



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: John Anderson, Senior Planner
(801) 535-7214 or john.anderson@slcgov.com
Date: September 26, 2018
Re: PLNSUB2018-00570: Moda Main Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESSES: 1566 - 1576 S. Main St.
PARCEL ID: 16-18-155-006, 16-18-155-007 and 16-18-155-008
ZONING DISTRICT: CC Corridor Commercial
MASTER PLAN: Central Community Master Plan – Community Commercial

REQUEST: A request by Mr. Brock Loomis representing the property owner, JF Capital, for Planned Development approval to facilitate the construction of an 11 unit multi-family residential project. Multi-family residential developments are a permitted use in the zone but the project may only be approved as a Planned Development as the applicant has requested that the Planning Commission reduce the required corner side yards and waive the required entrances along Harris Ave.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Planned Development with the following condition:

- The parcels must be consolidated into a single parcel.
- The existing mature trees on the west side of the parcel shall remain.

ATTACHMENTS:

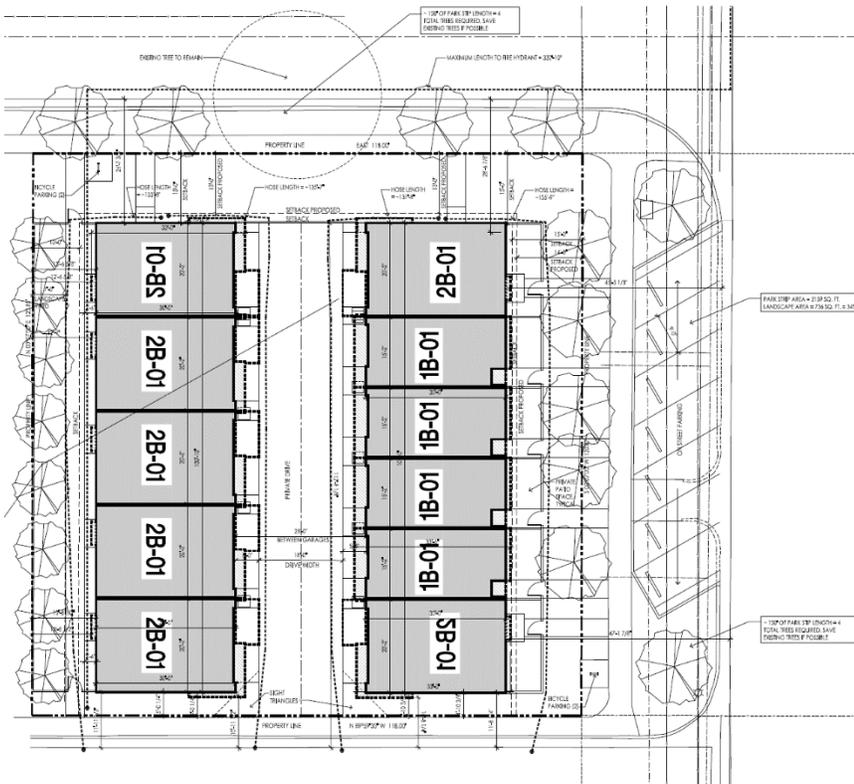
- [Vicinity & Zoning Maps](#)
- [Applicant's Narrative](#)
- [Submitted Plan Set](#)
- [Site Visit Photos](#)
- [Analysis of CC Zoning Standards](#)
- [Analysis of Planned Development Standards](#)
- [Public Process and Comments](#)
- [Department Review Comments](#)

PROJECT DESCRIPTION: The project area consists of three existing parcels along the west side of Main St. which occupy the entirety of the block face between Harris Ave. and Van Buren Ave meaning the area has frontage on three public streets. The project site is approximately 14,375 square feet in size and is currently developed as a parking lot which accompanies a small commercial building which formerly was a single-family dwelling. The structure has been vacant for a considerable amount of time. All three lots were occupied by single-family residential structures at one time.



The proposal is to construct two 30 foot tall structures on the parcel that lie parallel to Main St. The east building would face Main St. and contain 6 one bedroom residential units. The west building would face towards the west and contain 5 two bedroom residential units. The area between the two structures would be paved providing vehicular access to the garages for each unit. All units will have their required off-street parking in an attached garage. There is existing on-street parking along Main St. and Van Buren St. In addition, the applicant is requesting to add angled parking in the large park strip along Main St.

The project site is outlined in red in the map above.



The structures are designed as three-story townhome units with a garage on the ground floor and the living space on the upper two floors. The front façade of the structures provide a significant amount of glass, a variety of exterior building materials as well as useable, private outdoor space for each unit. Each unit in the east building has a front door with direct access to Main St. The units along Van Buren St. will have an additional entry way facing that street in order to activate this street and provide development continuity with adjacent single-family residential uses further down the block.

The image above shows the proposed site plan.



The rendering above is displaying the Main St. Elevation.

Requested Modifications from the Zoning Ordinance

1. A reduction in the corner yard setbacks.
2. Waving the requirement for entrances along Harris Ave.

1. A reduction in the corner yard setbacks.

The project generally meets all setback requirements for this type of development in the CC zoning district with the exception of the required corner side yard setbacks along Harris Ave. and Van Buren Ave. In the zoning district, the front and corner side yard setbacks are a minimum of 15 feet. The project is meeting the minimum setback along Main St.

The applicant has proposed to reduce the corner side yard setback along Harris Ave. from the required 15 feet to approximately 4 feet and a 2 foot reduction in the corner side yard along Van Buren Ave from 15 feet to 13 feet. The corner side yard setback along Van Buren Ave. would generally be met except for architectural elements that extend from the upper floors 2 feet into the required yard area for a small portion of the facade.

The initial layout of the development provided a 3 foot setback along Harris Ave. and a 15 foot setback along Van Buren Ave. which would allow the Van Buren Ave. frontage to meet the minimum setback requirement. After an internal review it was found that the entrance to the development at Harris Ave. did not meet the sight distance triangle requirements meaning it was difficult for those exiting the proposed development to see pedestrians walking along the sidewalk. In response, the building was shifted providing a larger setback along Harris Ave. and a shorter setback along Van Buren Ave.

2. Reduction in required entrances along the street.

In the CC zone, the design standards in the Zoning Ordinance require that all structures have an entrance on each street frontage. As discussed earlier the project area has frontage along three streets and the project is generally focused towards Main St. with 6 entrances on the street, one from each unit. In addition, the applicant is providing entrances to each unit that faces Van Buren Ave. As currently proposed the development would not have entrances along Harris Ave. in the same area where they have proposed a reduction in the corner side yard setback.

KEY CONSIDERATIONS:

The key items listed below have been identified through the analysis of the project, neighbor input, and department/division review comments:

1. Compliance with Adopted Master Plans
2. Reduction in Corner Side Yard Setbacks
3. Reduction in Required Entrances Along the Street

1. Compliance with Adopted Master Plans:

Plan Salt Lake provides a city wide vision for the future. It supports the continued growth of Salt Lake City but not at the expense of existing neighborhoods. It states, “Salt Lake City neighborhoods are diverse, exciting, safe, and well maintained. We believe all of our neighborhoods should be inclusive and supportive of all people, at all stages of life including families, young people, and older adults.” The plan also provides initiatives directed at growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote in fill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.

When discussing the housing needs in the city it states as initiatives:

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.

Plan Salt Lake reflects the city’s desire to grow but in a compatible manner that protects existing, well-established neighborhoods. This project will provide a medium density project along an existing transportation corridor with an established mixed-use environment. It will also redevelop what is currently a vacant commercial structure and its accompanied parking areas. Along Main St. in this area there are various types and styles of development. There are single-family homes intermixed with commercial and multi-family residential structures. This development will contribute positively to the neighborhood providing additional housing at a density level and an overall design that is compatible with the neighborhood.

The Central Community Master Plan has designated these properties as well as most of the west side of Main St. in this area as “Community Commercial”. The existing zone of CC Corridor Commercial reflects that designation with the goal of creating an area that, “provides for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.” Although the proposal is not a commercial development it is a permitted use that does have similar impacts to low density residential areas.

The master plan supports growth in this area of the city but does express concerns with commercial encroachment into residential neighborhoods and compatibility with adjacent single-family neighborhoods. It states as land use goals:

- Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.
- Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The Central Community has a diverse mix of uses throughout the planning area and the Ballpark neighborhood contributes to that diversity. This proposed development will eliminate what is currently an underutilized property and a blighted structure with additional medium-density housing without negatively impacting the existing low density residential neighborhoods.

2. Reduction in Corner Side Yard Setbacks

The applicant has requested reductions in the side yard setbacks along Van Buren Ave. and Harris Ave. The required corner side yard setback is 15 feet and the applicant is requesting a 4 foot setback along Harris Ave. and a 13 foot setback along Van Buren Ave.

Along Harris Ave., the applicant has justified the request stating that it is in keeping with the development pattern along the north side of Harris Ave. This street has an unusual development pattern with no primary structures facing the street along the north side and only two on the south side. There are 11 developed parcels along the north side of the street. Each parcel utilizes Harris Ave. to access their rear yard only. Nearly all of the parcels have accessory structures in the rear yard many with garage doors opening directly on Harris Ave. These accessory structures are generally located within a few feet of the property line. The applicant believes that the modified corner side yard setback will have a negligible impact on the streetscape as there already exists a row of structures adjacent to Harris Ave.

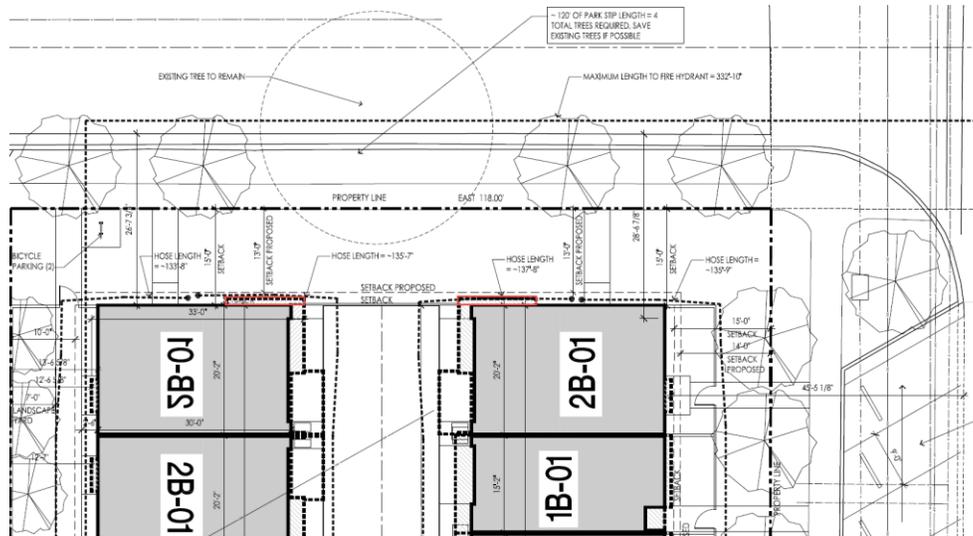


Typical view looking west along Harris Ave. Notice the accessory structures along the north (right) side of the street rather than the front yards of homes.

Along Van Buren Ave. there is generally a typical development pattern with single family residential dwellings facing the street. As was discussed earlier in this report, the initial design showed the Van Buren Ave. frontage meeting the corner side yard setback. After review, it was found that the proposed reduction along Harris Ave. created an unsafe environment for pedestrians where they would

potentially interact at the driveway entrance. In order to solve this hazardous situation the buildings were pushed north. This placed the structure two feet into the corner side yard setback.

The actual wall of the structure will meet the 15 foot corner side yard setback but in two small areas there are architectural elements of the structure that extend into the required yard in the upper floors. These architectural elements add articulation and visual interest to the façade of the structure. Activating and creating interest along Van Buren Ave. in addition to Main St. should be a priority for this project. The elimination of these architectural elements may create a flat, blank wall. The small architectural elements with their limited impact are outlined in red in the image below.



