has a building footprint of approximately 2,270 square feet and a maximum height of 35 feet. Parking for the development site is located to the rear of the mixed use structure and would have shared access from an existing driveway approach to the east. Four angled on street parking spaces are also proposed along 600 South. A pedestrian walkway is proposed along the west side of the mixed use building to connect the rear duplex to the public sidewalk.



Requested zoning modifications

The following is taken from the project narrative submitted with the proposal:

“Our goal is to provide a quality pedestrian-oriented project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and

existing commercial amenities. We intend to meet and respect the preservation standards of the Central City Historic District and have created a design for new construction that is compatible with, yet distinguishable from, the surrounding historic fabric of the 600 South corridor.”

DISCUSSION AND ANALYSIS:

The following discussion points have been identified through Planning Staff’s review and analysis of the project. These points are further explained below.

1. Planned Development Objectives and Purpose Statement
2. Requested Zoning Modifications

Planned Development Objectives and Purpose Statement

Planned Developments are requested in order to modify certain zoning standards that normally apply to new developments. The purpose of the Planned Development process is to achieve a “more enhanced product than would be achievable through strict application of the land use regulations.” In addition, through the Planned Development process the City seeks to achieve a number of other objectives, such as preservation of significant buildings, and coordination of buildings in a development. The full list of objectives is located in [Attachment I](#). A proposed Planned Development only needs to meet at least one of these objectives. As proposed, the development is generally meeting at least three of the eight applicable objectives. These includes the following objectives:

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

The proposal is meeting objectives A and D through the use of a unique and interesting architectural style. The proposed building is compatible in terms of massing and scale with the surrounding context. The new building utilizes high quality building materials on all facades with varying forms of detailing and articulation that provide a high level of visual interest. The proposed buildings create a pleasing environment by engaging the pedestrian at the ground floor level through the use of an outdoor seating area and a high level of transparency and potential activity on the commercial component. The proposal also incorporates balconies and outdoor terraces which put eyes on the street and helps create a safer, more pleasing environment for pedestrians in this area. The development proposal also meets objective C by preserving a duplex that is identified as historically contributing to the Central City Local Historic District. The applicant has further addressed the Planned Development objectives in their narrative in [Attachment C](#).

Requested Zoning Modifications

The applicant is requesting to create a lot without frontage with a reduced front yard setback for the lot occupied by the existing duplex, and a reduced rear yard setback for the new mixed use building.

Lot without Frontage:

The applicant’s narrative indicates the owner of the property would like the existing duplex on a separate parcel from the new mixed use building for both financing purposes and for potential sale of the property in the future (if desired). According to city and county records, the existing duplex was originally located behind a single family home that was demolished in 1982. In the surrounding development pattern, it’s not uncommon to



1950 Sanborn Map showing development site

have a building without street frontage that's located behind another building. There is an example of this development pattern on the adjacent property to the west. The existing duplex has a front yard setback of approximately 98 feet and the area in front of the structure is currently being used as a parking lot. The current setback of the duplex is not consistent with the existing setbacks along the block face and the request to construct a new building in front of the duplex with setbacks more consistent with neighboring properties will result in a project that is more compatible with the streetscape.

Reduced Front Yard Setback:

The request for a reduction of the required 5 foot front yard setback to a 0 (zero) foot front yard setback will allow for enough space to accommodate required parking for the entire development site. A walkway connecting the duplex to the public sidewalk is proposed along the west side of the new mixed use building and helps to provide a buffer between the parking spaces and the front of the duplex.

Reduced Rear Yard Setback:

The request for a 4 foot 3 inch reduction of the required rear yard setback will allow for extended building space to the rear of the building which helps compensate for the minimized height and scale of the building which has been designed to be compatible and sensitive to adjacent properties. The purpose of setbacks is to provide light, air, and privacy between adjacent properties and uses. Reducing the rear yard of this property will not negatively impact the adjacent property (the duplex) which is part of the overall development.

SUMMARY:

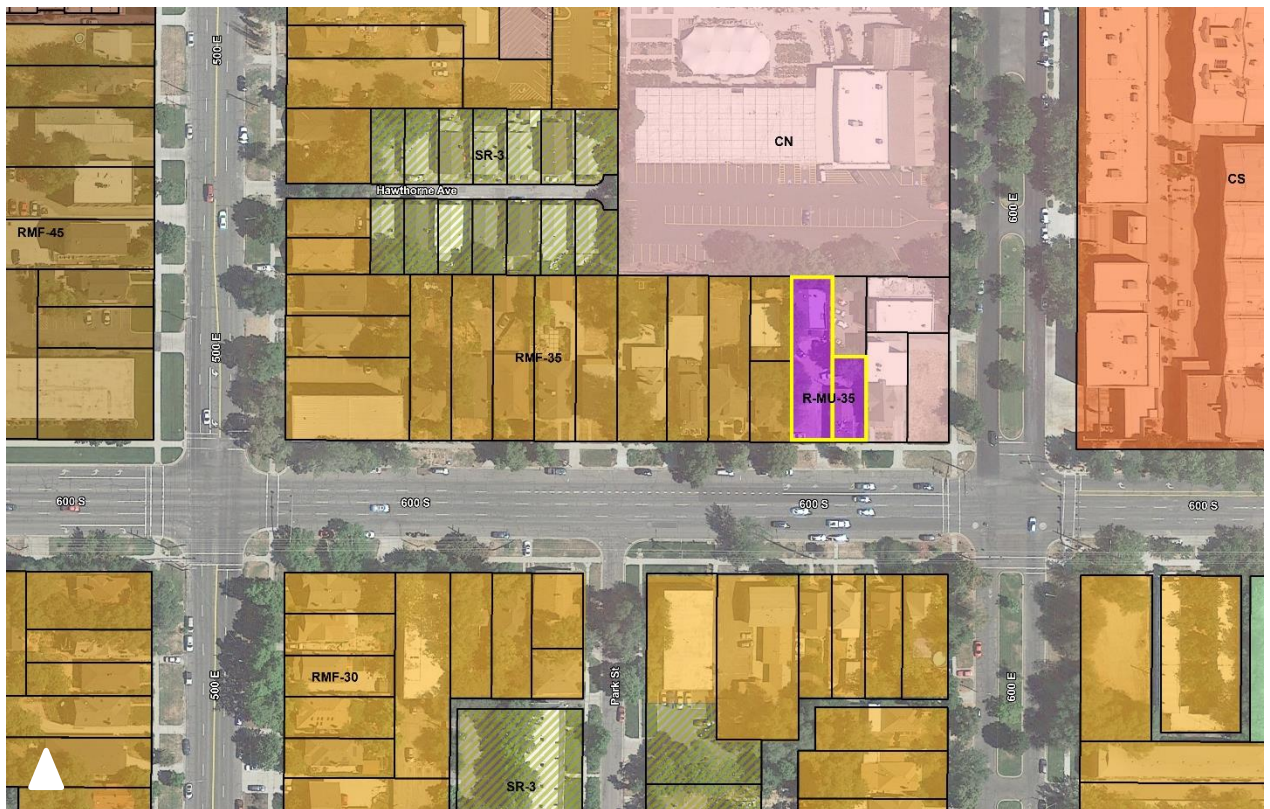
The proposed development generally meets a number of Planned Development objectives and the requested modifications further the purpose of the R-MU-35 district by providing a mix of uses and an appropriately scaled development that is pedestrian oriented. The project is generally enhanced by the requested modifications that would allow for better circulation and use of the overall site than would be possible with the strict application of the land use regulations. As such, Planning Staff is recommending approval of the Planned Development.

NEXT STEPS:

If the Planned Development is approved, the applicant will need to need to comply with any conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will need to apply for preliminary subdivision plat approval for the new lot configurations and all associated access easements. The applicant will then be able to submit for building permits for the development. Final certificates of occupancy for the buildings will not be issued until the conditions are met and the preliminary plat is approved.

If the Planned Development is denied, the site could still be developed, but the proposal would have to be significantly modified from what is currently proposed. The rear parcel occupied by the duplex would have to maintain a minimum of 25 feet of lot frontage on 600 South. The proposed mixed use building could not be constructed because a mixed use building requires a lot width of 50 feet, and the remaining lot width after accommodating 25 feet for the existing duplex would only be 49 feet 3 inches. The parcel could be developed with a nonresidential use which does not have a lot width requirement, or a single family detached dwelling, or a two family dwelling which only require a lot width of 25 feet. Any development on the site would have to comply with the zoning regulations (setbacks, lot coverage etc.) of the zoning district unless Special Exception approval is granted by the Historic Landmark Commission for modifications to the underlying zoning regulations that relate to lot and bulk requirements. The Historic Landmark Commission does not have the authority to approve lots without frontage.

ATTACHMENT A: VICINITY MAPS



Zoning map

ATTACHMENT B: PROPERTY & VICINITY PHOTOGRAPHS



View of subject properties facing north from 600 south



View of existing duplex on subject property. The duplex would be located behind the proposed new mixed use building.



View of existing duplex on subject property and adjacent duplex to the rear of property to the west.



View of single family house on adjacent parcel to the west of the subject property.



View of adjacent property to the east from the subject property



View of adjacent properties to the north and east of the proposal.



View of adjacent property to the rear (north) of the subject properties.



Existing driveway will be utilized to access the rear surface parking area for the proposed development. Adjacent vacant parcel to the rear (north) also uses this driveway for access.



Streetscape – north side of 600 south



ATTACHMENT C: APPLICANT'S NARRATIVE

March 5, 2018

6x6 Central City Mixed Use Project – Planned Development SLC Planning Commission – Proposal Narrative

Dear Members of the Salt Lake City Planning Commission:

We request your consideration of a Planned Development for the new construction of a mixed use building to be located at 567 East 600 South. The overall project consists of the demolition of the existing commercial building (located at 567 E) which is not contributing to the Central City Historic District, preserve the existing (contributing) historic duplex to the rear, and construct a new mixed-use building with associated on-site parking and circulation. The new building contains one ground-floor commercial space, one accessible ground-floor dwelling, and two upper stories containing three dwellings. The maximum height of the building is 35 feet. Our goal is to provide a quality pedestrian-oriented project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities. We intend to meet and respect the preservation standards of the Central City Historic District and have created a design that is compatible with, yet distinguishable from, the surrounding historic fabric of the 600 South corridor.

PROJECT SUMMARY

Current Zoning/Future Land Use

R-MU-35 (Residential/Mixed-Use District) / Medium Res Mixed Use

Historic District

Central City Historic District

Current Lot Size

563 E: 0.16 ac

567 E: 0.06 ac

COMBINED LOT SIZE: 0.22 ac

Existing Conditions

563 E: Contains an existing duplex (contributing to the Historic District), built in 1898. The duplex is setback approximately 100 feet from the front property line. The lot contains a commercial parking lot in the front that is used (and required) for the retail store to the east (567 E). Historic photos indicate that a single family home used to be located in front of the duplex that was demolished in 1982. The duplex is proposed to remain and be rehabilitated.

567 E: Contains an existing commercial building (non-contributing/ineligible to the Historic District), built in 1903. This building is proposed to be demolished.

Proposed Mixed Use Building

- 2,188 SF building footprint
- 1,292 SF ground-floor street-facing commercial space
- Pedestrian-oriented design with front patio space (commercial use)
- Density proposed: 22 u/ac
- High-quality residential units (one and two bedroom) with exterior terrace/balcony space
- Max height proposed: 3 stories at 35 feet (per recorded Development Agreement)

PROJECT BACKGROUND

Zone Change & Master Plan Amendment

A zone change and master plan amendment were approved for both properties by the City Council in November, 2015. As part of this approval, a development agreement was required (and has been recorded with the city) that limits the allowable height to 35 feet at the subject property. The proposed mixed use building and c-store demolition were discussed as part of the zone change review.

Historic Landmark Commission

On December 7, 2017, the SLC Historic Landmark Commission approved the request for a Certificate of Appropriateness with one condition of approval:

1. *Revisions be made to the window design in regards to proportions, fenestration, and solid to void ratio. Window modifications and any other design details identified by the Commission shall be delegated to Planning Staff.*

We have since worked closely with staff to meet these required modifications which are reflected in our latest drawings as part of the Planned Development application.

Neighborhood Outreach

The 6x6 team has been working on improving this site for over three years. Neighborhood outreach was our first step in this process because the Central City neighbors will be directly impacted by the development and are intended to be the direct beneficiaries as well. Our first official meeting was with Michael Iverson, the Central City Community Council Leader, followed by a presentation to the Community Council where we received positive support. We have regularly met with neighborhood advocates who have participated in our design process from the beginning. The neighborhood is encouraged by our proposal to restore history, while replacing the non-contributing aspects of the property with something new and that will contribute positively to the surrounding area.

PROPOSED NEW CONSTRUCTION

The overall goal of this project is to replace existing blight and underutilized space with a clean and vibrant mixed use development. The scale of the new building is intended to buffer the lower density to the west from the more intense uses and higher density to the east. Parking and vehicular circulation will strongly improve as the number of curb cuts will be reduced from two to one, parking will be located to the rear of the new building, and vehicular turn-around (which does not exist currently) will be provided. The purpose of the R-MU-35 residential/mixed use district is "to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses." (21A.24.164) We believe our proposal sufficiently responds to the purpose of the R-MU-35 zone.

We embrace having a project located in a historic district and understand the important relationship a new building has with the existing historic environment. Strong consideration has been given to create a design that speaks to the existing historic fabric (specifically to mass, form, scale, rhythm, fenestration and roof form). We consider this property an opportunity to add to the vitality of the historic district and neighborhood.

PLANNED DEVELOPMENT

Purpose

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 developments.” We believe our project (deviations included) reflects the overall purpose of the planned development ordinance and that the ordinance has been executed in its intended way.

Deviations Requested

Due to the unique aspects of the existing site (preservation of the existing duplex, located between two different zoning districts and land uses, narrow lot width, access easement to adjacent property, etc.), we are utilizing an alternative approach to certain development standards which requires deviation from specific sections of the zoning ordinance. The deviations requested are listed below, along with an explanation of the purpose and the intention for mitigating said deviations.

1) Creating a lot (containing the duplex) without street frontage

- **REQUIREMENT:** Section 21A.36.010.C requires all lots to “front on a public street unless specifically exempted from this requirement by other provisions of the title.”
- **REASON REQUESTED:** It is the property owner’s desire to maintain the two buildings on individual lots for both financing purposes and for potential sale (if desired) in the future.

2) Zero front yard setback on the rear parcel (occupied by the duplex).

- **REQUIREMENT:** 21A.24.164:D-2 requires a minimum front yard setback of five feet.
- **REASON REQUESTED:** See previous response.

3) Rear Yard Setback Reduction.

- **REQUIREMENT:** The required setback is 25% of the lot depth, which is 101’-0” * 25% = 25’-3” required Rear Yard setback.
- **PROPOSED: 21’-0” East Module & 22’-6” West Module**
- **REASON REQUESTED:** In order to meet quality, market-rate unit size and to compensate for minimizing height and scale (for compatibility purposes), we need to extend the building space to the rear and believe the reduction requested to be minimal.

STANDARDS FOR PLANNED DEVELOPMENTS

The following is how the proposed project responds to the required Standards for Planned Developments.

