



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima
(801) 535-7118 or mayara.lima@slcgov.com

Date: January 9, 2019

Re: PLNPCM2018-00158 and PLNSUB2018-00240 – Geronimo Shop Conditional Use and Planned Development

Conditional Use & Planned Development

PROPERTY ADDRESS: 1330 S 700 W
PARCEL ID: 15-11-480-027-0000
MASTER PLAN: Westside
ZONING DISTRICT: Single-Family Residential (R-1/7000)
OVERLAY DISTRICT: Transitional (T)

REQUEST: Marco & Melynda Geronimo, property owners, are requesting to change the use of 1330 S 700 W from residential to commercial. The applicants would like to demolish the existing single-family dwelling to accommodate an office/retail building, and to repurpose the existing accessory structure on the rear into a warehouse. The project as proposed requires approval of the following petitions:

- a. PLNPCM2018-00158 Conditional Use - In the Transitional Overlay District, the proposed commercial uses may be allowed through the Conditional Use process.
- b. PLNSUB2018-00240 Planned Development - The applicants are also requesting a Planned Development approval to accommodate the two principal buildings on the same lot, allow additional signage and reduce setbacks and special landscape requirements for the existing building.

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 landscape plan, lighting plan, and site plan with location of service areas shall be submitted to Planning staff for approval.
2. The proposal shall comply with all department and division requirements.
3. The applicant shall obtain the necessary permits for the new building as well as the change of use of the accessory building from the Building Services department.
4. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Site Photographs](#)
- C. [Proposed Plans](#)
- D. [Application Materials](#)
- E. [Master Plan Policies and Zoning Standards](#)
- F. [Analysis of Standards – Conditional Use](#)
- G. [Analysis of Standards – Planned Development](#)
- H. [Public Process and Comments](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION: The proposed development on 1330 S 700 W is intended to serve multipurpose functions, including retail, office and warehouse. The existing single-family on the lot will be demolished and replaced with a new two-story building that will accommodate retail businesses on the first floor and office space on the second floor. The existing accessory building located at the rear of the lot will be preserved and converted into a warehouse.

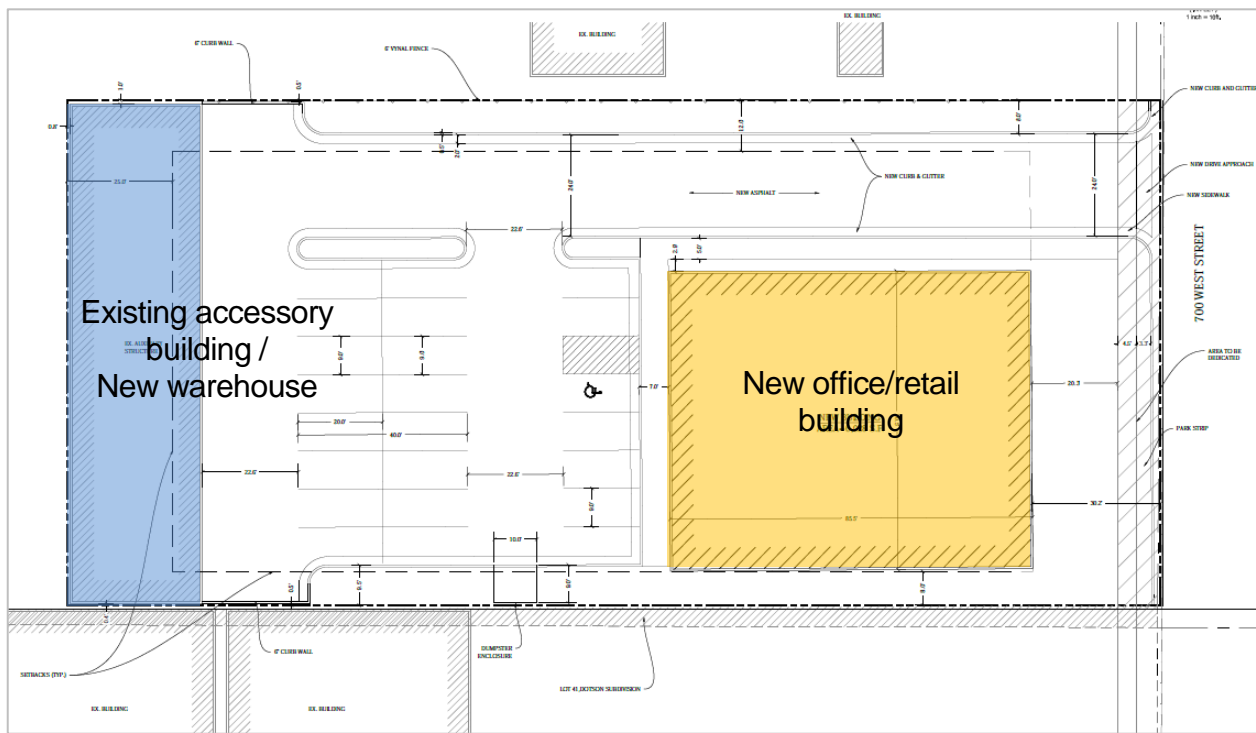


Figure 1 – Proposed site plan

The new building will have facades that combine brick veneer and stucco, and will have detailing in metal and wood. The main entrance to the building will be centered in the front façade and display windows will be located on each side of the main entrance. There will also be display windows on the side facades.

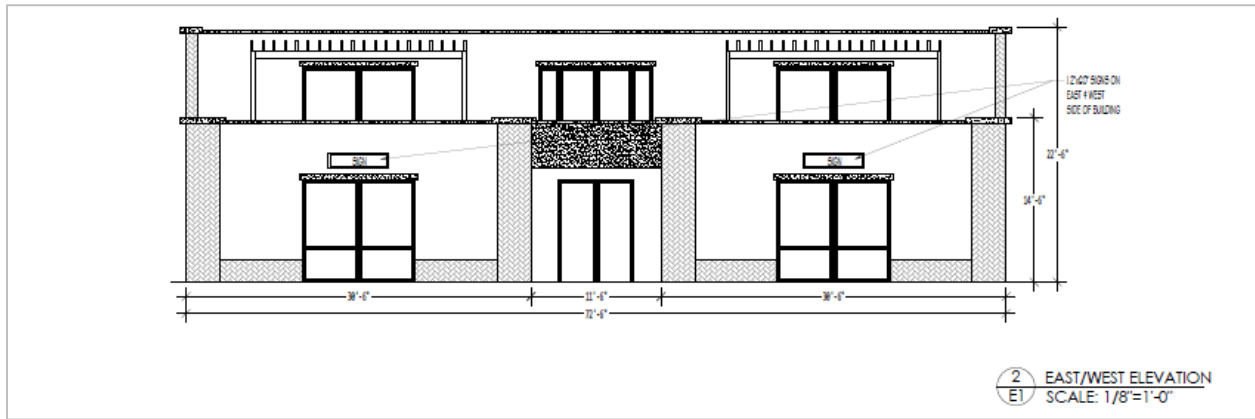


Figure 2 – Proposed front and rear façades of the new office/retail building

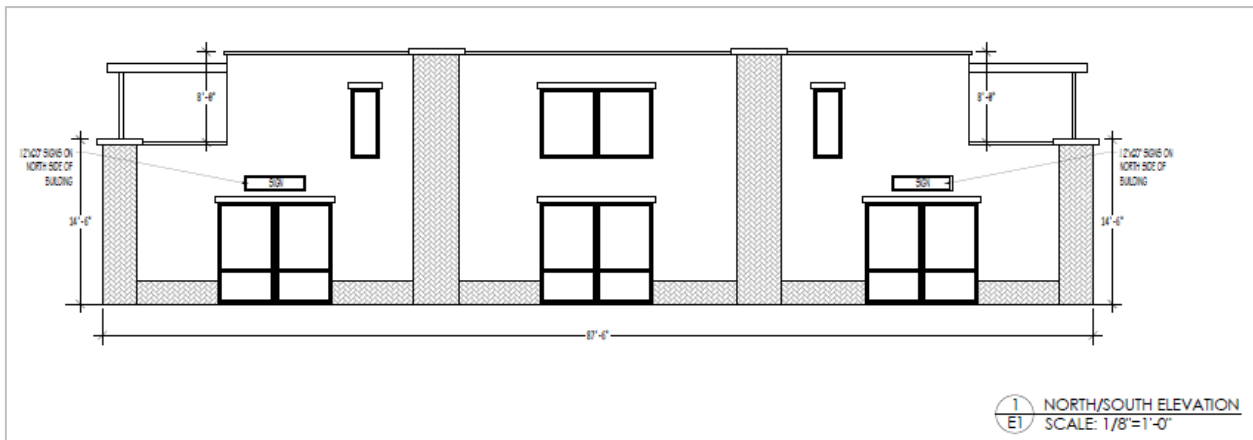


Figure 3 - Proposed side façades of the new office/retail building

The accessory building will remain visually intact. This building is made of cinderblock and features five garage doors as well as five man doors on its front facade. In order to tie the buildings together, all doors will be changed to match the dark metal accents of the new building.



Figure 4 – Image of the existing accessory structure, proposed to be converted into a warehouse

The applicants are requesting a Planned Development approval for the following:

- The proposed development contains two principal buildings on the same lot.
- The applicant is seeking relief from interior side and rear yard requirements, including special landscape regulations, where compliance would preclude the preservation and use of the

existing accessory structure.

- The applicant is requesting approval of additional signage on the side and rear facades in order to accommodate the different businesses in the office/retail building.

See the application materials located in Attachment D for additional information.

KEY CONSIDERATIONS:

Consideration 1: Neighborhood Compatibility

The properties to the immediate north of 1330 S 700 W are predominantly single-family residential, whereas the properties located to the south and east are intrinsically commercial. The proposed development adds direct retail to the neighborhood, but it is, in intensity, no different to the existing commercial uses.

As far as design, the proposed new building utilizes materials seen in the neighborhood. The applicants are proposing detailing of the new building in brick, which is a material found in some the residences in the area, and portions in metal and wood, which adds some interest and scale to the building. The square-box shape of the building and the two-story height also follow the appearance of the other commercial buildings, without imposing over the residential structures that are closer to it.

The existing accessory structure proposed to be converted was built at least 30 years ago and is not changing visually. This building is located on the rear of the property and will have limited visibility from the public way.

Consideration 2: Impact to Residential Uses

The proposed development presents potential visual, noise and traffic impacts to the adjacent residential properties. The applicants are proposing the following mitigation strategies:

- *Visual impacts:* The design of the new building relates to the existing structures on the block in terms of scale, massing, shape and materials, and the development acts as a transition between larger commercial uses and single-family dwellings. The parking lot is proposed to be located behind the new building and hidden from public view. The existing cinderblock building will also have limited visibility from the public street. Likewise, the additional flat signs requested will be placed on secondary facades of the building and will be no larger than allowed by the overlay district.
- *Noise impacts:* Parking stalls will be situated closer to the south property line and approximately 32 feet from the residential properties to the north. Because these residential lots face 1300 S, the subject property is adjacent to its rear yards. Nonetheless, the driveway and required landscaping and fence will provide some distance from the commercial building and parking area, as well as additional buffering, to the residential areas.
- *Traffic impacts:* The proposed uses are more intense than the current use and will increase the onsite parking requirement. However, the new uses will operate only during business hours, when traffic is already significant on 700 W as well as 1300 S.

Consideration 3: Consistency with adopted plans

The future land use map of the Westside Master Plan designates the subject property as *700 West Industrial Areas* and acknowledges that the development pattern in the subject area is inconsistent. In result, conflict between commercial/industrial and residential uses are expected to occur. Because the industrial and commercial uses along 700 W are considered of relatively low intensity, the master plan focuses on the goal of providing *“appropriate land use buffers and urban design features to soften the transition between [industrial districts] and adjacent neighborhoods”* to avoid neighborhood nuisance and to establish 700 West as an attractive gateway for the Glendale and Poplar Grove neighborhoods.

DISCUSSION:

The proposed development is compatible with the mix of uses currently found in the immediate area of the subject property. As mentioned above, the design of the proposed new building takes into consideration the adjacent properties, and the repurposed cinderblock building is proposed to remain visually intact. By allowing the two buildings on the lot with minor setback and landscape reliefs, the existing cinderblock structure, which is in fairly good conditions, can be more easily repurposed and the remaining of the lot redeveloped.

Furthermore, the proposed development is in line with the Transitional Overlay district purpose statement and the Westside Master Plan goals. The proposal also generally meets the standards for a Conditional Use and for a Planned Development, as discussed in Attachments F and G respectively.

NEXT STEPS:

If approved, the applicant may proceed with the project, submitting to Planning staff a final landscape plan and obtaining all necessary building permits.

If denied, the applicant would not be able to redevelop the subject property as proposed. A different proposal would have to be submitted as a new Conditional Use application if including a commercial use. A proposal to continue the current residential use of the property would not be subject to Planning approval.