The image shows the limited extent of the architectural elements that will cantilever into the required yard.

3. Reduction in Required Entrances along Harris Ave.

In the CC zone, the design standards in the Zoning Ordinance require that all structures must have an entrance on each street frontage. The applicant is requesting to provide entrances into the structure from Main St. and Van Buren Ave. Those units on the end would have 2 ground floor entries into each unit. The applicant is requesting to waive the requirement for entrances along Harris Ave. This street, unlike Van Buren Ave. is not a typical neighborhood street. It is narrow by Salt Lake City standards and there are no homes fronting on the north side of the street, only accessory structures. The design standard that requires entries along the street is meant to activate the street and this case Harris Ave. has the general appearance and function of an alley or service street which does not necessitate activation. Further, if the corner side yard is reduced to 4 feet as the applicants have requested the reduced yard area does not provide adequate space for a porch or other significant entry features.

DISCUSSION ON KEY CONSIDERATIONS:

Staff believes that the city's adopted master plan policies support this type of development with its scale and massing. It will be a compatible addition to this mixed-use neighborhood. Staff also believes that due to the atypical development pattern along Harris Ave. that reduced corner side yards without entries into the structure along that street is appropriate. This project will improve an underutilized property and a blighted structure with negligible negative impacts to adjacent properties. Staff supports the applicant's request for the reduction in the required corner side yards and waiving the requirement for entrances along Harris Ave.

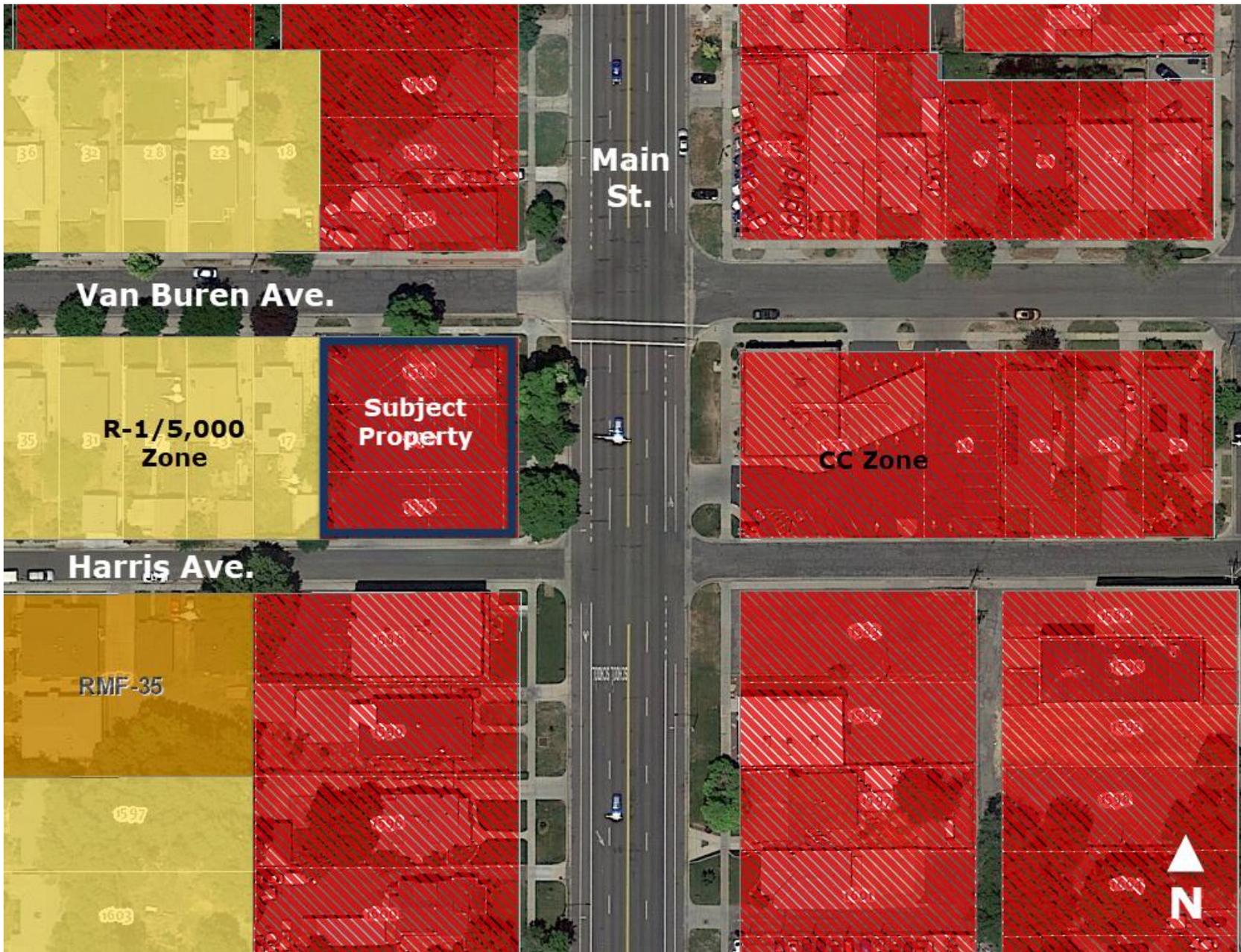
NEXT STEPS:

If approved, the applicant may proceed with the project, subject to all conditions imposed by City departments and/or the Planning Commission, and will be required to obtain all necessary permits. If denied, the applicant will still be able to develop the lot in a way that is compliant with requirements of the C-C zoning district as multi-family residential developments are a permitted use.

ATTACHMENT A: VICINITY & ZONING MAPS



Aerial view of the subject property.



Map showing the subject property, its zone and neighboring zoning districts.

ATTACHMENT B: APPLICANT'S NARRATIVE

Moda Main Townhomes Planned Development Request

Project Description:

Moda Main is an 11-unit townhome project along Main street, between Van Buren Avenue and Harris Avenue. The property has an existing home that has been used as an office building. The existing building and parking lot will be demolished.

Planned Development Information:

We are requesting an approval to reduce the south setback to be in line with the setback of existing structures along the north side of Harris Avenue, between South Temple and Main Street. There are 14 parcels along Harris Avenue, between Main Street and West Temple. Of these 14 parcels, there are 12 with main or accessory structures with a minimal setback. The majority of these structures are set back between 0' and 4'. We are requesting the setback on our property be set at 3'.



Planned Development Information:

PLANNED DEVELOPMENT (21 A.55) Objective F: Master Plan Implementation: 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:

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.

Central Community Master Plan Residential Land Use Policy RLU-3.3 states “Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

Also the Central Community Master Plan, A Vision For The Central Community Of The Future states: “Design guidelines and review processes ensure that new construction is compatible with the surrounding areas and established land use patterns.

To ensure compatibility between our project and the existing homes and established land use patterns we request a reduction in the setback along Harris Avenue (see included site plan). Matching the existing setback of the existing buildings will maintain the current flow and scale of Harris Avenue.

ATTACHMENT C: SUBMITTED PLAN SET



MODA on Main - PROPERTY DEVELOPMENT PACKAGE

DESIGN SHEET LIST	
Sheet Number	Sheet Name
D000	COVER PAGE
D101	SITE PLAN
D101.1	SITE PLAN B/W
D201	EXTERIOR VIEWS
D202	EXTERIOR VIEWS
D203	EXTERIOR VIEWS
D301	5-PLEX ELEVATIONS
D302	5-PLEX ELEVATIONS
D303	6-PLEX ELEVATIONS
D304	6-PLEX ELEVATIONS
D401	1BD-01 FLOOR PLANS
D402	2BD-01 FLOOR PLANS

LANDSCAPE DESIGN SHEET LIST	
Sheet Number	Sheet Name
LP101	PLANTING PLAN
LP501	PLANTING DETAILS
LP502	HYDRO ZONE AND PLANTING DETAILS
LI101	IRRIGATION PLAN
LI501	IRRIGATION DETAILS



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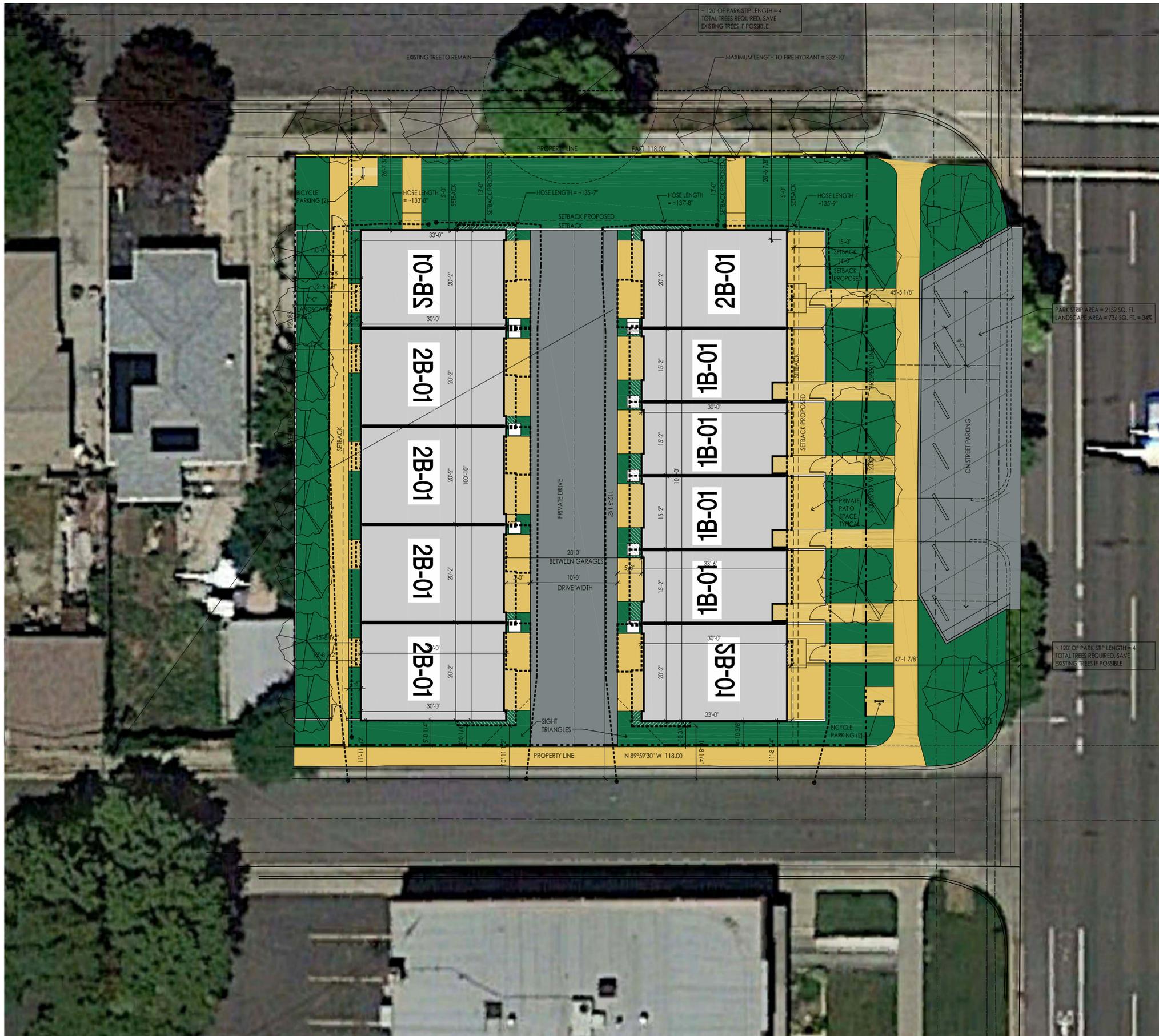
MODA on Main

