



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Anna Anglin, anna.anglin@slcgov.com, 801-535-6050

Date: August 8, 2018

Re: PLNSUB2018-00264 and PLNSUB2018-00424 Staybridge Suites Hotel Planned Development and Preliminary Subdivision

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 310 N Apollo

PARCEL ID: 07-35-400-004-0000

MASTER PLAN: Northwest

ZONING DISTRICT: M-1, Light Manufacturing

REQUEST: Douglas Burgan with Capstone Hospitality, represented by Joe Pienezza of Design West Architects, is requesting approval from the City to develop an 8.4-acre lot located approximately at 310 N Apollo Road in the M-1, (Light Manufacturing) zoning district. The project as proposed would not meet all the Zoning Ordinance regulations and the applicant is requesting relief from those regulations through the Planned Development process. It is an undeveloped lot with no existing structures on site. The following summarizes the request:

- a. PLNSUB2018-00264 Planned Development – A non-residential planned development to construct three hotel buildings and a restaurant. The development is required to go through the Planned Development process to:
 - a. Modify the parking lot perimeter landscaping requirements.
 - b. Create lots with double street frontages and without public street access
- b. PLNSUB2018-00424 Preliminary Subdivision – A request to create four individual lots for the associated three proposed hotels and restaurant.

RECOMMENDATION: Based on the information in the staff report, Planning staff recommends that the Planning Commission approve the proposal, subject to complying with all applicable regulations and the following conditions:

1. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in this staff report.
2. The applicant files a final plat with the county recorder's office.

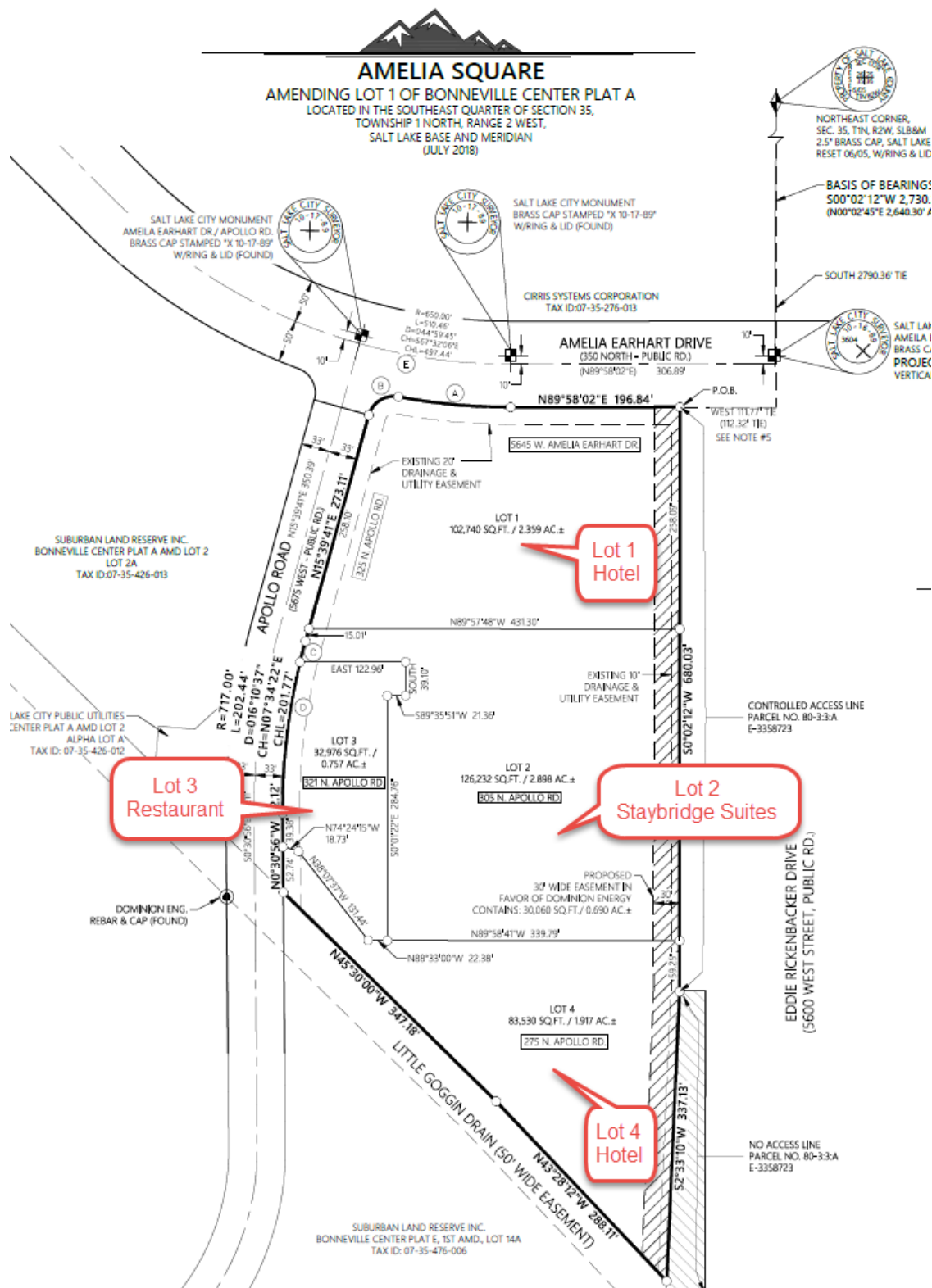
ATTACHMENTS:

- A.** Overall Site and Subdivision Plan
- B.** Site, Landscape, Building & Elevations Plans (Phase 1)
- C.** Additional Applicant Information
- D.** Zoning & Subdivision Standards
- E.** Analysis of Standards
- F.** Public Process and Comments
- G.** Department Review Comments
- H.** Applicants Response to Comments
- I.** Site Pictures
- J.** Motions

PROJECT DESCRIPTION:

The applicant is requesting approval from the City to develop an 8.4-acre (365,904 square feet) lot for three hotels and a restaurant at 310 N Apollo Road. The parcel is in the M-1 zoning district and is accessed via Apollo road on the west side of the property. It is adjacent to Amelia Earhart Drive on the north boundary line; Apollo Road is to the west and 5600 West is adjacent to the east boundary line. A 50-foot easement for a county drainage ditch borders the southern property line. Each building is proposed to be located on its own lot. The applicant is asking for relief specifically from the seven-foot landscape requirement along property lines to help assist in creating the cross-access easements for each property and promote better circulation between each property. The applicant is submitting a preliminary subdivision application in addition to the Planned Development to create the Amelia Square Subdivision. It will subdivide the lot into four separate lots. Attached is a configuration for the proposed subdivision.

VICINITY MAP



Subdivision and Lots:

The first lot in the subdivision (see lot one of plat) is proposed to be 2.359 acres (102,740 square feet) and is located at the northern boundary of the lot along Amelia Earhart Drive. Access is proposed off Apollo Road via lot 2 of the subdivision with a cross access easement. However, the plans have a driveway to Amelia Earhart Drive for exiting the development. A 19, 752 SQ. FT. hotel with 126 rooms is proposed to be built on this site as part of the Planned Development.

Lot two is proposed to be developed with the Staybridge Suite Hotel and is approximately 2.898 acres (126,232 square feet). It is located on the east boundary line. Access to it will be off Apollo Road. The first phase of the development will occur on this lot and involves a 143-unit Staybridge Suites Hotel which is four stories high (45'-3" at midpoint of the slope and 52'-1" at the peak) and has a footprint of 27,000 square feet (102,000 total building floor area). See complete elevation and floor plans in attachment B. (See rendering below). The first phase of development will provide 190 stalls located around the building on all sides. The Staybridge Suites hotel is the first phase of a four-part development.



The third lot borders Apollo Road and runs parallel to it. There is no proposed access to it from a public right-of-way but will have a cross access easement to allow access to it from Lot 2. It is proposed to be 0.757 acres (32'976 Square feet) and will be the lot the restaurant is built on. The restaurant is proposed to be approximately 7,000 SQ. FT.

The fourth lot is on the southern boundary line and is proposed to be accessed from Apollo Road and one of two access points to the development. The lot will be 1.971 acres (83,530 square feet). This lot is planned to have a 15,812 SQ.FT. 90 room hotel on it.

Phasing Process:

The development will be built in four separate phases. Each subsequent phase will be submitted individually through the building permit process. If the applicant were not subdividing the lot, the development could be done by right as it is proposed now. However, the subdivision kicks in the perimeter landscape buffers. Due to the size of the lot and limited access onto 5600 West, the development requires the applicant to create lots with double street frontage and lots without street access.