Planned Development Objectives: *The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section.*

Response: We believe we meet and exceed the minimum required, by specifically achieving the following objectives:

- *Combination and coordination of architectural styles, building forms, building materials, and building relationships.*
 - o We conducted a thorough assessment of the architectural design and scale of existing buildings along the block face in order to come up with a design that is unique, yet compatible to the surrounding built environment. We believe the proposed design meets this objective as it relates to architectural style, form, materials and compatibility with adjacent structures. In addition, the Historic Landmark Commission has given approval and a Certificate of Appropriateness has been issued.
 - o The heights of adjacent buildings range from 20 to 34 feet. The maximum height of the proposed building is 35 feet which meets both the zoning and design/scale requirements of city ordinances. The west “module” of the proposed building is directly adjacent to the shortest building on the block (approximately 20 feet). In response to this, we have designed the west module to be 26 feet in height at the ridge, 19 feet at the side. The height of the east module is 35 feet at the ridge and 28 feet at the side, while the adjacent building to the east is measured at approximately 27 feet in height. The width of each module is 24 feet. The width of the convenient store is 30 feet and its height is 14 feet. The primary mass at the face of the street is the convenience store, which is appropriately scaled to the averages along the street. Due to this being the only commercial space, it is intended to read differently, as it is programmed. The other two modules reflect other proportions of a two-story, small single family home as described on the block.
 - o The predominant materials used in surrounding structures throughout the block are masonry and wood. The proposed primary exterior material is a masonry veneer (brick). This choice was made in response to the long history of masonry used throughout the City and to give the building a substantial presence, conveying quality and permanence. The exterior material for the retail component is a light ground-face 8” x 16” CMU block. Black aluminum windows are recessed into a thick exterior wall and include a varied brick pattern beneath the windows, adding interest and dimension to the façade as well as changing the quality of light at the interior. Balconies and gables also reflect a similar brick detail. Roof is proposed to be standing seam metal with gutter and downspout details.
- *Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.*
 - o The existing duplex is listed as “contributing” to the historic district and our intention has always been to preserve the structure and further its contribution to the historic fabric of the Central City neighborhood. Minor investments have already been made in rehabilitation efforts. Due to the expected income of the mixed use project, additional investment will continue towards the rehabilitation and maintenance of the duplex.
- *Use of design, landscape, or architectural features to create a pleasing environment.*

- Separating the building design into three “modules” (west, east, and commercial) has created the opportunity to design a variety of unique outdoor spaces throughout the building and site. Rooftop patio space located at the rear of the building and the front (above the commercial space) offers the opportunity for residents to enjoy the outdoor environment while still feeling a sense of privacy from the public realm. In addition, outdoor dining (at the sidewalk level) will significantly contribute to the pedestrian energy and activity to the street, while also serving as additional security to the area by bringing more attention and “eyes” to the site.
- Transparency and Fenestration are emphasized at the ground floor to provide interest and connection between the public and private realms.
- A landscaping plan has been submitted that reflects an emphasis on enhancing the outdoor public spaces on the site with specific focus towards creating a more pleasing outdoor environment, softening building façades, and creating a buffer between properties.
- *Inclusion of special development amenities that are in the interest of the general public.*
 - The purpose for this project is to provide a mix of uses that will contribute to the community in a variety of ways. The residential component adds more housing to the Central City neighborhood while the commercial component will contribute to the retail network and function as a neighborhood-serving destination for the surrounding residents. Furthermore, bicycle amenities will be provided to encourage bicycle, transit and pedestrian use.
- *Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.*
 - The existing commercial building and its site is in disrepair and has been neglected for a number of years, resulting in a number of issues related to property maintenance, tenant problems, and overall security and crime on the property. The property owner and the 6x6 Team has been motivated to finalize the entitlement process and finally develop a project that offers a sense of peace and vitality to the surrounding neighborhood.

Master Plan and Zoning Ordinance Compliance: *The proposed 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*
2. *Allowed by the zone where the planned development will be located or by another applicable provision of this title.*

Response: The 6x6 Team has given thorough examination and attention to all applicable city ordinances, policies, and master plans. We are confident we have provided a project that respects and sufficiently meets the requirements and intended goals of said documents.

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:

1. *Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;*

Response: 600 South (west of 600 East) is a one-way, four-lane street. We believe this street provides the necessary ingress/egress without degrading the service level to the site or adjacent sites, primarily because this project is smaller-scaled, neighborhood-serving, and places a strong emphasis on alternative modes of transportation.

2. *Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:*
 - a. *Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;*
 - b. *Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;*
 - c. *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;*
 - d. *Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;*
3. *Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;*

Response (2 & 3): This proposal includes the reduction of ingress/egress points from two (existing) to one which will significantly help with vehicular circulation management to and from the site. Currently, vehicles are reversing out of the site due to lack of maneuvering space in the existing parking lot, resulting as a safety conflict towards oncoming vehicular and pedestrian traffic. Proposed parking is located to the rear of the new mixed use building and vehicles will exit the site in a forward-facing manner. This will be a significant improvement both aesthetically and operationally, while increasing safety. Furthermore, four angled on-street stalls will be provided.

Access is separated by function. Access for pedestrians and bicycle parking are located along the west side of the property. Vehicular access is located to the east side of the property which emphasizes a safer and organized separation. The commercial entrance is buffered by landscaping and the architectural column, as well as the deep inset of the storefront as shown on the site plan.

In addition, we have attached a Required Parking Explanation that outlines the Eligible Transportation Demand Management Strategies and alternative parking reductions that have been included in the parking calculations and design of this project.

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;*

Response: We have been in touch with Public Utilities and Dominion Gas to locate existing utilities. Utilities for the duplex are desired to be kept as-is; however, if there are requirements to relocate them due to the placement of the new building, we will do so. Utility easements are provided within the side yard setbacks (west side: 5', east side: 14'-3").

5. *Whether the appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building locations, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and*

Response: The 6x6 Team has given sensitive attention to adjacent properties and has integrated appropriate mitigation measures into the design in order to avoid or minimize potential nuisances and other disturbances. The trash collection will take place in the existing driveway to the east of the mixed use building, which is located adjacent to a commercial use.

Fences, screens, and plantings create small and pedestrian-friendly exterior spaces for residents, commercial occupants and pedestrians. Landscaping and its elements make a subtle transition from public to private spaces. Landscaping along the side of the building to the rear residential entrance provides a processional wayfinding path. It also buffers the side yard to the west single-family residence. Plantings at the duplex will be restored to present a more welcoming entrance.

6. *Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.*

Response: The only available placement for a new building at this location is at the front of the two lots and, therefore, requires a wider form than adjacent buildings throughout the block. In response to this, we have examined all widths of the existing structures along the block face and subdivided the upper stories of the building into two separate modules, giving the illusion that the project is two separate buildings. This helps respond and contribute to the rhythm of buildings and building widths throughout the block. This is a transitional location, buffering different land uses and zoning districts on each side. We believe the mixed use nature of the project (and its scale and design) helps the lot to successfully and positively transition the various land uses and zoning districts, while completing the overall character and scale along the block face.

Rather than designing the building with a flat roof like most multi-family and/or commercial building types, we have included a gable roof form (7:12 pitch) to be visually compatible with surrounding structures (6:12 to the west and 12:12 to the east (approximately)). The taller module (upper stories) to the east is stepped back 15 feet, providing a rooftop patio above the retail space. This offers human connection to the street and allows a gradual transition ("stepping" effect) in height from the sidewalk.

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;*

Response: The site is currently developed with minimal amounts of mature, quality landscape features. Invasive species along property lines will be removed during construction. One mature street tree on the street frontage is planned to be protected during construction with typical tree and root protection methods.

Plants used for the landscape design of the development will include low-water species that will require minimal water and maintenance after an establishment period of two years. Plants selected and quantities indicated will produce a 'lush' landscape look for the development, while following xeriscape principles of plant grouping for water usage and the use of rock mulch throughout in order to preserve soil moisture and efficient water-use.

Preservation: *The proposed planned development shall preserve any historical, architectural, and environmental features of the property;*

Response: The existing duplex is the only historically significant or contributing feature on the property. The proposal includes the preservation of the duplex as well as future rehabilitation and upkeep.

Compliance with other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

Response: To the best of our knowledge, this proposal complies with all other applicable code or ordinance requirements.

CONCLUSION

The current state of the subject property is in disrepair and the building and parking lot layout do not follow sound urban design principles. The use of the subject property is nonconforming to current zoning. The residential presence of the duplex is muted by the commercial parking lot in front.

This proposal offers a quality mixed use product that would fulfill numerous goals of the Central Community Master Plan, the R-MU-35 zoning ordinance and the Central City historic preservation design standards. The proposed project will insert vibrancy and value to this section of the neighborhood. Furthermore, this would enable more financial means for greater preservation efforts and upkeep to the existing contributing duplex that has been neglected and abused for years. We hope these points are helpful to you as you consider this request. We certainly are dedicated to this project and are excited to contribute to this fine community. We believe this request is in the best interest of the community and it is our goal to see it through. Your time and attention to this proposal is certainly appreciated. Please feel free to contact me with any questions.

Sincerely,

Kristen Clifford
Project Planner

**6x6 Mixed Use – Required Parking Explanation
567 E 600 South**

RESIDENTIAL PARKING

21A.44.030.G.1.2 TABLE OF DISTRICT SPECIFIC MINIMUM OFF STREET PARKING REQUIREMENTS

R-MU-35 - Residential:	1 space/dwelling
Total units on-site:	6 dwellings (existing duplex and 4 units in new mixed use building)
Required Stalls:	6 stalls

21A.44.040 ALTERNATIVE PARKING REQUIREMENTS AND OFF STREET PARKING REDUCTIONS

-B.6 On Street Parking: “credit for on street parking shall be allowed to satisfy some or all off street parking required in 21A.44.030 of this chapter. For single- and two-family uses, regardless of the underlying zoning district, on street parking cannot be used to satisfy required off street parking. On street parking cannot be used to satisfy ADA required parking.

On Street (angled) Parking Proposed:	4 stalls
Required Stalls After Reduction:	2 stalls (duplex) + 1 ADA stall
Total (Residential) Required (On-Site):	3 stalls
Total Provided (On-Site):	4 stalls

COMMERCIAL PARKING

Table 21A.44.030 Schedule of Minimum Off Street Parking Requirements

Restaurant: 2/1,000 SF usable floor area

Retail: 2/1,000 SF usable floor area

EXCEPTION:

21A.44.040.B.8.a

Any business (located in R-MU-35) classified as “retail goods and services” may be granted a partial exemption from the off street parking requirements to the extent authorized below and provided the requirements of this subsection are met:

21A.44.040.B.8.b

For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities which are located within 100 feed of the entrance to the business...the first 2,500 SF of the building area shall be excluded from parking calculations and exempt from parking requirements.

Proposed Leasable Area: 1,878 SF

Required (Commercial) Parking: 0 Stalls

ATTACHMENT D: SITE PLANS

SYMBOLS LIST

	CENTERLINE
	NORTH ARROW
	BUILDING SECTION
	WALL SECTION
	DETAIL
	ENLARGED PLAN OR DETAIL
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	EXIT TO GRADE
	WINDOW TAG
	DOOR TAG
	WALL TAG
	KEYED NOTE
	ELECTRICAL SERVICE PANEL
	TEMPERED GLASS
	ROOM NAME
	ROOM TAG
	GRID LINE
	DRAWING TITLE
	ELEVATION REFERENCE
	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
	INSULATION
	FLOOR DRAIN
	EXHAUST FAN

BUILDING CODE ANALYSIS

AGENCY HAVING JURISDICTION: SALT LAKE CITY BUILDING DEPARTMENT				
APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE (+APPENDIX J) 2015 INTERNATIONAL FIRE CODE (IFC) 2014 NATIONAL ELECTRIC CODE (NEC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2012 INTERNATIONAL FUEL GAS CODE (IFGC)				
CITY OF SALT LAKE TITLE 21 ZONING ORDINANCE				
ZONING: R-MU-35 - RESIDENTIAL MIXED USE DISTRICT (21A.24.164)				
CONSTRUCTION TYPE: TYPE V (A) - SPRINKLERED				
USE & OCCUPANCY: (MIXED USE & OCCUPANCY)				
USE:	TYPE:	OCCUPANT LOAD FACTOR:	AREA:	OCCUPANTS:
GROUP B	BUSINESS	100 GROSS	1,606 SF (LEVEL 1)	17
GROUP R2	RESIDENTIAL	200 GROSS	630 SF (LEVEL 1)	4
TOTAL LEVEL 1 OCCUPANTS:				21
GROUP R2	RESIDENTIAL	200 GROSS	3,084 SF (LEVEL 2)	16
GROUP R2	RESIDENTIAL	200 GROSS	1,560 SF (LEVEL 3)	8
TOTAL LEVELS 2- 3 OCCUPANTS:				24
TOTAL BUILDING OCCUPANTS:				45
GROSS BUILDING AREA				
TOTAL AREA: (LEVEL 1)		2,236 SF		
TOTAL AREA: (LEVEL 2)		3,084 SF		
TOTAL AREA: (LEVEL 3)		1,560 SF		
TOTAL BUILDING AREA:		6,880 SF		

ALLOWABLE EXIT REQUIREMENTS (SECTION 1005-1015)	
LEVEL 1 - BUSINESS	
REQUIRED NUMBER OF EXITS: 1 (TABLE 1015.1)	
PROVIDED NUMBER OF EXITS: 1	
REQUIRED EXIT WIDTH: 17 (OCCUPANTS) X 0.2" = 3.4"	
PROVIDED EXIT WIDTH: 36"	
DISTRIBUTION OF EGRESS CAPACITY (1005.5): 17 (OCCUPANTS) ÷ 1 EXITS = 23/EXIT	
LEVEL 1-3 - RESIDENTIAL	
REQUIRED NUMBER OF EXITS: 1 (SECTION 1015.1, EXCEPTION 1)	
PROVIDED NUMBER OF EXITS: 1	
AT EACH LEVEL	
REQUIRED EXIT WIDTH: 16 (OCCUPANTS) X 0.2" = 3.2"	
PROVIDED EXIT WIDTH: 36"	
REQUIRED EXIT WIDTH (STAIR): 16 OCCUPANTS X 0.3" = 4.8" (1005.3.1)	
PROVIDED EXIT WIDTH (STAIR): 44"	
AT LEVEL 1	
REQUIRED EXIT WIDTH: 28 (OCCUPANTS) X 0.2" = 5.6"	
PROVIDED EXIT WIDTH: 36"	
DISTRIBUTION OF EGRESS CAPACITY (1005.5): 28 (OCCUPANTS) ÷ 1 EXITS = 28/EXIT	

EXIT SEPARATION (SECTION 1015.2.1)	
MAXIMUM OVERALL BUILDING DIAGONAL:	54'-0"
MINIMUM REQUIRED EXIT SEPARATION:	N/A
PROVIDED EXIT SEPARATION:	N/A
EXIT TRAVEL DISTANCE (TABLE 1016.2)	
MAXIMUM EXIT TRAVEL DISTANCE:	250'
(BASED ON OCCUPANCY R - SPRINKLERED)	
LONGEST TRAVEL DISTANCE	47' -6"
EXIT SIGNS (SECTION 1011)	
WALL-MOUNTED EXIT SIGNS TO BE LOCATED ABOVE ALL EXITS.	
THESE SIGNS MEET THE PROVISIONS SET FORTH IN: +SECTION 1011.5 - INTERNALLY ILLUMINATED EXIT SIGNS +SECTION 1011.6.1 - GRAPHICS +SECTION 1011.6.3 - POWER SOURCE	
MEANS OF EGRESS ILLUMINATION (SECTION 1006)	
FOR LOCATION OF EMERGENCY ILLUMINATION SEE LIFE SAFETY PLAN.	
ALLOWABLE EXIT PASSAGEWAYS (SECTION 1023)	
REQUIRED: 36" WIDTH (LESS THAN 50 OCCUPANTS)	
STAIR WIDTH PROVIDED: 44"	
DOOR WIDTH PROVIDED: 36" MINIMUM	
HALLWAY WIDTH PROVIDED: 48" MINIMUM	
MAXIMUM OCCUPANT LOAD SIGN (IFC 1004.3)	
THE OCCUPANT LOAD SHALL BE POSTED AT OR NEAR THE MAIN EXIT DOOR OF THE FACILITY. THE SIGN TEXT SHALL BE OF A COLOR THAT CONTRASTS THE BACKGROUND AND BE OF A SIZE THAT IS EASILY READABLE. THE SIGN SHALL BE EASILY SEEN BY THE PUBLIC AND PERMANENT. THE SIGN SHALL REFLECT THE OCCUPANT LOAD OF THE ENTIRE FACILITY.	