ATTACHMENT A: Vicinity and Zoning Map



ATTACHMENT B: Site Photographs

















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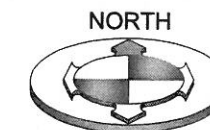


ATTACHMENT C: Proposed Plans

MELYNDA & MARCO GERONIMO

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE COUNTY, UTAH

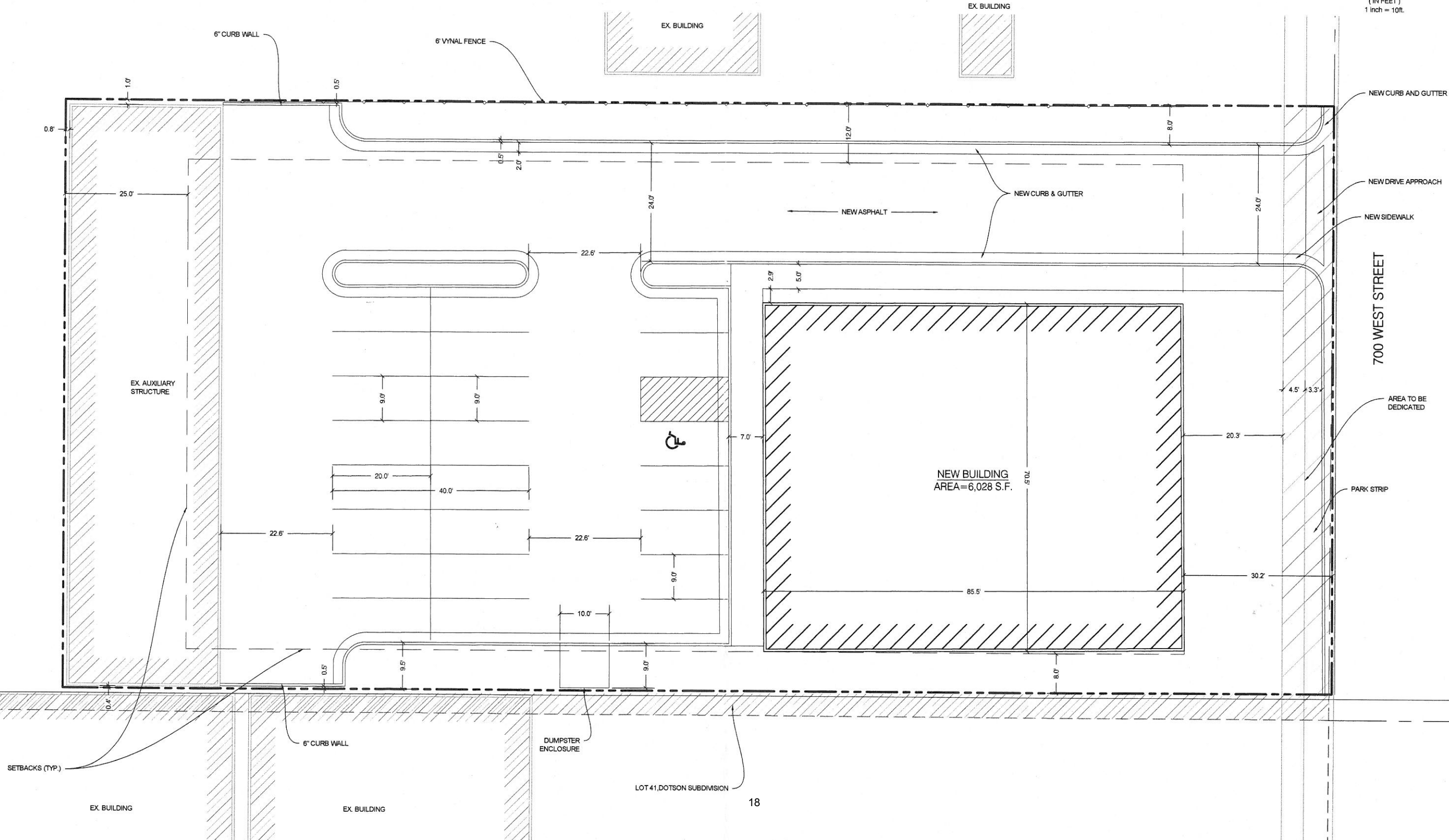
AREA TABLE		
PARTICULARS	S.F.	%
NEW BUILDING	6,028	19.60
EXT. BUILDING	3,670	11.93
HARDSCAPE	15,843	51.52
LANDSCAPE	5,212	16.95
TOTAL	30,753	100



GRAPHIC SCALE



(IN FEET)
1 inch = 10ft.



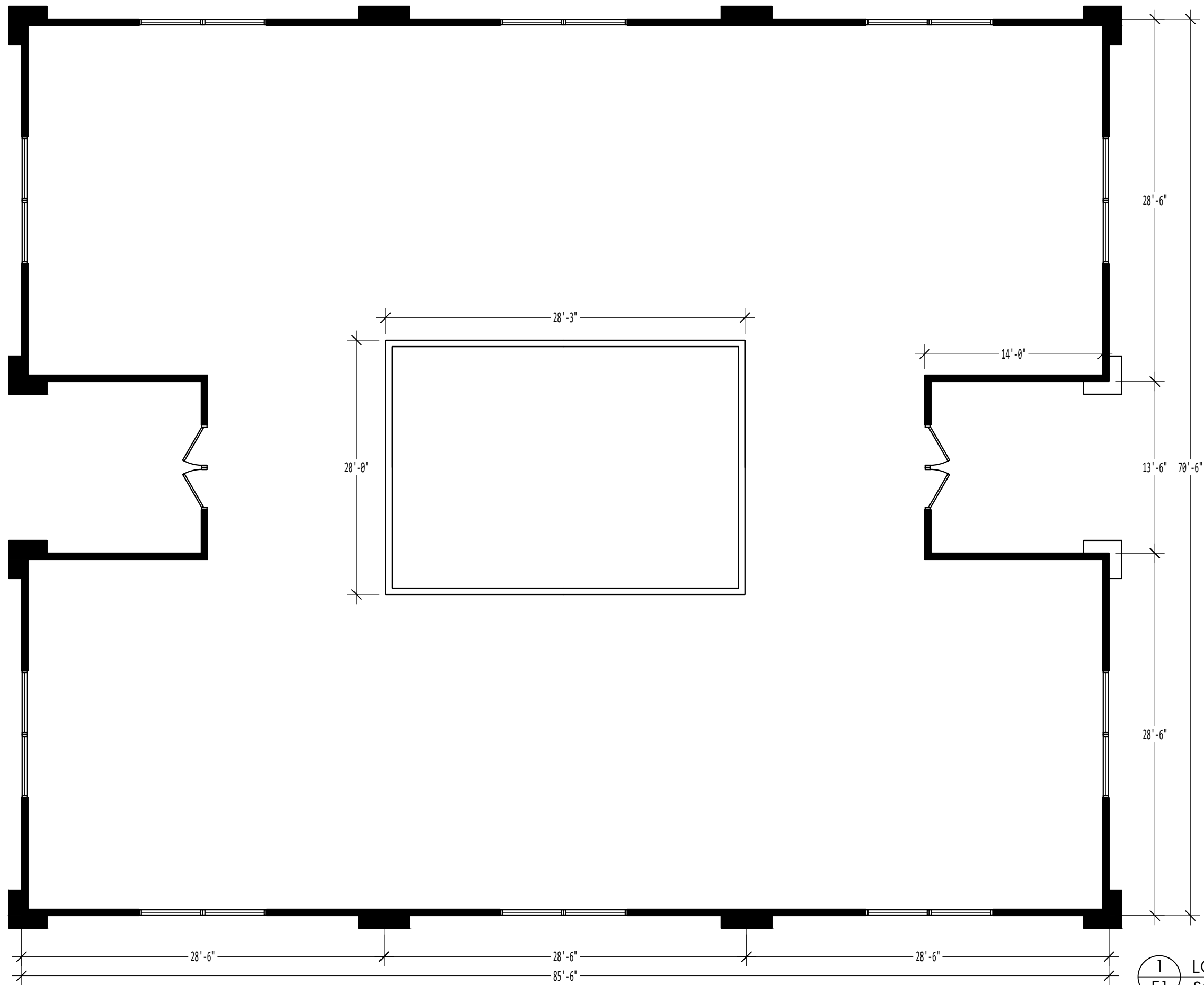
No.	DATE	DESCRIPTION

DRAWN BY: []
CHECKED BY: []
FIELD CREW SURVEY: []
DATE: 10/24/2017
SCALE: CONCEPT

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com



MELYNDA & MARCO GERONIMO
1320 S 700 W
SALT LAKE CITY, UTAH



1 LOWER FLOOR PLAN
 F1 SCALE: 1/8"=1'-0"

Clarisa B. Johnston
 Salt Lake City, UT 84104
 Phone: 801-654-9781
 clarisabranham@gmail.com

Melynda
 1320 S 700 W
 Lower Floor Plan

SCALE: As Noted

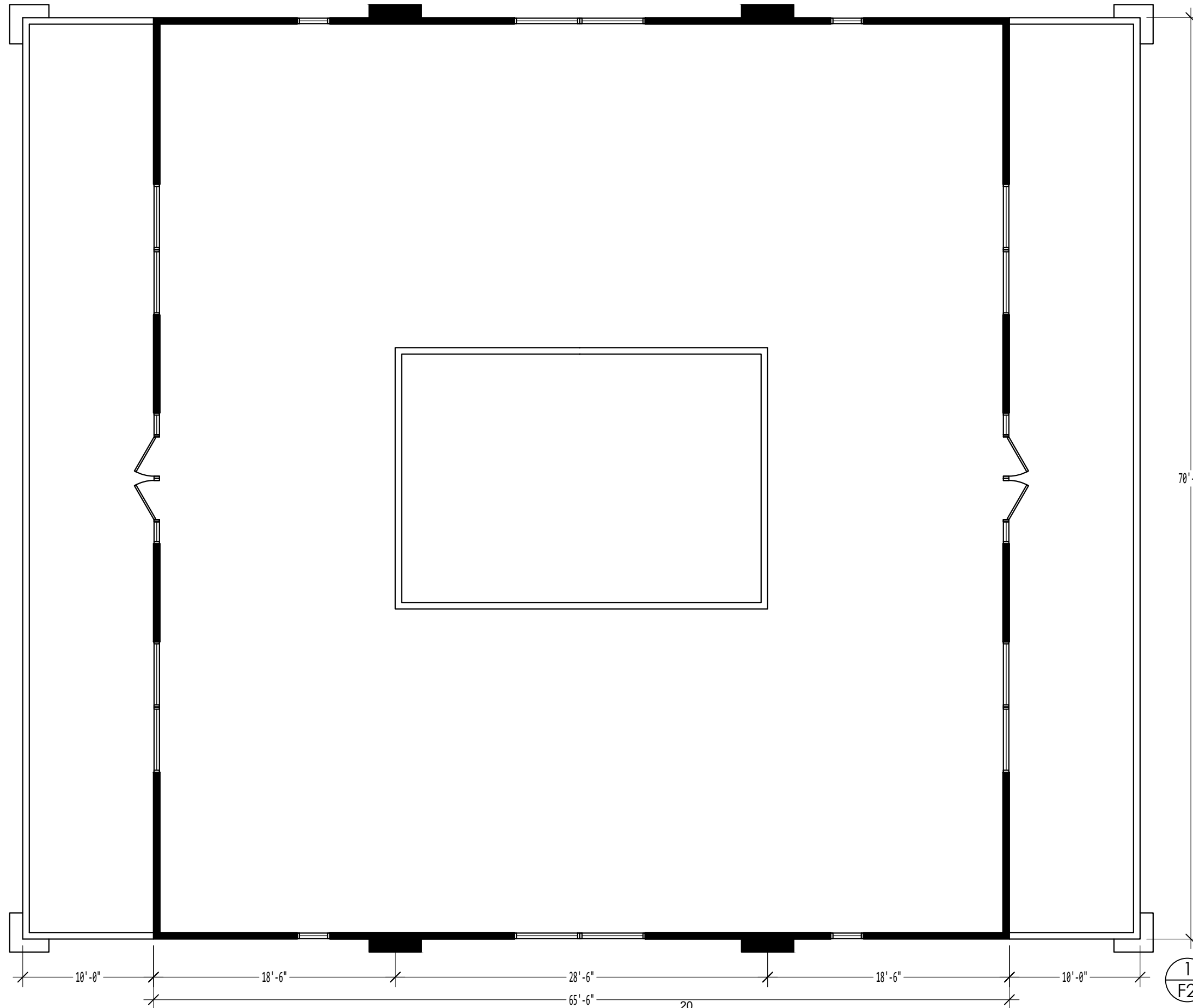
DATE: 03/12/18

REVISED: -

DRAWN BY: CBJ

JOB NUMBER: 1

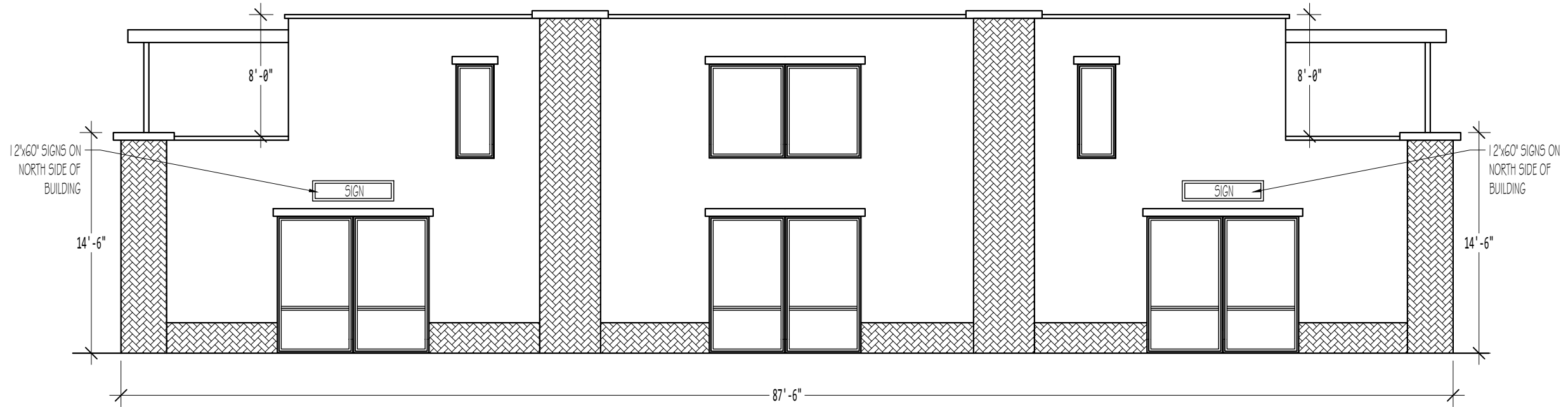
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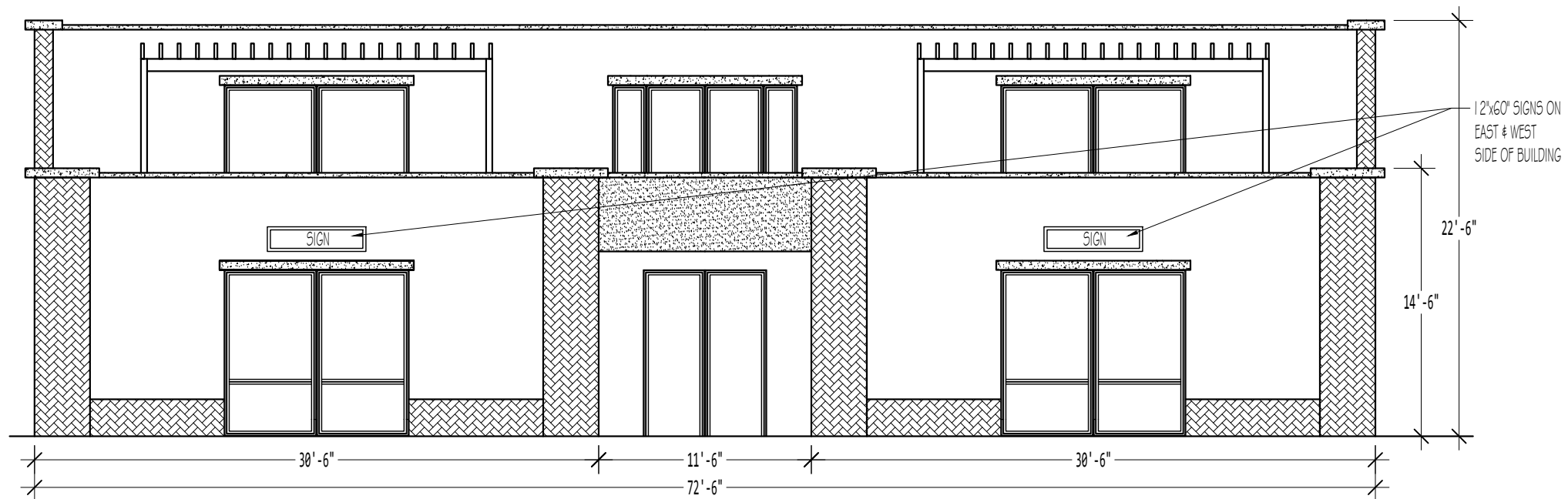
1
F2 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