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY UT

COVER PAGE

D000

11 SEP 2018



SUMMARY 3 LEVELS OF WOOD FRAME CONSTRUCTION

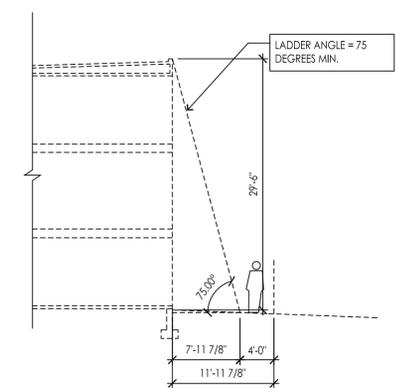
UNIT TYPE	SF gross	SF net	TOTAL	%	REQ. PKG
1 BEDROOM	1040	953	4	36%	4
2 BEDROOM	1335	1234	7	64%	14
TOTALS			11	100%	18

PARKING PROVIDED	# STALLS
GARAGE PARKING SURFACE	18
	7
TOTAL	25

	REQUIRED	PROVIDED
BICYCLE PARKING	1.25	4

LAND USE SUMMARY	ACRES (SQ. FT.)	SITE COVER %
SITE AREA	0.33 (14,261)	100%
UNITS PER ACRE		33.3
OPEN SPACE & LANDSCAPE	0.12 (5,378)	37.7%
PARKING/ROADS	0.06 (2,438)	17.1%
BUILDING FOOTPRINT	0.15 (6,445)	45.2%

- NOTES:
- BUILDINGS ARE 3 STORIES TALL.
 - EACH 2 BEDROOM UNIT HAS A DOUBLE CAR GARAGE AND EACH 1 BEDROOM UNIT HAS A SINGLE CAR GARAGE.
 - EACH UNIT HAS STORAGE CAPACITY WITHIN THE GARAGE FOR GARBAGE CANS AND RECYCLING CANS.
 - MINIMUM LOT AREA REQUIRED = 10,000 SQ. FT.
 - MINIMUM LOT WIDTH REQUIRED = 75'
 - FRONT AND CORNER SIDE YARDS = 15' MIN.
 - INTERIOR SIDE YARDS = 0' MIN.
 - REAR YARDS = 10' MIN.
 - LANDSCAPE BUFFER TO RESIDENTIAL = 7' PER 21A.48
 - LANDSCAPE YARD REQUIRED = 15' FRONT AND CORNER SIDE YARDS
 - MAX BUILDING HEIGHT = 30'
 - LANDSCAPE BUFFER TO RESIDENTIAL MUST NOT CONTAIN PARKING DRIVEWAYS, SIDEWALKS, ACCESSORY BUILDINGS OR OTHER IMPERVIOUS SURFACES. PLANTING AND FENCING IS ALLOWED.
 - PARKING REQUIRED: 21A.44.030: 2 BEDROOM + = 2 STALLS, 1 BEDROOM = 1 STALL
 - PARKING NOT PERMITTED WITHIN 15' OF THE FRONT OR CORNER SIDE YARD LOT LINE, TABLE 21A.44.060
 - PER 21A.44.040: ON STREET PARKING SHALL BE PERMITTED TO SATISFY SOME OR ALL OFF STREET PARKING IN SECTION 21A.44.030.
 - BICYCLE PARKING = 5% OF PROVIDED PARKING 21A.44.050-B-3



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkakc.com

MODA on Main
JF CAPITAL
1566-1576 SOUTH MAIN STREET
SALT LAKE CITY, UTAH

FOR REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 18028
DATE: 10 SEP 2018
REVISIONS:

SHEET TITLE:
SITE_PLAN

SHEET NUMBER:
D101



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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaoc.com

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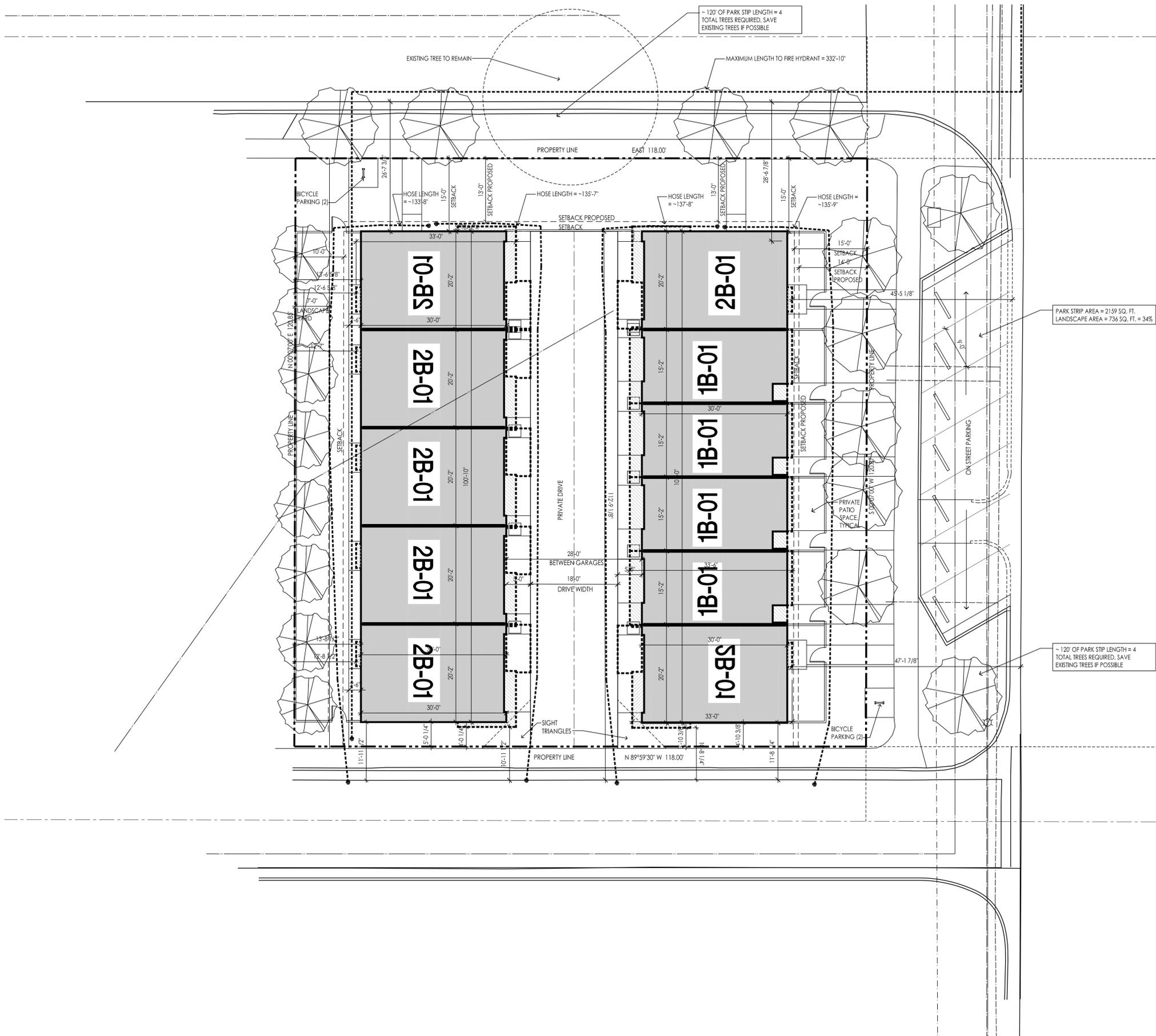
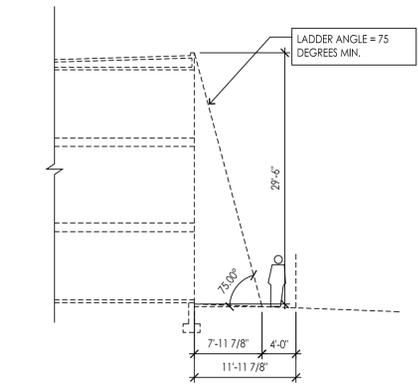
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 - BICYCLE PARKING = 5% OF PROVIDED PARKING 21A.44.050-B-3



FOR REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 18028
DATE: 10 SEP 2018
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SHEET TITLE:
SITE_PLAN

SHEET NUMBER:
D101.1

MODA on Main
JF CAPITAL
1566-1576 SOUTH MAIN STREET
SALT LAKE CITY, UTAH



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MODA on Main

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY UT

EXTERIOR VIEWS

D201

11 SEP 2018



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MODA on Main

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY UT

EXTERIOR VIEWS

D202

11 SEP 2018



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MODA on Main

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY UT

EXTERIOR VIEWS

D203

11 SEP 2018



FRONT ELEVATION SD
1/4" = 1'-0" (1) D301



REAR ELEVATION SD
1/4" = 1'-0" (2) D301



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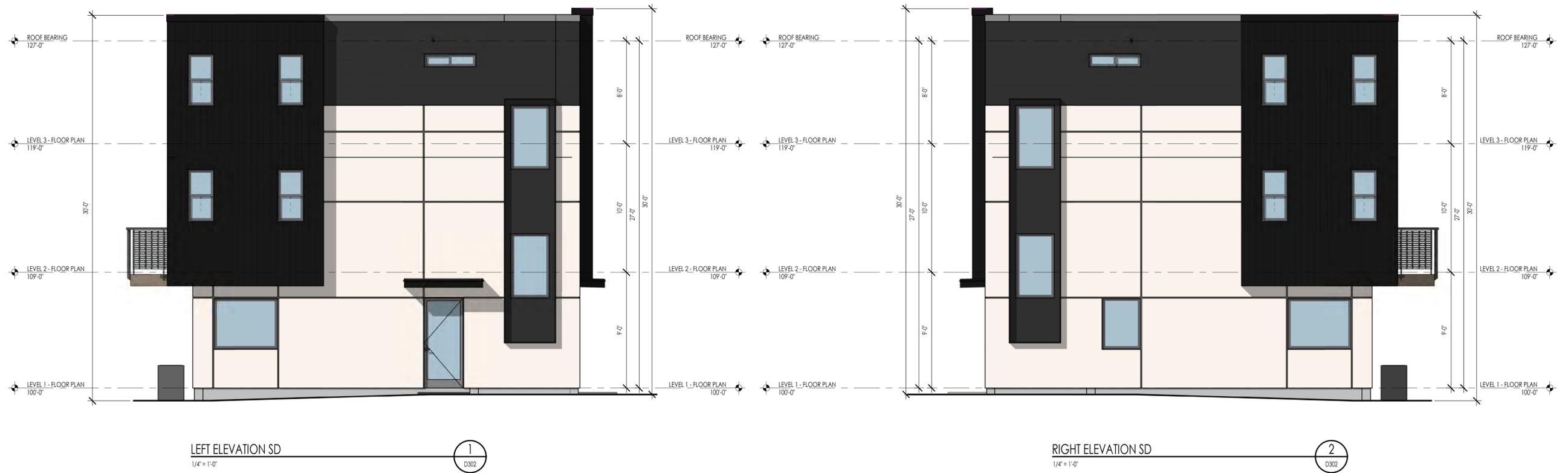
MODA on Main

1566 - 1576 S. MAIN STREET, SALT LAKE CITY UT

5-PLEX EXTERIOR ELEVATIONS

D301

10 SEP, 2018



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MODA on Main

1566 - 1576 S. MAIN STREET, SALT LAKE CITY UT

5-PLEX EXTERIOR ELEVATIONS

D302

10 SEP, 2018



FRONT ELEVATION SD
1/4" = 1'-0"

1
D303



REAR ELEVATION SD
1/4" = 1'-0"

2
D303



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MODA on Main

1566 - 1576 S. MAIN STREET, SALT LAKE CITY UT

6-PLEX EXTERIOR
ELEVATIONS

D303

10 SEP, 2018



LEFT ELEVATION SD
1/4" = 1'-0"



RIGHT ELEVATION SD
1/4" = 1'-0"