Parking:

Minimum parking requirement is one parking stall for every two hotel rooms for a minimum of 72 stalls. Plus, any proposed meeting rooms office space and other uses for the hotel. The total number of rooms being built is 362 including all three hotels. The total number of stalls required for the hotel use is 181 for the room plus any additional spaces for meeting rooms and office space. The proposed restaurant is 7,000 square feet. The required parking is two spaces per 1,000 feet of floor area bringing total required to 14 spaces. According to the applicants notes, the total number of required parking will be 310 stalls with additional office space for hotels and other recreational uses not listed. The total proposed stalls for the development are 349 spaces. There is no maximum parking requirement west of the center line of Redwood Road in the M-1 zoning district.

Circulation:

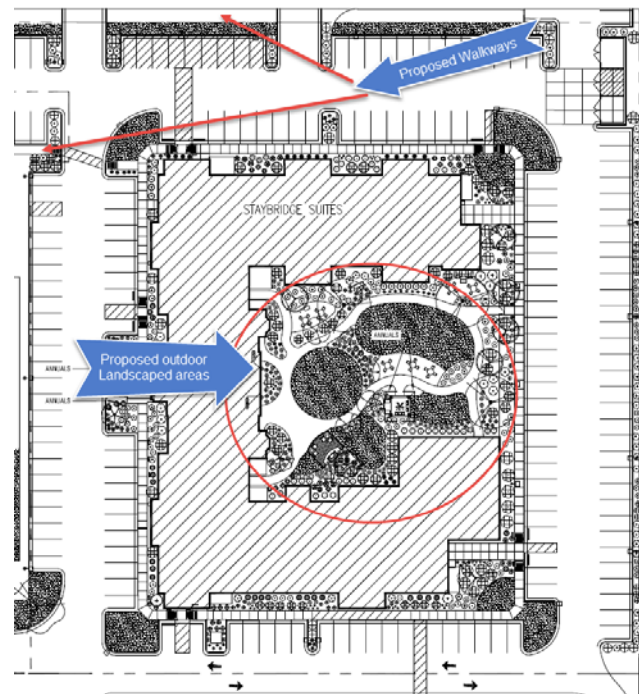
The hotel use will likely see peak traffic during the evenings and mornings. It should not impair the neighboring properties, many of which are warehouse uses operating during regular business hours. This is more of a commuter area than pedestrian. It is mostly a manufacturing, warehouse and office type of use with no residential use. The previously mentioned internal drive will provide easy access to parking stalls and will minimize any potential impact on pedestrian and motorized traffic.

Adjacent Property Uses:

The proposed development is located in the International Center, which is commercial in nature. The proposed buildings will be in the buildable area of the lot and the setbacks for parking and driveway requirements will be met and are allowed in the zoning district by right. The applicant is asking for a reduction in the landscape buffer requirements for a more conducive internal driveway flow between the buildings that will allow internal access, so employees and guest are not required to go onto the road when visiting any adjoining building. It will also allow the parking areas to be used for the entire development without a 14-foot landscape buffer giving the employees and guest easier access to all the properties and allow the parking to be shared.

Landscaping:

The property currently has a 70' buffer along 5600 West which has landscaping that includes lighting and mature trees and is proposed to remain the way it is. The proposed landscape design shows that the first phase of the development will exceed the minimum landscaping requirements once it is installed. The plants proposed will be salt tolerant species due to the high saline content of the soil. It is proposing an outdoor area where guest and employees can sit and enjoy it and intends to be inviting and add visual appeal. The development will have walkways where pedestrians can safely access all the buildings within it. The pathways will allow safe pedestrian passage to public streets and sidewalks as well (see adjacent picture). However, the final landscape plan prepared for building permit approval will need to comply with all other applicable provisions for water efficient landscaping. Each phase will have some landscaped



outdoor sitting areas for guests and employees to enjoy according to the developer's statement (see attachment C).

Public Utilities:

There are some concerns about limited service levels from Public Utilities for water and sewer. Public utilities may require additional off-site utility improvements. The applicant may need to provide additional utility improvements for the property and will need to work with the Public Utility department to meet their requirements.

The developer must meet certain Planned Development purposes to modify the requested zoning standards through this process and has provided documentation about how the development will meet those purposes in Attachment C. Discussion of the proposed modifications in relation to the required purposes is located under the Key Issues section below, as well as in Attachment E

KEY CONSIDERATIONS:

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

- 1. *Modification to achieve required off street parking through eliminating the 7' perimeter landscaping requirement***
- 2. *Lots Created with Double Street Frontage and Access to Public Streets***

1. *Modification to Achieve Required off street Parking and Cross Access Easements*

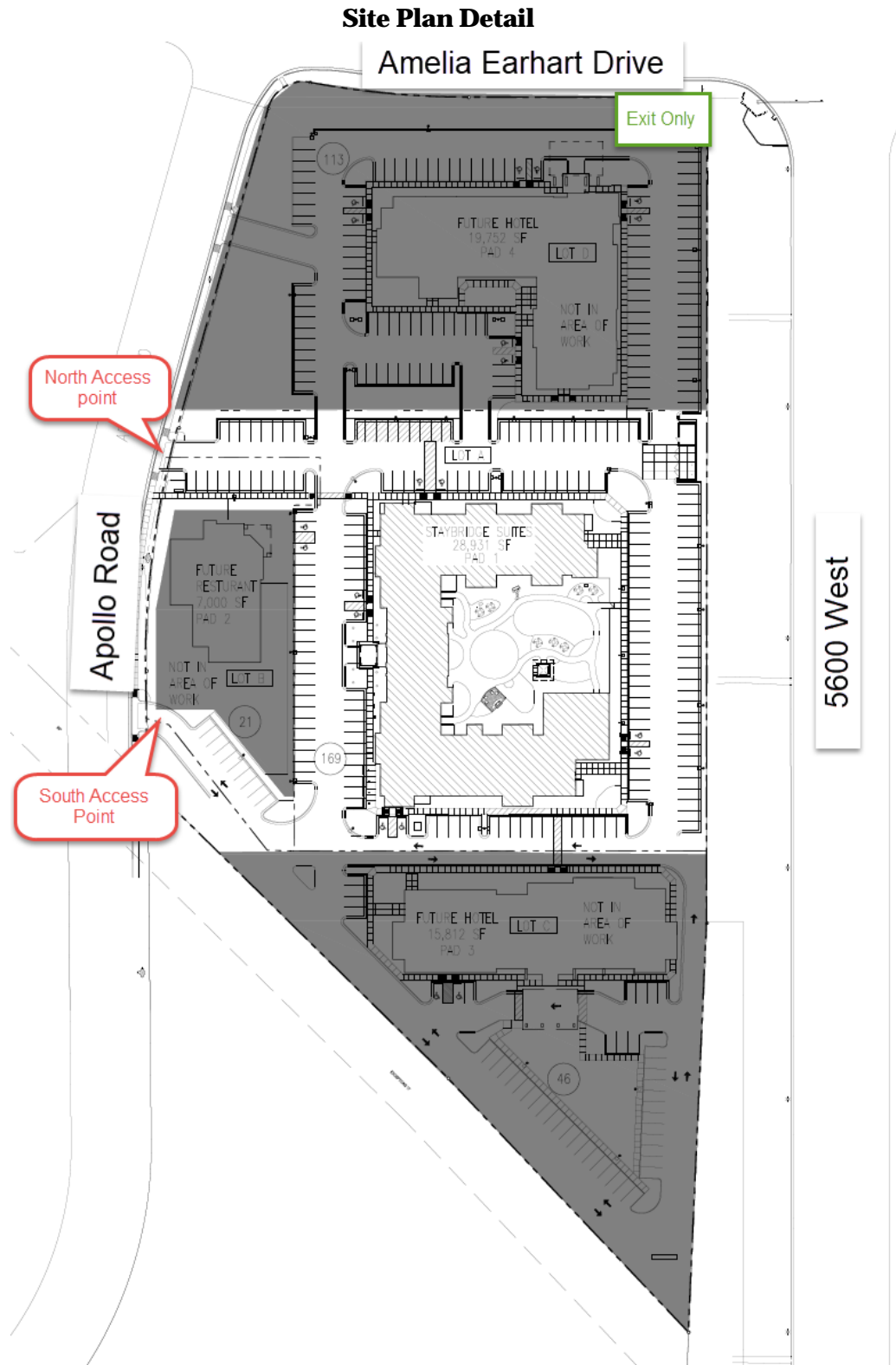
The Salt Lake City Zoning Ordinance section 21A.48.070 requires a seven-foot landscape buffer for parking lots located within 20' of a lot line. This would require the applicant to install 14' wide buffers along each property line that is interior to the development in addition to the 5% interior parking lot landscaping requirement, disrupting the flow and accessibility of each lot. The applicant is proposing a shared parking arrangement and cross access easements to allow accessibility internally between lots. The project would operate as one cohesive development even though it is broken up within individual lots to allow for separate ownership. With the current required parking lot landscaping, the parking lots would take up more room than necessary for the type of development being proposed. The proposed modification allows for a more efficient design and allows for integrated parking and access for the entire development instead of a design where parking and access are provided for individual lots.