Clarisa B. Johnston	Salt Lake City, UT 84104 Phone: 801-654-9781 clarisabranham@gmail.com
<p style="text-align: center;">Melynda 1320 S 700 W Upper Floor Plan</p> <p>SCALE: As Noted</p> <p>DATE: 03/12/18 REVISED: -</p> <p>DRAWN BY: CBJ</p> <p>JOB NUMBER: 1</p> <p>PAGE: F2</p>	



1 NORTH/SOUTH ELEVATION
E1 SCALE: 1/8"=1'-0"



2 EAST/WEST ELEVATION
E1 SCALE: 1/8"=1'-0"

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Melynda
1320 S 700 W
Elevations

SCALE:
As Noted

DATE: 03/12/18
REVISED: -

DRAWN BY:
CBJ

JOB NUMBER:
1

PAGE:
E1

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
 1. Soil Amendments
 2. Fine Grading
 3. Cultivation
 4. Landscape Edging
 5. Turf Planting
 6. Furnish and Installing Plant
 7. Maintenance
 8. Mowing
 9. Weeding

1.2 SITE CONDITIONS

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
 - a. PH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ration): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
 - a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a course mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

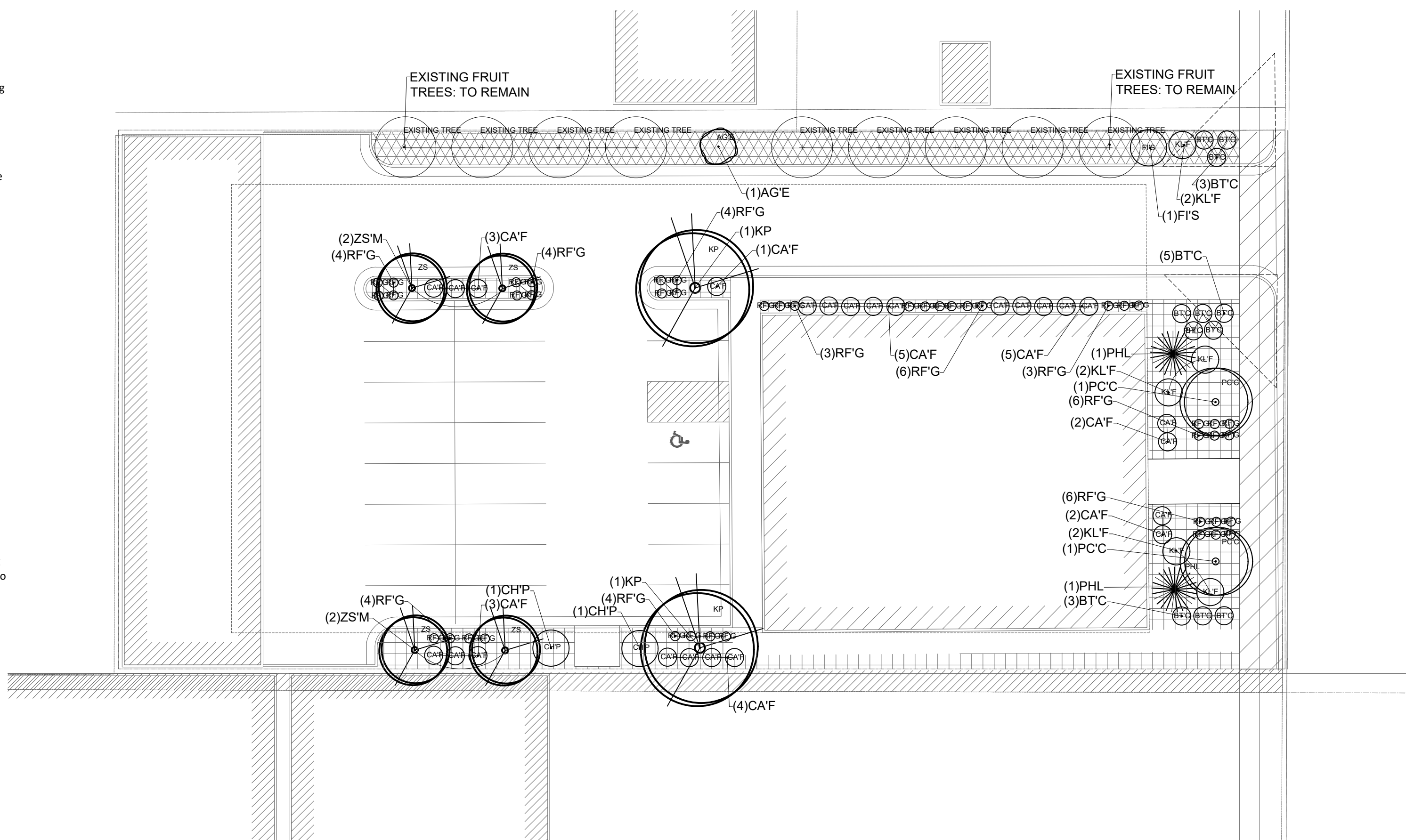
TURF - SOD LAYING

- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
700 W. STREET: 1 TREE PER 30 LN.FT. ALONG ROAD (96 LN.FT.)	4	4
:80 □ OF TREES SELECTED FROM THE RECOMMENDED SALT LAKE CITY TREE LIST		
GREATER THAN 80 □ OF SHRUBS SELECTED FROM WATER WISE PLANT BOOK		

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
PCC	PRUNUS X CERASIFERA 'CRIMOZAM'	CRIMSON POINTE FLOWERING PLUM	2	2" CAL.	-	
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2	2" CAL.	1	
PHL	PINUS HELDREICHII LEUCODERMIS	BOSNIAN RED CONE PINE	2	5' TALL	1	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	4	2" CAL.	2	
AGE	MALUS	APPLE FRUIT TREE	1	1" CAL.	-	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
BTC	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET JAPANESE BARBERRY	11	5 GAL.	1	
CHP	COTONEASTER ACUTIFOLIA 'PEKING'	PEKING COTONEASTER	2	5 GAL.	1	
FIS	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	2	5 GAL.	1	
KL'F	KALMIA LATIFOLIA 'FRECKLES'	FRECKLES MOUNTAIN LAUREL	5	5 GAL.	-	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	25	2 GAL.	1	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RF'G	RUDBECKIA FULGIDATA SULLIVANTH 'GOLDSTRUM'	BLACK EYED SUSAN	44	1 GAL.	1	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
[Grid Symbol]	1" x 2" QUIRRH COBBLE	2,507 SQ.FT. (23 CU.YD)	LOCATED WHERE SPECIFIED (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)
[Cross-hatch Symbol]	BROWN BARK MULCH	1,839 SQ.FT. (17 CU.YD)	LOCATED WHERE SPECIFIED (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
 1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
 1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS... WHICHEVER DISTANCE IS GREATER.
 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

- LANDSCAPING REQUIREMENTS
 1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