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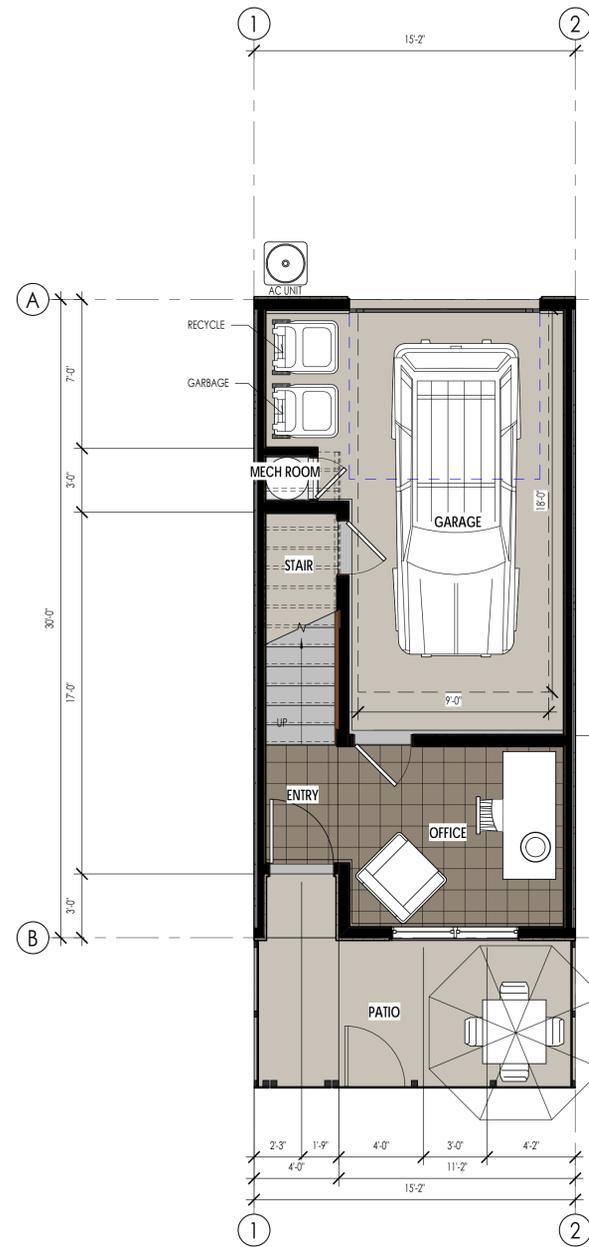
MODA on Main

1566 - 1576 S. MAIN STREET, SALT LAKE CITY UT

6-PLEX EXTERIOR
ELEVATIONS

D304

10 SEP, 2018



LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D401



LEVEL 2 - PRESENTATION
1/4" = 1'-0"

2
D401



LEVEL 3 - PRESENTATION
1/4" = 1'-0"

3
D401

1BD-01 AREAS	
AREA	TOTAL
LEVEL 1	183 SF
LEVEL 2	450 SF
LEVEL 3	493 SF
TOTAL LIVING	1127 SF
GARAGE	261 SF
TOTAL NON LIVING	261 SF
Grand total	1387 SF



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MODA ON MAIN

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY, UT

1BD-01 FLOOR PLANS

D401

10 SEP, 2018



2BD-01 AREAS	
AREA	TOTAL
LEVEL 1	189 SF
LEVEL 2	540 SF
LEVEL 3	431 SF
TOTAL LIVING	1340 SF
GARAGE	416 SF
TOTAL NON LIVING	416 SF
Grand total	1776 SF



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MODA SALT LAKE CITY

1566-1576 SOUTH MAIN STREET, SALT LAKE CITY, UT

2BD-01 FLOOR PLANS

D 402

10 SEP, 2018



PLANTING GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES, ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
3. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
5. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
6. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
7. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.
8. CONTRACTOR SHALL IMPORT A MINIMUM OF 12" THICK TOPSOIL TO ALL PLANTING AREAS.
9. PLACE 4" THICK SHREDDED BARK MULCH IN ALL SHRUB, PERENNIAL/ ANNUALS PLANTING AREAS.
11. PROVIDE A FIVE (5) FOOT DIAMETER SAUCER UNDER ALL TREES PLANTED IN TURF AREAS WITH 4" OF SHREDDED BARK MULCH.
12. PROVIDE LANDSCAPE BOULDERS OF QUANTITY INDICATED AND PLACED AS SHOWN. 30%- 40% OF BOULDERS TO BE BURIED BELOW SURFACE OF MULCH / COBBLE. BOULDER PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE.
13. ALL PLANT MATERIAL HOLES SHALL BE DUG TWICE THE DIAMETER OF THE ROOTBALL AND 6 INCHES DEEPER. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
14. TREES LESS THAN A TWO-INCH CALIPER MUST BE DOUBLE-STAKED UNTIL THE TREES MATURE TO A TWO-INCH CALIPER.
15. PLANT BACKFILL MIXTURE SHALL BE COMPOSED OF 3 PARTS TOPSOIL TO 1 PART HUMUS ADDITIVE. ON-SITE PRIOR TO INSTALLATION, AND SHALL BE ROTARY MIXED.
16. SEE ATTACHED TURF GRASS SPECIFICATIONS FOR SODDING/SEEDING INSTRUCTIONS.

LANDSCAPE DATA SUMMARY

ZONE: CC

STREET FRONTAGE = 284' (MAIN STREET & VAN BUREN AVE.) (11) TREES REQ'D. (12) TREES PROVIDED

PARK STRIP SURFACE AREA = 1,408 SQ. FT.

PARK STRIP AREA PLANTED WITH LOW GROWING SHRUBS = 1,408 SQ. FT. (100%)

LANDSCAPE BUFFER SHRUBS = 17

FRONT YARD SHRUBS

VANBUREN AVE = 34

MAIN STREET = 10

HARRIS AVE = 71

PARKING STRIP TREES = 7

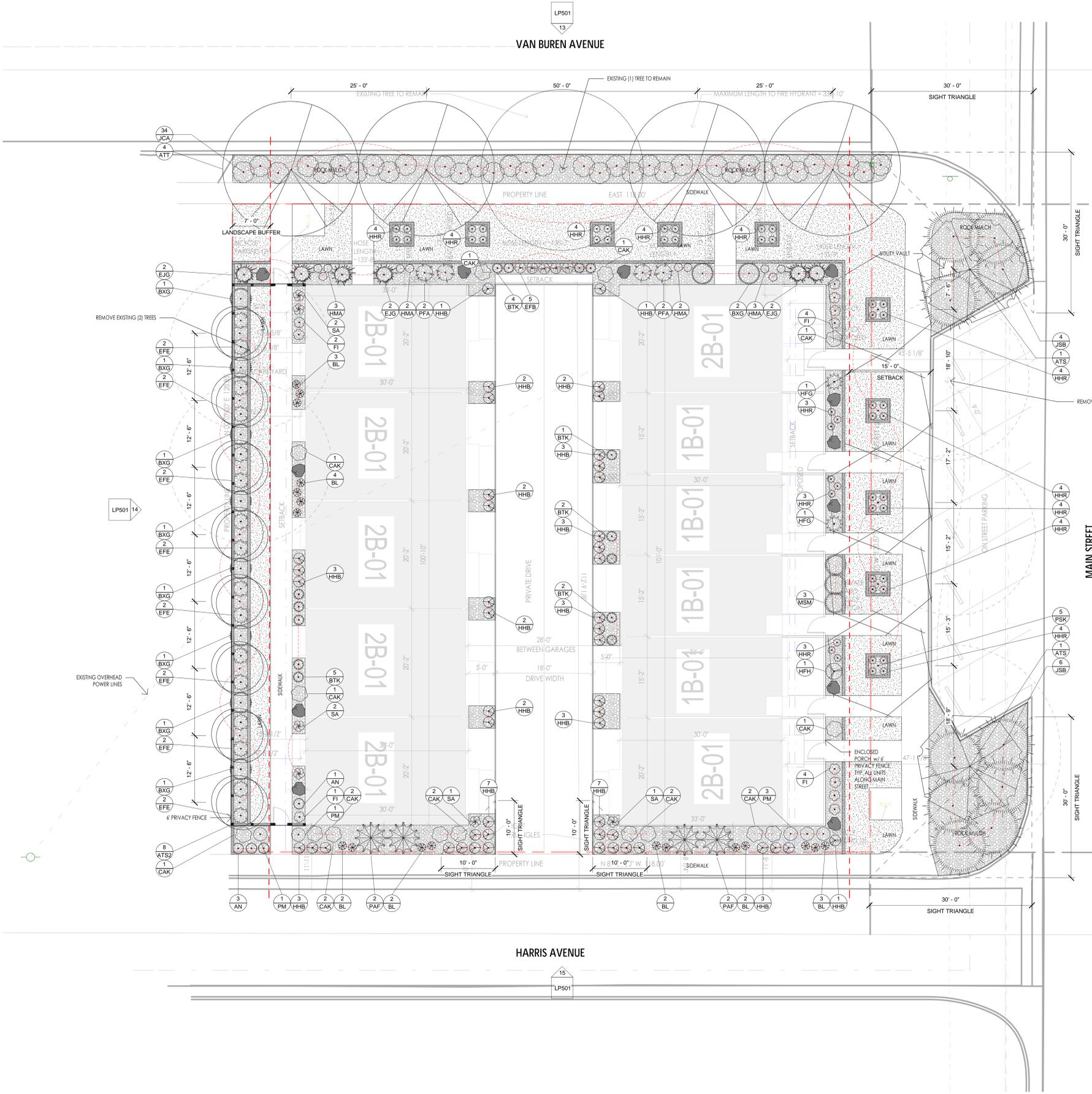
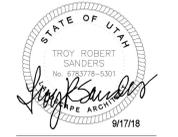
Area Tabulations	Sq. Ft.	Acres	Percentage of Total Site
TOTAL SITE AREA	14,261	3.0	100%
BUILDING AREA	6,327		44%
OPEN SPACE & WALKS	7,934		55%
MULCH - GRAVEL TAN	2,384		
LAWN	2,479		
PAVED AREA	1,905		13%



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
ph. 801.269.0055
fax 801.269.1425
www.thinkpkcc.com

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LANDSCAPE - PLANTING SCHEDULE