2. *Lots Created with Double Street Frontage and Access to public Streets*

Section 20.12.010 of the Salt Lake City Subdivision Ordinance states: *All lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by this title, unless a private street or modified standards are approved by the planning commission as part of a planned development. Private streets shall not be permitted unless the planning commission finds that the most logical development of land requires that lots be created which are served by a private street or other means of access.* In addition, section 20.12.020 states that newly created lots should not have double street frontages unless there are topographical or unusual conditions involved.

The property's eastern perimeter abuts 5600 West, which is a UDOT owned street with limited access. The property is a large parcel with approximately eight acres. The access points will need to come from Apollo Road because the two parcels adjacent to 5600 West could not get access from 5600 West. This means the parking area would need to be shared by the entire development for it to

be developed. The vehicular access to the property will be provided at the western edge of the property in two separate locations which will feed into an internal drive which grants access to all the buildings and lots. There is a proposed third street access point off the northeast corner of the property onto Amelia Earhart Drive to be used for exiting the property only. The access points will direct traffic onto Apollo Drive as well. The amount of traffic generated from the hotels is not expected to negatively impact the safety of the street or change the purpose or character of the street.



DISCUSSION:

Strict application of the zoning ordinance would not allow this development to be designed in the manner proposed by the applicant. The perimeter parking lot landscaping requirement works well for developments that occupy one single parcel. In this case, the development will appear and function as one single parcel but will be divided into separate lots for ownership purposes. Imposing the full parking lot perimeter landscaping requirement would impact the ability to design the project as one cohesive development.

After review of the proposed development staff has found that the development would meet all zoning requirements and be allowed by right if the applicant were not subdividing the land. The modifications made to the land would only change the property ownership, allowing each building to be under separate ownership. The proposal is a hotel development that neighbors warehouse and office buildings. The size of the property and the height limits of the zoning district will insure that the new hotels and restaurant do not interfere with existing commercial uses. The intensity, size, and scale should be very compatible with the neighboring developments.

In addition, as part of the development, the applicant is proposing to use the same types of finishes, materials, and details on each building which are planned for the site such as brick and fiber board. The variety of materials will help enhance the visual appeal of the development that would not ordinarily be required in the M-1 zoning district.

NEXT STEPS:

Planned Development and Preliminary Plat Approval

If the Planned Development is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will not be given until all conditions are met.

Planned Development and Preliminary Plat Denial

If the Planned Development and associated Subdivision Amendment are denied, the applicant could still develop the property for a hotel as long as they meet all of the code standards.

ATTACHMENT A: SUBDIVISION PLAT AND OVERALL SITE PLANS

ATTACHMENT B: SITE, LANDSCAPE, BUILDING ELEVATION AND FLOOR PLANS (PHASE 1)

GENERAL NOTES:

SEABRAN LAND RECENT INC.
BONNEVILLE CENTER PLAT A AND LOT 2
LOT 2A
TAX ID: 03-28-426-013

**APN LOT A
BONNEVILLE CENTER PLANT AND LOT 2
TAX ID: 07-08-00692**

MAINTENANCE

MAINTENANCE OF THE EXISTING BUILDING WILL BE THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING.

KEY WORDS

THE FOLLOWING ARE THE KEY WORDS AND PHRASES THAT ARE USED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING BUILDING.

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NOTED NOTES

1. **REPLACE ALL BROWN OR BLACK HOT WATER TAP WATER**

▶ **Transducer Construction Enhances the Portability of the Location Sensor**
 The new transducer construction is designed to be compact and portable.

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FOR OFFICIAL USE ONLY

UNITED STATES OF AMERICA

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NOTICE:

THE CONTRACTOR SHALL BE

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RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURNED OR ABOVE-GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLAN.

No

NOT FOR CONSTRUCTION

STAYBRIDGE SUITES HOTEL

310 NORTH APOLLO ROAD, SALT LAKE CITY, UT

CAPSTONE HOSPITALITY, LLC
31 WEST 600 SOUTH, OREM, UT 84401

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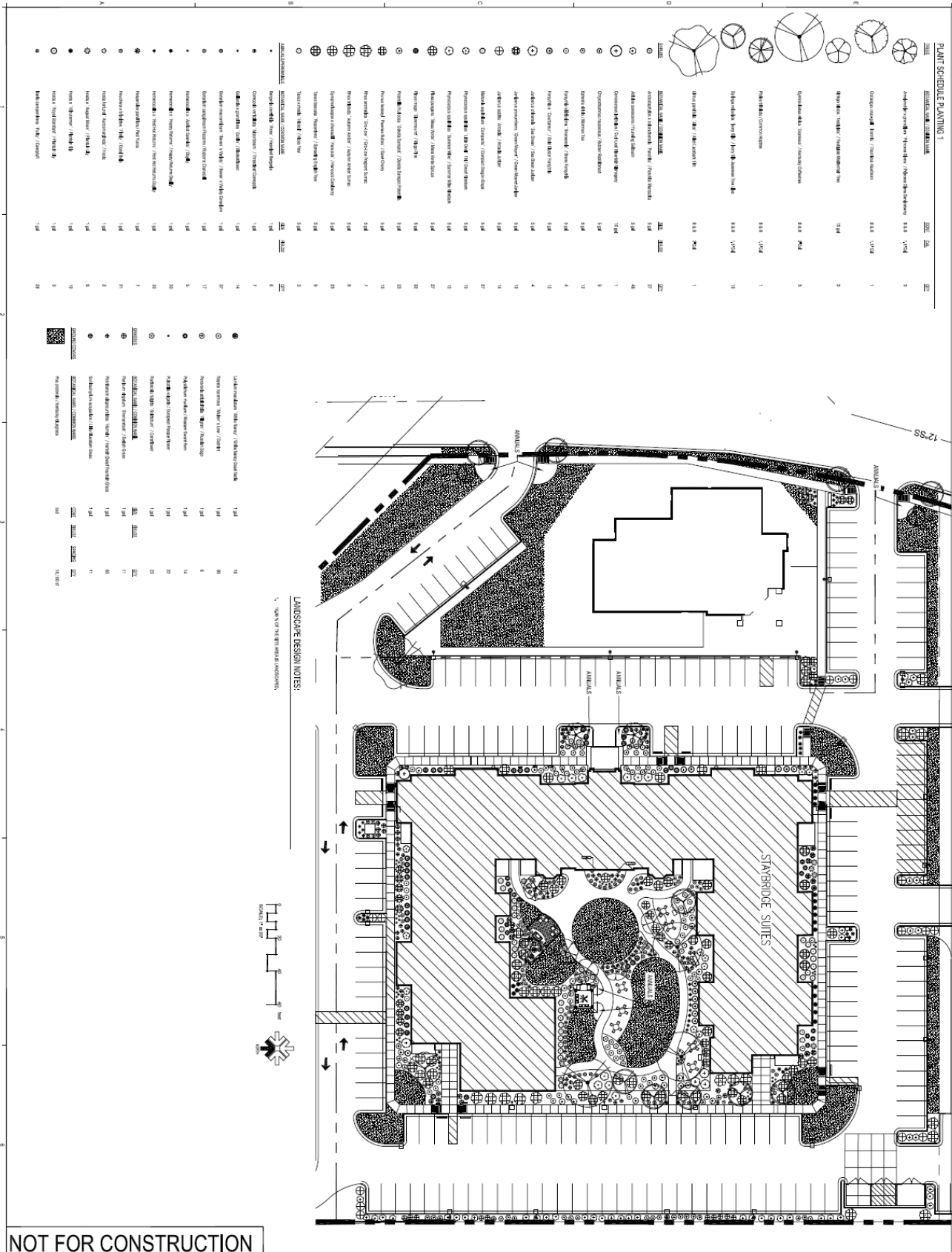
EROSION CONTROL PLAN

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**McNEIL
ENGINEERING**
11110 130th Avenue, Suite 100
Lakewood, CO 80226
303.981.7178
mcneileng.com

design west | architects
255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