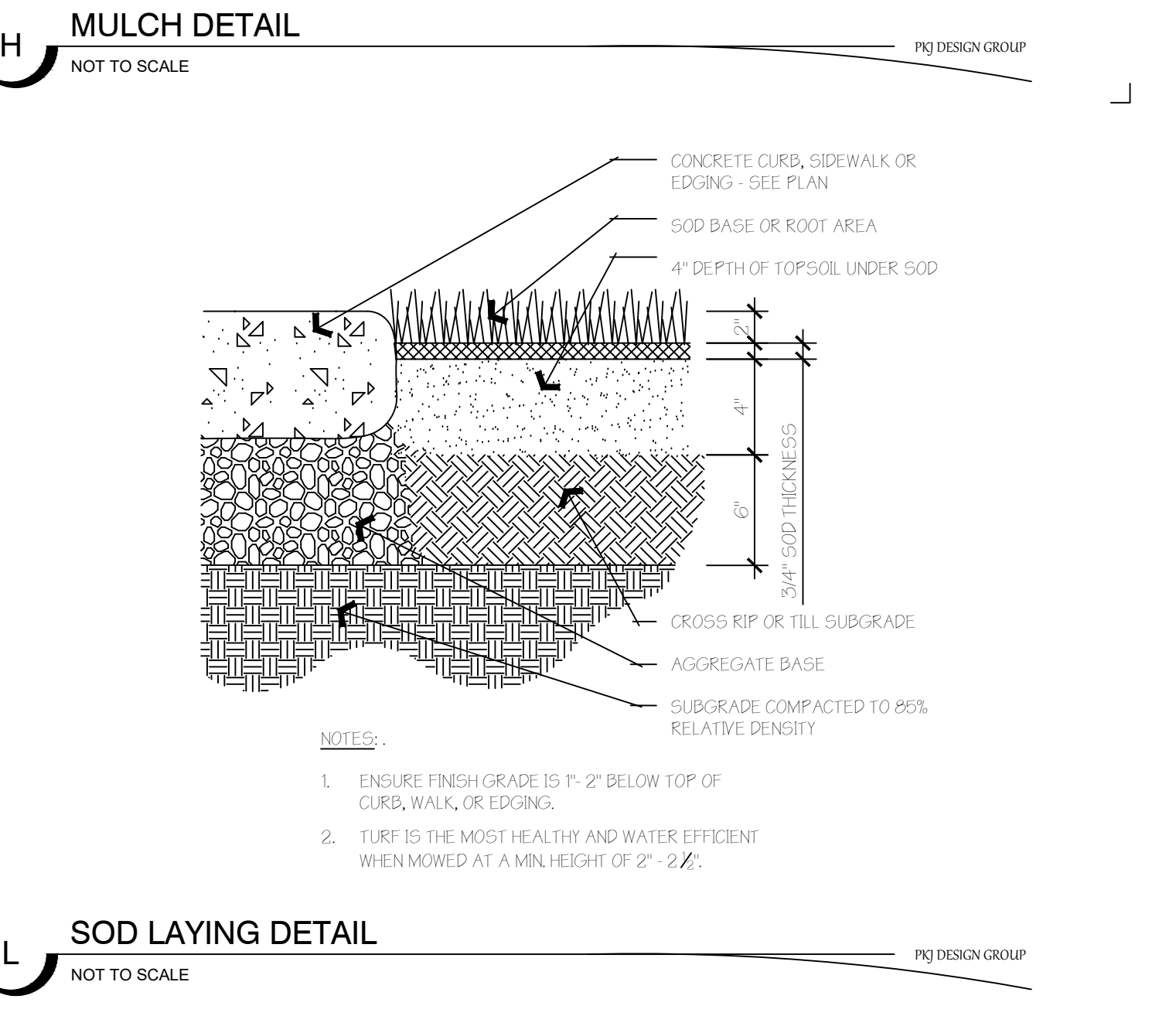
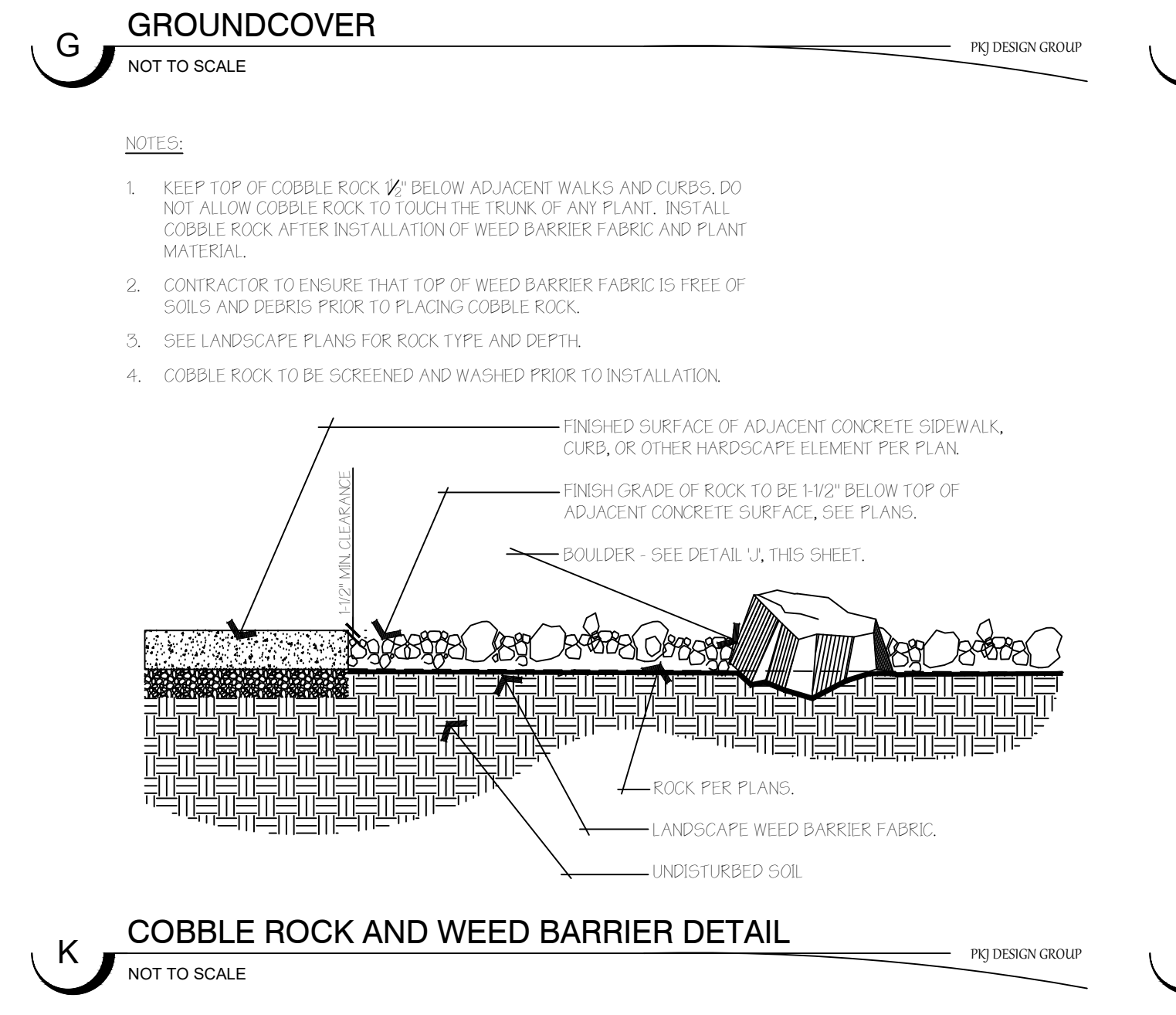
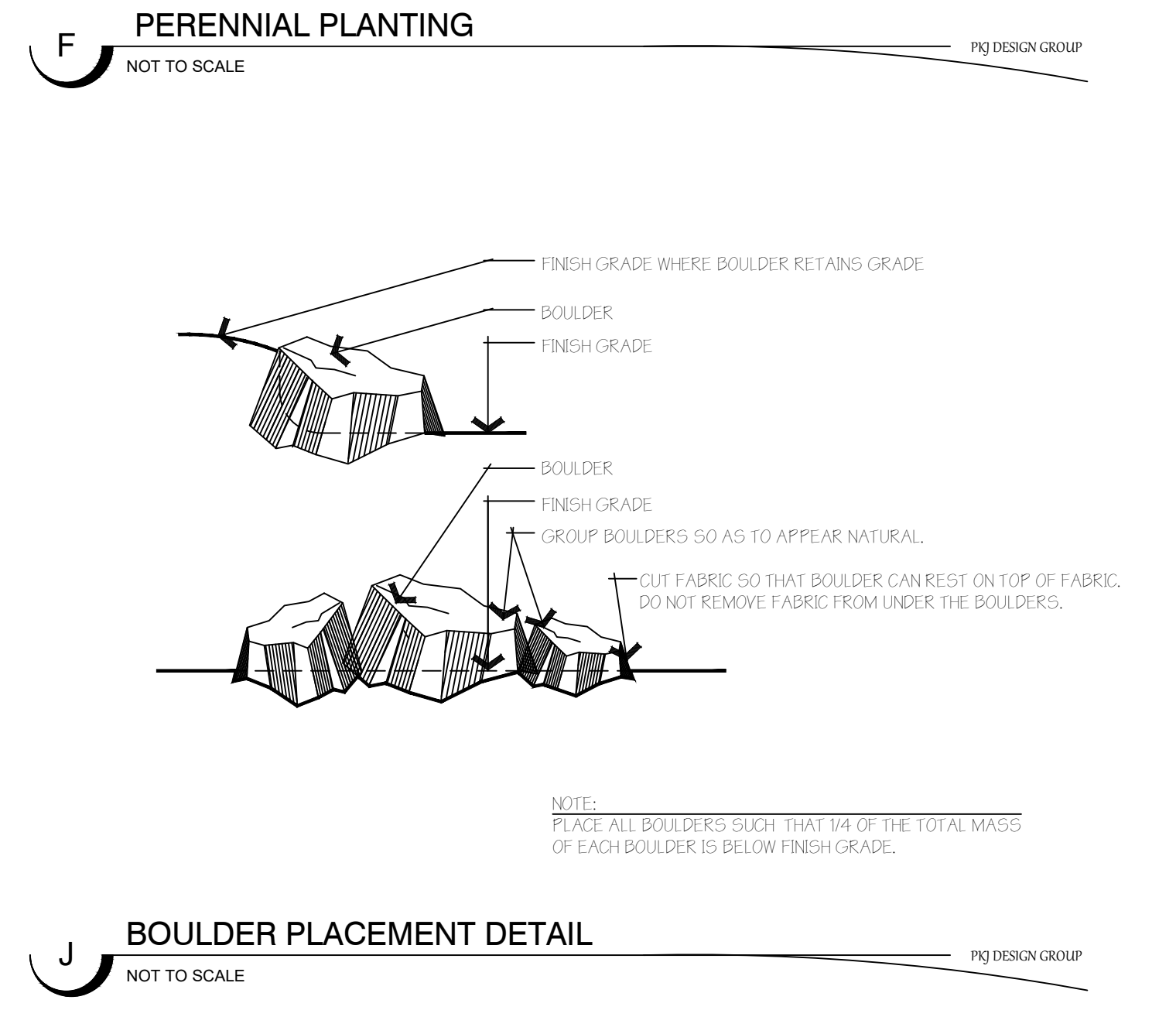
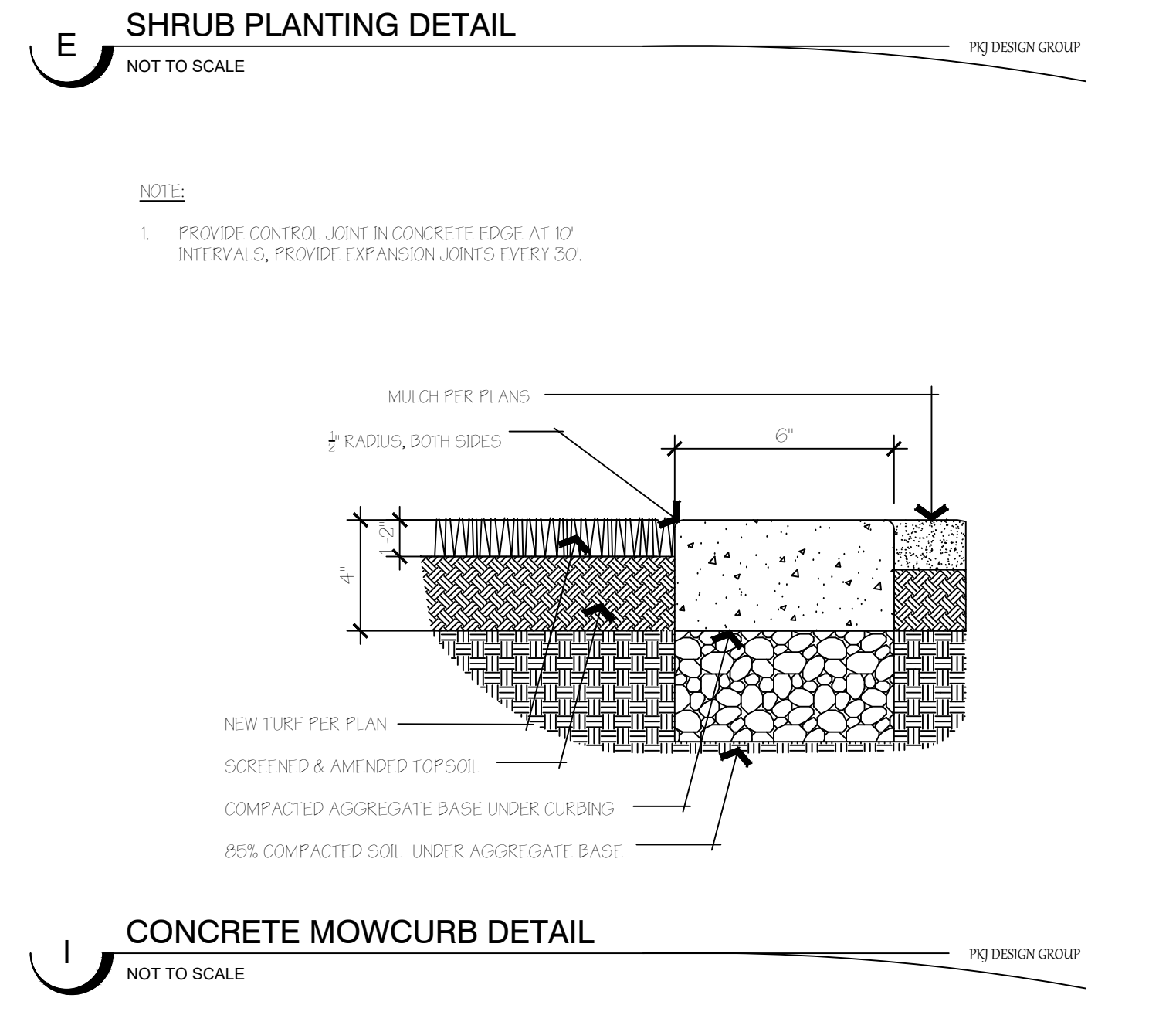
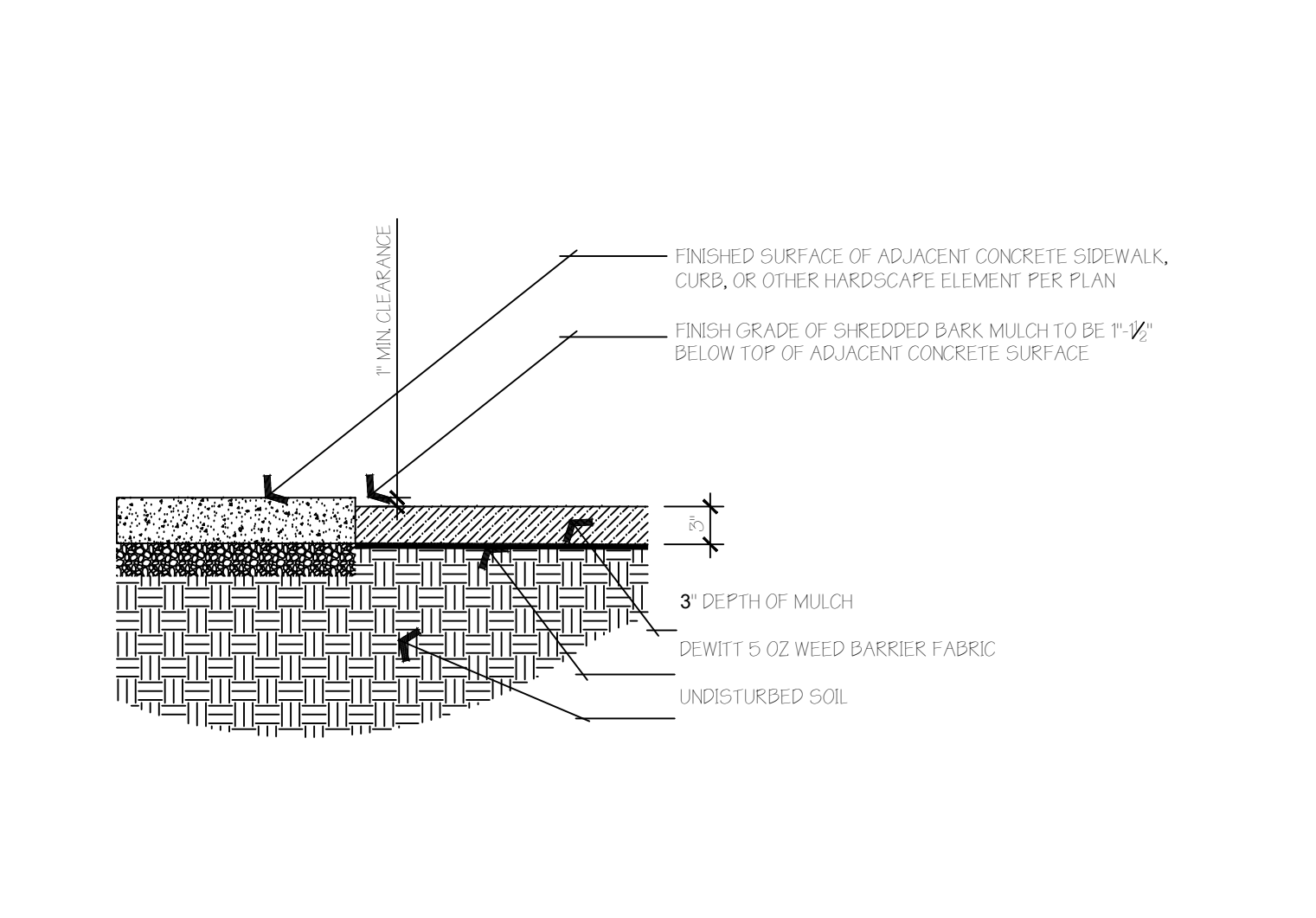
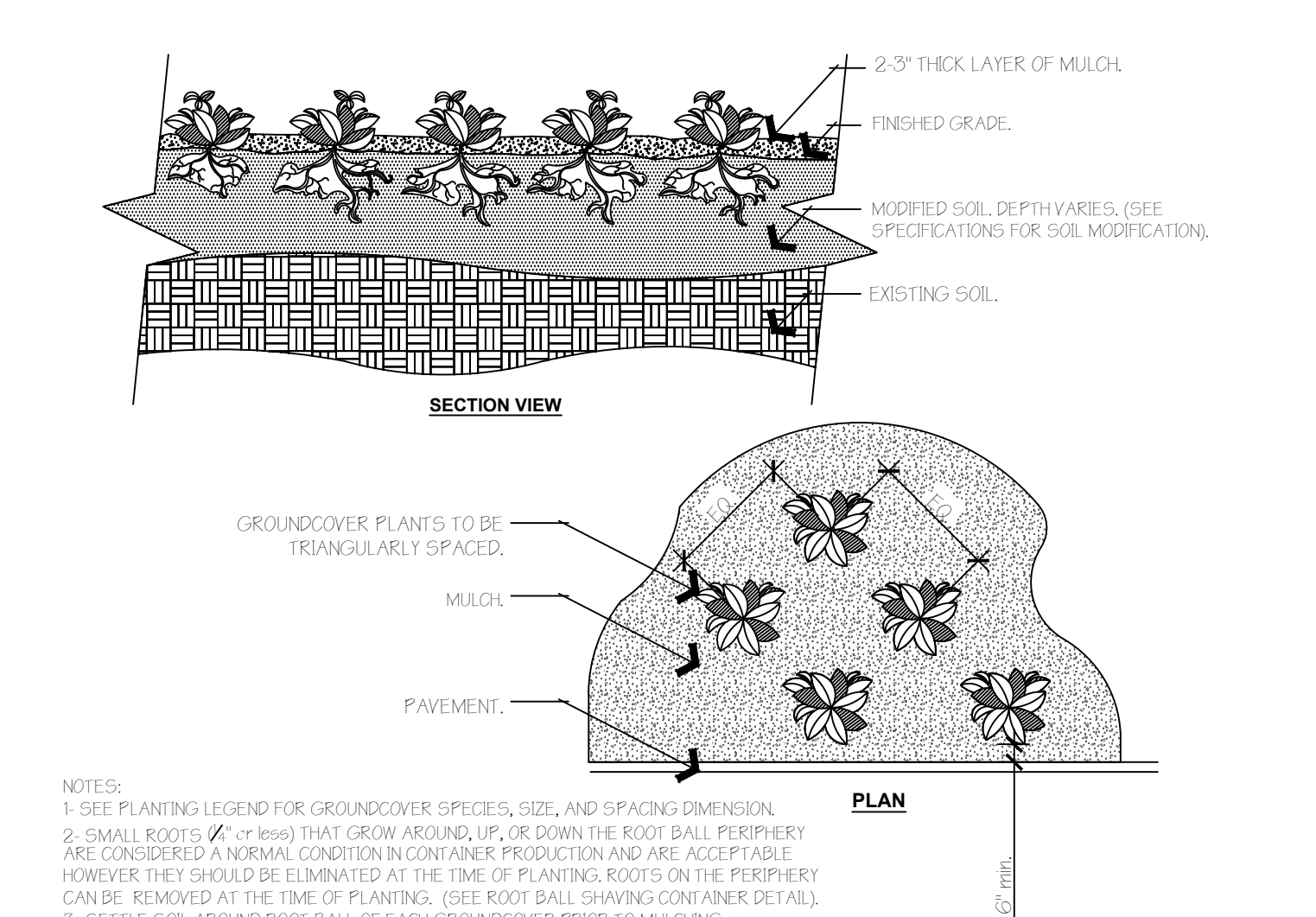
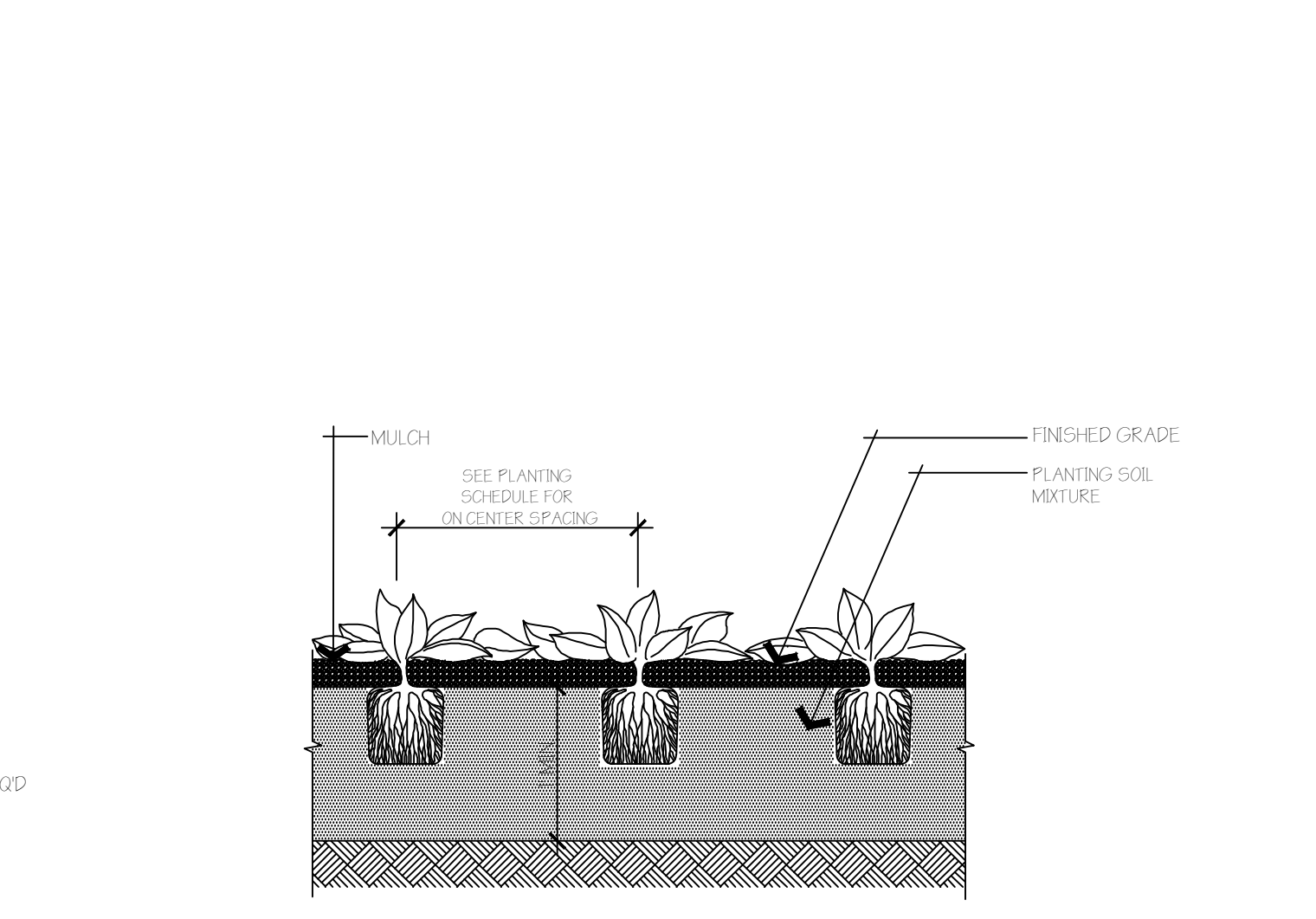
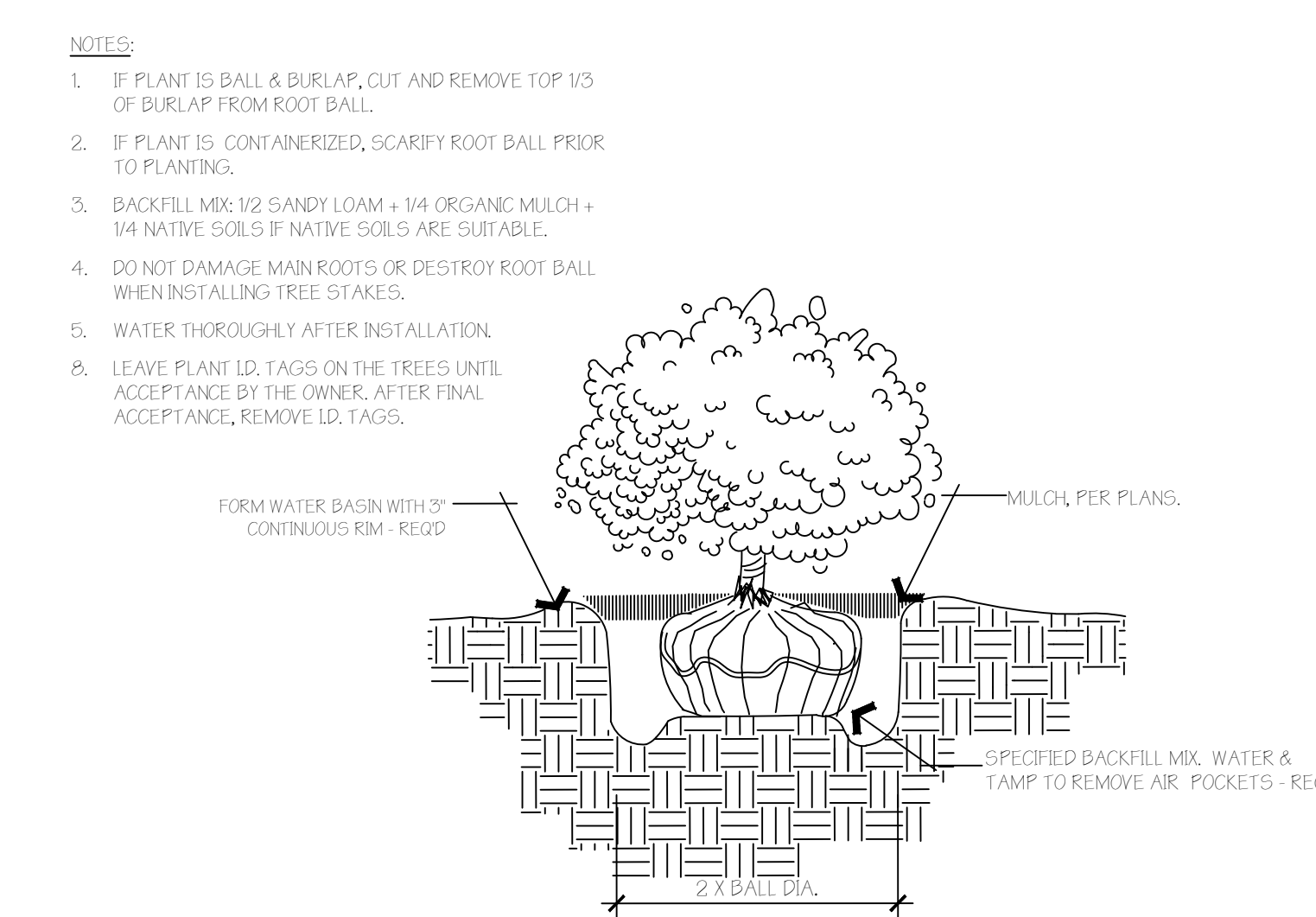