PLUMBING FIXTURES(TABLE 2902.1)	
BUSINESS (No. 2)	
WATER CLOSETS MALE/FEMALE: 1	
LAVATORIES MALE/FEMALE: 1	
DRINKING FOUNTAIN: 1	
SERVICE SINK: 1	
RESIDENTIAL (No. 7)	
WATER CLOSETS MALE/FEMALE: 4 (1/DWELLING UNIT)	
LAVATORIES MALE/FEMALE: 4	
BATHTUBS / SHOWERS: 4	
DRINKING FOUNTAIN: 0	
KITCHEN SINKS: 4	
LAUNDRY CONNECTIONS: 4	
ACCESSIBLE DWELLING UNITS (TABLE 1107.6.1.1)	
REQUIRED NUMBER OF UNITS WITHOUT ROLL-IN SHOWERS: 1	
REQUIRED NUMBER OF UNITS WITH ROLL-IN SHOWERS: 0	
TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS: 1	

DRAWING INDEX

ARCHITECTURAL	
A000	COVER SHEET
A001	DEMOLITION SITE PLAN
A002A	SITE PLAN - PARKING, FIRE + UTILITY
A002B	SITE PLAN - LANDSCAPE + SETBACKS
A003	STREETSCAPE DRAWINGS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A400	BUILDING SECTIONS



6x6 CENTRAL CITY
NEW CONSTRUCTION

600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

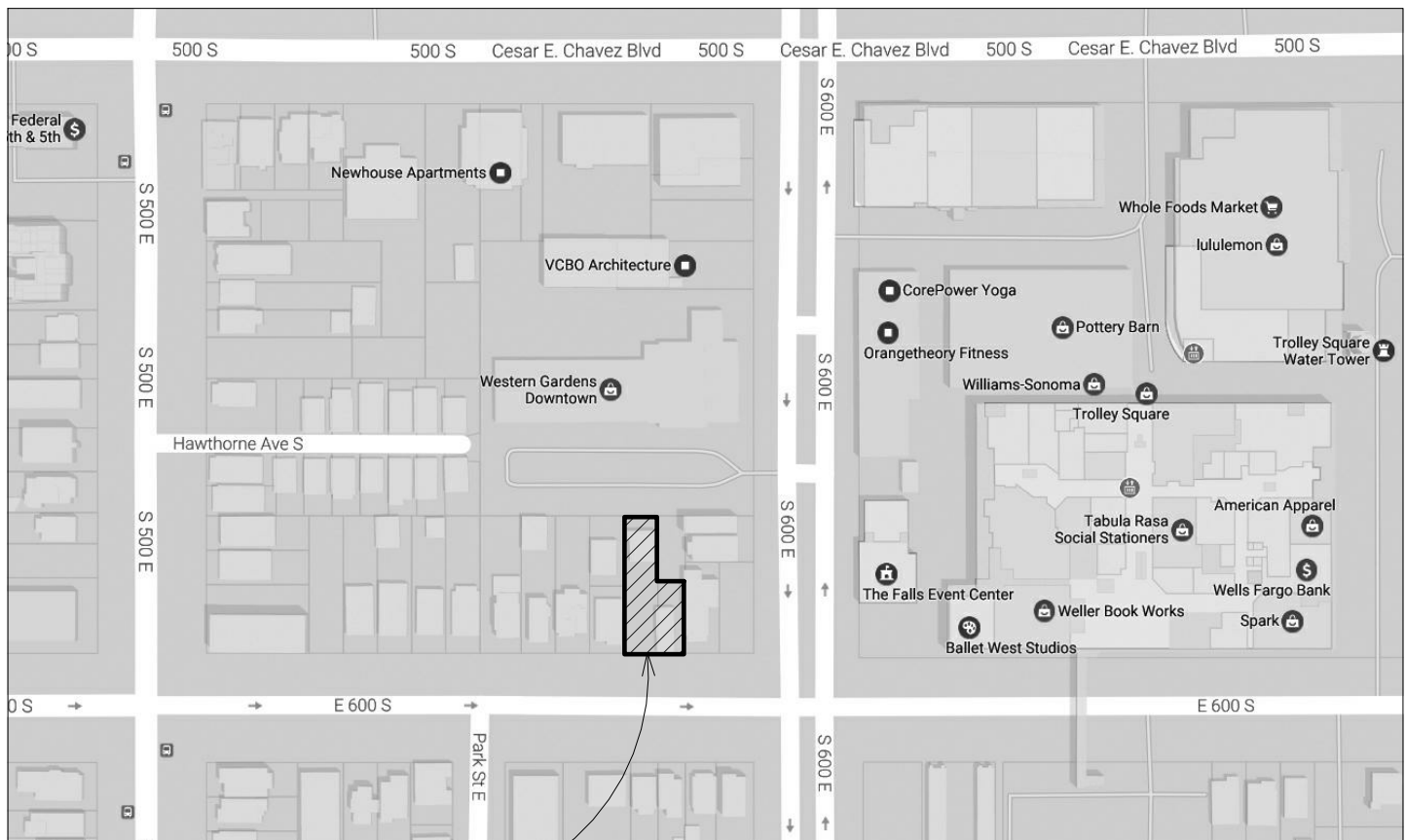
SPECIAL REQUIREMENTS

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	
Section 420 Groups I-1, R-1, R-2, R-3 and R-4.	
420.1 General.	
Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.6 and other applicable provisions of this code.	
420.2 Separation Walls.	
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.	
420.3 Horizontal Separation.	
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.	
420.4.1 Refuge Area.	
Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following: 1. Not less than 15 net square feet (1.4 m2) for each care recipient. 2. Not less than 6 net square feet (0.56 m2) for other occupants.	
Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low-hazard areas.	
420.5 Automatic Sprinkler System.	
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quickresponse or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.	
420.6 Fire Alarm Systems and Smoke Alarms.	
Fire alarm systems and smoke alarms shall be provided in Group I-1, R- 1, R-2 and R-4 occupancies in accordance with Sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single-or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.	

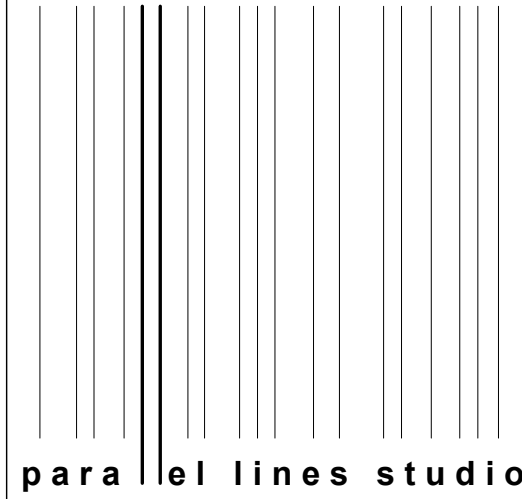
PROJECT DESCRIPTION

AN APPROXIMATELY 7,598 SF 3-STORY NEW CONSTRUCTION MIXED-USE BUILDING LOCATED IN SALT LAKE CITY, UTAH WITH 1,286 SF EXTERIOR TERRACE SPACE.

VICINITY MAP



PROJECT SITE



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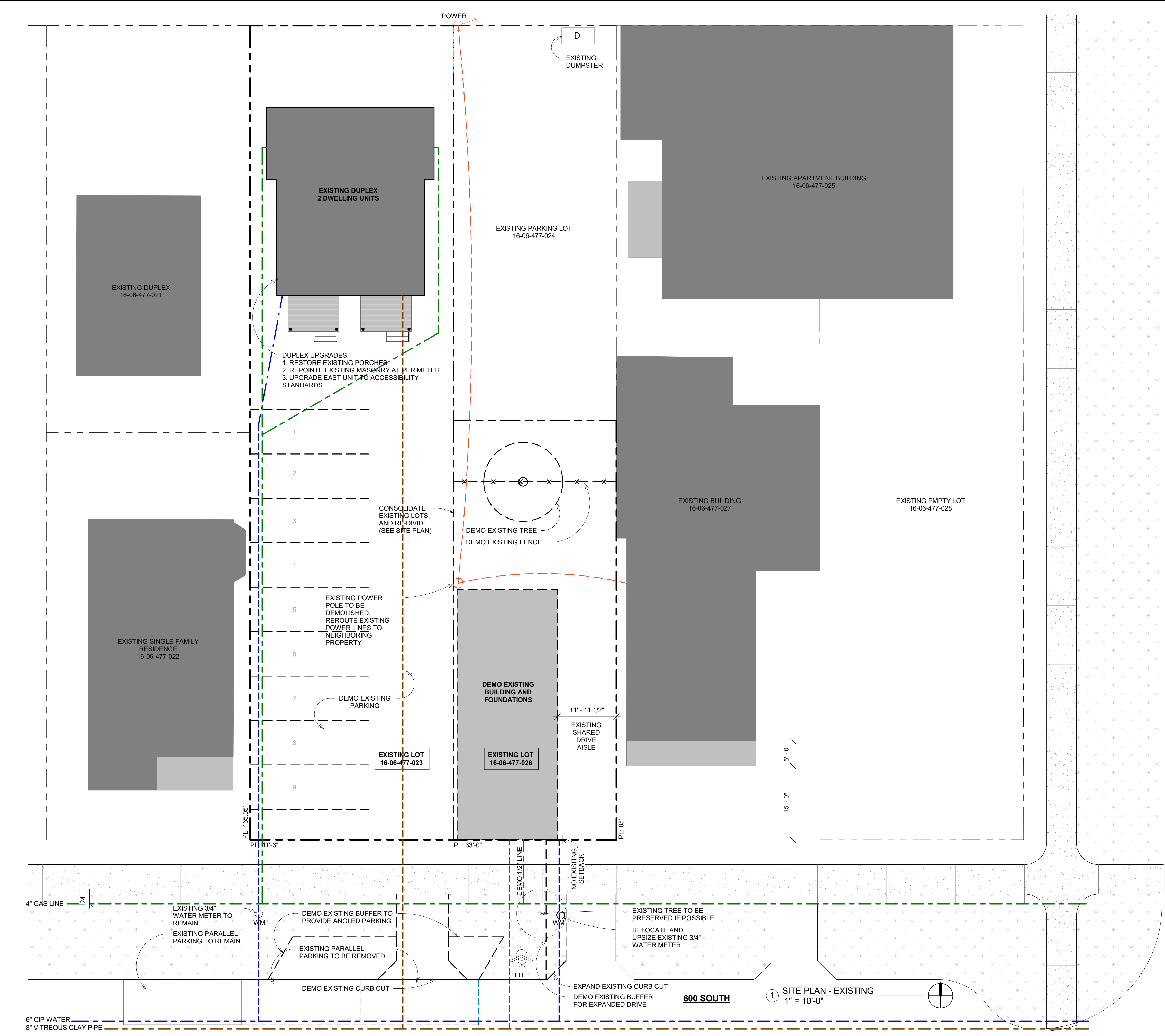
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12/07/17	LANDMARKS APPLICATION
03/05/18	PLANNED DEVELOPMENT

6x6 CENTRAL CITY
600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

COVER SHEET

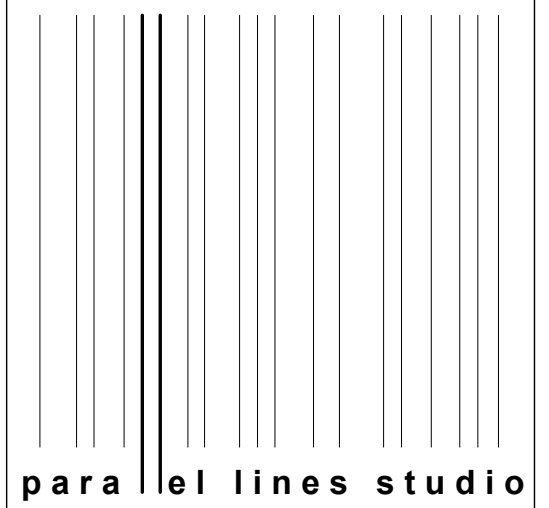
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SITE PLAN NOTES

1. SEE SITE SURVEY FOR EXISTING GRADE INFORMATION



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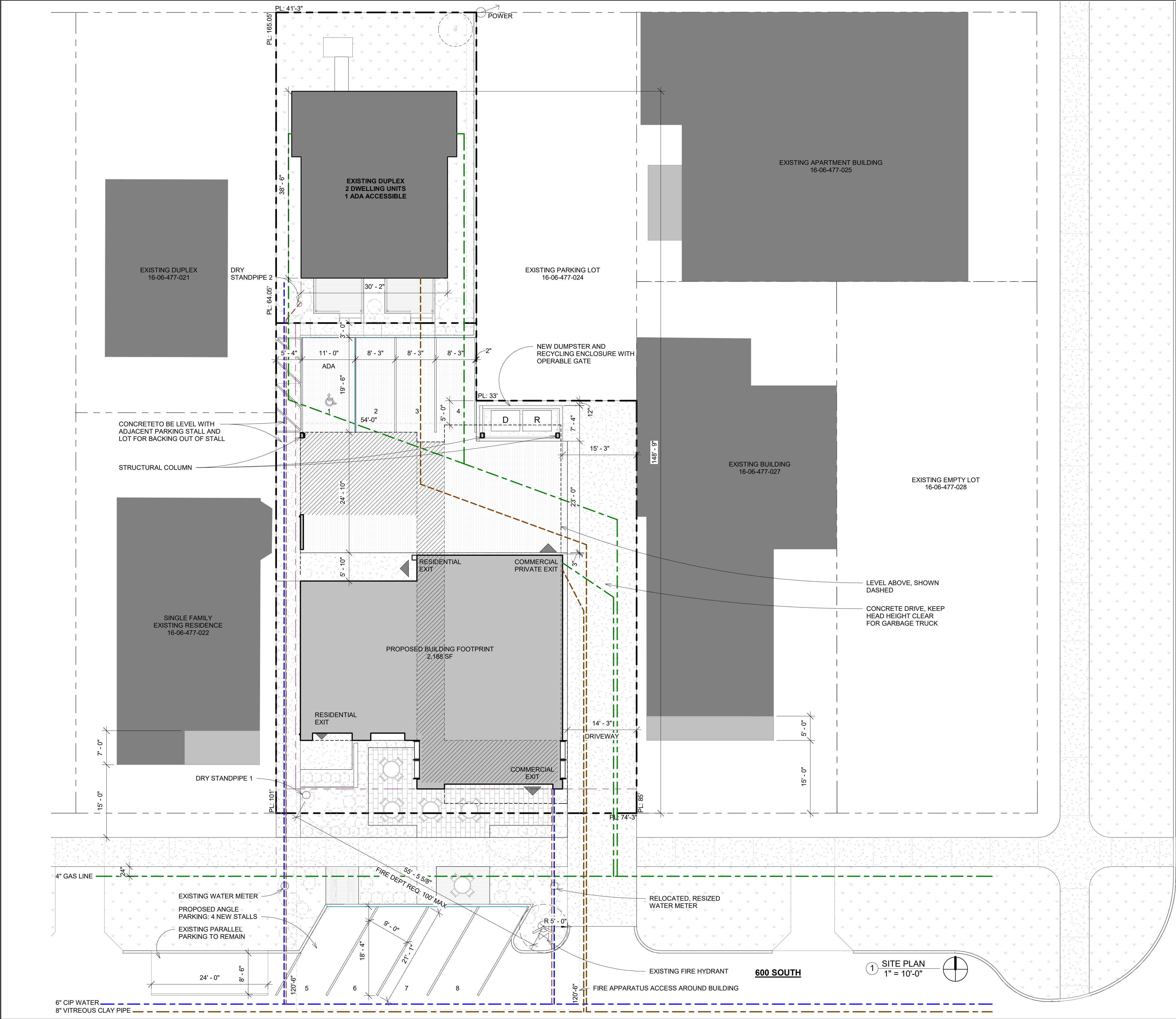
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DEMOLITION SITE PLAN

A001

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3/5/2018 11:20:45 AM



SITE PLAN NOTES

1. ALL DIMENSIONS AND NOTES PERTAINING TO OTHER PROPERTIES ARE APPROXIMATE AND FOR REFERENCE ONLY

PARKING REQUIREMENTS

RESIDENTIAL: NEW BUILDING

21A.44.030.G.1.2 TABLE OF DISTRICT SPECIFIC MINIMUM OFF STREET PARKING REQUIREMENTS

R-MU-35 - Residential: 1 STALL/DWELLING
Total units on-site: 6 DWELLINGS
(exist. duplex + 4 units, new mixed use)

Required Stalls: 6 STALLS

21A.44.040 ALTERNATIVE PARKING REQUIREMENTS AND OFF STREET PARKING REDUCTIONS

-B.6 On Street Parking: "credit for on street parking shall be allowed to satisfy some or all off street parking required in 21A.44.030 of this chapter. For single- and two-family uses, regardless of the underlying zoning district, on street parking cannot be used to satisfy required off street parking. On street parking cannot be used to satisfy ADA required parking.