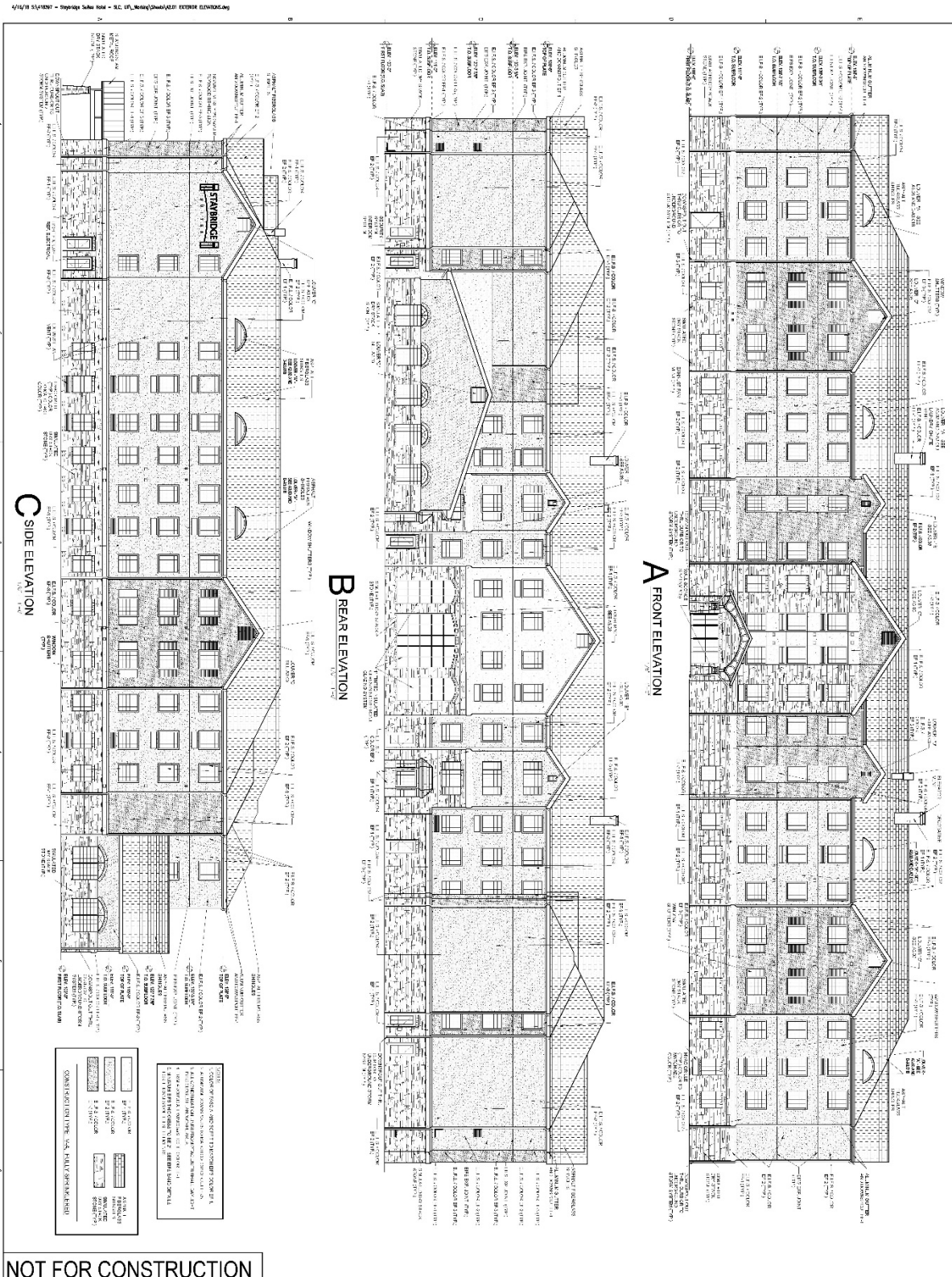


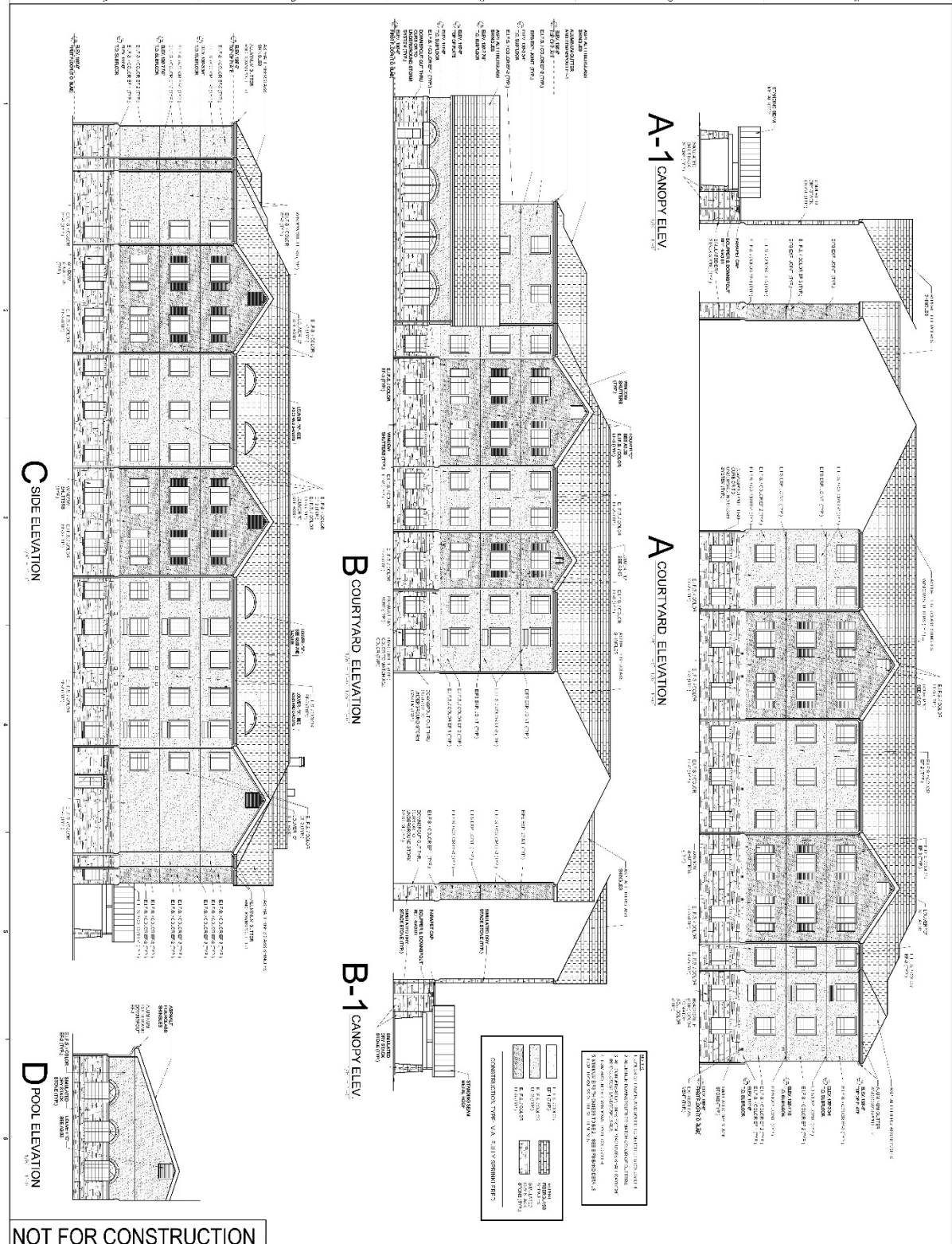
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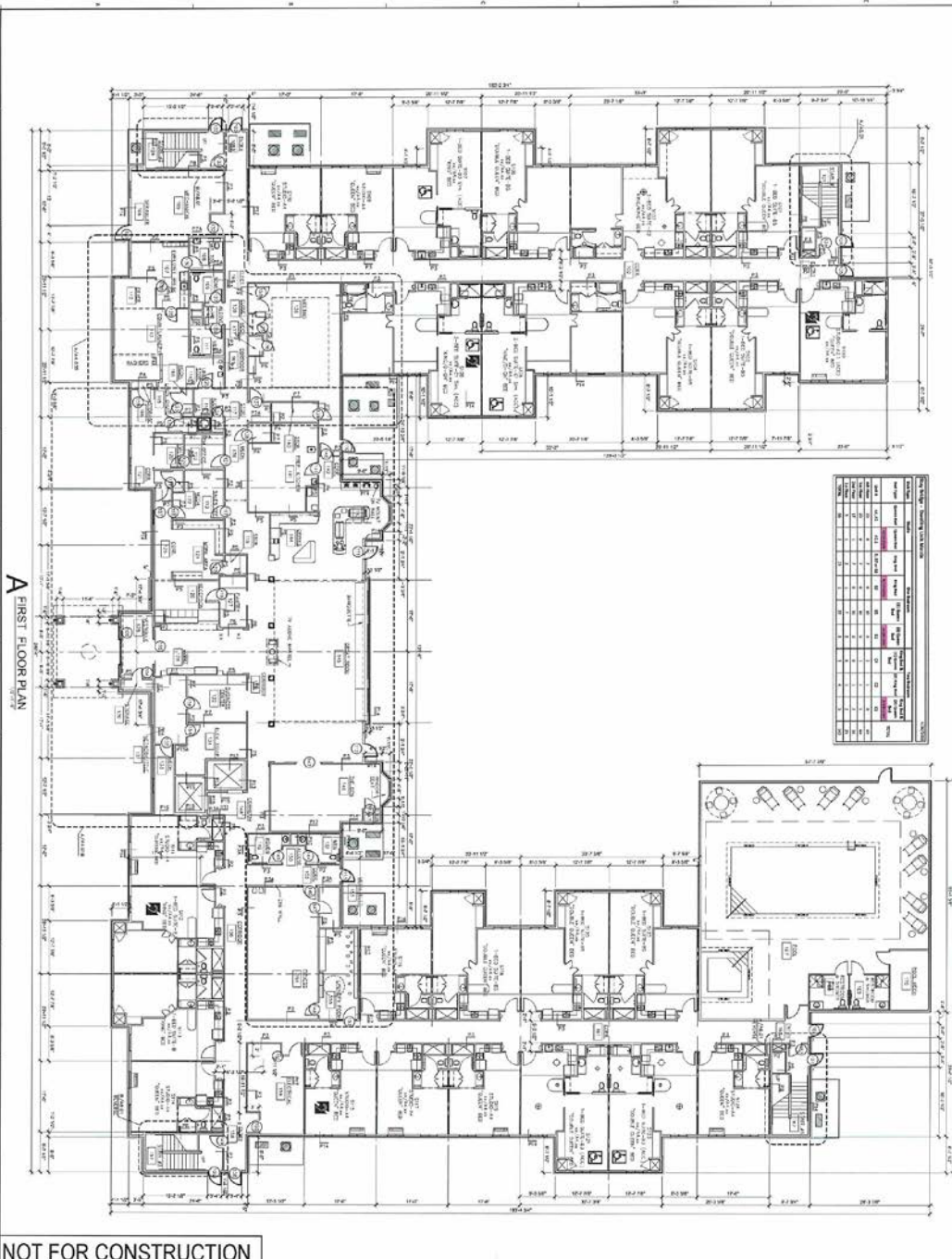
STAYBRIDGE SUITES HOTEL
510 NORTH APOLLO ROAD, SALT LAKE CITY, UT
CAPSTONE HOSPITALITY, LLC
61 WEST 800 SOUTH, SALT LAKE CITY, UT 84108