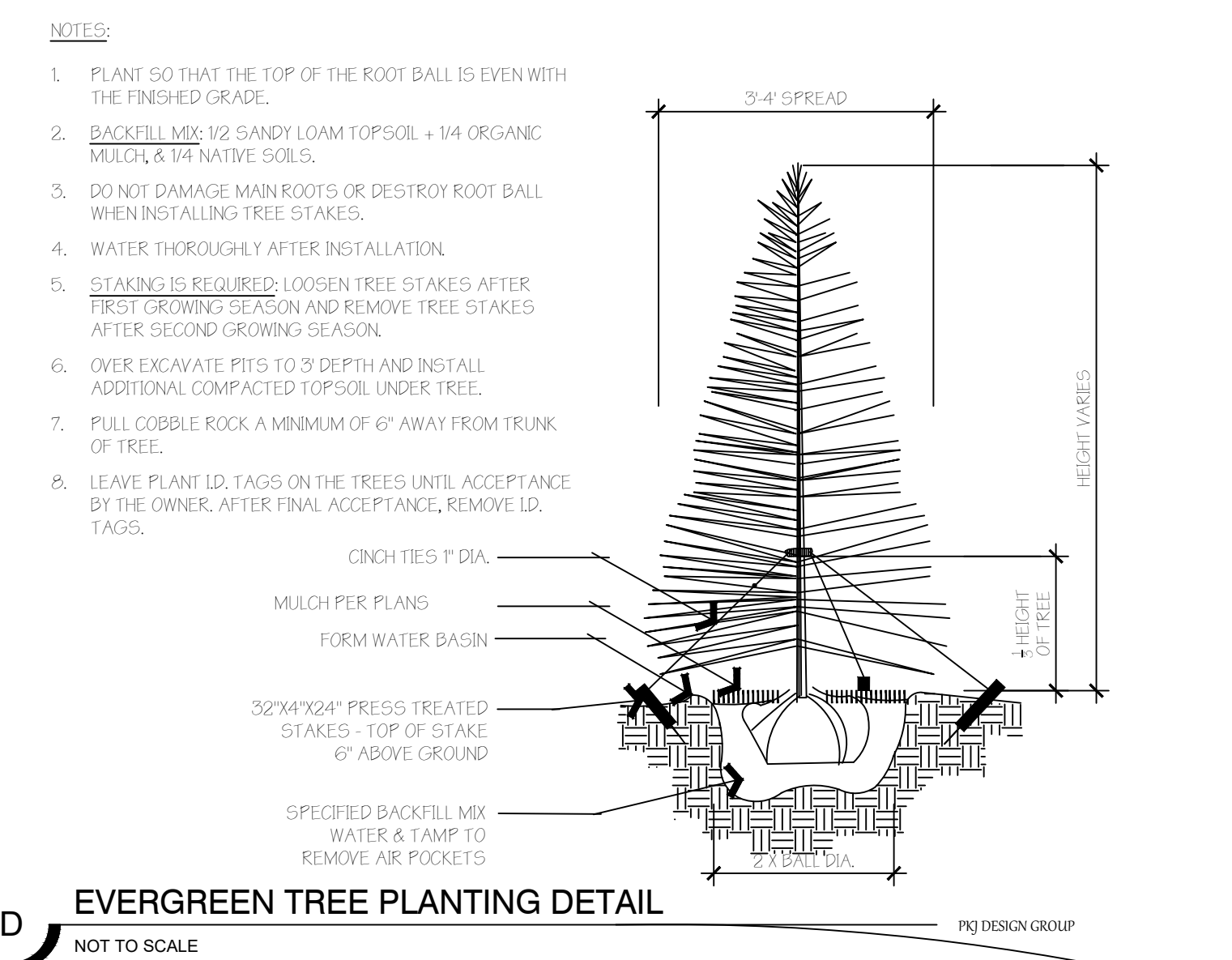
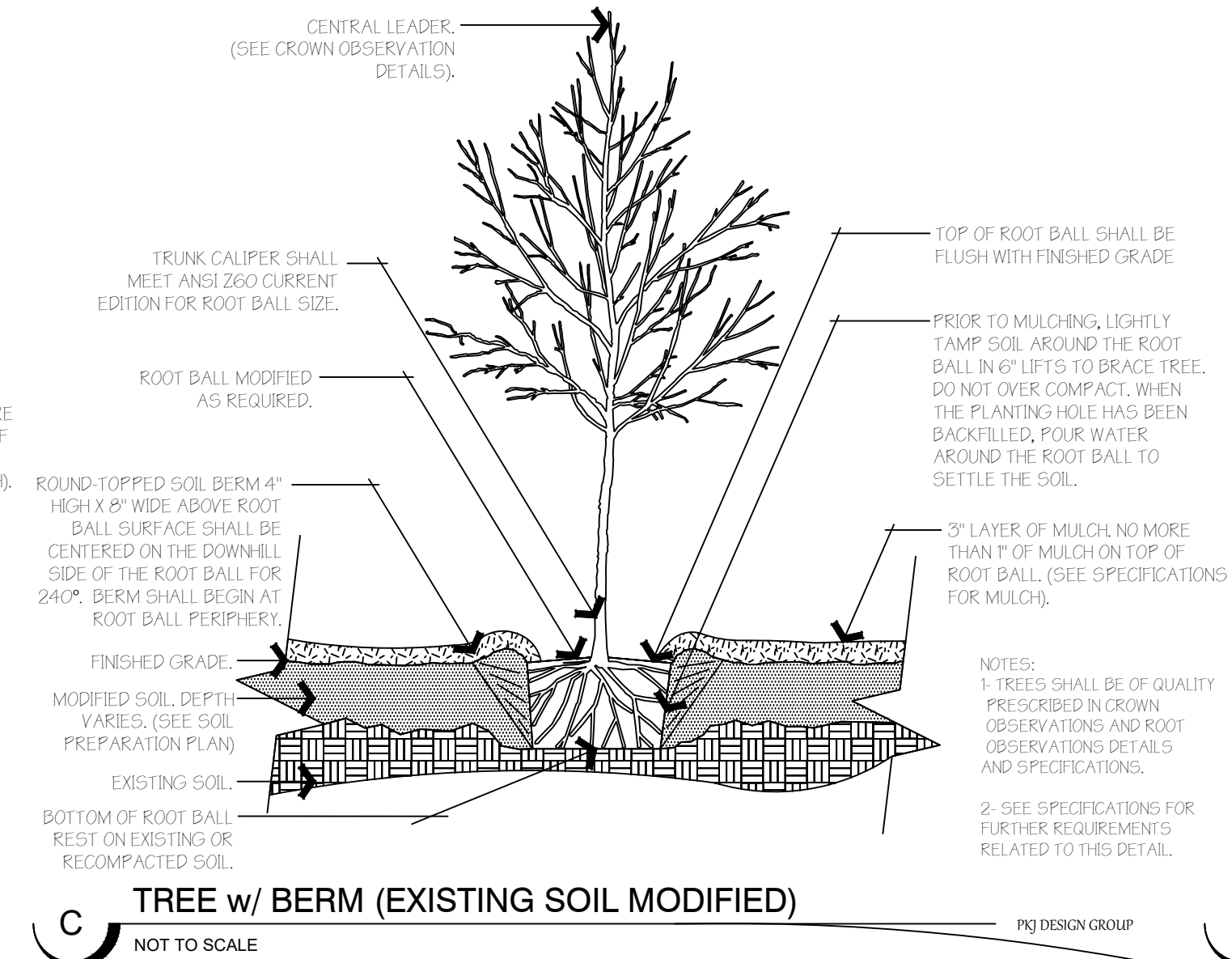
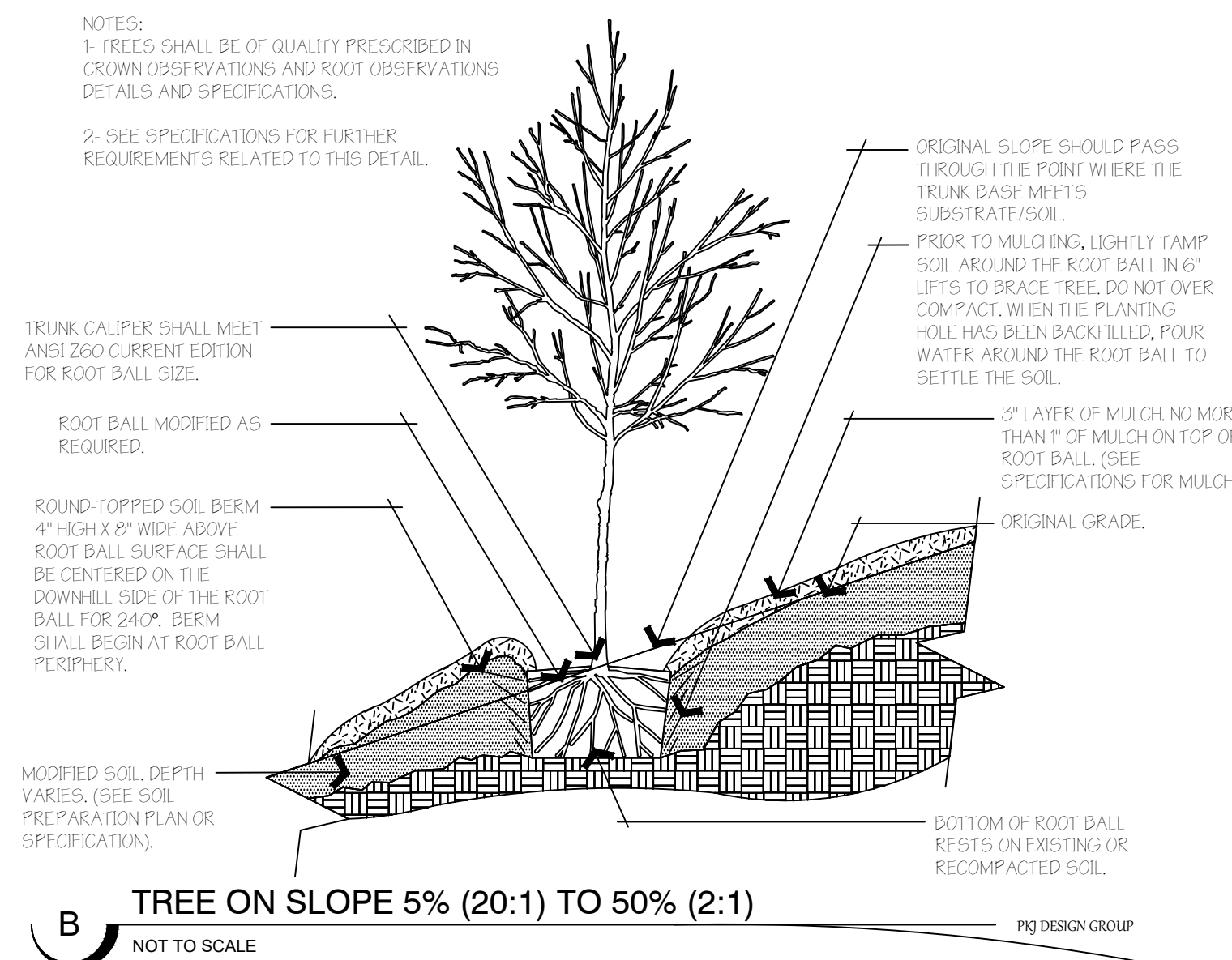
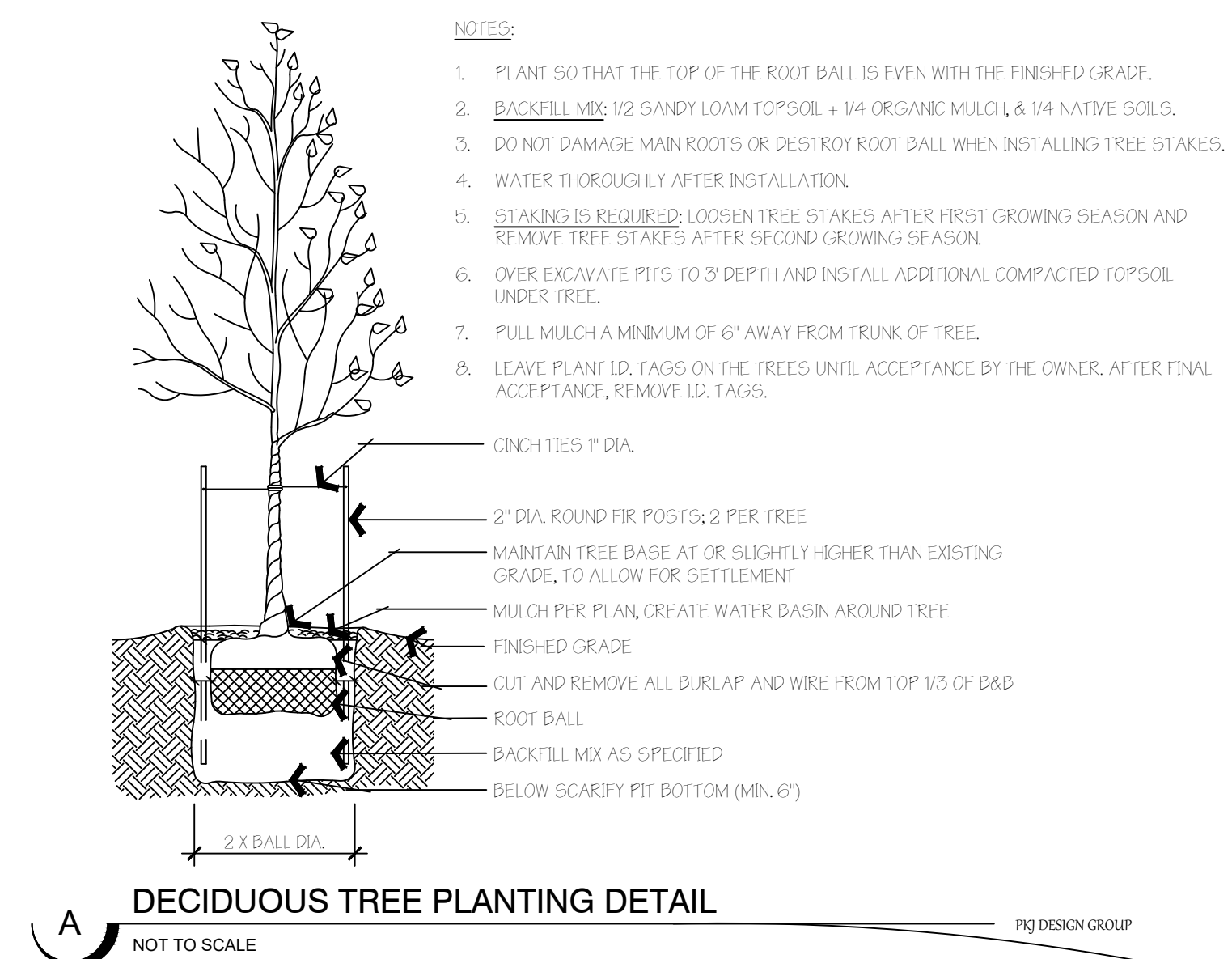
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100' HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
08-28-2018	UT18056		
NO.	REVISION	DATE	
1	XXXX	XX-XX-XX	
2			
3			
4			
5			
6			
7			