On Street (angled) Parking Proposed: 4 STALL/DWELLING
Required Stalls After Reduction: 2 STALLS (DUPLX + 1 ADA)

Total (Residential) Required (On-Site): 3 STALLS
Total Provided (On-Site): 4 STALLS

COMMERCIAL PARKING

Table 21A.44.030 Schedule of Minimum Off Street Parking Requirements

Restaurant: 2/1,000 SF usable floor area
Retail: 2/1,000 SF usable floor area
Office: 3/1,000 SF usable floor area

EXCEPTION:

21A.44.040.B.8.a

Any business (located in R-MU-35) classified as "retail goods and services" may be granted a partial exemption from the off street parking requirements to the extent authorized below and provided the requirements of this subsection are met:

21A.44.040.B.8.b

For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities which are located within 100 feet of the entrance to the business...the first 2,500 SF of the building area shall be excluded from parking calculations and exempt from parking requirements.

Proposed Leasable Area: 1,878 SF
Required (Commercial) Parking: 0 STALLS

BICYCLE PARKING:

BICYCLE SPACES REQUIRED: 2 SPACES
21A.44.050.B.3.c(1)
5% OF TOTAL PARKING SPACES: 2 MIN.

BICYCLE SPACES PROVIDED: 4 SPACES

FIRE REQUIREMENTS

PROPOSED BUILDING IS FIRE SPRINKLERED.

2015 IFC D104.1

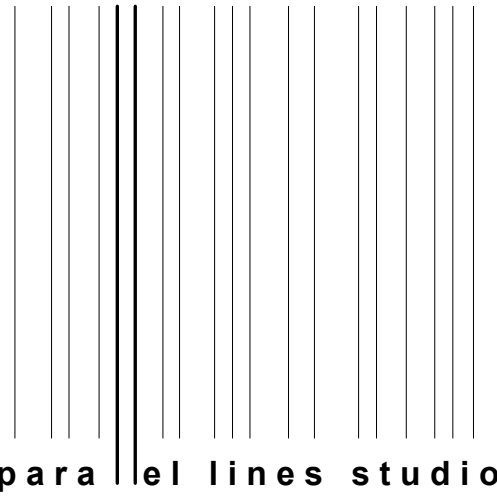
Buildings Exceeding 30' in height:
28'-0" measurement taken between the grade plane and the intersection of the roof to the exterior wall. SEE EAST ELEVATION

2015 IFC 503.1.1

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception 1: The fire code official is authorized to increase the dimension of 150 feet: 1.1 The building is equipped throughout with an approved automatic sprinkler system.

120'-6" + 120'-6" + 54'-0" = 295' < 300'

Other requirements and exceptions marked in the PD application.



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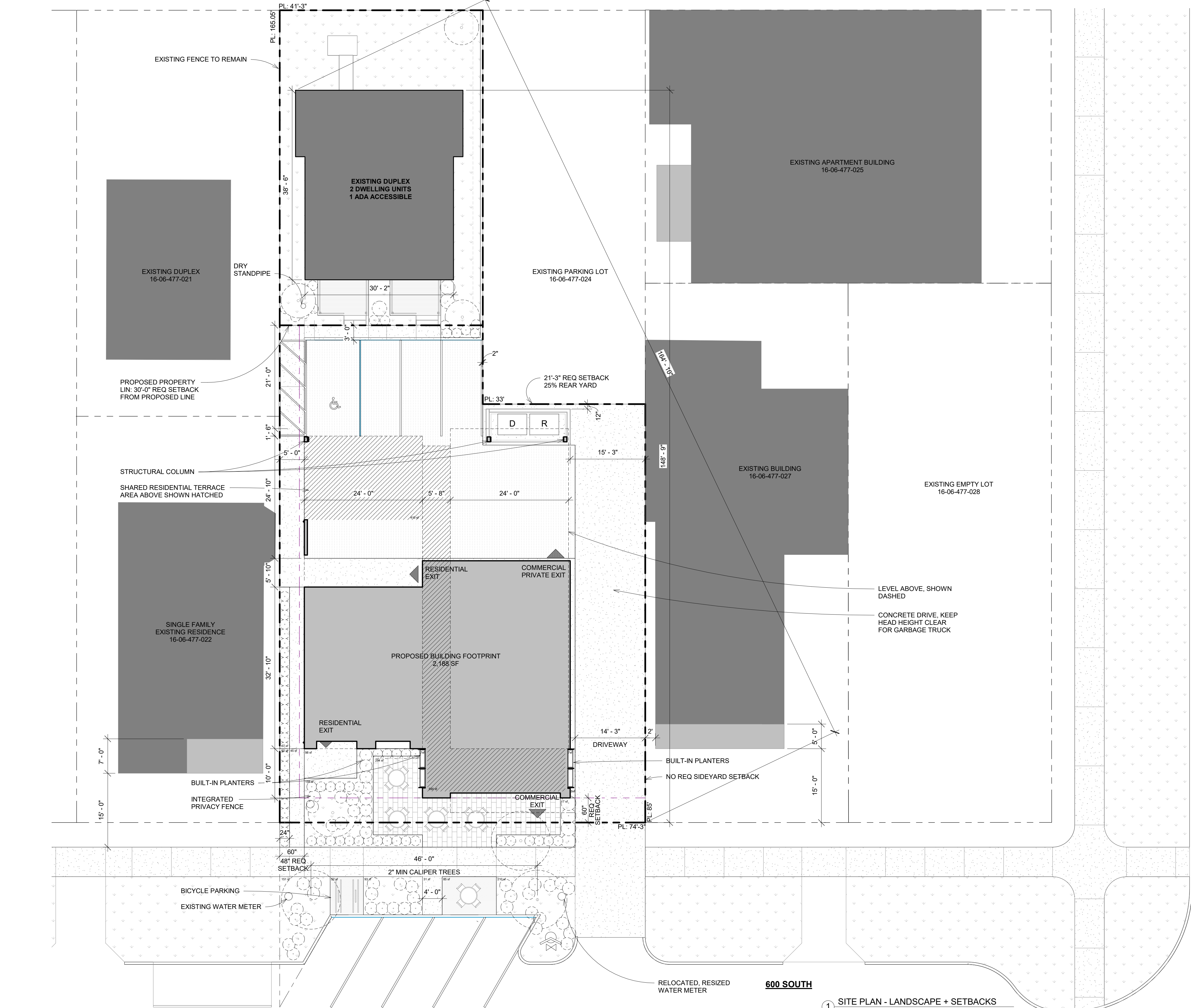
6x6 CENTRAL CITY

600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

SITE PLAN -
PARKING,
FIRE + UTILITY

A002A

NOT FOR CONSTRUCTION



SITE PLAN NOTES

1. ALL DIMENSIONS AND NOTES PERTAINING TO OTHER PROPERTIES ARE APPROXIMATE AND FOR REFERENCE ONLY

FRONT LOT BUILDING INFORMATION

AREA FOOTPRINT (GROSS):	2,188 SF
SECOND FLOOR AREA (NET):	3,765 SF
THIRD FLOOR PLAN (NET):	1,558 SF
TOTAL BUILDING AREA:	7,511 SF
TOTAL BUILDING PROJECTION AREA:	3,765 SF
LEASABLE SPACE AREA:	1,292 SF
FLOORS:	3 FLOORS
MAX. HEIGHT:	35'-0"
DWELLING UNITS:	4 UNITS
WEST MODULE:	
1 1-BEDROOM ADA UNIT (FLOOR 1)	521 SF
1 2-BEDROOM UNIT (FLOOR 2)	1,204 SF
EAST MODULE:	
1 2-BEDROOM LOFT UNIT (FLOOR 2-3)	904 SF
1 2-BEDROOM LOFT UNIT (FLOOR 2-3)	1,054 SF

FRONT LOT LANDSCAPE REQUIREMENTS

TOTAL LOT AREA:	6,971 SF
MINIMUM OPEN SPACE (20% OF AREA):	1,394 SF
OPEN SPACE:	
AREAS NOT UNDER OVERHANGS, PARKING EXCLUDED	1,144 SF
SHARED RESIDENTIAL TERRACES (DIAGONAL HATCH)	1,000 SF
TOTAL OPEN SPACE PROVIDED:	2,144 SF

FRONT YARD LANDSCAPING

1/3 MIN MUST BE LIVING VEGETATION - (1/3 x 650 SF):	217 SF
PROVIDED VEGETATION:	219 SF

PARK STRIP LANDSCAPING

2/3 MAX PAVING MATERIALS (2/3 x 622SF):	415 SF
PROVIDED PAVING MATERIALS*:	168 SF

*4' CARRIAGEWAY MAY CONTAIN CONCRETE PER 21A.48.060.E6

REAR LOT LANDSCAPE REQUIREMENTS:

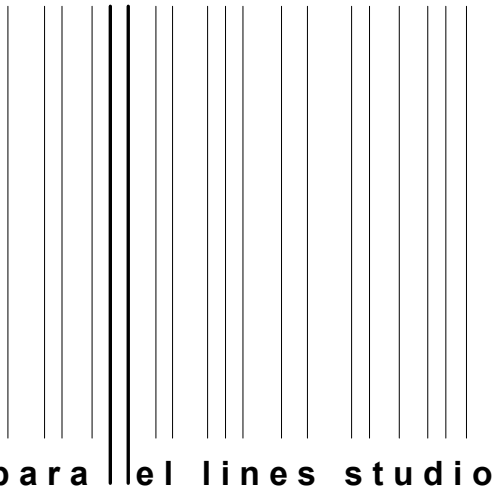
TOTAL LOT AREA:	2,640 SF
MINIMUM OPEN SPACE (20% OF AREA):	528 SF
OPEN SPACE (LANDSCAPE + WALKWAYS)	1,176 SF

SITE PLAN LEGEND

CALCULATIONS ARE FOR ENTIRE PROJECT IMPROVEMENTS

	LANDSCAPE, VEGETATION 2,050 SF
	LANDSCAPE, GRAVEL 137 SF
	LANDSCAPE, PAVERS 432 SF
	SHARED RESIDENTIAL TERRACE 1,000 SF
	ASPHALT 2,038 SF
	CONCRETE 2,442 SF

