



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, amy.thompson@slcgov.com or 801-535-7281

Date: Published February 7, 2019

Re: 900 S Retail Addition – Conditional Use (PLNPCM2018-00990) and
Conditional Building and Site Design Review (PLNPCM2018-00991)

Conditional Use & Conditional Building and Site Design Review

PROPERTY ADDRESS: Approximately 1037/1043 E 900 South
PARCEL ID: 16-08-251-046-0000 & 16-08-251-047-0000
MASTER PLAN: Central City & East Central Community Small Area Plan
ZONING DISTRICT: RB (Residential Business)

REQUEST: Daniel Schmeling, the architect representing the property owner, Eaton & Larsen, LLC, is requesting a Conditional Use to construct an addition to a commercial building at approximately 1037/1043 E 900 South. The property is located in the RB (Residential Business) zoning district which requires a Conditional Use process for construction of an addition to an existing building for a nonresidential use that includes the demolition of a residential structure. For the purposes of the RB zoning district, a residential structure is a structure that has maintained the original residential exterior without significant structural modifications. The applicant is also requesting a modification to one of the Design Standards located in 21A.37 of the zoning ordinance through the Conditional Building and Site Design Process.

RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the new addition and the Conditional Building and Site Design Review for modifications of the specified Design Standards in section 21A.37 of the zoning ordinance with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. Trash dumpster areas shall be screened with fencing in compliance with 21A.48.120
2. Applicant shall submit a lot consolidation application to the Planning Division and 1037 E 900 S and 1043 E 900 S shall be consolidated into one lot.
3. Details regarding streetscape improvements, site landscaping and the outdoor plaza area to be delegated to Planning Staff to ensure compliance with the Conditional Building and Site Design standards.
4. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plan Set](#)
- C. [Additional Information Provided by Applicant](#)
- D. [Property and Vicinity Photos](#)
- E. [RB Zoning Standards](#)
- F. [Conditional Use Standards](#)
- G. [Design Standard Modifications](#)
- H. [Conditional Building and Site Design Review Standards](#)
- I. [Public Process & Comments](#)
- J. [Department Review Comments](#)

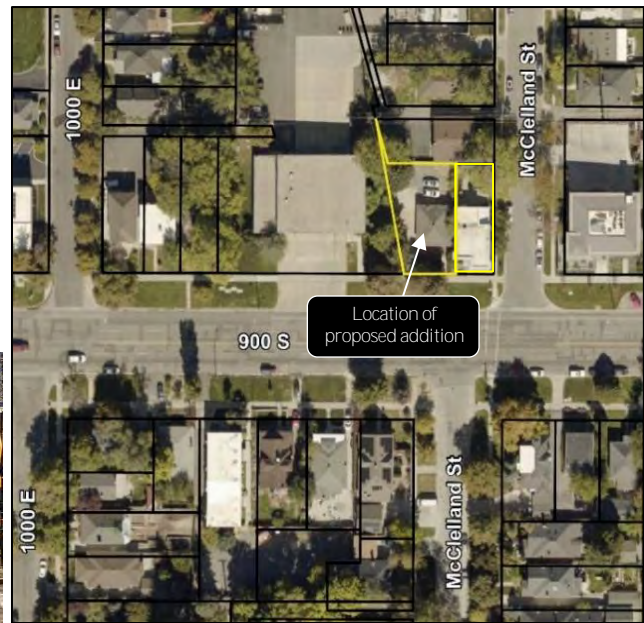
PROJECT DESCRIPTION:

PROJECT SITE:

The proposed project is a commercial development at approximately 1037/43 E 900 South in the RB (Residential Business) zoning district. The development site is currently two separate lots occupied by two separate buildings. The proposal involves combining the lots, demolishing the building currently located at 1037 E 900 South, and constructing an addition to the building located at 1043 E 900 S (Hip & Humble).