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GERONIMO SHOP
1330 SOUTH 700 WEST
SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
Developer / Property Owner: MELYNDA GERONIMO (801) 573-1837	PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	
Client / Engineer: BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM		
<p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.0</p>		<p>DATE: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 8/27/2018</p>



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
08-28-2018	UT18056	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP
 PKJ DESIGN GROUP L.L.C.
 3450 N. TRIUMPH BLVD. SUITE 102
 LEHI, UTAH 84043 (801) 960-2698
 www.pkjdesigngroup.com

LICENSE STAMP

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.5

DATE: 8/27/2018
 DRAWN: KBA
 CHECKED: TM
 PLOT DATE: 8/27/2018

ATTACHMENT D: Application Materials

1. **Project Description:**

OVERVIEW: The proposed new structure on 1320 South and 700 West will serve as a multipurpose building that includes retail businesses and office space. Possible business ideas for the retail businesses on the main level include a deli and/or donut shop, bike shop, nurse/hydroponics store, a kids' dance studio or, with the Jordan River only a block away, a kayak rental shop. The 2nd floor will be dedicated to office space.

There is an existing home onsite that will be demolished. There is also a building located at the back (west side) of the property that will remain onsite as a warehouse to be used for the storage of goods and merchandise.

Noise levels for the new building should not increase the current noise level of the area which includes industrial facilities on both the east and south sides of the lot. There will be a significant increase in traffic to the property which will be heard by the three residential neighbors to the north. However, the increase in traffic will be primarily small personal vehicles. With the increase in traffic on their south side, it will be substantially less than what is heard all day, every day, going down 1300 S on their north side. During construction, the noise level will increase due to the machines that will be needed on site as well as subcontractors communicating and performing their labors. Both the existing and new building are expected to in line with like size and use commercial properties. There will be no noxious odors, fumes, vibration or any other unusual activities that would be disruptive to neighboring businesses or residences.

PARKING SPACE: After taking into consideration the common area, walls, entrances, mechanical rooms, patios, restroom facilities, etc., initial calculations show the following amounts of space available for use:

- Retail: 5,000 square feet = 10 parking stalls
- Office: 3,000 square feet = 9 parking stalls
- Warehouse: 3,500 square feet = 4 parking stalls

These rough draft calculations determine that there is a need for roughly 23 parking spaces. Our current plan shows 23 parking stalls.