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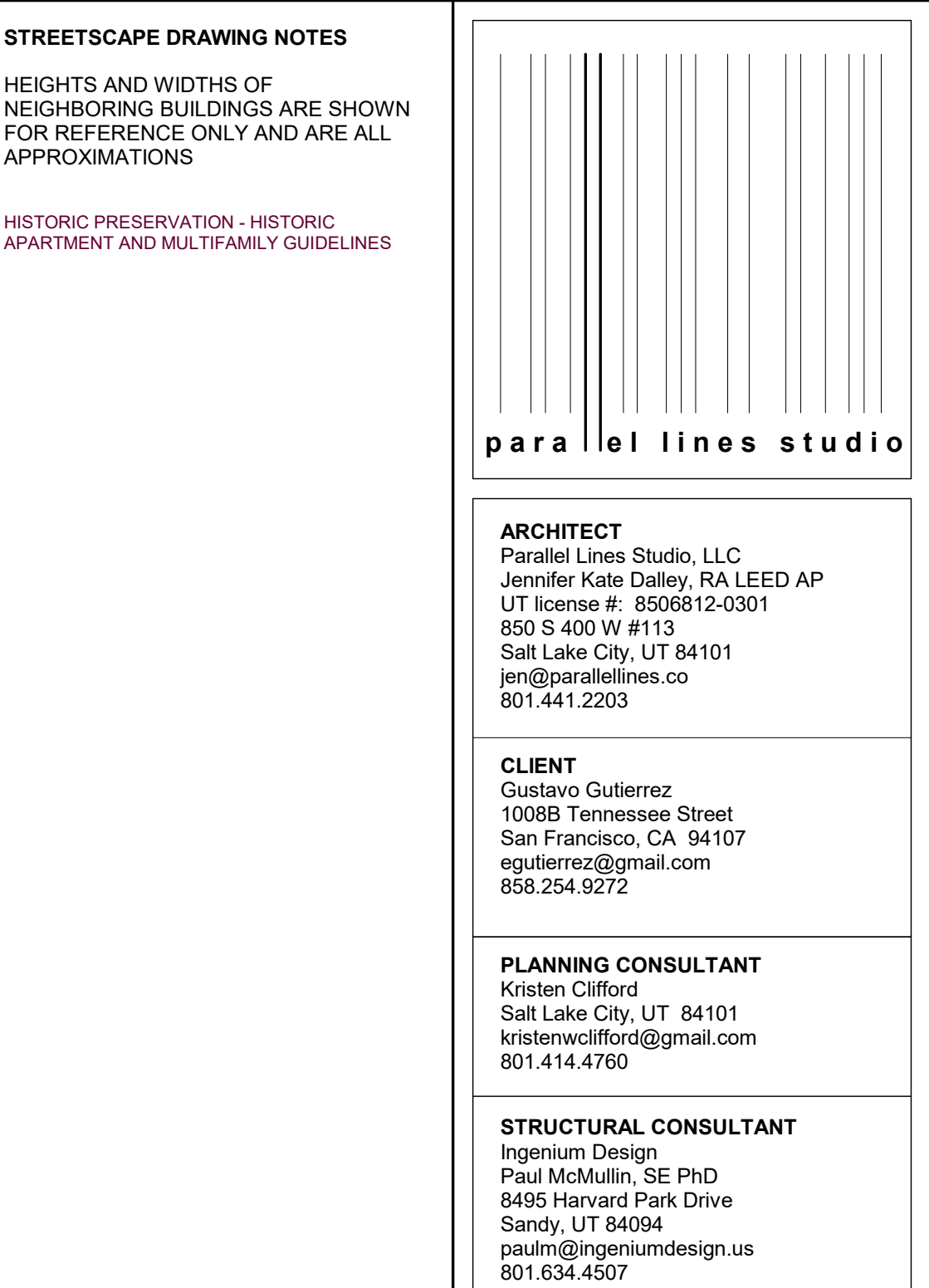
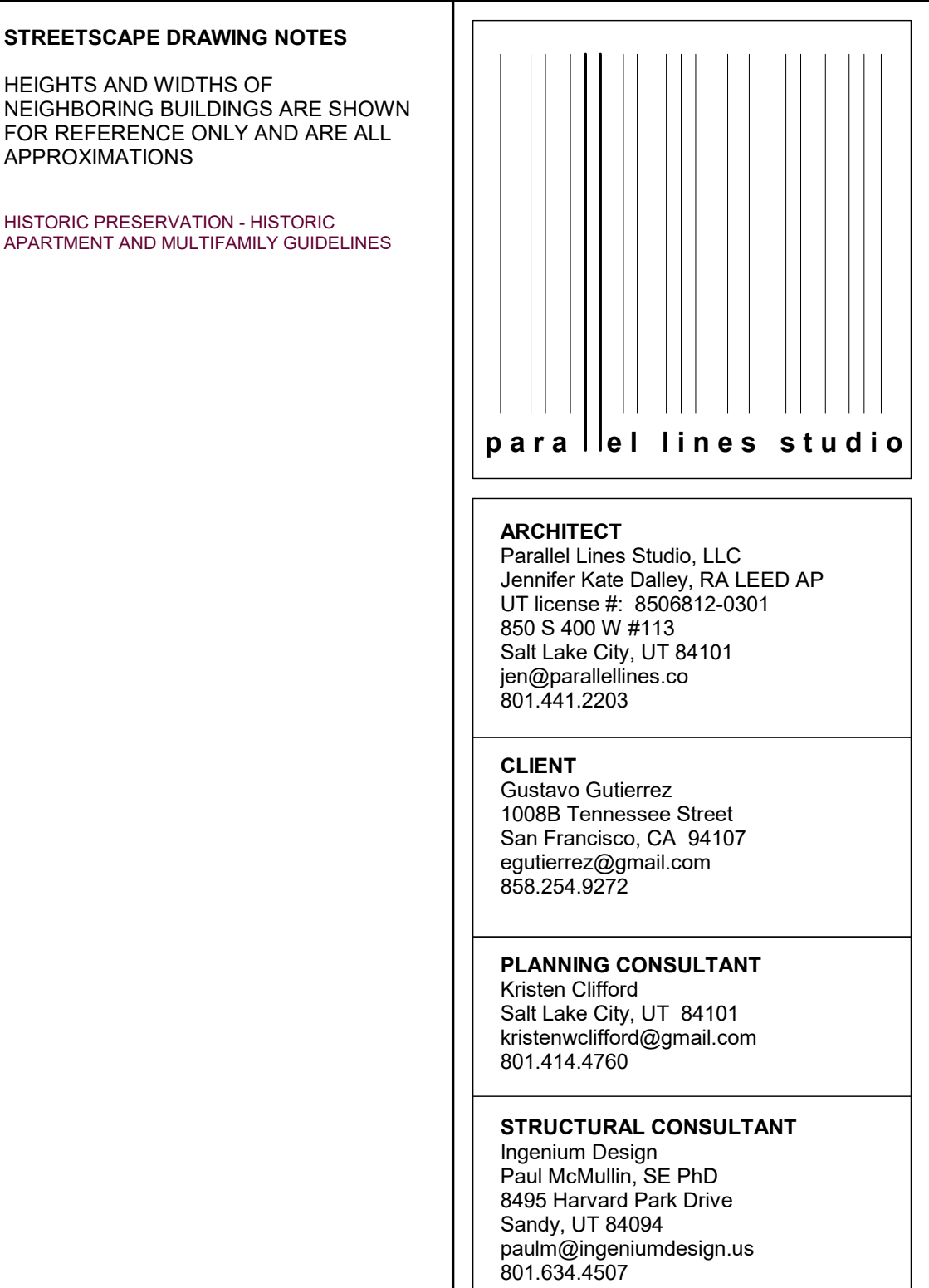
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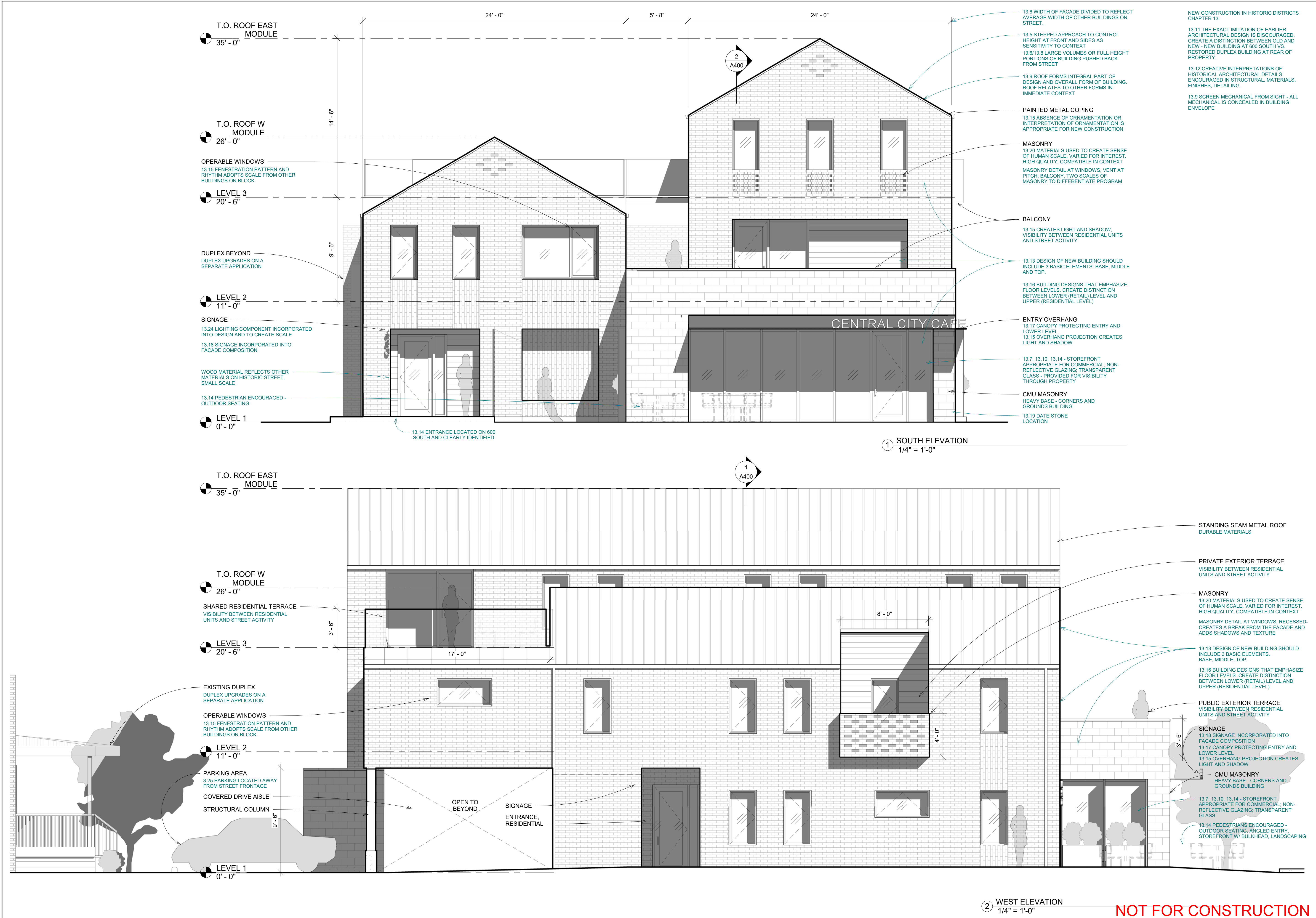
6x6 CENTRAL CITY
600S MIXED USE PROJECT
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SITE PLAN - LANDSCAPE + SETBACKS

A002B



ATTACHMENT E: ELEVATIONS



parallel lines studio

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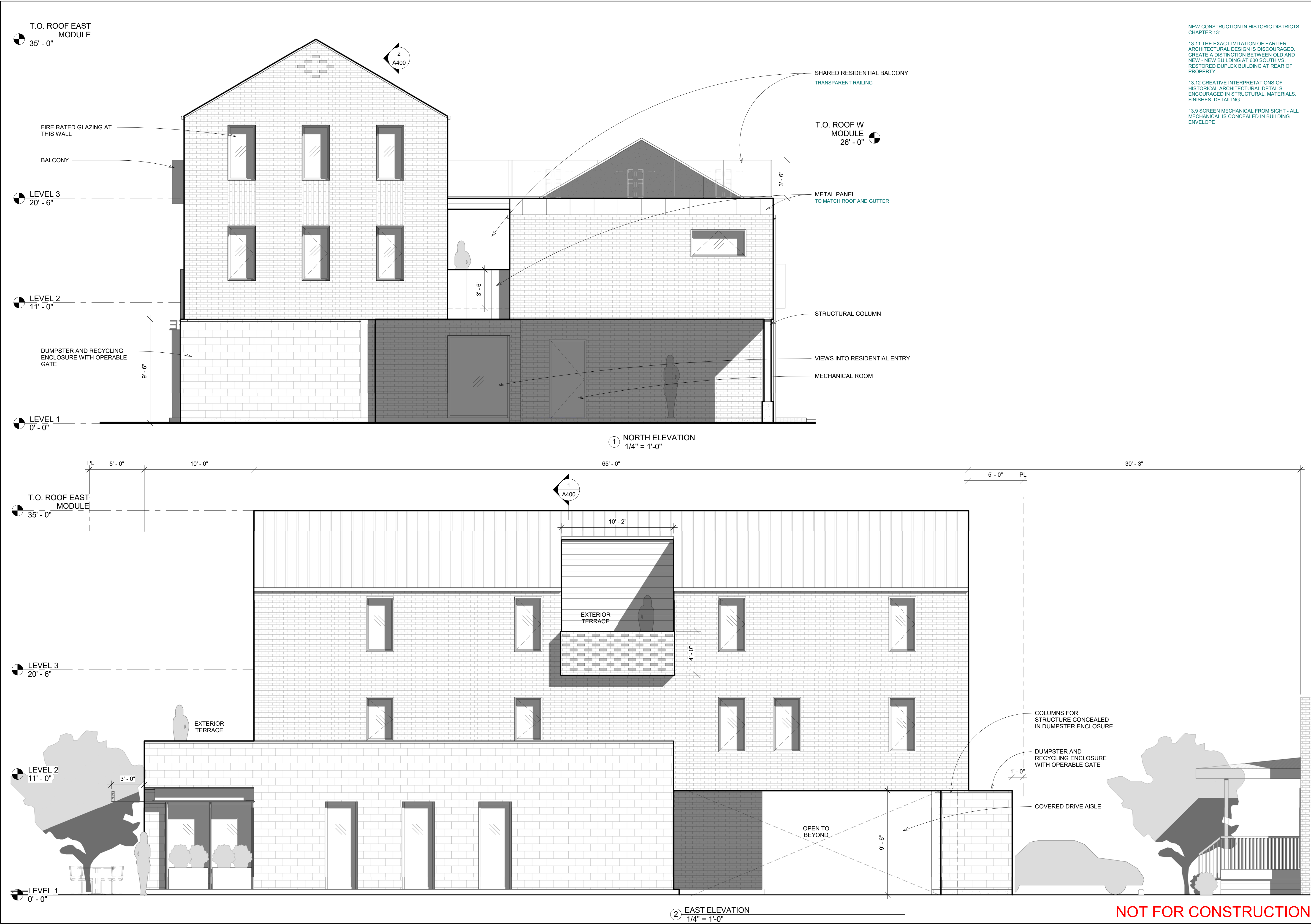
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EXTERIOR ELEVATIONS

A201

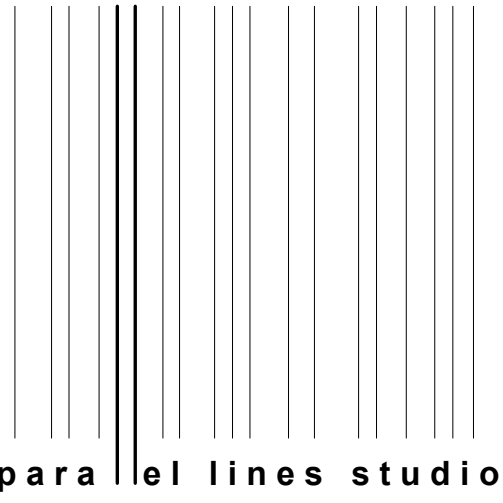


NEW CONSTRUCTION IN HISTORIC DISTRICTS
CHAPTER 13:

13.11 THE EXACT IMITATION OF EARLIER
ARCHITECTURAL DESIGN IS DISCOURAGED.
CREATE A DISTINCTION BETWEEN OLD AND
NEW - NEW BUILDING AT 600 SOUTH VS.
RESTORED DUPLEX BUILDING AT REAR OF
PROPERTY.

13.12 CREATIVE INTERPRETATIONS OF
HISTORICAL ARCHITECTURAL DETAILS
ENCOURAGED IN STRUCTURAL, MATERIALS,
FINISHES, DETAILING.

13.9 SCREEN MECHANICAL FROM SIGHT - ALL
MECHANICAL IS CONCEALED IN BUILDING
ENVELOPE



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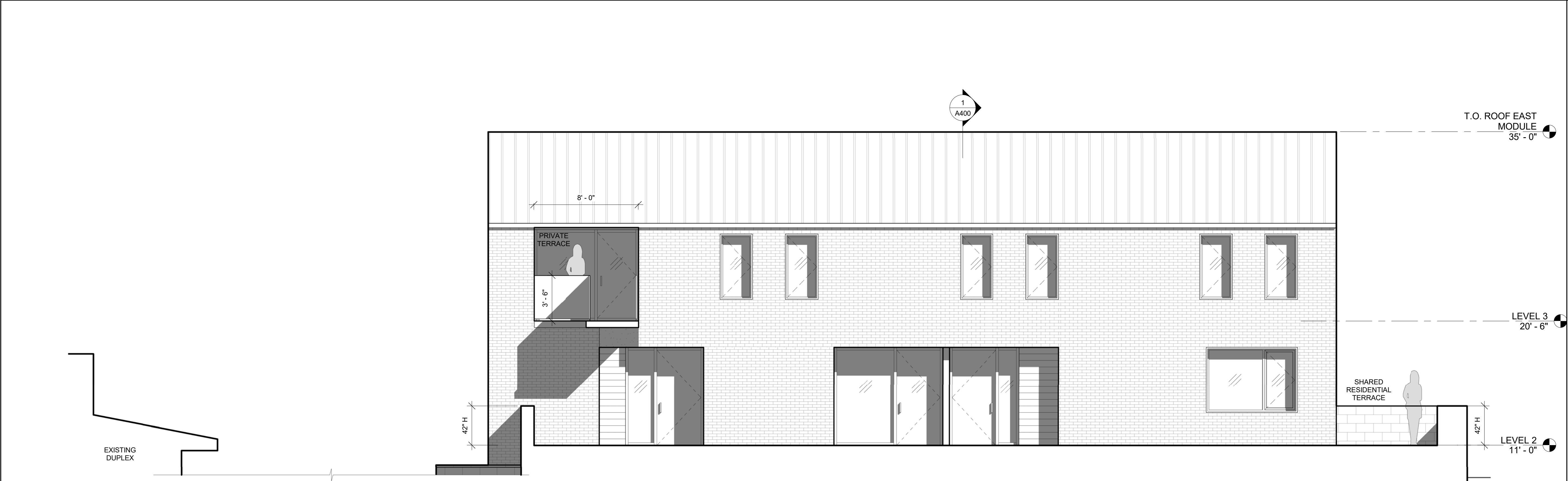
Date	Set Description
03/06/17	DRT MEETING
12/07/17	LANDMARKS APPLICATION
03/05/18	PLANNED DEVELOPMENT