design west | architects
255 SOUTH 300 WEST, LOGAN, UT 84301
750 NORTH 400 WEST, SALT LAKE CITY, UT 84103

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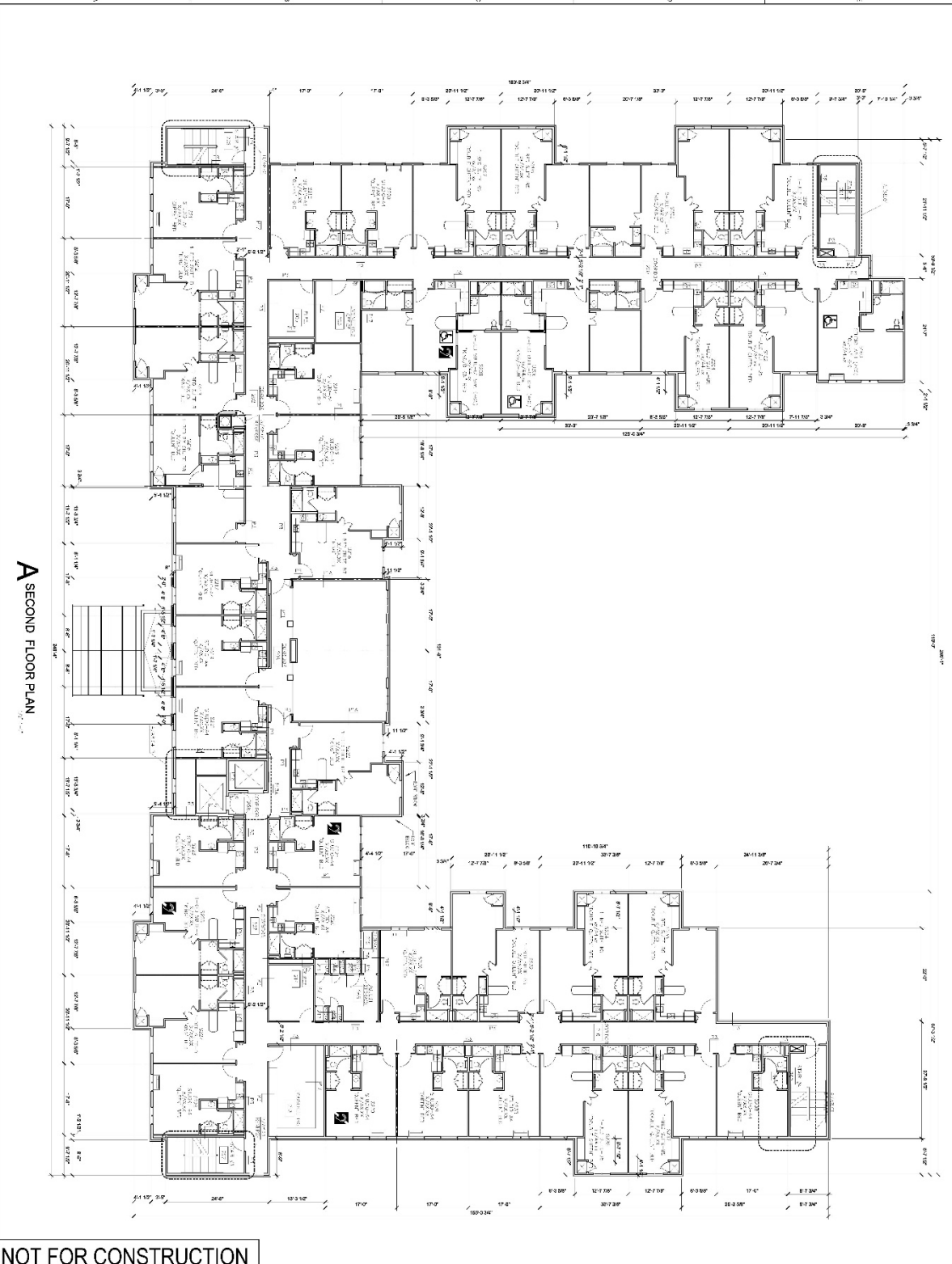
A FIRST FLOOR PLAN

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STAYBRIDGE SUITES HOTEL
380 NORTH APOLLO ROAD, SALT LAKE CITY, UT
CAPSTONE HOTEL, LLC
67 WEST 900 SOUTH, SALT LAKE CITY, UT 84119

design west | architects
285 SOUTH 900 WEST, SUITE 400, SALT LAKE CITY, UT 84119
780 NORTH 900 WEST, SALT LAKE CITY, UT 84119



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THIRD FLOOR
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PROJECT # 4100187

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STAYBRIDGE SUITES HOTEL

310 NORTH APOLLO ROAD, SALT LAKE CITY, UT

CAPSTONE -OSPITALITY, LLC
51 WEST 100 SOUTH, SMITHFIELD, UT 84305

design west | architects

255 SOUTH 200 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103

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**FORTH FLOW
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ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION

07-30-18

Staybridge Suites Hotel

Planned development information

310 N. Apollo Rd, Salt Lake City, Utah 84116
(Revised May 15th, 2018)

The existing property located at 310 N. Apollo Rd, Salt Lake City, Utah 84116 is a vacant lot. The 7.98-acre parcel is an irregular shape bound by Apollo Road to the West, Amelia Earhart Drive to the North, 5600 West to the East and a county drainage ditch running from the South East to the North West.

The parcel is accessed via Apollo Road on the West side of the property. Apollo Road is accessed via Amelia Earhart Drive. There are also plans for an exit only on to Amelia Earhart Drive in future phases. Both Apollo Road and Amelia Earhart Drive have existing curbing and gutters. Apollo road has two existing street light poles and two fire hydrants all on this parcels side of the road. Amelia Earhart Drive does have a short section of curbing that is damaged and will be replaced in future phases. To the East of this property is a 70' landscape buffer to 5600 West (not part of parcel). 5600 West has existing street lighting poles at regular intervals.

The irregular shaped property and limited site access points provide a few challenges in building location and site parking. To achieve cross access to all buildings with reasonable alignment of property lines we respectively request exemption from the 7' landscape requirement along property lines. The landscape plan provided in this submittal indicates that the percentage of overall site landscaping exceeds city requirements and includes the required parking areas that would occur along a typical property line.

Parking for this site exceeds the minimum required per SLC zoning ordinance.

Current development plans indicate four buildings. Plans include three Hotel buildings and one Restaurant. The development of these individual buildings will be phased.

The initial phase (Pad 1) will be for a Staybridge Suites Hotel, which is an IHG brand. This hotel will be four stories, 143 rooms with a height of 52'-1" at the peak and 45'-3" at the midpoint of the slope, the footprint is approximately 27,000 S.F. with an overall square footage of 102,000 S.F. Construction of phase 1 is anticipated to be completed in the spring/summer of 2019.