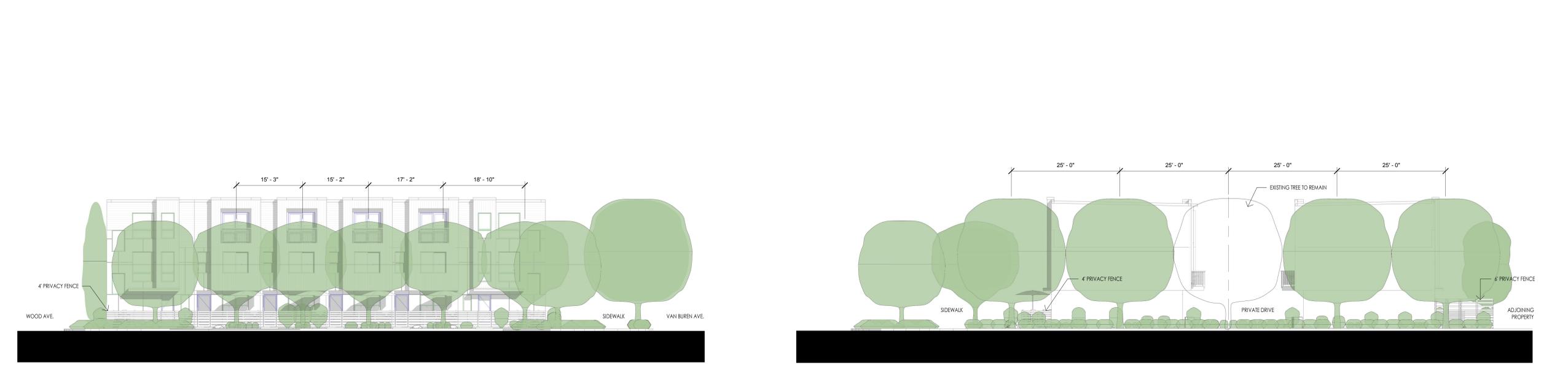
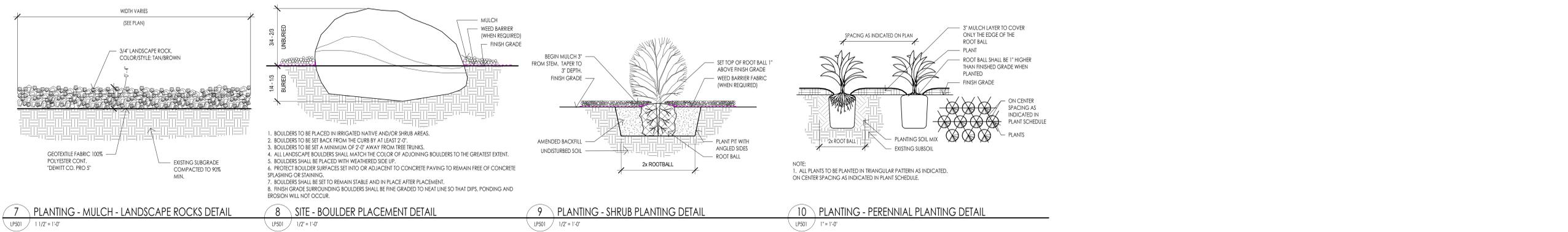
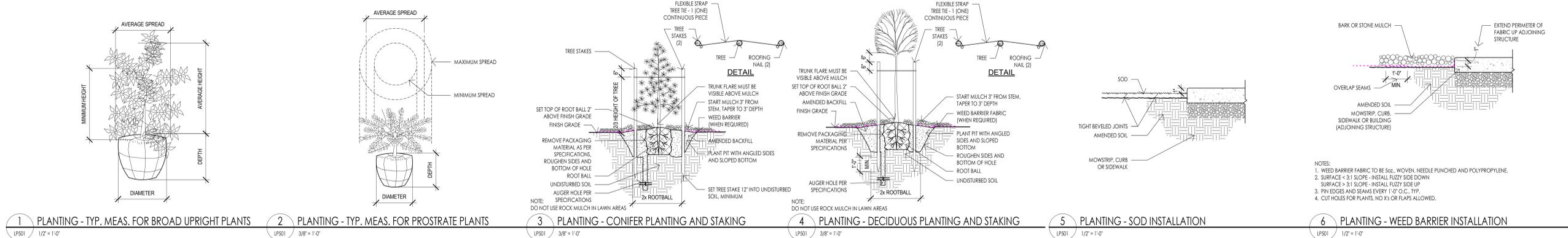
Count	Key	Botanical Name	Common Name	Size	Comments	Hydro-Zone
Tree Deciduous						
4	ATT	Acer tataricum	Tatarian Maple	2" Cal.		TD2
8	ATS2	Acer tataricum subsp. ginnala	Amur Maple	2" Cal.		TD2
2	ATS	Acer truncatum	Shantung Maple	2" Cal.		TD2
5	PSK	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	2" Cal.		TD2
Tree Conifer						
4	PAF	Picea abies fastigiata 'Slim Jim'	Columnar Norway Spruce 'Slim Jim'	6' HT.		TE3
Shrub						
4	AN	Artemisia nova	Black Sagebrush	5 Gal.		S1
14	BTk	Berberis thunbergii Kobold	Kobold Barberry	5 Gal.		S1
10	BXG	Buxus x Green Mountain	Green Mountain Boxwood	5 Gal.		S3
16	EFE	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	5 Gal.		S2
5	EFB	Euonymus fortunei Blondy	Blondy Creeping Euonymus	5 Gal.		S2
6	EJG	Euonymus japonica Green Spire	Green Spire Euonymus	5 Gal.		S3
48	HFB	Helianthemum 'Henfield Brilliant'	Henfield Brilliant Sun Rose	5 Gal.		S1
34	JCA	Juniperus communis Alpine Carpet	Alpine Carpet Juniper	5 Gal.		S1
10	JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal.		S3
4	PFA	Potentilla fruticosa 'Abbotswood'	Cinquefoil	5 Gal.		S3
Perennial						
18	BL	Berlandiera lyrata	Chocolate Flower	1 Gal.		P1
49	HHR	Hemerocallis 'Happy Returns'	Happy Returns	1 Gal.		P3
1	HFH	Hosta fortunei 'Hyacinthina'	Hosta	1 Gal.		P3
2	HFG	Hosta fortunei 'Gold Standard'	Hosta	1 Gal.		P3
5	PM	Penstemon 'Midnight Blue'	Midnight Blue Penstemon	1 Gal.		P1
6	SA	Salvia argentea	Silver Sage	1 Gal.		P1
Ornamental Grass						
15	CAK	Calamagrostis acutifolia 'Karl Foester'	Feather Karl Foester	1 Gal.		TW2
11	FI	Festuca idahoensis	Idaho Fescue	1 Gal.		TW2
10	HMA	Hakonechloa macra All Gold	All Gold Hakone Grass	1 Gal.		TW4
3	MSM	Miscanthus sinensis Morning Light	Morning Light Maiden Grass	1 Gal.		TW2
39						
294						

Moda on Main
Salt Lake City, Utah

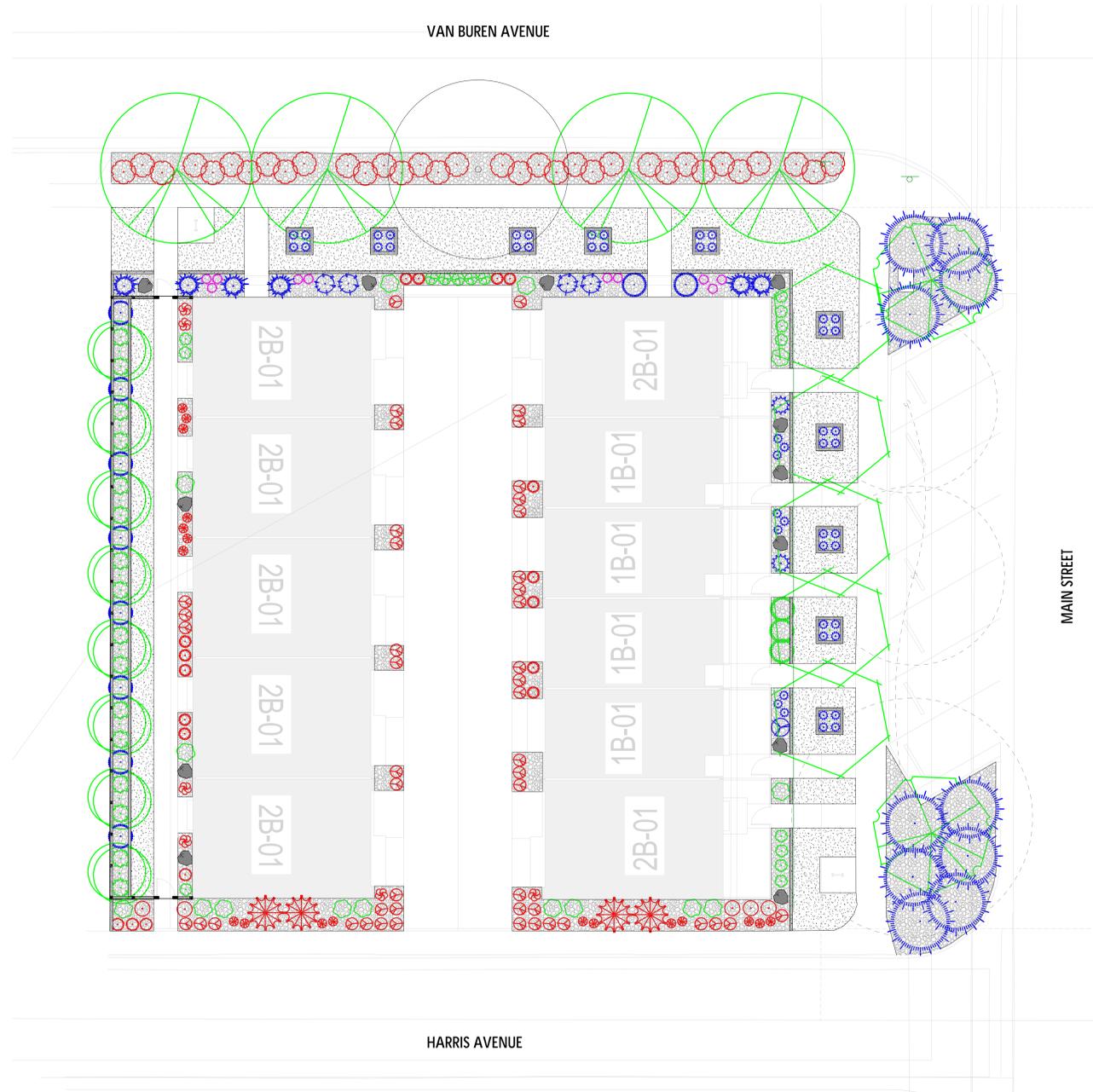
PROJECT NO. 18028
DATE: AUG 8, 2018
REVISIONS:

SHEET TITLE:
PLANTING PLAN

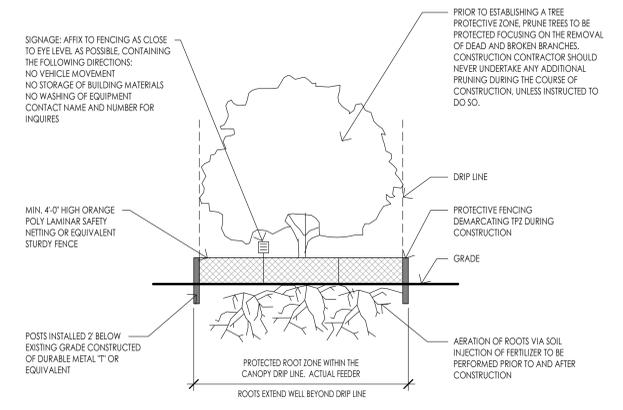
SHEET NUMBER:
LP101



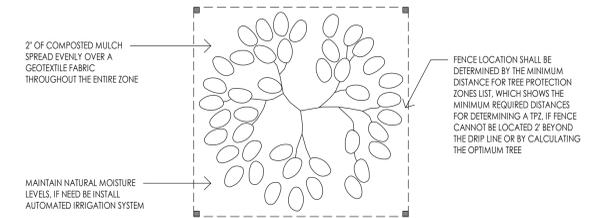
HYDROZONE KEY	
COLOR	HYDROZONE
	1
	2
	3
	4



1 LANDSCAPE - HYDRO-ZONES
LP502 1" = 10'-0"



SECTION



PLAN

MINIMUM DISTANCES FOR TREE PROTECTION ZONES (TPZ)

- TO CALCULATE THE OPTIMUM TREE PROTECTION ZONE:
- EVALUATE THE SPECIES TOLERANCE FOR CONSTRUCTION DAMAGE: GOOD, MODERATE, OR POOR.
 - IDENTIFY TREE AGE: YOUNG, MATURE, OVERMATURE.
 -

	YOUNG	MATURE	OVERMATURE
GOOD	2' OF TPZ FOR EVERY 1/2" DBH	4' OF TPZ FOR EVERY 1/2" DBH	6' OF TPZ FOR EVERY 1/2" DBH
MODERATE	4' OF TPZ FOR EVERY 1/2" DBH	6' OF TPZ FOR EVERY 1/2" DBH	8' OF TPZ FOR EVERY 1/2" DBH
POOR	6' OF TPZ FOR EVERY 1/2" DBH	8' OF TPZ FOR EVERY 1/2" DBH	10' OF TPZ FOR EVERY 1/2" DBH

- DBH= DIAMETER AT BREAST HEIGHT
- MULTIPLY THE TPZ NEEDED BY THE TRUNK DIAMETER TO CALCULATE THE OPTIMUM RADIUS (IN FT.) FOR THE TREE PROTECTION ZONE.
- NOTES:
IF ACTIVITIES ARE DEEMED NECESSARY WITHIN THE TREE PROTECTIVE ZONE THE CONTRACTOR IS TO CONSULT A CERTIFIED ARBORIST FOR THE MOST APPROPRIATE WAY TO UNDERTAKE SUCH ACTIVITIES OR SUGGEST POSSIBLE ALTERNATIVES.