6x6 CENTRAL CITY
600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

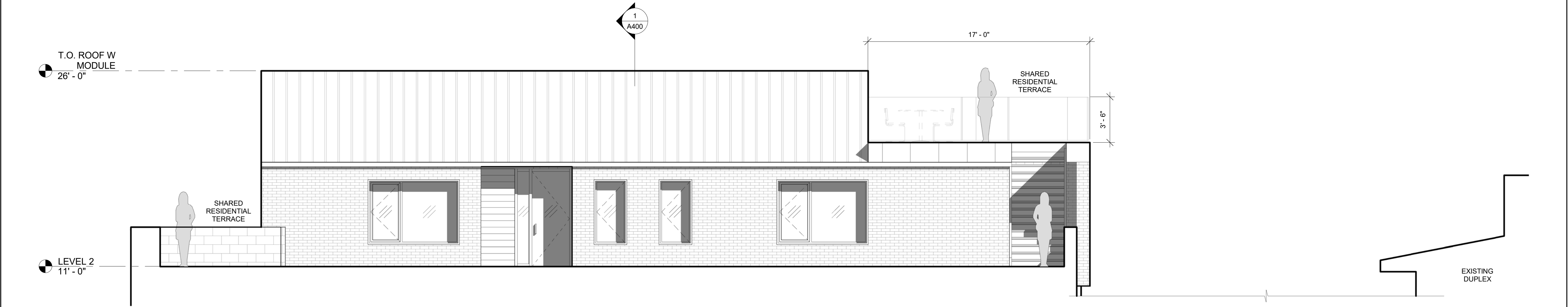
**EXTERIOR
ELEVATIONS**

A202

NOT FOR CONSTRUCTION



② INTERIOR WEST ELEVATION
1/4" = 1'-0"



① INTERIOR WEST EAST ELEVATION
1/4" = 1'-0"

parallel lines studio

ARCHITECT
Parallel Lines Studio, LLC
Jennifer Kate Dalley, RA LEED AP
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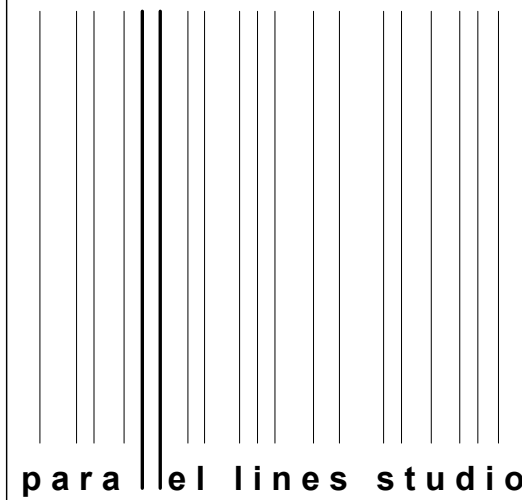
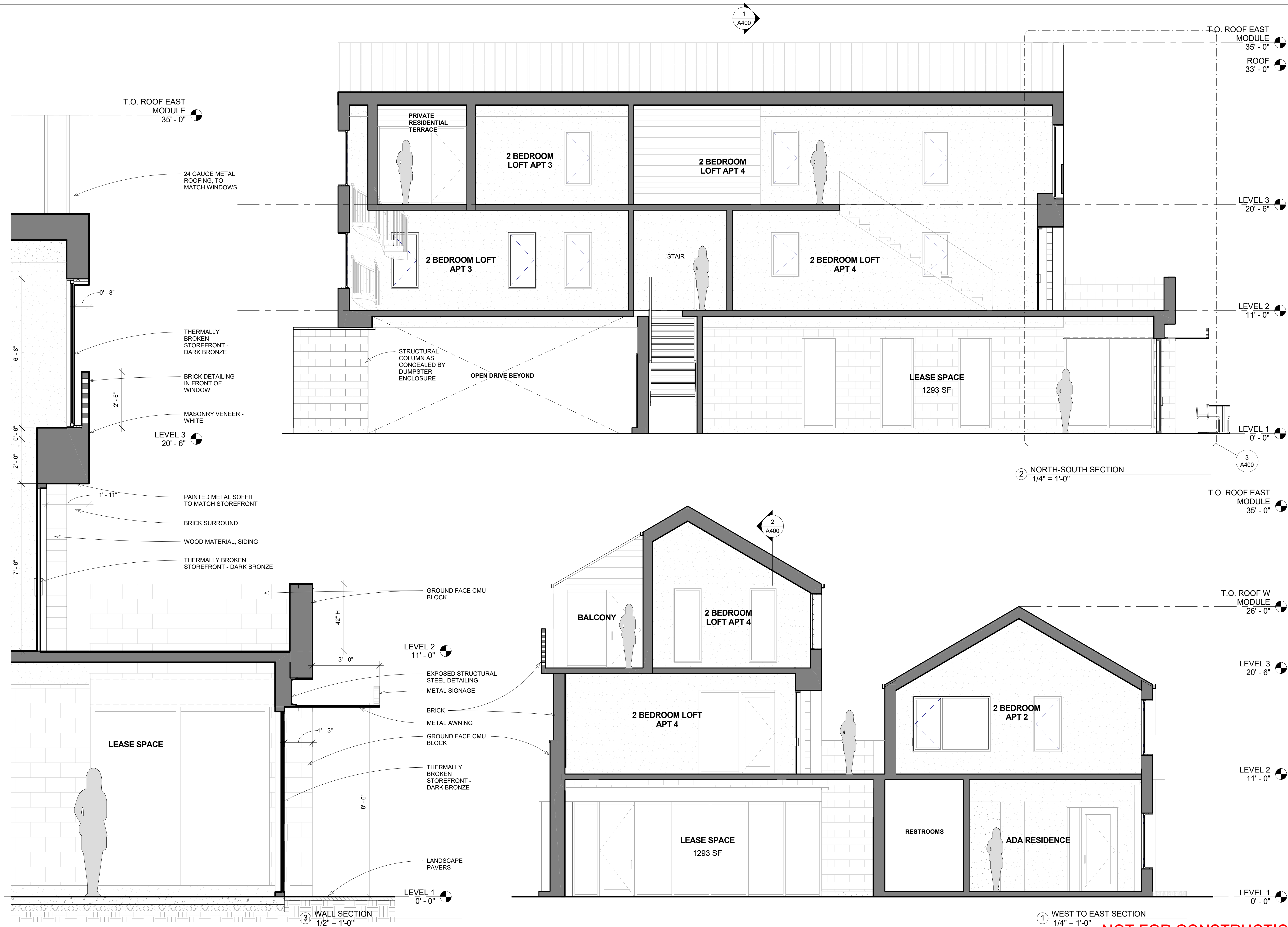
6x6 CENTRAL CITY
600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

EXTERIOR ELEVATIONS

A203

NOT FOR CONSTRUCTION

3/5/2018 11:21:57 AM



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6x6 CENTRAL CITY
600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

BUILDING SECTIONS

A400

NOT FOR CONSTRUCTION

ATTACHMENT F: ADDITIONAL APPLICANT INFORMATION

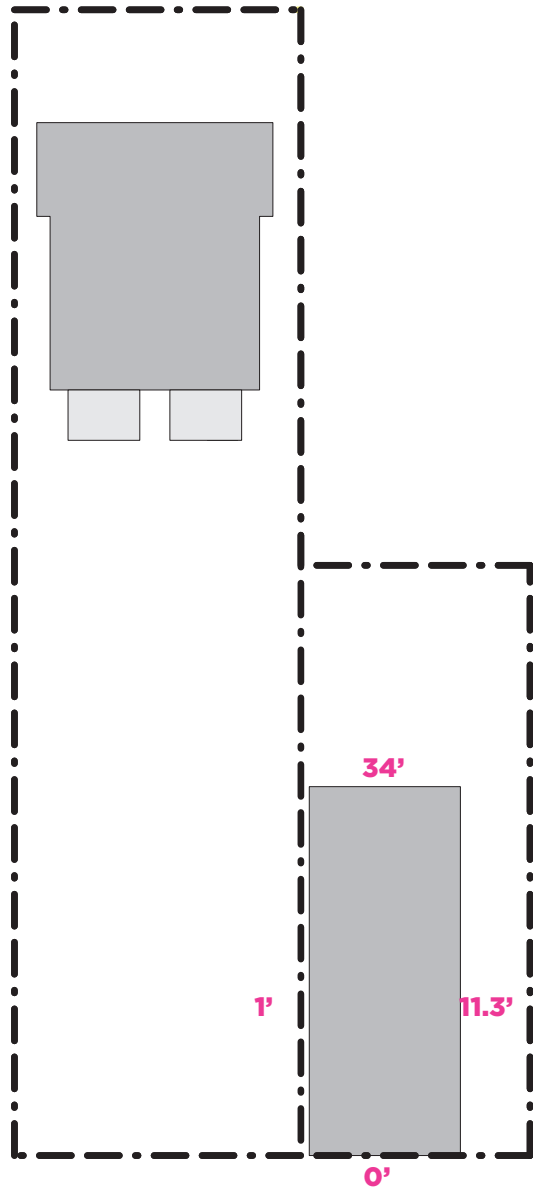
// **600 SOUTH STREETSCAPE**
Photographs of existing buildings at 600 south, project side (north).
Existing front setbacks from property line and building widths are also indicated.



AVERAGE SETBACK ON STREET:
15.8' (Single Family Residential Setback; not including two 0' lot lines)

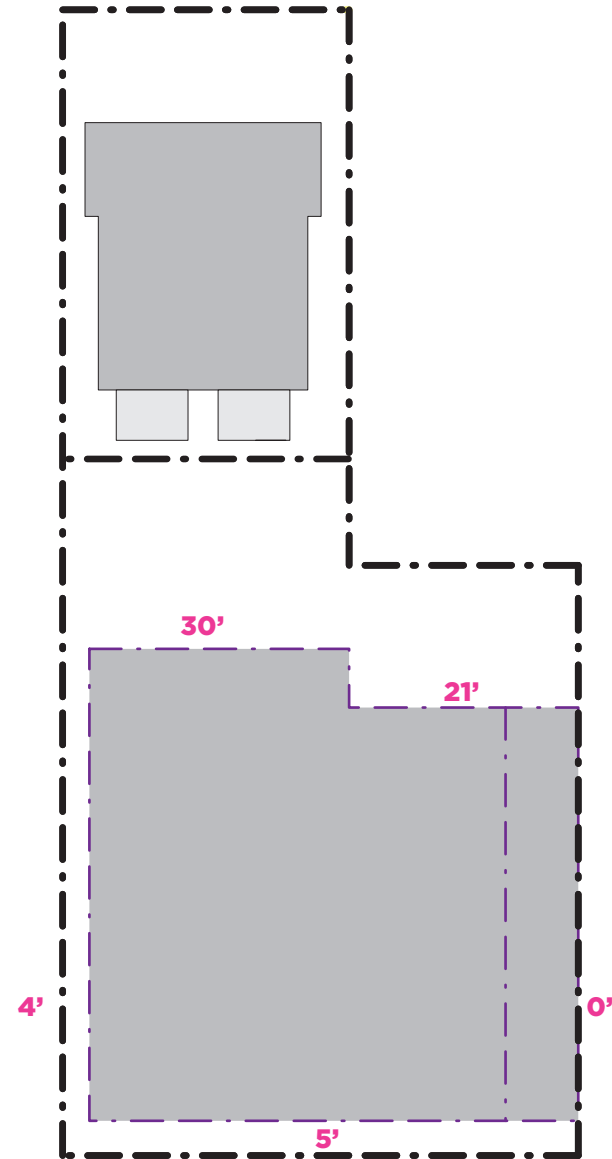
AVERAGE WIDTH ON STREET:
31.1' (not including large apartment building)





EXISTING CONDITION:

- + No Front Setback
- + Large Parking Lot Facing Street
- + Narrow Drive

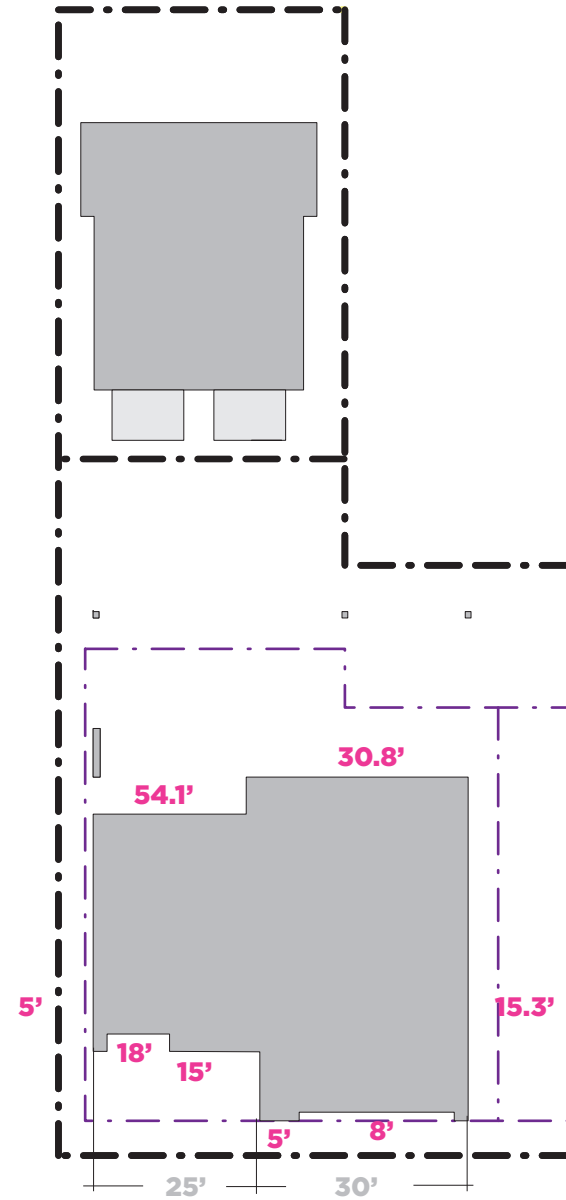


RMU-35 SUGGESTED SETBACKS:

- + Doesn't Accommodate Parking
- + 0' Sideyard against historic building

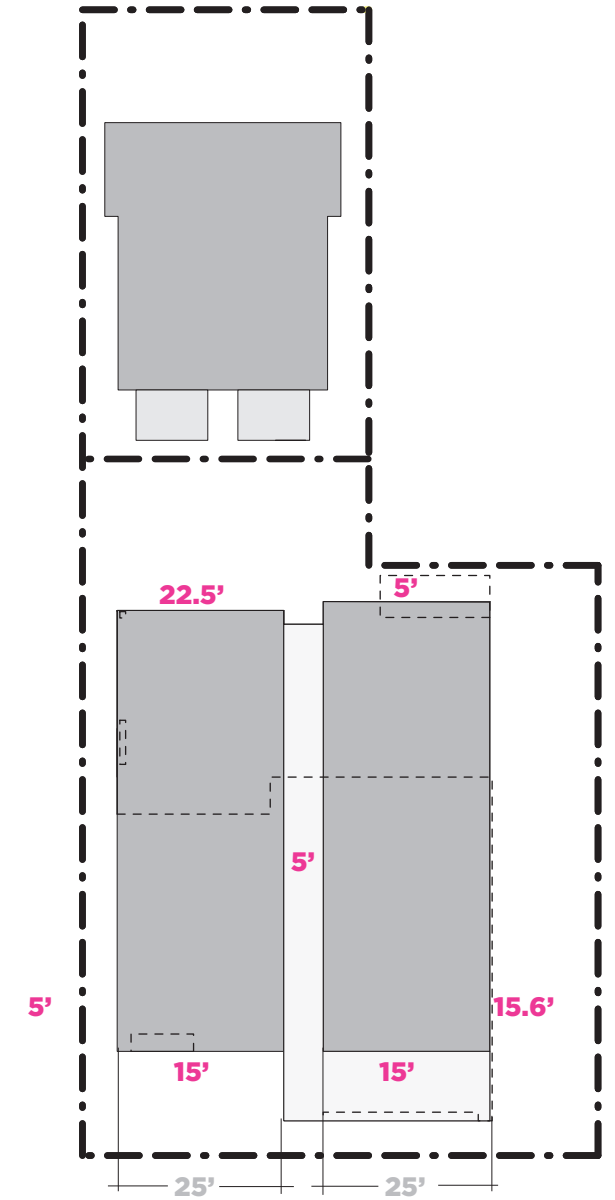
PROPOSED LOT LINE:

- + Consolidate Lots at Front
- + Divide Lots to Care for Duplex at Rear (typical in neighborhood)



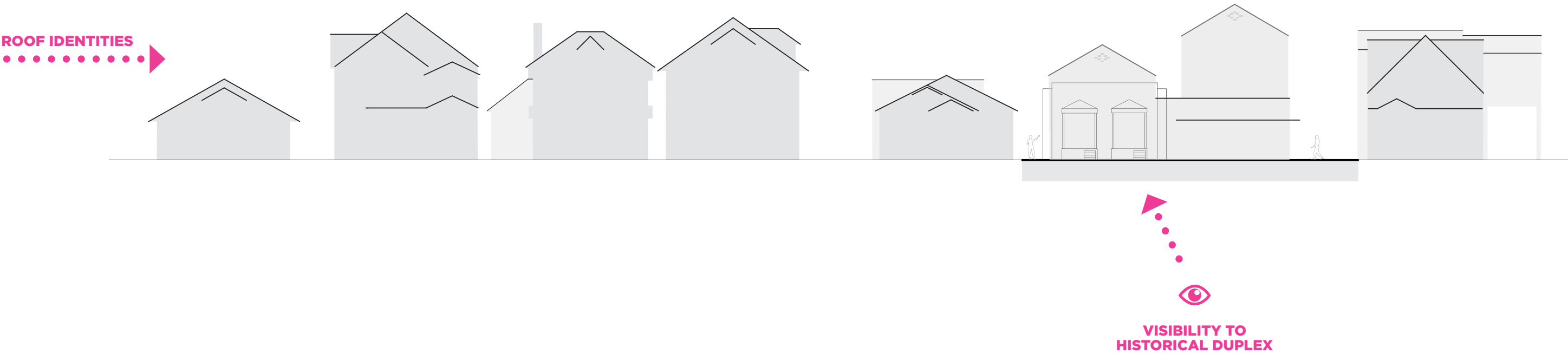
PROPOSED BUILDING FOOTPRINT:

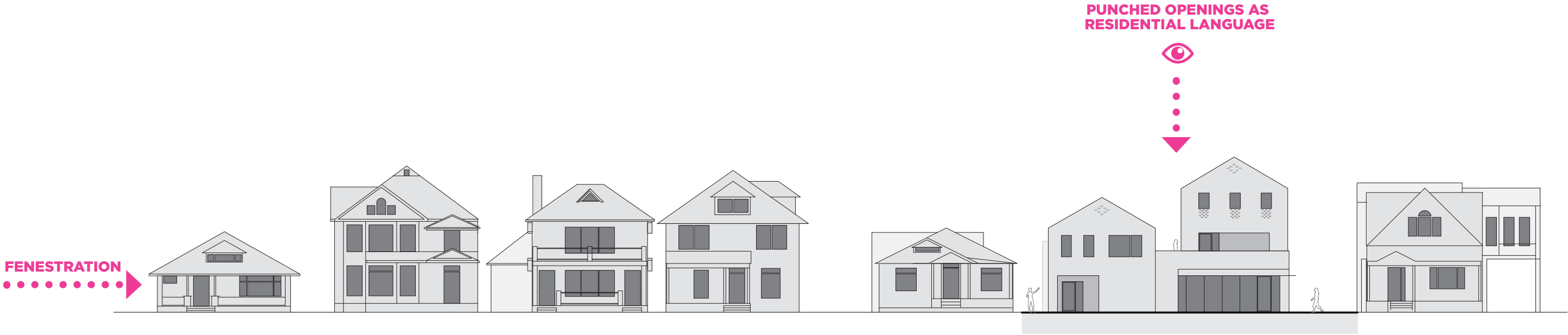
- + Parking at Rear
- + Widened Access Drive
- + Front Facade Divided and Stepped



PROPOSED MODULES ABOVE:

- + Floors 2 and 3 separated into two modules at widths comparable to those in neighborhood.
- + West module stepped back, lower height toward residential
- + East module, stepped back, relief from east building. Building spans over drive aisle.
- + Trash and Recycling Enclosed







WHITE SPECKLED BRICK W/ LIGHT GRAY MORTAR



GROUND FACE CMU



WOOD CLADDING



CONCRETE WALKWAYS



STANDING SEAM METAL ROOF



DARK BRONZE MULLIONS



COMMERCIAL GLAZING



RESIDENTIAL GLAZING

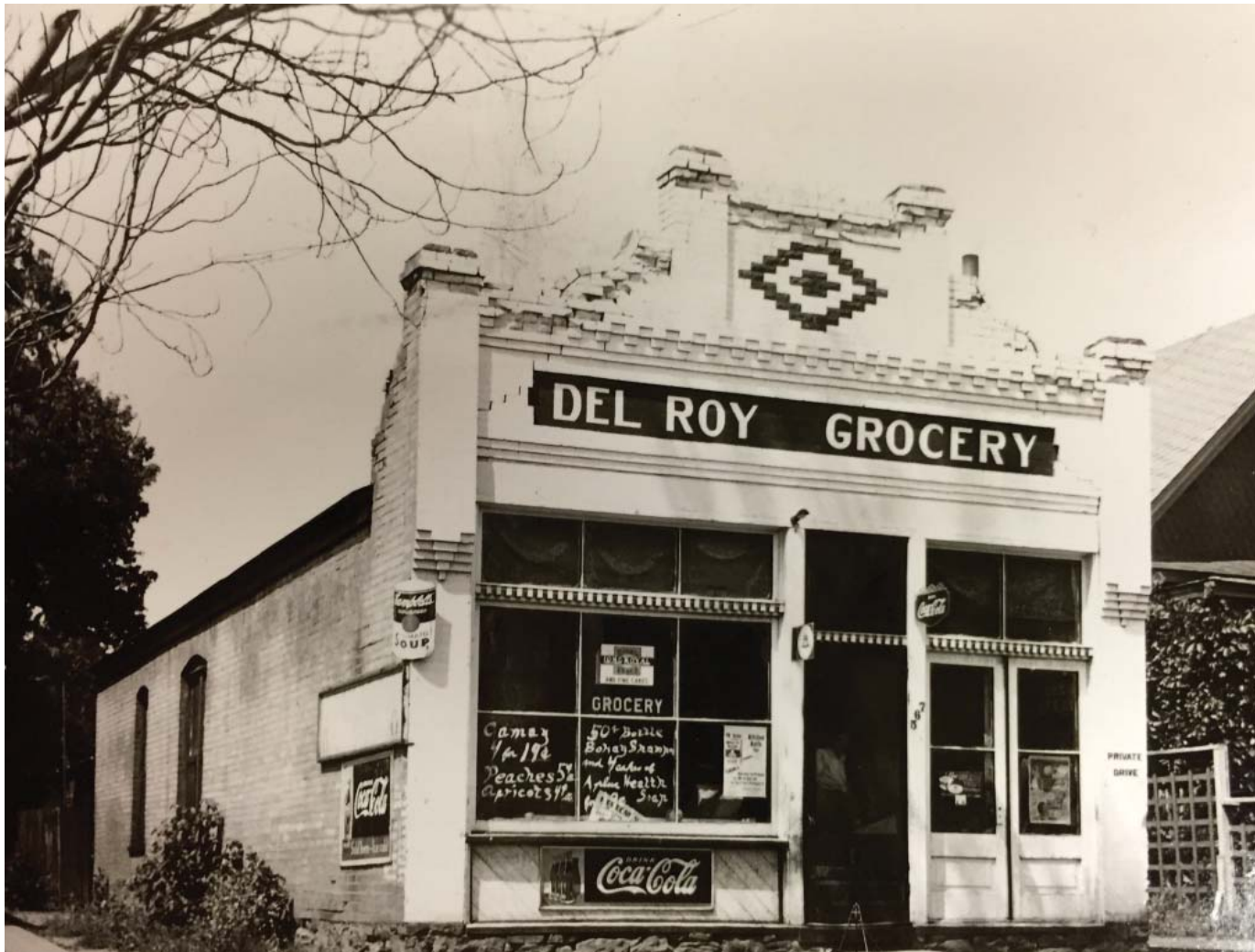




// EXISTING PHOTOS

Existing historical duplex to remain, historic photos and photos of existing conditions.

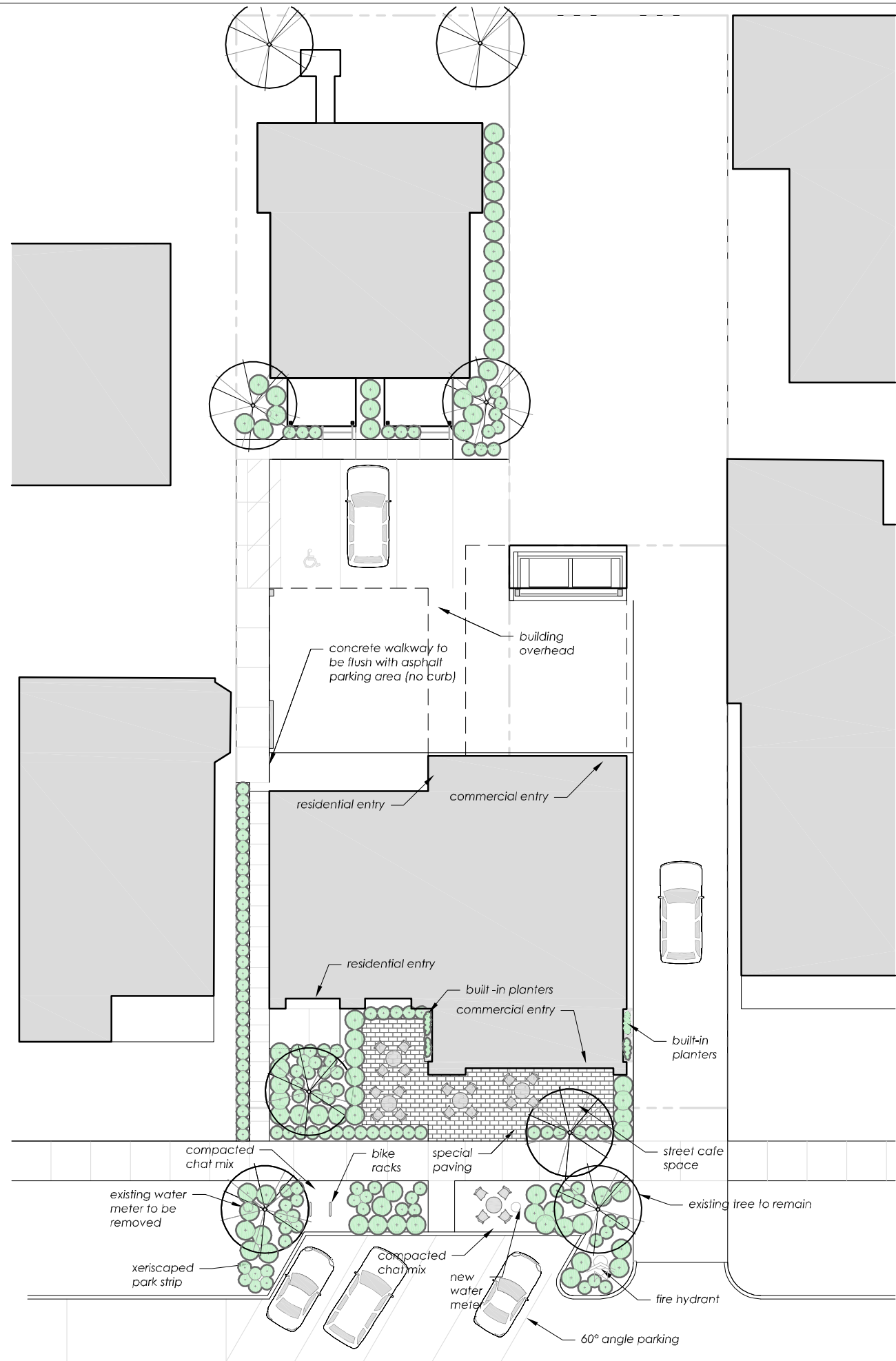




// EXISTING PHOTOS

Existing Non-contributing Convenience Store to be Demolished. Historic “Del Roy Grocery” and Current “Corner Market.”
 (Photo of Residential home was historically in front of duplex, now a parking lot).





600 S Mixed Use Project
567 E 600 S
Salt Lake City, Utah

No.	Revision/Issue	Date



VODA Landscape + Planning
307 West 200 South Suite #5002
Salt Lake City, Utah 84101
801-520-5382 www.vodaplan.com

Sheet Title
Landscape Plan

Sheet
101.0

Project P17-38	North ↑
Date 5 March 2018	
Scale 1" = 20'	





Artemisia schmidtiana 'Silvermound'
SILVERMOUND ARTEMESIA

(Z2) Full sun to part shade, deer and rabbit resistant.

Perennial. Lacy dome of spreading silver-white feathery foliage.

H 10-12"



Gaura lindheimeri 'Whirling Butterflies'
BEEBLOSSOM

(Z5) Full sun, water-wise, attracts pollinators

Description

H 2' W 1-2'



Ligustrum vulgare 'Lowdense'
LOWDENSE PRIVET

(Z4) Full sun to full shade

Dwarf, compact, deciduous shrub. It responds well to shearing making it very useful as a low, formal hedge.

H 4-5' W 4-5'



Rhus aromatica 'Gro-Low'
GROW LOW SUMAC

(Z4) Full sun, water-wise, deer and rabbit resistant.

Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.

H 5-6' W 6-8'



Pennisetum alopecuroides
HAMELN FOUNTAIN GRASS

(Z4)

Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'



Zelkova serrata 'Green Vase'
ZELKOVA

(Z5) Deciduous Shade Tree, Waterwise, fall color

A deciduous, upright, fast-growing tree with a vase-shaped structure. The dark green, fine textured foliage turns orange to bronze-red in the fall.

H 50' W 35'



Photinia fraseri
FRASER'S PHOTINIA

(Z6) Full sun to full shade

Evergreen shrub with lush glossy green foliage. Bright bronze-red new growth needs sun to keep best color.

H 8-10' W 6-8'



Lavandula Angustifolia 'Hidcote Blue'
HIDCOTE BLUE ENGLISH LAVENDER

(Z5) Drought tolerant, full sun to partial shade, deer resistant blooms, good for cutting or large pasture plantings. Attracts butterflies.

Thin low growing grass-like leaves with spiked flower stems. Compact deep-purple variety.