Staybridge Suites is an all-suite, residential-style brand of hotels within the InterContinental Hotels Group. The brand targets extended-stay and corporate travelers. The hotel has a small conference room, interior pool and a guest access courtyard with fireplaces and pavilions.

The Staybridge hotel code information;

Type of Construction	V-A
Occupancy Group	R-1 (residential hotel)
	A-2 (Assembly, Banquet hall)
	B (Business, laundry, professional services)

Each of the subsequent phases (outlined below) will be submitted individually to the City for review and approval through the traditional permit submission process.

795 North 400 West Salt Lake City, Utah 84103
Tel 801 539 8221 Fax 801 539 8224

255 South 300 West Logan, Utah 84321
Tel 435 752 7031 Fax 435 752 5325

Phase 2 (Pad 4) will be for a future hotel brand not yet determined. Construction of phase 2 is anticipated to be completed Fall 2020.

Phase 3 (Pad 3) will be for a future hotel brand not yet determined. Construction of phase 3 is anticipated to be completed Fall 2021.

Phase 4 (Pad 2) will be for a future Restaurant, brand not yet determined. Time frame for the construction of phase 4 has not yet been determined but may occur prior to or during other phases.

The list of objectives for the development will include the *Use of Design, Landscape, or architectural features to create a pleasing environment; enhancing accessibility and mobility; as well as a focus on Sustainability.*

The Landscape design will flow throughout the entire development from building to building. Special consideration will be given to bring the buildings together as one. The soils on this site are saline. The design will endeavor to use salt tolerant plants to ensure lasting plant survival.

The Building features will complement each other and are of modern, regionally acceptable materials. Minimal design features will tie the buildings together (i.e. the same finished building materials such as stone or fiber cement).

There are currently 3 bus routes (453, 454, 551) that have stops within 1/8 mile of this planned development. The individual buildings throughout the development will be connected by accessible paths and those accessible paths will be connected to the public way. Shuttle service will also be provided directly from the development to the TRAX station at the airport allowing connectivity to downtown Salt Lake City and beyond.

Staybridge Suites Hotel will participate in "IHG Green Engage" Program. This program includes the following: Sets and tracks property specific reduction goals for carbon, energy, water and waste. Can utilize over 200 Green Solutions and provide case studies and implementation plans to reduce the impact the hotel has on the environment. Supports the hotel in creating environmental action plans and targets to achieve various levels of certification. Automatically feeds sustainability information about the hotel to the hotel management/ownership and the guests.

It is requested that as part of this Planned Development submittal that relief be granted from all landscape buffers. A request is made that the City accept the site layout, parking layout and preliminary landscaping design as shown on the plan submitted with this package.

The configuration of the parcel makes its development very challenging. It is the belief of the applicant that the proposed use and layout is the best utilization of the parcel, and will result in an attractive, viable asset for the City, expanding the tax base and filling a need for additional quality hotel rooms adjacent to the airport. This upscale hotel will be a welcomed addition to the visitors of the international center who are in town for extended periods of time. The development will be completed with top quality materials and craftsmanship and will eliminate the unattractive, undeveloped parcel, transforming the site into an esthetically pleasing site that will serve visitors to the Salt Lake area for decades to come.

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ATTACHMENT D: ZONING AND SUBDIVISIONS STANDARDS

The subject parcel at 310 N Apollo (07-35-400-004-0000) is approximately 364,248.72 square feet (8.362 acres) in area and is undeveloped. It is in the M-1 (Light Manufacturing) zoning district and is surrounded by Amelia Earhart drive to the north, Apollo Road to the west, and 5600 West to the east of the property. The proposed lot for the Staybridge Suite Hotel is 126, 232 SQ. FT. (2.898 acres). However, there are three additional lots that are included the subdivision plat

Current Zoning Requirements – M-1 (Light Manufacturing) Zoning District

The following chart illustrates the zoning requirements in the M-1 zone, current conditions on the subject parcel, and whether that is in compliance with the standard.

Zoning Standard	Required	Proposed	Complying
Minimum Lot Area	10,000 square feet	Lot 1: 102,740 SQ. FT. Lot 2: 126,232 SQ. FT. Lot 3: 32,976 SQ. FT. Lot 4: 83,530 SQ.FT.	Complies
Minimum Lot Width	80 feet	Lot 1: ~273.11 FT. Lot 2: ~362.70 FT. Lot 3: ~241.15 FT. Lot 4: ~396.38 FT.	Complies
Front Yard Setback	15 feet	Lot 1: ~75 FT. Lot 2: ~80 FT. Lot 3: ~20 FT. Lot 4: ~25 FT	Complies from closest point of building to any street
Interior Side Yard	None Required	NA	Complies
Rear Yard	None required	NA	Complies
Parking Spaces	310	349	Complies per Planned Development agreement
Building Height	65 feet maximum	52'-1"	Complies

Adjacent Land Uses

Land uses for the parcels adjacent to 310 N Apollo Road, include the following:

North: Warehouse and office building.

South: Vacant land.

East: There are two separate parcels that abut the property to the east. The southern parcel to the east has a Zions bank and the northern parcel is a Ramada, restaurant, and social club.

West: Proposed warehouse use in the middle of construction.

Applicable Master Plan Policies

The future land use map of the Northwest Quadrant Master Plan designates this area as Light manufacturing. Th Proposed development in in accordance with the master plan for the area.

ATTACHMENT E: 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. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.		Complies	<p>One of the objectives for a Planned Development is to Implement the Master Plan as follows: <i>A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i> <i>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i></p> <p>The proposed Hotels and restaurant will meet the goals for the future land use plan by “<i>encouraging the continuation and expansion of the Salt Lake City International Airport and airport related industries</i>”. The airport is proposed to expand and will need additional related industries such as hotels to accommodate the expansion. The Hotel will fill the additional need for extended stay visitors to our City and is near the airport.</p>
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.		Complies	<p>The future Land Use Map for the Northwest Quadrant designates the area as light manufacturing. It is close to the airport and is a sensible area for uses that support visitors to our City such as hotel and restaurants. The existing uses are light manufacturing with some office and Hotel use. In addition, the proposed development would create jobs at all skill levels for Salt Lake City and a potential for economic growth which is a viable resource.</p>
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		Complies	<p>The proposed development meets all the requirements for design, scale, mass and setting.</p>
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	Complies	<p>The proposal is a hotel development that neighbors warehouse and office buildings. The size of the property and the height limits of the zoning district should insure that the new hotels and restaurant do not interfere with existing commercial uses. The intensity, size, and scale should be very compatible with the neighboring developments.</p>
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the	Complies	<p>The proposed Planned Development would result in three new hotels and a restaurant on an approximately eight-acre lot. The applicant is proposing to use the same types of finishes, materials, and details on each building which are</p>

	policies stated in an applicable master plan related to building and site design;		planned for the site such as brick and fiber board. The variety of materials will help enhance the visual appeal of the development that would not ordinarily be required in the M-1 zoning district. The landscaping is proposed to be compatible with the soil in the area to insure lower maintenance and better survival of the plants. The resulting development is a more efficient and enhanced use of land and resources while remaining compatible with adjacent property.
C3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	Complies	The site is an 8-acre piece of land in the middle of an industrial setting. The proposed buildings will meet all zoning requirements for height and setbacks. There is no limitation for lot coverage and the only setback is a 15' front yard requirement. There is not a maximum parking requirement west of the center line of Redwood Road in the M-1 zoning district. The proposed parking will be located on all sides of the buildings except the restaurant facing Apollo Road, which is the only street frontage with access to the property. The amount of noise and traffic generated will be compatible with the surrounding uses. The relief granted for the perimeter parking lot landscaping requirement will add in enhancing the flow and will not affect the buffering between adjacent uses.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The proposed Hotel will be part of a development that will complement the other buildings through design features and use of finishing materials that you would not normally see in a commuter and industrial type of setting.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	The lighting will be based on City Ordinance requirements and will be reviewed during the permitting process.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The dumpster area is proposed to be located at the north east end of the building with all screening requirements. In addition, there will be one short berth loading dock required.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	The adjacent uses are across the streets. These are large lots with similar, if not more intensive uses on them.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:		Complies	The species proposed will be drought and salt tolerant to insure survival and conserve water.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	There is existing landscaping along the street frontage of 5600 West which has mature trees. These trees will remain and are not part of the planned development
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	The landscaping along the perimeter of 5600 West is in a 70' easement and will remain undeveloped. The existing landscaping will be maintained.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The species of plant are proposed to be salt tolerant due to the saline levels in the soil. The final landscape plan prepared for building permit approval will comply with all applicable provisions of 21A.48.055 "Water Efficient Landscaping."
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	Part of the Planned Development request was to have a reduction on the parking lot perimeter landscaping requirement. This was to make the internal circulation between properties more efficient. The applicant is proposing to add more open space options in different areas