CUSTOMER TRAFFIC: Based on customer traffic from other like size businesses, we calculate 10 customers per hours for the deli/donut shop with avg time of 7 minutes in the store, requiring 2 stalls dedicated to that operation. The retail side estimates approx. 9-12 customers per hour (combined), with average store time of 15 minutes, we need to plan on 5 stalls dedicated for retail customers per day.

2. **Information for the New Building:**

- a. We anticipate the business hours to be Monday through Friday from 6 am to 6 pm, with the possibility that the retail businesses will be opened on Saturdays as well. With the type of businesses that will be housed there,

only van sized delivery vehicles to small box trucks would be needed for deliveries which can easily be accommodated in the parking lot area. Taking into account the types of businesses we are hoping to have, deliveries would only be needed a few times per week at most.

- b. The lots to the north and west are zoned residential use and the lots to the south and east are zoned commercial use.
- c. We anticipate having between 8 to 10 people working directly for us in the office or managing the owner operated retail businesses.

DELI/DONUT SHOPS: There will be more customers coming by the deli or donut shop, but as the orders would be take out, the turn around on parking space availability would be quick, with most customers staying an average of 5-7 minutes. Also, we plan to offer a bike delivery service for customers in the area.

RETAIL SHOPS: According to retail businesses similar in size, location, and product offering, customer visits will average 5-7 per hour with average time spent in the store being less than 15 minutes. Retail space may be used to stock inventory and/or to showroom products. Each retailer may also have an online presence that can generate sales without a visit to the store.

OFFICE SPACE: The office space will be leased out to small local entrepreneurs and will house a virtual assistant business we are currently running. As the focus will be virtual assistance, client visits to the office space will not be a necessary part of day to day business.

- d. Most seats will be utilized in the office space with a possible few others being available in the retail operations. We are guesstimating 15 seats total. Again, we want to keep it local and have employees, tenants, and customers take advantage of public transportation, walking and biking options.
- e. At this time, we have not talked to any of the neighbors about our development plans for the site yet. With the area to the south and east also zoned industrial/commercial use, a field to the west and only three residence to the north, we do not anticipate a significant increase in traffic demand based on our business operations that would adversely affect the infrastructure or neighbors.

SIGNAGE: We would like to have the option of up to 6 signs on the principal building and possibly a directory sign in the north front corner landscaping. The locations of the signs on the building would be two on the front, two on the north side and two in the back. Each sign would be approximately 8"-10" tall and 4'-5' long

3. **Information for the Existing Building:**
 - a. We anticipate access hours needing to be Monday through Saturday from 7 am to 7 pm.
 - b. The building will be accessed 2-3 times per week. Only employees that are associated with the new building will have access to the accessory building and have already been accounted for in #2.
 - c. There will be deliveries to the accessory building of inventory and other items to be used in the businesses operating out of the main building.
 - d. In order to tie the buildings together, we plan on adding exterior lighting fixtures, and changing out man doors and possible overhead doors to match the dark metal accents of the new building. The driveway access, parking area, and landscaping will also be designed in such a way as make the development uniform.

4. **Minimum Plan Requirements:** Included

5. **Site Plan:** Included

6. **Type of Construction:**
 - a. Included on drawings
 - b. A combination of brick, metal and/or wood materials will be used for the exterior. Samples of designs that we like are attached. There will be no dwelling units. The proposed design would be a good blend between both the residential and industrial buildings in the area. Most of the homes have brick exteriors which is what we will have on the main building. The accessory building is constructed of block which is consistent with many of the industrial buildings. The main building will have the height (2 story) and shape (square or rectangle with a warehouse look, clean appearance and free from any frills) of many of the industrial buildings.
 - c. Initially, we're looking at 4-5 modest retail spaces on the main level and about the same amount of offices on the upper floor. However, the design of the building allows for flex space, so we may end up with 2 medium sized retail spaces instead of 5 small spaces.

7. **Planned Development justification:**

F. Master Plan Implementation:

This lot is situated between residential and industrial zoning and is currently home to an old residence, large garage, and outdoor storage. Developing this site will help to create a more attractive entrance at the 1300 S gateway, that better represents the characteristics of the West Salt Lake neighborhood. It would also produce a better transition between the industrial and residential area of 700 West. The sidewalk and curb & gutter would align with what's been installed on the adjacent property and the landscaping and fencing would enhance the streetscape.

The building usage would be to home to small community business providing goods and services not found in the immediate neighborhood. Possibilities include

a bakery, deli, garden or bike shop, and office space for budding entrepreneurs. Ideally, it would become a thriving place that fosters community interaction.

The building materials used will be in line with what is currently found in the neighborhood, such as metal/wood or brick/wood combinations with a design that will give it pizzazz. By designing a pleasing and inviting location and maximizing usage of space, we hope it will increasing the value of surrounding properties.

Warehouse and retail space located to the east. Similarities to the proposed project include: 2 story building, square/box like structure, and retail space use on main level.



Legend

-  Insight Exhibits
-  Napa Auto Parts



Residences using brick as the building material.

Legend

-  Insight Exhibits
-  Napa Auto Parts



Small retail space using wood as a predominate building material.

Legend

-  Insight Exhibits
-  Napa Auto Parts



Google Earth
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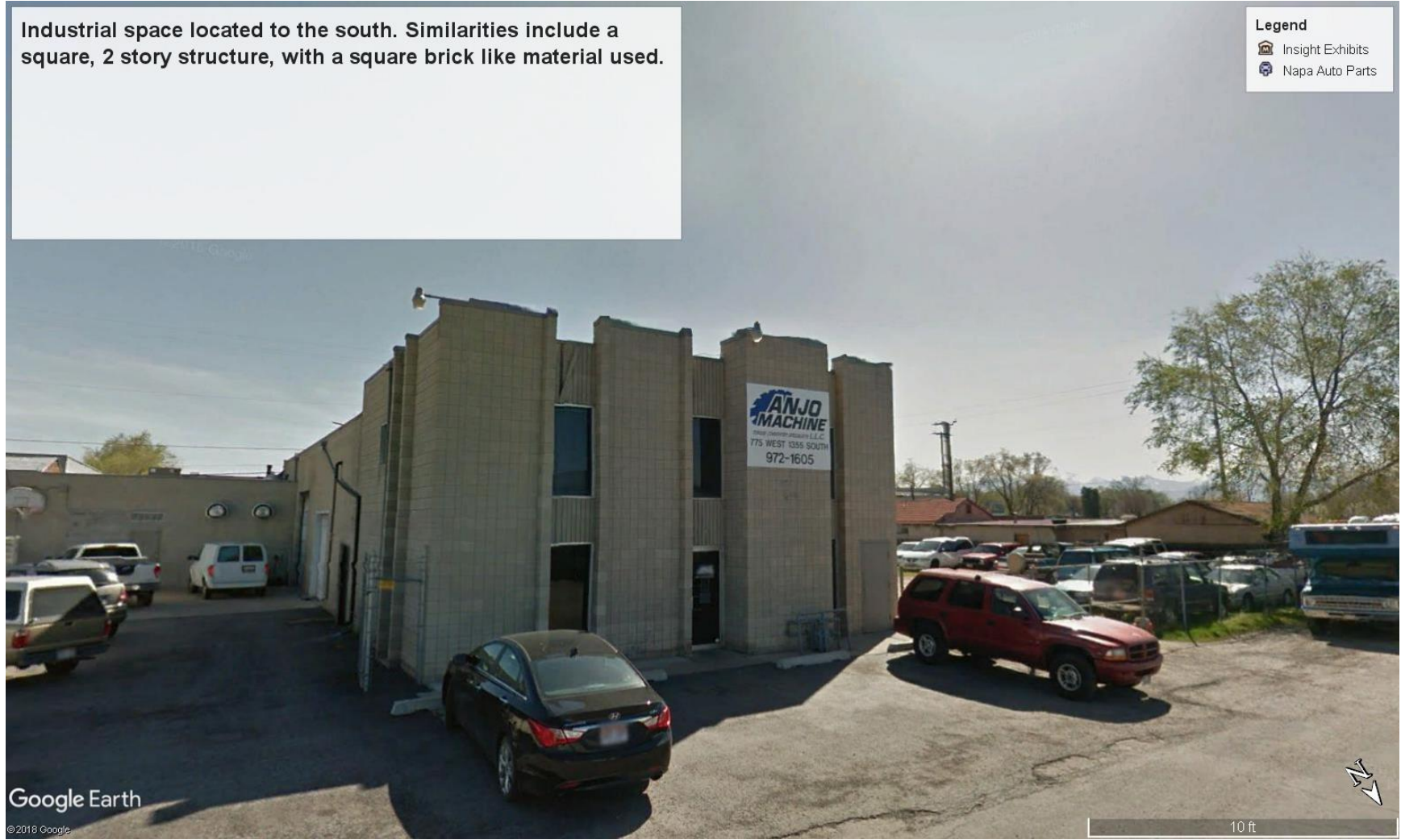


7.39 ft

Industrial space located to the south. Similarities include a square, 2 story structure, with a square brick like material used.

Legend

-  Insight Exhibits
-  Napa Auto Parts



Accessible parking lot surrounded by conforming landscaping.

Legend

-  Insight Exhibits
-  Napa Auto Parts



Google Earth

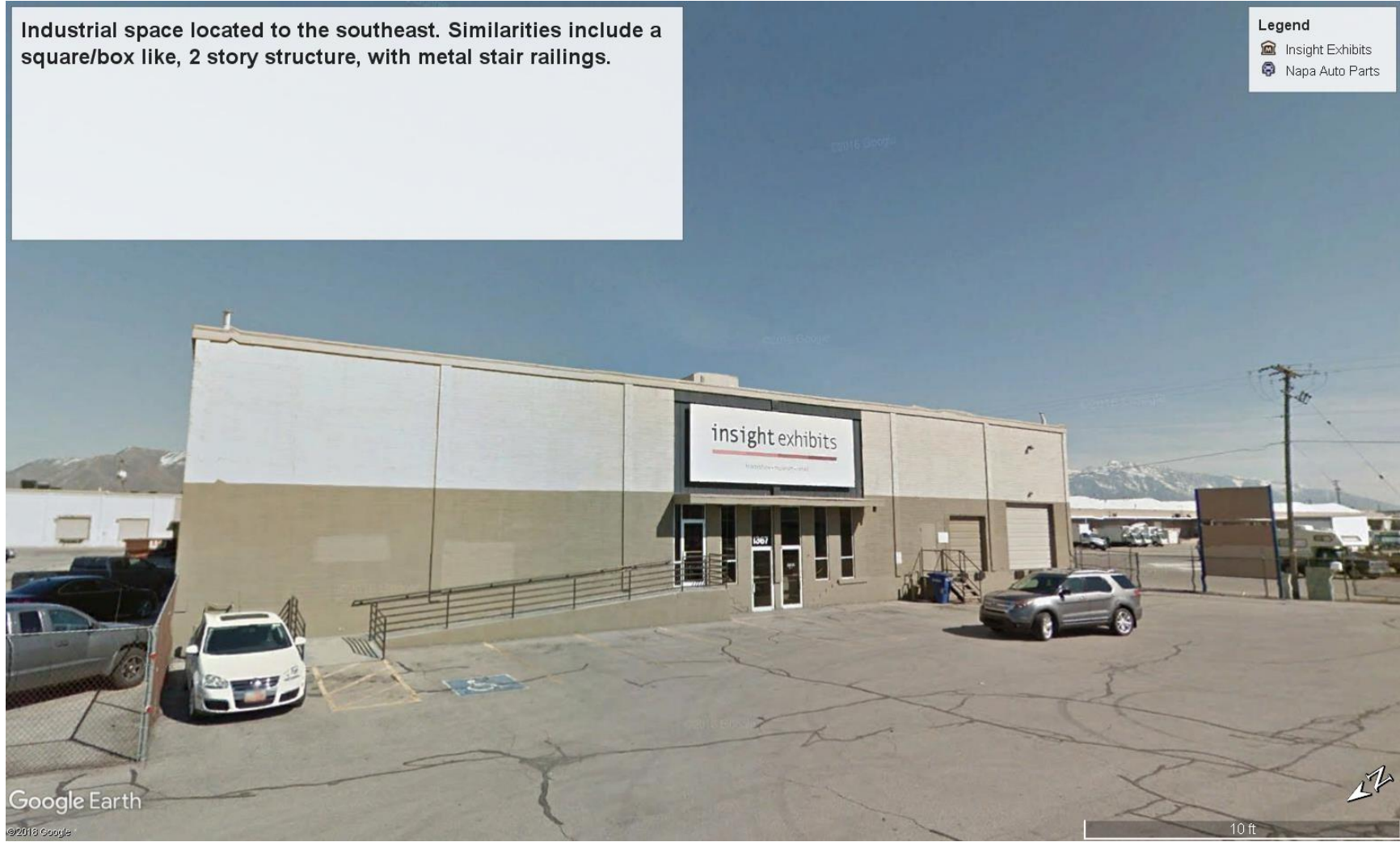
©2018 Google

8.78 ft

Industrial space located to the southeast. Similarities include a square/box like, 2 story structure, with metal stair railings.

Legend

-  Insight Exhibits
-  Napa Auto Parts



ATTACHMENT E: Master Plan Policies and Zoning Standards

Westside Master Plan

The subject property is located within the Westside Master Plan (Adopted December, 2014) and is designated on the future land use map as “700 West Industrial Areas”. All of the abutting and adjacent properties are similarly designated as “700 West Industrial Areas”.

The below section is an excerpt from the master plan about the designation:

The area along 700 West is next to residential land uses, creating a situation where conflicts and public nuisances could occur. The goal of the plan in this area is to redevelop the industrial area over time by limiting land uses to those commercial and industrial types of land uses that can occur completely within an enclosed building, not creating neighborhood nuisances.