H 12"

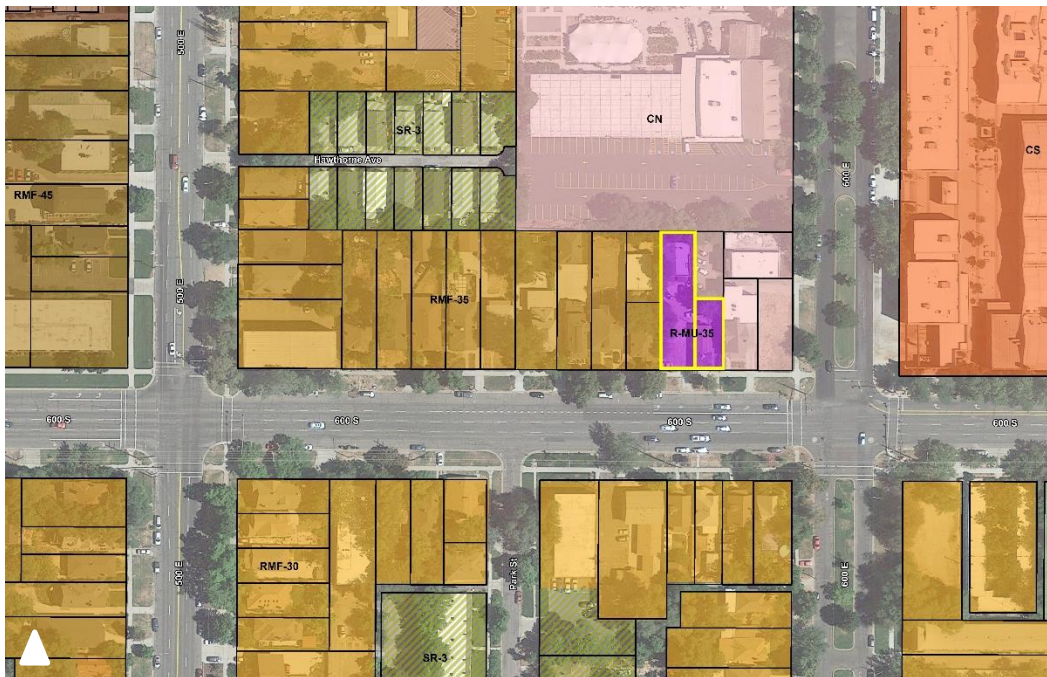
ATTACHMENT G: EXITING CONDITIONS

Uses in the Immediate Vicinity of the Property

East: Commercial/Office Use (Lloyd Architects); Trolley Square is located on the next block east
West: Single Family Residential
North: Commercial (Western Gardens); Vacant lot currently used as parking for 8-plex to the east.
South: Single family residential and Multi-Family residential

Zoning in the Immediate Vicinity of the Property

East: CN (Neighborhood Commercial District)
West: RMF-35 (Moderate Density Multi-Family Residential District)
North: CN (Neighborhood Commercial District)
South: RMF-30 (Low Density Multi-Family Residential District)



ATTACHMENT H: R-MU-35 ZONING STANDARDS

R-MU-35 (Residential Mixed Use District)

The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

Zoning Ordinance Standards for R-MU-35-(21A.24.164)

Standard	Proposed	Complies
Lot Area: <u>Mixed Use Development:</u> 5,000 SF <u>Two Family Dwelling:</u> 2,500 SF	Lot Area: <u>Mixed Use Development:</u> 7,054 SF <u>Two Family Dwelling:</u> 2,558 SF	Complies
Minimum Lot Width: <u>Mixed Use Development:</u> 50 FT <u>Two Family Dwelling:</u> 25 FT	Minimum Lot Width: <u>Mixed Use Development:</u> 74 FT 3 IN <u>Two Family Dwelling:</u> 41 FT 3 IN	Complies
Front Yard Setback: <u>Mixed Use Development:</u> Min 5 FT; Max 15 FT <u>Two Family Dwelling:</u> Min 5 FT; Max 10 FT	Front Yard Setback: <u>Mixed Use Development:</u> 5 FT; Max 15 FT <u>Two Family Dwelling:</u> 0 FT	New Construction Complies Duplex does not Comply (Planned Development approval required for zero front yard setback on rear property occupied by duplex.)
Rear Yard Setback: <u>Mixed Use Development:</u> 25% of the lot depth, but need not exceed 30 FT <u>Two Family Dwelling:</u> Existing-established setback line for rear yard	Rear Yard Setback: <u>Mixed Use Development:</u> 21 FT <u>Two Family Dwelling:</u> no change to existing	New Construction Does Not Comply (Planned Development approval required for setback modification) Existing Duplex Complies
Interior Side Yard Setback: <u>Mixed Use Development:</u> No setback required unless interior side yard abuts a single or two family residential district <u>Two Family Dwelling:</u> Existing established setback line for side yard	Interior Side Yard Setback: <u>Mixed Use Development:</u> 5 FT on one side 14 FT 3 IN on the other <u>Two Family Dwelling:</u> no change to existing	Complies
Maximum Building Height: 35 FT	Maximum Building Height: <u>Mixed Use Development:</u> 35 FT <u>Two Family Dwelling:</u> 18 FT	Complies
Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than 20% lot area shall be open space	Minimum Open Space: <u>Mixed Use Development:</u> 2,230 SF provided (1,394 SF required) <u>Two Family Dwelling:</u> 1,176 SF provided (528 SF required)	Complies

21A.36.010 Use of Land and Buildings

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

Standard	Proposed	Complies
All lots shall front on a public street	1 lot without frontage (existing duplex)	Does not Comply. Modifications requested through the Planned Development process

ATTACHMENT I: 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
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The purpose statement for a Planned Development states:</p> <p><i>"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 developments."</i></p> <p>The proposed planned development would result in a new mixed use building with ground-floor commercial, one ground floor residential unit, and two upper stories containing 3 residential units. The proposed configuration allows the applicant to preserve an existing duplex and better utilize the remaining buildable area on the parcels to develop a mixed use building that could not be developed without relief from the zoning regulations.</p> <p>The applicant has stated that the project meets objectives A, C, D, E & F; however, staff analysis finds the project meets objectives A, C & D. (Only one objective must be met to go through the Planned Development process). These objectives are discussed in greater detail on page 4 of the staff report.</p> <p>A&D. <i>Combination and coordination of architectural styles, building forms, building materials, and building relationships:</i> The massing and scale of the proposed development is compatible with adjacent buildings. The residential portion of the structure has a similar setback to existing setbacks along the street frontage, and the commercial</p>

Planned Development Objectives (continued)	Complies	<p>portion is located closer to the public sidewalk to encourage pedestrian activity. The height of the new development has been varied and the overall mass has been broken down into smaller building modules. The proposed materials reflect building materials used in surrounding structures which are predominately brick and wood. Architecture details such as patterned brick, and recessed windows reflect traditional detailing used on surrounding structures. Staff finds the proposal meets these two objectives.</p> <p>C. <i>Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</i> The development site is within the Central City Local Historic District. The existing duplex is identified as a structure that contributes to the character of the historic district. The proposed development preserves the existing historic duplex on the site. This objective is met.</p> <p>E. <i>Inclusion of special development amenities that are of general interest to the public;</i> The proposed mix of uses will contribute to the community in a variety of ways, however, the site currently has residential and commercial uses, and the additional residential units are permitted on the property. Bicycle amenities are proposed on site to comply with the zoning ordinance and also to reduce the number of off-street parking spaces required for the development. Staff is of the opinion the proposed development does not include any amenities (beyond requirements in the ordinance) that are of general interest to the public, and finds the proposal does not meet this objective.</p> <p>F. <i>Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</i> The Salt Lake City zoning ordinance does not provide a definition of blight. In the case where blight is not defined, the definition in the Merriam Webster dictionary is used. Blight is defined as- “a deteriorated condition.” The applicant has indicated the existing</p>
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Planned Development Objectives (continued)	Complies	<p>commercial structure is in disrepair and has been neglected for a number of years resulting in issues related to overall security and crime on the property. The existing commercial building is currently occupied by a tenant, Vantage Vintage, and Staff has not been provided any evidence the structure is blighted. Staff is of the opinion the proposal does not meet this objective.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	Complies	<p>The subject properties are within the Central City Neighborhood Planning Area as identified in the Central Community Master Plan. The project is consistent with the following master plan statements for the neighborhood:</p> <ul style="list-style-type: none"> • Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood. • Discourage demolition or loss of housing and the deterioration in the condition of housing units. • Ensure that historic preservation is the priority in this area. <p>The proposal is supported by the following Master Plan policies:</p> <p>Residential Land Use Policies for Central City Community: RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.</p> <p>Historic Preservation Policies for Central City Community HP-1.4 Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks</p> <p>Urban Design Policies for Central City Community UD-1.3 Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods</p> <p>The proposal would allow for four additional residential dwellings mixed with a commercial use while retaining the existing dwelling units (duplex) on the site. Mixed use buildings are a use</p>

Master Plan and Zoning Ordinance Compliance (continued)		<p>that is allowed in the R-MU-35 zoning district provided the lot width and area meet the lot size requirements for the zoning district. There are some multi-family and commercial uses in the immediate vicinity of the proposal, however, detached single family dwellings are predominant in this neighborhood and the surrounding area. The proposal is compatible in terms of use, scale, and lot size. This development would add to the variety of housing options and small scale commercial in the central city neighborhood. The proposal meets this standard.</p>
<p>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:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street access.</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>2a. 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;</p> <p>2b. 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;</p>	<p>Complies</p>	<p>1. The property maintains access from an existing driveway off of 600 south that will serve the duplex, the proposed mixed use building, as well as an adjacent parcel currently used for surface parking to the north (under different ownership) and will not incorporate any new curb cuts for ingress or egress. The additional vehicles that will visit the site are not expected to degrade the service level of the adjacent streets.</p> <p>2a. The ingress/egress of the development will be handled from an existing driveway access point, and no additional impacts or unusual traffic patterns or volumes are anticipated.</p> <p>2b. There are 6 parking stalls required for the development site and the proposal includes 8 parking stalls (4 onsite and 4 on street angled parking) that will serve six residential units and approximately 1,800 SF of commercial space. The proposal has met the zoning requirements to reduce required off-street parking spaces, so there is not any required parking for the commercial use within the development and the on-street parking can be counted toward the parking requirements. The proposed parking configuration</p>

<p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>cross property lines which will be taken care of with a subdivision application (noted as a condition of approval).</p> <p>5. The existing uses on the property are residential and commercial and the proposed uses on the property are also residential and commercial, and as such, unusual noise impacts on the adjacent residential properties is not expected with the proposed development. The trash/recycling collection bins are stored at the rear of the new mixed use building and enclosed in a structure underneath the cantilevered second level and are not readily visible from the public way. Fencing, screens and plantings create pedestrian friendly exterior spaces and help buffer adjacent properties. The new development meets both side and front yard setbacks and the reduction of the rear setback is adjacent to the duplex within the same development and care has been taken with the design of the site to provide enough space and privacy between the duplex and the mixed use building. Landscaping on the duplex will be restored to provide additional buffering to the surface parking as well as aesthetic.</p> <p>6. The project is located in an area that is designated as medium density residential and adjacent to medium density residential/mixed use. The proposed development maintains the existing duplex and the proposed new construction of the mixed use building maintains a size and scale compatible with adjacent properties.</p> <p>Conditional Building and Site Design Review is not required because the proposal does not involve a conditional use.</p>
<p>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;</p>	<p>Complies</p>	<p>There are minimal amounts of mature vegetation within the buildable area of the lots. There are some invasive species along the property lines that will be removed as part of this development and new vegetation will be planted. One mature street tree is planned to be protected and the applicant will work with the city's urban forester to ensure root and protection methods are adhered to.</p> <p>The new 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 code and so will comply</p>

		with the landscaping standard regarding drought tolerant species.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	The subject properties are located within the Central City Local Historic District and therefore subject to the regulations of the H Historic Preservation Overlay. The duplex on the structure is identified as contributing to the historic character of the district, and the commercial structure is identified as noncontributing to the district as architectural features of the building have been significantly altered since its construction. The project received New Construction Design approval from the Historic Landmark Commission on 12/7/2017. The project preserves historic and architectural features on the property (duplex), and there are no 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	Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction permits.

ATTACHMENT J: PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Central City Community Council Meeting

The applicant presented their proposal at the Central City Community Council meeting on June 7, 2017. Planning Staff also attended the meeting and was available for any questions related to the Planned Development process. No formal vote was taken on the project at the community council meeting.

Open House

An open house for this project was held on June 15, 2017 and an information sheet was posted to the Planning Division's website and can be accessed here: [Open House Information Sheet](#)

Historic Landmark Commission Meetings – New Construction in a Historic District

Work Session – A Work Session with the Historic Landmark Commission was held on August 3, 2017. The Staff Memo for that meeting can be accessed here: [Work Session – Staff Memo](#)

Public Hearing – Following feedback from the Historic Landmark Commission at the August Work Session, the proposal was significantly revised and the project was approved at a public hearing held on December 7, 2017. The Staff Report for that meeting can be accessed here: [HLC Public Hearing – Staff Report](#)

Notice of the public hearing for the Planned Development proposal included:

Public hearing notice mailed on March 15, 2017

Notice of public hearing posted on the properties on March 16, 2017

Public Comments

Staff has received two public comments in support of the proposal. Submitted comments are located on the following pages within this attachment. Any additional comments received after the publication of the Staff Report will be forwarded to the Planning Commission.

PUBLIC COMMENT FORM

Planned Development:
600 S Mixed Use



Planning Division
Department of Community and
Neighborhoods

Name:

JACK DAVIS

Address:

543 E 600 S

SLC, UT

Zip Code 84102

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

I AM SUPPORTIVE OF THE PROPOSED PLANNED

DEVELOPMENT.

You may submit this sheet before the end of the meeting, or you can provide your comments via e-mail at amy.thompson@slcgov.com or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

PUBLIC COMMENT FORM

Planned Development:
600 S Mixed Use



Planning Division
Department of Community and
Neighborhoods

Name: CINDY CROMER

Address: _____

Zip Code _____

Phone: _____ E-mail: [REDACTED]

Comments: From the rezoning to the excellent
schematic representations of the
street-scape, the developer and the design
team have been a class act.

You may submit this sheet before the end of the meeting, or you can provide your comments via e-mail at amy.thompson@slcgov.com or via mail at the following address: Amy Thompson, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

ATTACHMENT K: DEPARTMENT COMMENTS

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751):

Summary of comments provided at March 13, 2017 DRT Review Meeting-

- There is existing water and sewer service to the properties. The sewer lateral to the rear duplex goes through the proposed building and so would need to be abandoned and capped at the property line with a new line coming down the drive aisle. This sewer connects to an 8" main in 600 South.
- The sewer lateral to the existing home in front is too old to be reused. This will need to be capped at the property line and a new sewer lateral installed.
- There is a water meter to each of the properties connected to a 6" main in 600 South. The meter in the proposed drive aisle will need to be relocated with at least 5 feet of clearance.
- Utilities cannot cross property lines without appropriate easements and agreements.
- 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. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- 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.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159):

Certified address required prior to building permit issuance. Prior to performing work in the public way, a permit to work in the public way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering. It is recommended that any tripping hazards in the public sidewalk on the project frontage be remedied when construction occurs.

Transportation (Scott Vaterlaus at scott.vaterlaus@slcgov.com or 801-535-7129):

The latest iteration (August 31, 2017) appears to be acceptable. Final approval of parking configuration will be required prior to building permit issuance.

Zoning: (Alan Michelsen at alan.michelsen@slcgov.com or 801-535-7142):

See attached review

Sustainability (Vicki Bennett at vicki.bennett@slcgov.com or 801-535-6540):

The project may meet the threshold that requires recycling so two bins may be necessary.

Fire (Kenney Christensen at kenney.christensen@slcgov.com or 801-535-6619):

The applicant has met several times with the Fire Protection Bureau to discuss the project. The final design is subject to submittal and approval of an AM&M (Alternate Means and Methods) application.