			that will be inviting and add more visual appeal to the development. Without the perimeter parking lot landscaping, there will be easier internal flow between properties as well.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		Complies With conditions.	The development is in a commuter and industrial orientated area. The relief for the landscape buffering will allow better flow and circulation within the parking area between the buildings and make it easier for the buildings to share an internal drive so there are less curb cuts onto the street. However, city loading requirements will need to be met.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	<p>Vehicular access is offered via a public right-of-way, Apollo Road, which runs parallel to the western portion of the property and is approximately 66' wide. The street will provide adequate access to the property according to the transportation comments found in attachment G.</p> <p>The vehicular access to the property will be provided at the western edge of the property in two separate locations which will feed into an internal drive which grants access to all the buildings. There is a proposed third street access point off the northeast corner of the property onto Amelia Earhart Drive to be used for exiting the property only. The access points will direct traffic onto Apollo Drive as well. The amount of traffic generated from the hotels is not expected to negatively impact the safety of the street or change the purpose or character of the street.</p>
E2	Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 	Complies	There are currently three bus routes which have stops within 1/8 mile of the subject property. The applicant is proposing to provide safe pedestrian pathways between buildings throughout the development and to public sidewalks.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The proposed development does not have a transit station nearby. The Hotel will provide shuttle service to surrounding areas including the airport and connectivity to public transportation. This is more of a commuter/ industrial orientated area and does not have pedestrian orientated options.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	There were no comments from fire code review. However, the proposed development will need to meet all minimum requirements for emergency vehicles during the permitting process.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies with conditions	The first phase of development will be required to include one loading dock for deliveries to the hotel. This will need to be provided and shown on the site plan before a permit is issued.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	Due to the undeveloped status of the property, there are no significant historical or architectural features on the site and there are no natural significant features.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies with Conditions	There were some concerns about service levels from Public Utilities. Public utilities may require additional off-site utility improvements. See the applicant's response to Public utilities in Attachment H.

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies with Planned Development Approval	The Planned Development is proposing two newly created lots with double street frontages. They both have street frontages that meet the minimum width facing 5600 West. However, 5600 West would not allow the development to have access from it. The proposed subdivision shows street frontage for lots 2 and 4 on Apollo of approximately 53 feet in width for a driveway to access the entire development.
B. All buildable lots comply with all applicable zoning standards;	Complies	The use is in an area zoned and designed by the associated master plan as “light industrial.”. Hotel and restaurant are allowed uses in this zoning district. Each lot has a minimum of street frontage of 80 feet or more and are proposed to be larger than 10,000 square feet. The lot that is currently proposed for the Staybridge Suites Hotel will have double frontage, but there is no proposed street access on 5600 W due it being a UDOT highway with limited on street access.
C. All necessary and required dedications are made;	Complies	The proposed subdivision plat shows all easements and access points for the new subdivision
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The applicant has responded to and noted all public utility comments and standards (see attachment H)
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	The applicant has responded to and noted all City comments and standards (see attachment H)
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	After staff review from all different department, the plat appears to meet all laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The subdivision does not involve any street or public right-of-way vacation.
NOTES:		

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

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

Open House:

Open house notice sent May 5, 2018

Open house was held on May 17, 2018

Public Input:

The open house was attended Staff. There were no comments from the public at that time.

Notice of the Public Hearing for the Proposal Included:

Public hearing notice mailed on July 26, 2018

Public hearing notice posted on August 9, 2018

Public notice posted on City and State websites and Planning Division list serve: July 26, 2018

Notice to the Recognized Community Council:

Notice was given to the Jordan Meadows Community Council May 1, 2018. The Community Council was given 45 days to respond with any concerns and to request that the applicant attend a meeting.

The Jordan Meadow Community Council had the applicant attend their June 13, 2018 Land Use Committee meeting. The applicant presented the project to the council and gave details on the size, height, function, and a list of amenities that they would be providing. The applicant wrote a summary of what was discussed at the meeting (See the following Page)

06-15-18

Staybridge Suites Hotel

Jordan Meadows Community Council

Meadowlark Elementary School- 497 N Morton Dr. – 7:30PM 06-13-18

Joe Pienezza and Ryan Lemon with Design West Architects attended the meeting along with Doug Burgan and Brent Lawyer of Capstone Hospitality.

Our portion of the meeting was scheduled for 7:30PM however the council was ready about 10 minutes earlier. The council consisted of 5 individuals and one guest outside of our presenting group.

Given the setting we decided to all sit around a large table and review the drawings and renderings together. Joe Pienezza gave a report on the property, the status of the subdivision and PD submittals, details on the hotel including, size, height, function, target market and a list of amenities provided. The phasing of the property and future uses were discussed.

The major concern of the council was the boundary of the Inland Port which currently would provide economic boost to the state economy but not the city or the Jordan Meadows community while utilizing city services such as Fire and Police. Given this issue the council was interested in how they may assist us in our project and are also are looking for what the owners of the project can do for the Jordan Meadows community. It was discussed that the council will formulate a list of needs for the community and provide that list to Capstone Hospitality. Capstone will review and see if they can provide back to the community in the future.

It was also requested Capstone assist Jordan Meadows community in obtaining some name recognition. Brent suggested we invite them to our ground-breaking ceremony and the grand opening of the hotel.

This presentation was requested by Anna Anglin at Salt Lake City and Bobbi Brooks, the Chair of the Council. Bobbi was unable to attend the meeting thus Aldo Tazares ran the meeting.

If the design team needs to reach the council, please utilize the contact info below;

Bobbi Brooks, Chair
Jordan Meadows Community Council
jordanmeadowsbc@gmail.com
801 842 5135

Aldo Tazares, Vice Chair
Jordan Meadows Community Council
bd8m@hotmail.com

795 North 400 West Salt Lake City, Utah 84103
Tel 801 539 8221 Fax 801 539 8224

255 South 300 West Logan, Utah 84321
Tel 435 752 7031 Fax 435 752 5325

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

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

- 1) An address certificate is required prior to making an application for a building permit. For information please contact SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248). Please ensure that the address on the plan sheets and application documents matches the certified address.
- 2) Salt Lake International Center - Salt Lake International Center approval required prior to permit issuance. Contact Kim Hibbert. Phone 947-1050.
- 3) An avigation easement is required prior to permit issuance. For information please contact Brady Fredrickson at the Salt Lake City Departments of Airports, phone 801-575-2919.
- 4) Interior and perimeter parking lot landscaping is required as per Chapter 21A.48, except for perimeter parking lot landscaping at interior property lines if specifically exempted through the planned development approval process.
- 5) Parking strip landscaping and a 15 feet front yard and corner-side landscape setbacks are required for all street frontages, Apollo Road, Amelia Earhart Drive and Edge Rickenbacker Drive unless address specifically exempted through the planned development approval process.
- 6) Parking and parking calculations (minimum required and provided) shall be shown and documented on the plans as per Chapter 21A.44 and shall include:
 - Minimum parking calculations for each principal building and/or use.
 - Required and provided number of accessible parking stalls as per 21A.44.020.D.
 - Required and provided number of bicycles stalls as per 21A.44.050.B.3.
 - Required and provided number of off street loading berths.
- 7) Pedestrian access as per 21A.44.020.F.8 is required. Surface parking lots shall provide a clear pedestrian pathway from the parking lot to the entrance of the building and the public sidewalk. The pedestrian pathway should be clearly marked with; pavement marking, landscaping, change in surface material, curb separation or grade separation.
- 8) Cross-easement agreement is required for shared access.
- 9) Dumpster location and 6 feet high solid fence and gate enclosure shall be shown on the plans.
- 10) On the site plan show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.

Transportation - Barry Walsh (barry.walsh@slcgov.com or 801-535-7102)

It appears that the roads are adequate to serve this property and that internal circulation are sufficient. Hotels have a minimum parking requirement of 1 space for each two rooms. If Lot B is a retail pad then the minimum parking requirement is 2 spaces per 1,000 square feet of usable floor area. There is also a loading berth requirement for hotels with a floor area of greater than 50,000 square feet of usable floor area. There is also a bicycle parking requirement.

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

No exception to the planned development and subdivision based on the following conditions.:

- Approval of the preliminary plat and planned development does not provide utility or building permit approval. Policies, standards and ordinances must be met and may require a change in the size and configuration of the proposed development.
- The capacity of the sewer system is limited in this area. Individual uses will be evaluated for sewer demand and impacts. The proposed hotel uses have been accepted. Large water and sewer system users may require additional offsite utility improvements
- Each building is required to have its own sewer lateral connected to the main. Exception requires the Directors approval.
- Minimum separation requirements must be met. 10' between water and sewer. 5' from sewer to all other utilities and buildings and property lines. 3' from water to all other utilities. 5' from water to buildings and property lines. Water meters must have 5' clearance around the meter.
- A separate access and drainage easement or agreement will need to be recorded before the final plat.
- Offsite drainage improvements may be required to convey drainage from the proposed development.
- Utilities cannot cross property lines without appropriate easements and agreements. Specific water, sewer and storm drain easements are required.
- 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.