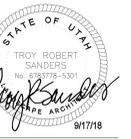
2 DEMOLITION - TREE PROTECTION ZONE
LP502 3/32" = 1'-0"



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5151 South 900 East, Suite 200
Salt Lake City, UT 84117
ph. 801.269.0055
fax 801.269.1425
www.thinkarc.com

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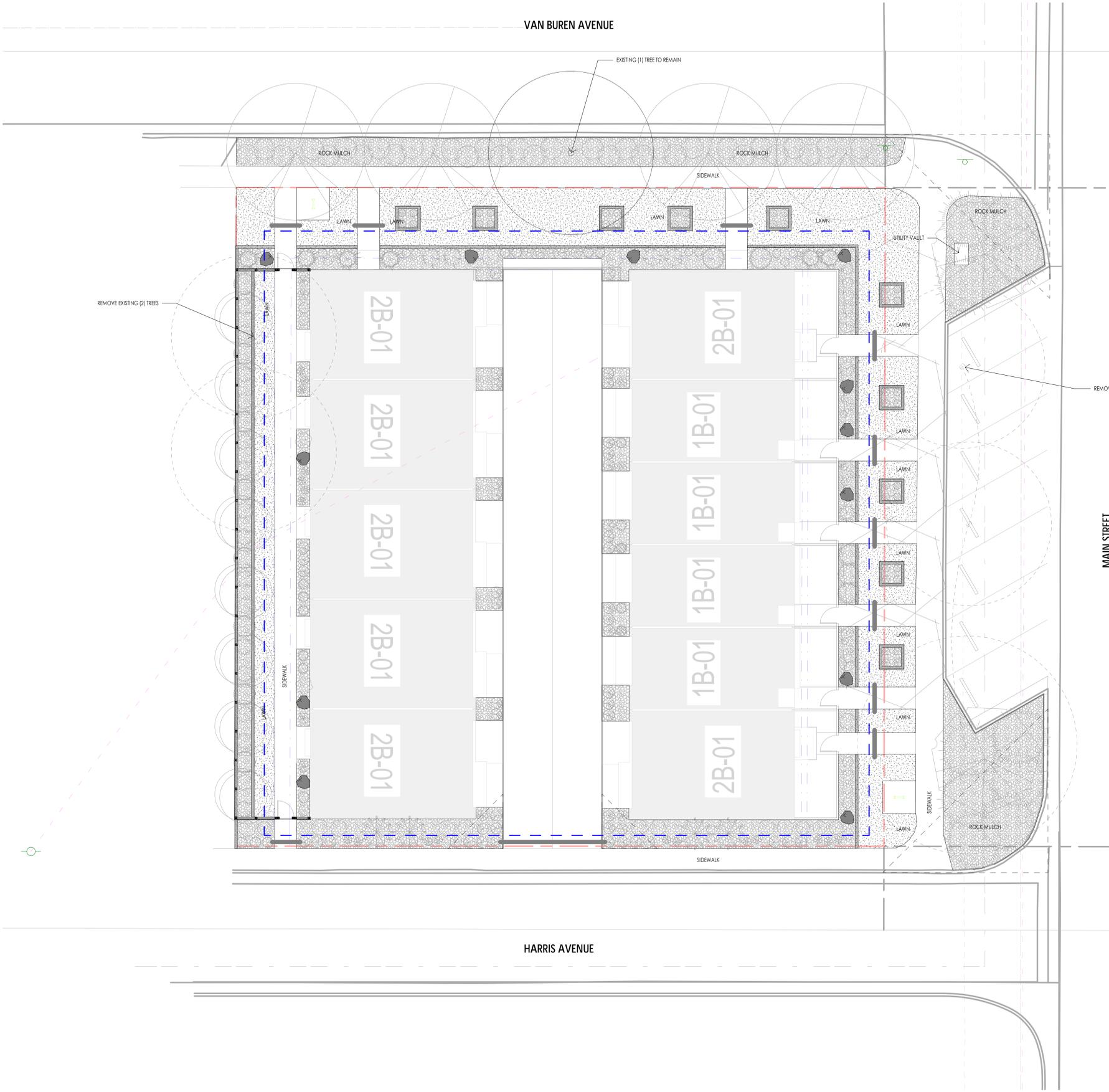
PROJECT NO. 18028
DATE: AUG 8, 2018
REVISIONS:

SHEET TITLE:
HYDRO-ZONE &
PLANTING DETAILS

SHEET NUMBER:
LP502

IRRIGATION SYSTEM NOTES

- IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE IRRIGATED.
- THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVES, SLEEVINGS, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
- WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
- IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
- CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V A.C. ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
- IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
- ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
- REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
- ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AS INDICATED IN SPECIFICATIONS.
- PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOVE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP. TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
- ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVES (S) OF ADEQUATE SIZE BURIED 18" DEEP.

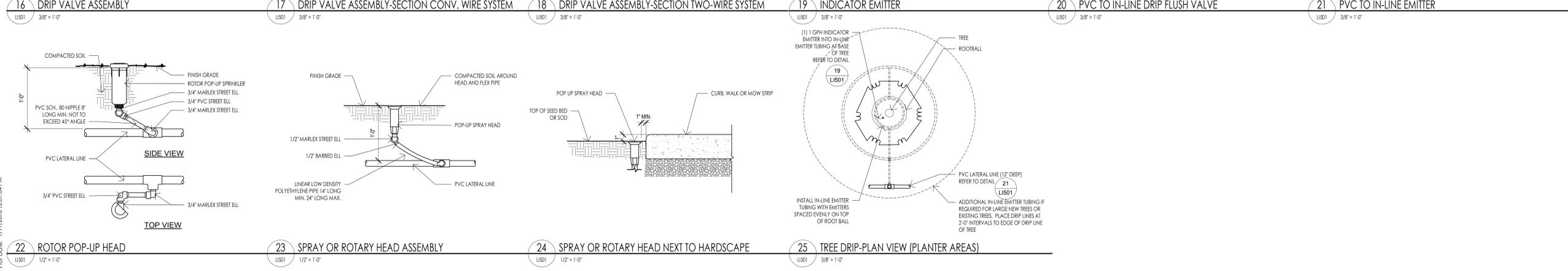
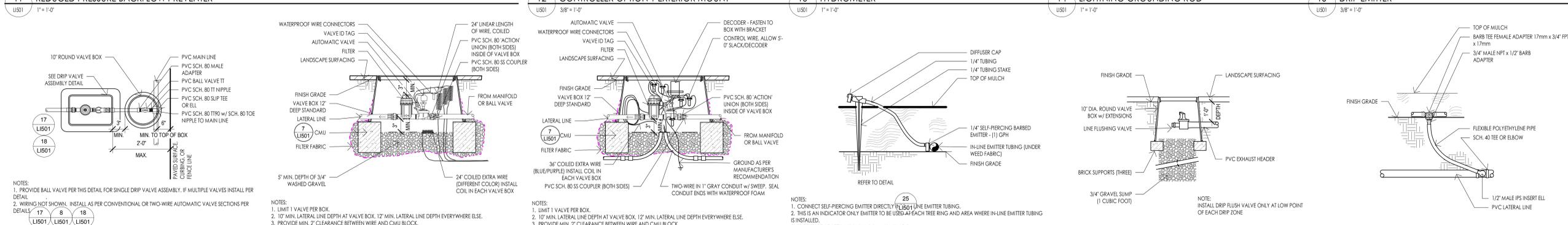
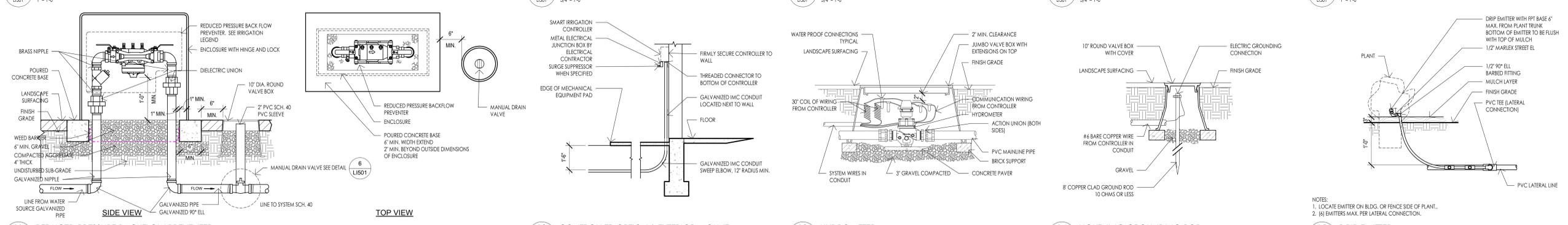
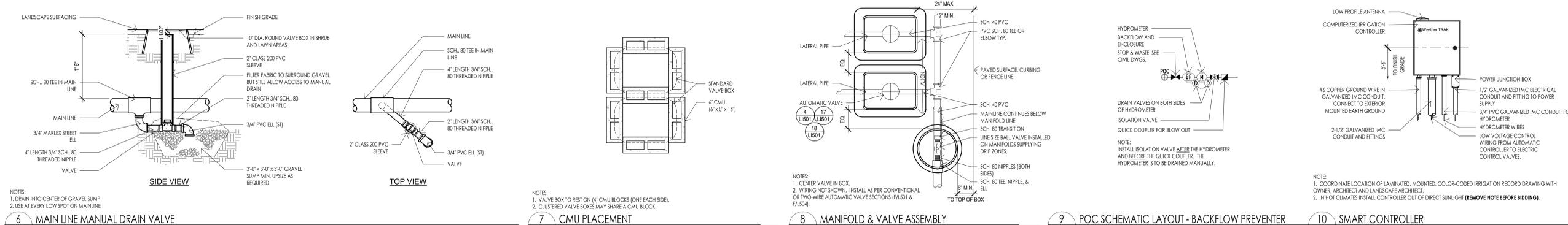
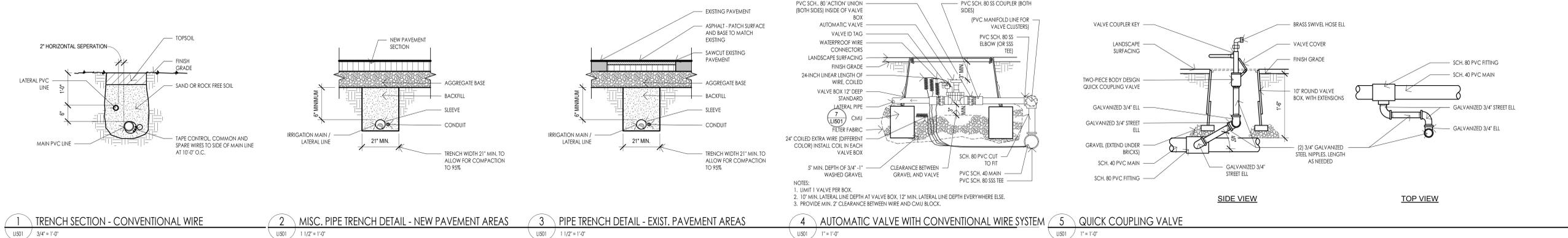