The master plan goals that are relevant to this project include:

- **Promote reinvestment and redevelopment** in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods.
- **Enhance and expand the internal network of assets, nodes and resources** ensuring that all residents and employees in the Westside have access to goods, services and activities and the opportunity to walk or bicycle safely to them.
- Strengthen the connections both within and between the Westside and other parts of Salt Lake City by **improving the community’s gateways and corridors** and strengthening the transportation network for all modes of travel.
- Maintain the stability of the industrial districts and the employment base in the community while **incorporating appropriate land use buffers and urban design features to soften the transition between them and adjacent neighborhoods**

Staff Discussion: The current zoning of the property is R-1/7000 (Single-Family Residential), which does not allow for commercial uses. However, the property is also located within the Transitional Overlay district, which supersedes the zoning district and allows for limited commercial uses when approved through the Conditional Use process. The proposed development includes retail, office and warehouse. The retail and office uses are geared towards the community and may serve the immediate neighborhood. The overlay district imposes specific buffering and landscaping requirements to avoid conflicts between commercial and residential uses, and the proposed development complies with these requirements. Additionally, this project aims to promote the reinvestment of the property and enhance the area by providing a more attractive building, as well as site improvements, such as sidewalk, curb and gutter and landscaping.

Plan Salt Lake

This citywide master plan adopted in 2015 provides a vision and policies for the future of Salt Lake City. The policies relevant to this project are related to growth.

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*

Staff Discussion: The proposed development provides uses for an underutilized land that is located in an area with existing infrastructure. The property is located in a single-family zoning district, but it is 4 times greater in size than the minimum lot area required in the zoning district.

T Transitional Overlay District

The overlay district purpose statement is as follow:

The purpose of T Transitional Overlay District is to allow for the redevelopment of certain older residential areas for limited commercial and light industrial uses. This district is intended to provide a higher level of control over such activity to ensure that the use and enjoyment of existing residential properties is not substantially diminished by future nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the overlay district and requiring future redevelopment to comply with established standards for compatibility and buffering as set forth in this section.

Staff Discussion: The proposed uses are allowed as conditional uses in the overlay district. The requested modifications of the overlay district standards will not significantly impact the compatibility and buffering of the development.

T Transitional Overlay District Development Standards

The following table includes applicable general development standards and notes where standards are being modified through the Planned Development process.

Zoning Standard	Development Details	Status
Minimum lot area: 10,000 square feet	30,754 square feet	Complies
Minimum lot width: 60 feet	119.2 feet	Complies
Maximum building height: 35 feet	22.5 feet	Complies
Minimum distance from residential dwelling: 20 feet	Over 43 feet	Complies
Interior Side Yard abutting residential use: 12 feet	Retail/office building: over 43 feet Warehouse building: 1 foot	Partially complies. Requires Planned Development approval.
Interior Side Yard abutting nonresidential use: 8 feet	Retail/office building: 8 feet Warehouse building: 0.4 foot	Partially complies. Requires Planned Development approval.
Front Yard: 20 feet	30.2 feet	Complies
Rear Yard: 25 feet	Retail/office building: over 130 feet Warehouse building: 0.8 foot	Does not comply. Requires Planned Development approval.
Signs: 2 flat nonilluminated (1 per 50 feet of lot frontage)	6 flat nonilluminated (2 on front façade, 2 on side façade, and 2 on rear façade).	Does not comply. Requires Planned Development approval.
Maximum Sign area: 6 square feet	5 square feet	Complies
Landscaped Front Yard: The front yard shall be maintained as landscape yard and consistent with residential neighborhood	Front yard will be landscaped with trees and shrubs.	Complies
Landscaped Interior Yard abutting residential use: 8 feet with 6 foot solid fence, 1 tree per 30 feet of yard and continuous row of shrubs	Applicant must provide final landscape plan to Planning Staff for approval.	Complies with conditions

ATTACHMENT F: Analysis of Standards - Conditional Use

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

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

Analysis: The property is located in the R-1/7000 (Single-Family Residential) zoning district and the Transitional Overlay district. Although commercial uses are not allowed in the R-1/7000 zoning district, the Transitional Overlay allows for limited commercial uses as a conditional use.

Finding: The proposed uses comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

Analysis: The properties to the immediate north of 1330 S 700 W are predominantly single-family residential, whereas the properties located to the south and east are intrinsically commercial. The properties to the west are zoned PL (Public Lands) and are currently vacant. The proposed development includes retail, office and warehouse. Office and warehouse are uses already found in the area. Direct retail is being added with this development, but in terms of intensity, it is no different to the existing commercial uses. Additionally, the Transitional overlay district requires that buffering standards be met to protect residential uses. The proposed development generally complies with those but require Planned Development modifications.

As far as design, the proposed new building utilizes materials found in the surroundings. The applicants are proposing the new building in brick, which is a material found in some the residences in the area, and stucco and detailing in metal and wood, which adds some interest and scale to the building. The square-box shape of the building and the two-story height also follow the appearance of the other commercial buildings, without imposing over the residential structures that are closer to it. The existing cinderblock building will remain visually intact.

Finding: The proposed development is generally compatible with the surrounding uses. The existing conditions of the area in terms of use and intensity are similar to the proposed, and the size and scale of the buildings in the area will be maintained. Potential detrimental effects have been mitigated by buffering requirements of the Transitional Overlay district.

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

Analysis: The overlay district allows the proposed uses as conditional use and the Westside Master Plan future land use map shows the subject property and adjacent residential properties to the north as *700 West Industrial Areas*. The proposed development achieves master plan goals to promote redevelopment of underutilized land while also providing buffering from uses to soften transitions between uses.

Finding: The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	Office, retail, and warehouse are allowed as conditional uses in the Transitional Overlay district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The Westside Master Plan future land use map designates the subject property and adjacent residential properties to the north as 700 West Industrial Areas.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The subject property is located in between commercial and residential uses. The new buildings is similar in size and scale to the other commercial buildings and does not impose over the residential structures.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The design of the new building takes into consideration the size and materials of the adjacent properties. The existing cinderblock building will remain visually intact.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	Two access currently exists on site. One of the existing driveways will be eliminated and the other improved to serve as the development’s only access. No grading is required.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	Proposed parking is located in the interior of the lot, between the new and the existing building. The parking stalls are located closer to the south property line and setback from the residential properties to the north.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The proposed development will be served by internal and street sidewalks and will include covered facilities for the required bicycle parking.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	1300 South and 700 West are arterial and collector streets that can currently accommodate significant traffic. The change in use is not expected to unreasonable impact the service level of those streets.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The proposal will not require additional off-street parking, as the site can accommodate the required minimum number of parking stalls.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The Public Utilities department did not provide comments regarding this proposal. However, comments from the last DRT meeting attended by the

		applicants in 2017 identified that existing utilities are sufficient for the proposed uses.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposed development complies with modifications with the Transitional Overlay buffering requirements.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	Proposed uses will operate only during regular business hours.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	The proposed signs are small, especially when compared to existing signs across the street, and are necessary to serve the retail business. Some of the signs will be partially or not at all visible from the street. Lighting plan will be submitted to Planning staff for approval. Approval will be granted for lighting necessary to provide safety on the site and minimized in order to not impact adjacent properties.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic resources or structures on this site or in the surrounding area.

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

ATTACHMENT G: Analysis of Standards - Planned Development

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:</p> <p>F. Master Plan Implementation: <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></p> <ol style="list-style-type: none"> <i>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>This project helps to accomplish city goals included in the Westside Master Plan. This development proposes to redevelop underutilized land, provide services and goods to adjacent neighborhood, and help to establish 1300 S as a more attractive neighborhood gateway. The proposed development also proposes to provide an appropriate and enhanced transition between commercial and residential uses at that location.</p>
<p>B. Master Plan Compatibility: 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>The proposed development is consistent with the Westside Master Plan and Plan Salt Lake as the project will help to redevelop underutilized land where infrastructure exists. The proposed uses are also compatible with the future land use map.</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> <ol style="list-style-type: none"> Whether the scale, mass, and intensity of the proposed planned 	<p>Complies</p>	<p>The cinderblock building will remain visually intact. The design of the new building takes into consideration the surrounding buildings, specifically in:</p> <ol style="list-style-type: none"> The buildings are similar to the other commercial buildings in massing, however it is smaller in scale to relate better with adjacent residential buildings. The buildings are oriented to street. The new building will have stucco and brick veneer on the front façade with detailing in metal and wood.

<p>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>2. 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>3. Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. Provide sufficient space for private amenities. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. Provide adequate sight lines to streets, driveways and sidewalks. Provide sufficient space for maintenance. <p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p> <p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p> <p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p> <p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>		<p>The brick is a material found on the adjacent residences. The cinderblock building is only partially visible from the street and because of its nature, offers little interest to the streetscape.</p> <p>3. Appropriate setbacks are provided to separate the development from residential properties. The setbacks allow for buffering as well as space for access and maintenance on the subject property.</p> <p>4. The new building will have brick and stucco as well as detailing in metal and wood to add some interest and scale to the building. The main entrance will be centered in the front façade and display windows will be on each side of the main entrance. There will also be display windows on the side facades.</p> <p>5. Lighting plan will be submitted to Planning staff for approval. Approval will be granted for lighting necessary to provide safety on the site and minimized in order to not impact adjacent properties.</p> <p>6. Services area will be located in the interior of the lot. A site plan with location of service areas will be submitted to Planning staff for approval. Approval will be granted for service area that is properly screened and not be visible from the public way.</p> <p>7. Proposed parking is located in the interior of the lot, between the new and the existing building. The parking stalls are located closer to the south property line and setback from the residential properties to the north.</p>
<p>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:</p>	<p>Complies with conditions</p>	<p>The project area has significant amounts of landscaping including the front and buffer yards.</p> <p>1. A large tree will be removed because of its central location on the site. There are no other mature trees on the property.</p> <p>2. The proposed development incorporates existing fruit trees on the north of the property</p>

<p>1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p> <p>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p> <p>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p> <p>4. Whether proposed landscaping is appropriate for the scale of the development.</p>		<p>where buffering is required.</p> <p>3. More trees than required is proposed in the buffer area. Final landscape plan will be submitted to Planning staff for compliance with other Transitional overlay landscape buffer requirements.</p> <p>4. The proposed landscaping enhances the development with appropriate trees, shrubs and grasses.</p>
<p>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:</p> <p>1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</p> <p>2. Whether the site design considers safe circulation for a range of transportation options including:</p> <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; <p>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p> <p>4. Whether the proposed design provides adequate emergency vehicle access; and</p> <p>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>	<p>Complies</p>	<p>The proposed development includes creating onsite and street sidewalks, as well as improving one of the driveways and removing another.</p> <p>1. 1300 South and 700 West are arterial and collector streets that can currently accommodate significant traffic. The change in use is not expected to unreasonable impact the service level of those streets.</p> <p>2. Sidewalks are proposed surrounding the new building and connecting the front entrance to the street sidewalk to safely accommodate pedestrian traffic. Conflict between pedestrian and vehicles is minimized with the new street sidewalk and generally limited to the driveway access. The proposed development also includes covered facilities for the required bicycle parking.</p> <p>3. The proposed development includes a street sidewalk that will connect with the existing sidewalk to the south of the property.</p> <p>4. The design seemingly provides adequate emergency vehicle access. The project will be reviewed for fire code compliance at time of permitting.</p> <p>5. Site plan/floor plan with location of service areas will be submitted to Planning staff for approval. Approval will be granted for service area that is properly screened and not be visible from the public way.</p>
<p>F. Existing Site Features: The proposed planned development</p>	<p>Complies</p>	<p>The site has no natural or built features that contribute to the character of the neighborhood</p>

preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		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 did not provide comments regarding this proposal. However, comments from the last DRT meeting attended by the applicants in 2017 identified that existing utilities are sufficient for the proposed uses.

ATTACHMENT H: Public Process and Comments

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

Public Notices:

General notice for this project includes:

- Notice of the project and request for comments sent to the Chair of the Glendale Community Council (GCC) on October 29, 2018 in order to solicit comments. The 45-day recognized organization comment period expired on December 13, 2018.
- Staff sent an early notification announcement of the project to all property owners and tenants within 300 feet of the project site on October 29, 2018 providing notice about the project and information on how to give public input on the project.

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on December 27, 2018.
- Public hearing notice posted on City and State websites on December 27, 2018.
- Sign posted on the property on December 26, 2018.

Public Comments:

The Glendale Community Council Chair did not ask staff to attend a meeting to present the project. At the time of the publication of this staff report, no public comments have been received. Any comments received will be forwarded to the Planning Commission.

ATTACHMENT I: Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Greg Mikolash, Zoning

-R-1-7000 Transitional Zone

- Proposed uses would be allowed in the Transitional Overlay District.
 - A demolition permit will be required for demolition of the existing residence (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
 - A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for any new buildings.
 - The new proposal will need to be discussed with the building code and fire code personnel in Room #215 at 451 S. State St.
 - See 21A.24 for general and specific regulations of the R-1-7000 zoning district that may apply.
 - See 21A.34.030 for overlay district regulations relative to the Transition zone.
 - See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station.
 - See 21A.36.250 for construction waste management plan requirements. To download the construction waste management plan handout, see <http://www.slcgov.com/slcgreen/constructiondemo>. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984.
 - See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
 - See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, electric vehicle parking required/provided and any method of reducing or increasing the parking requirement as well as clear pedestrian pathways from the parking lot to the entry of the building and the public sidewalk.
 - Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry.
 - See 21A.48 for landscaping and including removal/protection of private property trees.
 - See 21A.55 for planned developments.
 - See 21A.58 for site plan review.
- Future comments may be associated with the proposed development at the time of building permit review.

Ted Itchon, Fire

Reading the narrative it appears that the construction type spans type VB up to IIB. This is a wide range and could require a minimum of 1750 GPM up to 2500 GPM. It appears that the facility is a mixed use. With that said depending on the age of the children the building may be required to have automatic fire sprinkler system and fire alarm system. Likewise if the coffee shop or restaurant is in a space having an occupant load of 100 and more and the location in the building it may require the fire sprinkler and alarm system. Mix use also has other pitfalls if it does not have the proper fire separation walls, or floors. No matter of the locations fire department access is an issue since it needs to be within 150 ft. of all exterior walls of the first floor. Fire Hydrants shall be within 400 feet of all exterior walls of the first floor also. If there is a fire sprinkler system the Fire Department connections shall be on the address side and within 100 ft. of a fire hydrant.