Fire – Ted Itchon (edward.itchon@slcgov.com or 801-535-6636)

No response.

Building Code- Greg Mikolash, (Greg.mikolash@slcgov.com or 801-535-6181)

Building Code review comments are the following based on the 2015 IBC:

1. Per 903.2.8 an automatic sprinkler system installed in accordance with Section 903.3 shall be provided **throughout all buildings** with a Group R fire area.
2. Per 903.3.1.2 NFPA 13R Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.
3. Per Table 504.3 Type VB construction shall be limited to **60 feet** in height above grade plane with building sprinklers in accordance to 903.3.1.1 or 903.3.1.2
4. Per Table 504.4 R-1 occupancies of Type VB construction shall be limited to **no more than 3 stories above grade plane** with building sprinklers in accordance to 903.3.1.1 or 903.3.1.2.



ATTACHMENT H: Applicants Response to Comments

Responses to Planned Development Submission – Staybridge Suites Hotel

Comments From:

07-19-2018

Greg Mikolash, Development Review Supervisor
BUILDING SERVICES DIVISION
Department of Community & Neighborhoods
SALT LAKE CITY CORPORATION

Staybridge Suites Hotel PLNSUB2018-00424

The current plans are to build a 143-unit hotel that is four stories high (52'-1" peak height height) and have a footprint of 27,000 square feet (102,000 total building floor area).

- Proposed construction type: VB
- Occupancy Group R-1, A-2, B (A-2 & B are considered accessory occupancies)

Building Code review comments are the following based on the 2015 IBC:

1. Per 903.2.8 an automatic sprinkler system installed in accordance with Section 903.3 shall be provided **throughout all buildings** with a Group R fire area.

Response: Building will be equipped with an NFPA 13 automatic sprinkler system.

2. Per 903.3.1.2 NFPA 13R Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.

Response: Building will be equipped with an NFPA 13 automatic sprinkler system.

3. Per Table 504.3 Type VB construction shall be limited to **60 feet** in height above grade plane with building sprinklers in accordance to 903.3.1.1 or 903.3.1.2

Response: Building will be equipped with an NFPA 13 automatic sprinkler system allowing a building height of up to 70 ft.

4. Per Table 504.4 R-1 occupancies of Type VB construction shall be limited to **no more than 3 stories above grade plane** with building sprinklers in accordance to 903.3.1.1 or 903.3.1.2.

Response: Building Construction Type will be VA with an NFPA 13 automatic sprinkler system, allowing up to 4 stories above grade plane.

5. Per Table 506.2 R-1 occupancies of Type VB construction the allowable area is limited to **21,000 S.F.** for buildings with 2 or more stories and with a sprinkler system in accordance to 903.3.1.1

Response: Building Construction Type will be VA with an NFPA 13 automatic sprinkler system, allowing a Tabular Allowable Area Factor of up to 36,000 S.F.

6. Per Table 506.2 R-1 occupancies of Type VB construction the allowable area is limited to **7,000 S.F.** for buildings with a sprinkler system in accordance to 903.3.1.2 (NFPA 13R)

Response: Building Construction Type will be VA with an NFPA 13 automatic sprinkler system, allowing a Tabular Allowable Area Factor of up to 36,000 S.F.

7. The current design proposed to be constructed as Type **VB** construction is not in compliance with the 2015 IBC sections 504.4 & 506.2 in number of stories or building area. Type **VA** construction based on section 602.1 and a sprinkler system throughout in accordance with **903.3.1.1** would bring the design into compliance with these 2 sections.

Response: Agreed. The Building Construction Type will be VA and an NFPA 13 automatic sprinkler system will be installed through-out.

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255 South 300 West Logan, Utah 84321
Tel 435 752 7031 Fax 435 752 5325

Comments from:

Jason Draper, PE, CFM
Development Review Manager
Salt Lake City Department of Public Utilities

No exception to the planned development and subdivision based on the following conditions.:

Approval of the preliminary plat and planned development does not provide utility or building permit approval. Policies, standards and ordinances must be met and may require a change in the size and configuration of the proposed development.

Response: Understood

The capacity of the sewer system is limited in this area. Individual uses will be evaluated for sewer demand and impacts. The proposed hotel uses have been accepted. Large water and sewer system users may require additional offsite utility improvements

Response: Project will provide estimated sewer flows for city evaluation of capacity.

Each building is required to have its own sewer lateral connected to the main. Exception requires the Directors approval.

Response: Each proposed building will have separate sewer lateral.

Minimum separation requirements must be met. 10' between water and sewer. 5' from sewer to all other utilities and buildings and property lines. 3' from water to all other utilities. 5' from water to buildings and property lines. Water meters must have 5' clearance around the meter.

Response: Separation requirements are understood.

A separate access and drainage easement or agreement will need to be recorded before the final plat.

Response: Understood

Offsite drainage improvements may be required to convey drainage from the proposed development.

Response: Project will provide Technical Drainage Study for city evaluation of drainage impacts from project.

Utilities cannot cross property lines without appropriate easements and agreements. Specific water, sewer and storm drain easements are required.

Response: Understood

Public Utility permit, connection, survey and inspection fees will apply.

Response: Understood

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.

Response: Full site improvement plans along with supporting calculations will be submitted for city review.

All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

Response: Understood

Comments from:

ALAN R. MICHELSEN
Senior Development Review Planner
BUILDING SERVICES DIVISION
Department of Community and Neighborhoods
SALT LAKE CITY CORPORATION

Date: June 21, 2018 Petition No: PLNPCM2018-00264 & PLNSUB2018-00424
Zoning District: M-1 Overlay: AFPP Zone C
Project Name: Staybridge Suites Hotel Planned Development and Amelia Square 4 Lot Subdivision
Address: 310 N. Apollo Road

Planner: Anna Anglin
Email: anna.anglin@slcgov.com
Phone: 801-535-6050

Zoning Reviewer: Alan R. Michelsen
Email: alan.michelsen@slcgov.com
Phone: 801-535-7142

Zoning Review Comments:

- 1) An address certificate is required prior to making an application for a building permit. For information please contact SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248). Please ensure that the address on the plan sheets and application documents matches the certified address.

Response: Understood, the addresses assigned as part of the subdivision plat will be incorporated in to the permit drawings and application.

- 2) Salt Lake International Center - Salt Lake International Center approval required prior to permit issuance. Contact Kim Hibbert. Phone 947-1050.

Response: Understood, we will reach out to Kim Hibbert.

- 3) An avigation easement is required prior to permit issuance. For information please contact Brady Fredrickson at the Salt Lake City Departments of Airports, phone 801-575-2919.

Response: Understood, we will reach out to Brady Fredrickson.

- 4) Interior and perimeter parking lot landscaping is required as per Chapter 21A.48, except for perimeter parking lot landscaping at interior property lines if specifically exempted through the planned development approval process.

Response: Exemption through planned development approval is being sought.

- 5) Parking strip landscaping and a 15 feet front yard and corner-side landscape setbacks are required for all street frontages, Apollo Road, Amelia Earhart Drive and Edge Rickenbacker Drive unless address specifically exempted through the planned development approval process.

Response: Exemption through planned development approval is being sought.

- 6) Parking and parking calculations (minimum required and provided) shall be shown and documented on the plans as per Chapter 21A.44 and shall include:

- Minimum parking calculations for each principal building and/or use.
- Required and provided number of accessible parking stalls as per 21A.44.020.D.
- Required and provided number of bicycles stalls as per 21A.44.050.B.3.
- Required and provided number of off street loading berths.

Response: Full parking layout with supporting calculations will be submitted for city review.

795 North 400 West Salt Lake City, Utah 84103
Tel 801 539 8221 Fax 801 539 8224

255 South 300 West Logan, Utah 84321
Tel 435 752 7031 Fax 435 752 5325

- 7) Pedestrian access as per 21A.44.020.F.8 is required. Surface parking lots shall provide a clear pedestrian pathway from the parking lot to the entrance of the building and the public sidewalk. The pedestrian pathway should be clearly marked with; pavement marking, landscaping, change in surface material, curb separation or grade separation.

Response: The pedestrian pathway and accessible route is delineated on sheet C1.01

- 8) Cross-easement agreement is required for shared access.

Response: Understood, agreements will be created and submitted for review.

- 9) Dumpster location and 6 feet high solid fence and gate enclosure shall be shown on the plans.

Response: Dumpster enclosure will be a 8 ft high CMU enclosure. See Details on Sheet AS.03.

- 10) On the site plan show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.

Response: Recycling collection station will be provided. See AS.02 for location.

ATTACHMENT I: SITE PICTURES



View of Landscaping from Apollo.



Entrance to Property from Apollo Road