IRRIGATION LEGEND

SYM.	ITEM	DESIGN PRESSURE (PSI)	FLOW	MFG. RATED SPRAY RADIUS
NOT SHOWN	FOR SHRUB BEDS - DRIP CIRCUITS: RAIN BIRD PC-XX-1032 SERIES EMITTER WITH 1/4" DISTRIBUTION TUBING AND TUBING STAKE	10-50	5-24 gph	-
NOT SHOWN	FOR TURF AREAS - FIXED SPRAY: RAIN BIRD HE-VAN-XX SERIES NOZZLES AND U-XX-X SERIES NOZZLES ON RAIN BIRD RD-04-P30 POP-UP HEAD	30	0.26 - 3.70 gpm	8' - 15'
NOT SHOWN	FOR DRIP CIRCUIT CONTROL: RAIN BIRD XCC-100-P88-COM, DRIP CONTROL ZONE KIT, SIZED AT 1"			
NOT SHOWN	FOR FIXED SPRAY AND ROTARY CIRCUIT CONTROL: RAIN BIRD PEB SERIES ELECTRIC CONTROL VALVE, SIZE AS REQUIRED TO ACCOMMODATE CIRCUIT FLOW			
	ISOLATION VALVE, BRONZE BALL VALVE, SIZE TO MATCH MAIN LINE			
NOT SHOWN	QUICK COUPLER VALVE - RAIN BIRD 44-LRC WITH MATCHING VALVE KEY AND HOSE SWIVEL ELL			
NOT SHOWN	LATERAL LINE (CIRCUIT PIPE), PVC SCH 40, SIZE AS INDICATED			
	MAIN LINE (PRESSURE PIPE), PVC SCH 40, SIZE AT 2-1/2" UNLESS OTHERWISE INDICATED			
	IRRIGATION PIPE AND WIRING SLEEVE, PVC PIPE, SEE DETAIL, NOT ALL SLEEVES ARE SHOWN			
NOT SHOWN	CONTROLLER - RAIN BIRD EXP-LXD DECODER CONTROLLER, MOUNTING AND LOCATION TO BE APPROVED BY OWNER			
	MAIN LINE CONNECTION - CULINARY WATER, SEE DETAIL: STOP & WASTE - AS REQUIRED BY JURISDICTION BACKFLOW PREVENTER, WILKINS - 375XL-2" WITH METAL ENCLOSURE, VERIFY SIZE TO ACCOMMODATE IRRIGATION SYSTEM MANUAL DRAIN VALVE QUICK COUPLER, RAIN BIRD 44-LRC WITH KEY AND SWIVEL HOSE ELL			
NOT SHOWN	RAIN / FREEZE SENSOR - RAIN BIRD WR2 SERIES WIRELESS RAIN/FREEZE SENSOR			
	TURF AREAS TO BE IRRIGATED WITH FIXED SPRAY AND ROTARY NOZZLES			
	SHRUB BEDS TO BE IRRIGATED WITH DRIP IRRIGATION EQUIPMENT			

LATERAL LINE PIPE SIZING CHART

GPM 0-8	GPM 9-12	GPM 13-22	GPM 23-35	GPM 36-50
3/4"	1"	1-1/4"	1-1/2"	2"



Plot Date: 9/11/2018 12:01:04 PM

ATTACHMENT D: SITE VISIT PHOTOS



This photo is looking towards the northeast along Harris Ave. The subject property includes the parking lot and the structure in the background.



This photograph is looking north from Harris Ave. at the subject property.



This is a photograph of the east elevation of the existing vacant structure on the subject property.



This photograph is looking towards the west along Van Buren Ave. The subject property is on the left.



This is a photograph looking west along Harris Ave. just past the subject property.

ATTACHMENT E: ZONING ORDINANCE STANDARDS

CC (Corridor Commercial District)

The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Zoning Ordinance Standards for CC zone (21A.26.050)

Standard	Proposed	Finding
Minimum Lot Area: 10,000 sf	The project site is approximately 14,375 square feet in size. The existing parcels will need to be consolidated prior to construction of the project. The need for consolidation is recommended as a condition of approval.	Complies with conditions
Minimum Lot Width: 75 feet	Approximately 120 feet	Complies
Maximum Building Height: 30 feet; May request an additional 15 feet.	30 feet	Complies
Minimum Front and Corner Side Yard Requirement: 15 feet	The project is proposing a front yard setback along Main St. of 15 feet. The project site has two corner side yards along Harris Ave. and Van Buren Ave. The applicant has proposed a 13 foot corner side yard setback on Van Buren Ave. and a 4 foot corner side yard setback along Harris Ave. This reduction in the required corner side yard setbacks has been requested through the Planned Development process.	Does not comply. Planned Development approval is required.
Minimum Interior Side Yard Requirement: None	The project site has no interior side yards.	Complies
Minimum Rear Yard Requirement: 10 feet	10 feet	Complies
Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards.	This standard is met along Main St. and Van Buren Ave. but as discussed earlier, the applicant has requested a reduction in the corner side yard along Harris Ave. This portion of the project would not meet this standard but is a modification that has been requested.	Does not comply. Planned Development approval is required.

ATTACHMENT F: PLANNED DEVELOPMENT 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. 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.</p>	<p>Complies</p>	<p>The applicant has stated that the project is meeting Objective F, which states, “F. Master Plan Implementation: 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:</p> <p>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.</p> <p>The applicant further pointed out a land use policy in the Central Community Master Plan which states,</p> <p>“Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.”</p> <p>The master plan does support utilizing the planned development process for infill development but it does not provide specific guidance on the character of the immediate vicinity of the proposal as is required in the objective. Staff believes that project may not fully comply with meeting that specific objective.</p> <p>In reviewing the objectives, staff believes that the project does meet the housing objective which states,</p> <p>“2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.”</p> <p>This neighborhood has a significant mix of uses but the primary residential use is low density residential including mostly single and two-family residential uses. This project would add multi-family residential uses to the area but in a townhome style design which is generally compatible with low density residential uses. As multi-family residential development is a permitted use in the zoning district the applicant could have proposed to construct a development with a much higher density than is currently proposed.</p>

<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.</p>	<p>Complies</p>	<p>As listed in the Key Considerations section of this report, staff believes that the project is consistent with Plan Salt Lake as well as the Central Community Master Plan as the project will add vitality and growth to a mixed-use neighborhood but will be compatible without negative impacts to surrounding neighborhoods.</p>	
<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:</p>	<p>Complies</p>	<p>The project has been designed with the existing development pattern in mind creating a development that is compatible with the existing mixed-use neighborhood.</p>	
<p>C1</p>	<p>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;</p>	<p>Complies</p>	<p>The project is designed as a townhouse style development with 11 individual units divided between two structures. The length of the building facades are limited by the narrowed buildable area which is created by having two corner side yards. The structures are proposed at 30 feet which is the permitted height in the zone and no additional height has been requested. The area surrounding the parcels is mixed between commercial and residential development. The properties to the west are single-family residential dwellings, in response, this development is required to install a 10 foot landscaped buffer. In addition to the landscaping, staff is recommending a 6’ solid fence to be constructed along the west property line to provide additional privacy to the existing homes.</p>
<p>C2</p>	<p>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 policies stated in an applicable master plan related to building and site design;</p>	<p>Complies</p>	<p>The east building is oriented to the street and each unit has an entry way and patio space facing the public street. This is similar to the typical residential development in the adjacent residential neighborhood. The west building is oriented to the west but has pedestrian connections to abutting public streets. The Zoning Ordinance requires entrances from each building on each street frontage. The project as proposed is meeting that standard on Van Buren Ave. as well as Main St. The applicant has requested waiving the requirement for entrances along Harris Ave. As was discussed in the Key Considerations section of this report, this request has been made because of the atypical development pattern along Harris Ave.</p>
<p>C3</p>	<p>Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p>	<p>Complies</p>	<p>The project is currently meeting the front and side yard setbacks but have requested a reduction in the corner side yard setbacks along both Harris Ave. and Van Buren Ave. The requested corner side yard reduction along Harris Ave. would create a similar setback as the existing conditions along the street.</p>

	<p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>		<p>Currently the north side of Harris Ave. has a series of garages rather than homes. These garages are set at or near the property line with little to no setback.</p> <p>The requested corner side yard reduction along Van Buren is minor at 2 feet. It should be taken into consideration that the majority of the structure itself meets the setback but the architectural elements on the building extend 2 feet into the side yard area. In the layout initially submitted, the structure met the corner side yard setback along Van Buren but to create a safer pedestrian environment at the driveway entrance on Harris Ave., the building was pushed to the north 2 feet.</p> <p>The property will be completely landscaped with a landscaped buffer along the west property line to minimize impacts to adjacent properties. Street trees will be preserved where possible and installed along all street frontages. Staff has also required as a condition the retention of mature trees along the west property line which further buffer adjacent properties.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The front façade has a symmetrical design and the building has significant articulation and glass on lower and upper floors to avoid creating any large blank walls. The exterior building materials are glazing, stucco and hardie board panels in multiple shades. The building is wrapped in its entirety in this same design which is important as this property is highly transparent with street frontage on three sides. The project is easily accessed by pedestrians with public sidewalks along each street and a private sidewalk offering access to the west side of the project.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	Lighting will be provided throughout the development as illuminated bollards and typical porch lights. There will be no tall overhead lights. There should be no lighting impact to adjacent properties.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	There is no dumpster proposed as each unit will have trash containers in their garages that will be privately served for trash service.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Each unit has a garage that is sized to meet the minimum parking standard. The applicant is requesting to build angled parking in the oversized park strip along Main St. The Transportation Division has stated that they are willing to approve the angled parking. There are no other parking areas proposed with this development and no buffering would be required.

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 with Conditions	The project has significant amounts of landscaping including a buffer yard and street trees on all three street frontages but staff believes that existing mature trees should remain and is condition of approval.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies with Conditions	The project has two mature trees located along the west property line between this development and two single-family dwellings. There are also large mature trees in the park strips on Main St. and Van Buren Ave. The applicant is requesting to remove the trees along the west property line and potentially 2 trees from the park strip along Main St. to accommodate angled parking. Staff believes that the trees that are helping to act as a buffer along the west side of the property should remain and staff has made it a condition of approval. Staff supports the addition of angled parking along Main St. but encourages the applicant to preserve as many of the existing streets trees as possible.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies with Conditions	As discussed in D1 above, staff believes that the large trees along the west property line should be preserved as they act as a buffer between the proposed use and the existing single-family dwellings.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies with Conditions.	The proposed landscaped buffer along the west property line will minimize any negative impacts to the adjacent properties. Street trees will also be provided along all street frontages in addition to existing street trees to provide shade to pedestrians.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The landscaping that is proposed is extensive and attractive and covers all portions of the property that is not covered in structures, sidewalks or driveways. Private as well as shared landscaped areas have been designed in the project. A landscaped buffer has also been provided. The proposed landscaping is appropriate for the scale.
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	The small scale of the project will have a limited impact on circulation in the neighborhood but the current design maximizes its frontage on three streets providing pedestrian connections through the development.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	The driveway is accessed from Harris Ave. and provides vehicular access to the rear loaded garages of each unit. The scale of the development will not create a significant amount of traffic and will have little impact on local streets. The reduced setback along Harris Ave. has been set far enough from the sidewalk to ensure compliance with the sight distance triangle, which dictates the distance a structure needs

			to be away from the sidewalk to ensure pedestrian safety.
E2	<p>Whether the site design considers safe circulation for a range of transportation options including:</p> <p>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</p> <p>bicycle facilities and connections where appropriate, and orientation to transit where available; and</p> <p>c. Minimizing conflicts between different transportation modes;</p>	Complies	The project has connections directly from the front door to the sidewalk on Main St. and each unit in the west building is connected to a sidewalk that runs north to south through the entire project. Having frontage on three streets provides pedestrian access from multiple points. The project has also provided a bicycle rack near the sidewalk in the northwest portion of the project.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The project has public sidewalk along three sides and a private sidewalk across the development providing easy pedestrian access from the site to points throughout the neighborhood.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicle access can be provided from Main St., Van Buren Ave. or Harris Ave. Fire has reviewed the application and found the design provides adequate emergency vehicle access.
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	The site is small and will not require any loading access or services areas.
	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	The property has been completely developed as a parking lot and a commercial structure. There are no natural or built features which significantly contribute to the character of the neighborhood or environment.
	G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	The Public Utilities Department has reviewed the project and finds that they are able to provide all necessary services for this proposed project.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

September 6, 2018 – The applicant met with the Ballpark Community Council. The project was reviewed by the group and was generally well received by the community council. There were questions about existing street trees, whether the project was for sale or for rent and the installation of pedestrian oriented lighting.

Notice of the Planning Commission public hearing for the proposal included:

- Notices mailed on September 14, 2018
- Property posted on September 14, 2018
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 14, 2018

Public Comments

Staff sent an early engagement notice about the project to all properties within 300 feet of the project area. Staff received comments from one nearby property owner. He felt as though the parking areas should not be developed as they provided overflow parking for the existing commercial structure located at 1588 S. Main St. which is directly south of the project. Staff reviewed the development history of that lot as well as the project area itself and produced the following timeline and determination:

1950 – A building permit was issued for a two-story office building at 1588 S. Main St. At this time the area between Van Buren Ave. and Harris Ave. had three single-family homes at 1566, 1570 and 1576 S. Main St.

1978 – A building permit was issued for a parking area behind the existing home at 1566 S. Main St. That home later become the commercial structure that remains standing. The official use changed from residential to commercial. The building still stands and is vacant.

1985 – The home at 1576 S. Main St. was demolished and paved as a parking lot.

1998 – The home at 1570 S. was demolished to make room for a new parking lot which would connect the already paved area at 1566 S. Main St. and 1576 S. Main St.

2018 – JF Capital submits an application for a Planned Development at the site.

Staff determined that the building at 1588 S. Main St. has been remodeled several times since its initial construction in 1950 but there have been no expansions to the building. Because the building has remained at the same size and it remains as an office use its parking requirements have not changed. The owners voluntarily chose to construct new off-site parking areas for the building on nearby

properties but it was not considered to be required parking. The only required parking for that structure is what was required when it was first constructed which is the existing parking on its own parcel.

Staff has received no additional comments from the public.

Anderson, John

From: Amy J. Hawkins <amy.j.hawkins@gmail.com>
Sent: Wednesday, September 19, 2018 3:35 PM
To: Anderson, John
Subject: Re: Moda Main Planned Development 1570 S. Main St.

Hi John,

If you would consider incorporating the following comments into your staff report to the Planning Commission, the Ballpark Community Council would appreciate it.

While the majority of the community residents in attendance at the Ballpark Community Council meeting on Thursday, September 6th indicated that they are in favor of the Moda Main project, some individual residents raised concerns during the meeting or via email to the Ballpark Community Council email address after the meeting. These concerns included:

1. A lack of additional pedestrian-friendly lighting. As this project is being reviewed as a Planned Development because the applicant has requested to modify the corner side yard setback along Harris Avenue from 15 feet to 3 feet, some pointed out that this reduced yard setback could give Harris Avenue the closed-in feeling of an alley, rather than a wider pedestrian-oriented street. Additional lighting on Harris Avenue and on Main Street could alleviate some of the safety concerns that would accompany the creation of a narrower street space. We recommended that the applicant contact Salt Lake City's Street Lighting manager to discuss light pole designs appropriate for the Ballpark neighborhood.

2. The choice of building material. The predominate building material in the Ballpark neighborhood is brick. While this project is not contextual in its form it would be much better if at least its materiality responded to its context. If this developer wants variance from the Planning Commission, a meeting attendee requested that the Planning Commission require a brick veneer so that the building fits in and ages better. Unfortunately this building looks a bit trendy and cheap.

3. Removal of old large trees that will be replaced by parking spaces in front of the building on the west side of Main Street.

Thanks again for reaching out to our community and facilitating the presentation of this project. Please feel free to contact me if you have any further questions.

Best regards,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
<https://www.facebook.com/BallparkCC/>

Postdoctoral Associate
Genetic Science Learning Center
<http://learn.genetics.utah.edu>
Associate Instructor, School of Biological Sciences
University of Utah

On Fri, Sep 7, 2018 at 11:45 AM, Anderson, John <John.Anderson@slcgov.com> wrote:

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments were received from other City divisions/departments with regard to the proposed text amendments:

Michael Barry, Transportation Division

It appears that the parking requirement is satisfied; one space for a one bedroom and two spaces for a two bedroom. The aisle width between garages appears satisfactory.

We are okay with the on street angle parking with the following provisions.

1. A concrete control curb is to be installed around the parking area.
2. Wheel stops are installed such that vehicle bumpers will not block parts of the sidewalk.
3. The geometry of the far west stall is chamfered.
4. The parking area is made of concrete.

Alan Michelsen, Building Services Division

Please see attached zoning review comments.

Scott Weiler, Engineering Division

A plat will be required for town homes to be sold. It doesn't appear that there will be enough public way improvements to justify a Subdivision Improvement Construction Agreement.

No objections to the reduced setback for the planned development.

Jason Draper, Public Utilities Department

- Planned Development approval does not provide utility development or building permit.
- Existing Sewer laterals will likely need to be replaced.
- There are 3 water meters to the properties. These will need to be consolidated to a single meter.
- All sewer and water laterals must be capped at the main.
- The existing water main in Main street is a 6" Main. This may not provide adequate fire flow for the proposed project. Provide water and fire flow requirements to public utilities for review and evaluation. If a new hydrant is required, the main will need to be increased to a minimum 8" main.
- Submit site utility plans with the building permit application.
- Water and Sewer mains are under the proposed street parking area. Maintenance of these lines may close parking as needed.
- All new utilities must meet separation requirements and Salt Lake City ordinance, standards and policies.

Ted Itchon, Fire Department

Looking at the project it appears that there may be some issues. I have noted the possible problems and the Codes which applies. First I am looking at the project to be constructed under the International Residential Code. I am also looking at them as townhomes that will be sold as individuals for their occupancy (R-3).

Fire hydrants shall be within 600 feet of all exterior walls of the first floor. This by an approved as the truck drives.

Height of the builds shall when are greater than 30 ft. as measured from grade will require two fire department access roads.

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

One of which shall be and aerial apparatus road. The clear width measurement for the road is 26 ft. It cannot be closer than 215 ft. or further than 30 ft.

D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Utility lines shall be removed when located between the buildings and the aerial apparatus road.

D105.4 Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

13 ft. side yards shall be provided for the rear building or an AM&M needs to be applied.

503.1.1 Buildings and facilities.

Approved (as per FPB (6-8-18) the height of the structure times 70 % plus 4 feet will be the demenation measured from the exterior wall.) 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 (45 720 mm) 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.

** Staff and the applicant met with Ted Itchon and all fire related issues listed above have been solved.*

John Anderson, Planning Division

See attached comments.



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI
MAYOR

ORION GOFF
DIRECTOR

ZONING REVIEW COMMENTS

(Based on the Salt Lake City Ordinance Title 21A)

Date: August 7, 2018
Petition No: PLNSUB2018-00570
Zoning District: C-C
Project Name: Moda on Main
Address: 1570 South Main

APPLICANT CONTACT INFORMATION:

Planner: John Anderson

Phone: 801-535-7214

Email: john.anderson@slcgov.com

Reviewed by: Alan R. Michelsen

Phone: 801-535-7142

Email: alan.michelsen@slcgov.com

Zoning Review Comments:

- 1) An address certificate shall be obtained from SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248). When applying for the building permit the address(es) on all plan sheets and submittal documents shall match the certified address(es).
- 2) Plans submitted for the building permit shall show compliance with the new subdivision legal description and any special conditions stipulated by the planned development.
- 3) The planned development will need to address the reduction of the required 15 feet setback to 3.25 feet along Harris Avenue, and how the required CC landscaping will be addressed in the reduced setback area.
- 4) Plans will need to show compliance with chapter 37 for 'Building Entrances' unless specifically addressed by the planned development: At least one operable building entrance on the ground floor is required for every street facing facade.
- 5) Bay windows, balconies and awnings that encroach into required setbacks will need to be addressed by the planned development, or they shall comply with table 21A.36.020.B, for Obstruction in Required Yards.
- 6) Fences exceeding 4 feet in height in a required front yard setback will need to be addressed by the planned development or special exception approval.
- 7) If approved as condominiums, or apartments, bicycle parking will need to be addressed. If approved as single-family attached dwellings no bicycle parking is required but cross-easement issues will need to be addressed.
- 8) Recycling and construction/demolition waste shall comply with 21A.36.250.

- 9) A separate demolition permit is required for the existing structure.
- 10) A landscape plan will be required that indicates the following:
- The location, quantity, size, and name (both botanical and common) of all proposed trees and plants.
 - Landscape buffer (7 feet wide) along the property line abutting the R-1.5000 zone as per 21A.48.080.
 - Special front yard and corner-side yard landscaping is required as per 21A.48.100.C for properties located in the C-C district. The planned development will also need to address how the CC landscaping will be addressed in the reduced setback along Harris Avenue.
 - Parking strip shade trees (1 per 30 feet of street frontage) and landscaping as per 21A.48.060.
 - Elevations of all fences and retaining walls proposed for location on the site.
 - A water efficient irrigation plan with plants grouped by hydro-zones as outlined in 21A.48.055.D and using *Salt Lake City Landscape BMP's for Water Resource Efficiency and Protection*.
<http://www.slcdocs.com/utilities/PDF%20Files/Conservation/SLC%20Landscape%20BMPs-4.pdf>
 - A tree protection and removal plan as determined by the Urban Forester shall be submitted and approved by the Urban Forestry Division pursuant to the provisions of section 21A.48.135 and 2.26.300. Contact *SLC Urban Forestry at 972-7818*.
 - Landscape summary data indicating the following:
 - a) Total number of landscape buffer shade trees (required and provided) based on 1 shade tree per 30 linear feet of buffer.
 - b) Total number of landscape buffer shrubs (required and provided) to form a continuous shrub hedge along the entire yard length of the buffer and having a mature height of not less than 4 feet. A fence not exceeding 6 feet may be combined with the shrub hedge, subject to zoning administrator approval.
 - c) Total number of front yard trees (required/provided) in the first 15-feet of lot depth based on 1 tree per 25-feet of lot width in this CC Zone.
 - d) Total number of front yard shrubs limited to a height of not more than 3-feet (required/provided) in the first 15-feet of lot depth based on one shrub for every 2 feet of lot width in this CC Zone.
 - e) Total dimension of parking strip street frontage and total number of parking strip shade trees required/provided based on one tree per 30 ft. of lot width.
 - f) Total square footage of parking strip area and calculations showing compliance required amount of living ground cover as per 21A.48.060.

20 August 2018

Moda Main Planned Development Review #1

C-C Corridor Commercial Zoning Review

- Residential units on the west side of the project do not meet the corner side yard setback of 15 feet. Staff has noted the request for a waiver from this requirement.
- Awnings may extend 2.5 feet into the front yard setback. An extension or cantilevered sections of the building may not extend into any required setback. It is not clear if your project is meeting that standard.

Design Standards Review 21A.37

- At least one operable building entrance on the ground floor is required for every street facing facade. There are currently no entrances on Harris Ave. or Van Buren Ave. Please make changes to the elevations demonstrating compliance with this standard or request a modification through the Planned Development process (21A.37.050.D)

Planned Development Review 21A.55

- 21A.55.050.D encourages the retention of existing landscaping that provides additional buffering to abutting property owners. You have requested to remove the existing trees along the west property line. Staff will analyze this request but may recommend that the Planning Commission require that the trees remain.
- Will there be lighting installed along the west property line?
- Salt Lake City Public Services does not provide trash service to multi-family residential developments. How will this development provide that service?
- Please provide a disclosure of private infrastructure costs for the Planned Development. More information can be found in 21A.55.110.

General Site Plan Review

- All three parcels must be consolidated into a single parcel. An approval of the project could be recommended with this as a condition but please keep in mind that it will have to occur at some point.
- It is not clear that the current layout is meeting the sight distance triangle requirements per 21A.40.120.E along Harris Ave. This may impact the requested reduction in the corner side yard setback. Please show that the project meets that standard.