Existing structure identified with red arrow to be demolished and replaced with a new addition to Hip & Humble building



The proposed addition is two and half stories, 4,270 square feet, and is designed to accommodate four commercial tenants—three on the ground level and one the second level. There is an existing surface parking lot located behind the development and accessed from McClelland Street that will be reconfigured to accommodate six onsite parking spaces, and two on street parking spaces are proposed along the 900 S along the street frontage of the development site. The Jordan and Salt Lake City Canal runs through the western portion of the subject property and there is a no build easement on the western portion of the lot. The proposed site design attempts to utilize this space as an outdoor



Conceptual renderings submitted with application. View west elevation (left), view of south elevation along 900 S (right).

entry plaza that opens to the 900 South street front and extends west. Bicycle parking will be provided in the park strip and other pedestrian amenities, such as benches will be built in the plaza.

The primary building material is brick and the windows are steel framed with steel detailing. The applicant has also provided a detailed narrative about their proposal and design considerations in [Attachment C](#).

PLANNING COMMISSION REQUESTS:

Conditional Use Request

The property is located in the RB (Residential Business) zoning district which requires a Conditional Use process for constructing an addition to an existing building for a nonresidential use that includes the demolition of a residential structure. For the purposes of the RB zoning district, a 'residential structure' means a structure that has maintained the original residential exterior without significant structural modifications. The structure on the property that will be demolished as part of the proposal, was most recently occupied by a clothing boutique, Koo De Ker, which has since relocated. Although the structure that will be demolished has maintained its original residential exterior, it has been occupied by commercial uses for nearly a decade and the intended use for the addition is also a nonresidential/commercial use. For complete analysis and findings in relation to the Conditional Use standards please refer to [Attachment I](#).



*Existing structure with residential exterior to be demolished.
New addition to Hip & Humble is proposed.*

Conditional Building and Site Design Review (CBSDR) Request

The applicant is requesting to modify one of the Design Standards located in [21A.37](#) of the zoning ordinance.

21A.37.040: Modifications of Design Standards:

The planning commission may modify any of the design standards identified in this chapter subject to the requirements of chapter 21A.59, "Conditional Building and Site Design Review". The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified.

There are six design standards that are applicable to properties in the RB zoning district and that all relate to maintaining residential character. The request is to modify one of the six design standards through the CBSDR process that states the following:

Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

The narrative submitted with the application explains that the design of the proposed addition is intentionally different in terms of color and materials so the addition will read as a separate building from the existing building, which is consistent with the small scale character of commercial buildings in the area. For complete analysis and findings for the design modification requested, and a more detailed definition of each design standard, please refer to [Attachment G](#).

NEXT STEPS:

Approval of Conditional Use & CBSDR

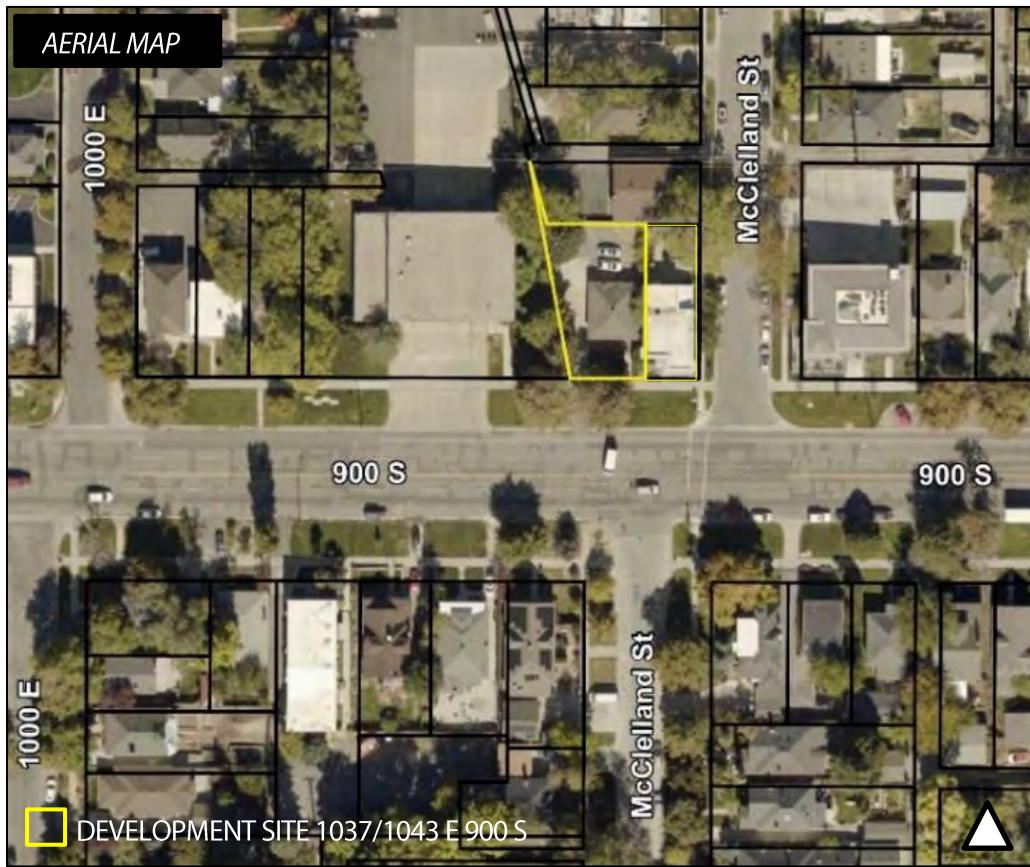
If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of Conditional Use & CBSDR

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If the Planning requests are denied, the applicant would still be able to construct the proposed addition to the property by right, however it would have to incorporate a residential use. The addition would have to be the same materials, color and exterior building design as the existing structure (Hip & Humble) or the entire structure could be resurfaced.

ATTACHMENT A – VICINITY MAPS



ATTACHMENT B – PLAN SET



CARBON ARCHITECTS
 2446 WASHINGTON BLVD. SUITE 202
 GREEN UTAH 84403
 865/246-1140

OWNERS:

EATON & LARSEN, LLC
 1040 E 900 S
 SALT LAKE CITY, UT 84105

CONSULTANT:

W ARCHITECTURE
 252 SOUTH 1300 EAST SUITE A
 SALT LAKE CITY, UT 84102
 865/363-1031

SCALE:

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
SALT LAKE CITY, UT 84105

NO.	DATE	DESCRIPTION
1	12-5-2018	CONDITIONAL USE PERMIT

REVISION	DATE	DESCRIPTION

COVER SHEET

PROJECT NO.	057
SHEET NUMBER	0000

0000

0000

OWNERS:

EATON & LARSEN, LLC
1040 E 900 S
SALT LAKE CITY, UT 84105

CONSULTANT:

W ARCHITECTURE
252 SOUTH 1000 EAST SUITE A
SALT LAKE CITY, UT 84102
865/782-1021

SCALE:

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
SALT LAKE CITY, UT 84105

ISSUE	NO.	DATE	DESCRIPTION
	1	12/5/2018	CONDITIONAL USE PERMIT

REVISION	NO.	DATE	DESCRIPTION

NEIGHBORHOOD USE PLAN

PROJECT NO. 087
SHEET NUMBER

A000

A000



NEIGHBORHOOD USE PLAN



CARBON ARCHITECTS
 2446 WASHINGTON BLVD. SUITE 202
 10208 UTAH 84143
 385/246-1140

OWNERS:

EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UT 84105

CONSULTANT:

W ARCHITECTURE
 252 SOUTH 1000 EAST SUITE A
 SALT LAKE CITY, UT 84103
 385/363-1031

SCALE:

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
 SALT LAKE CITY, UT 84105

ISSUE	NO.	DATE	DESCRIPTION
1	12/5/2018	CONDITIONAL USE PERMIT	

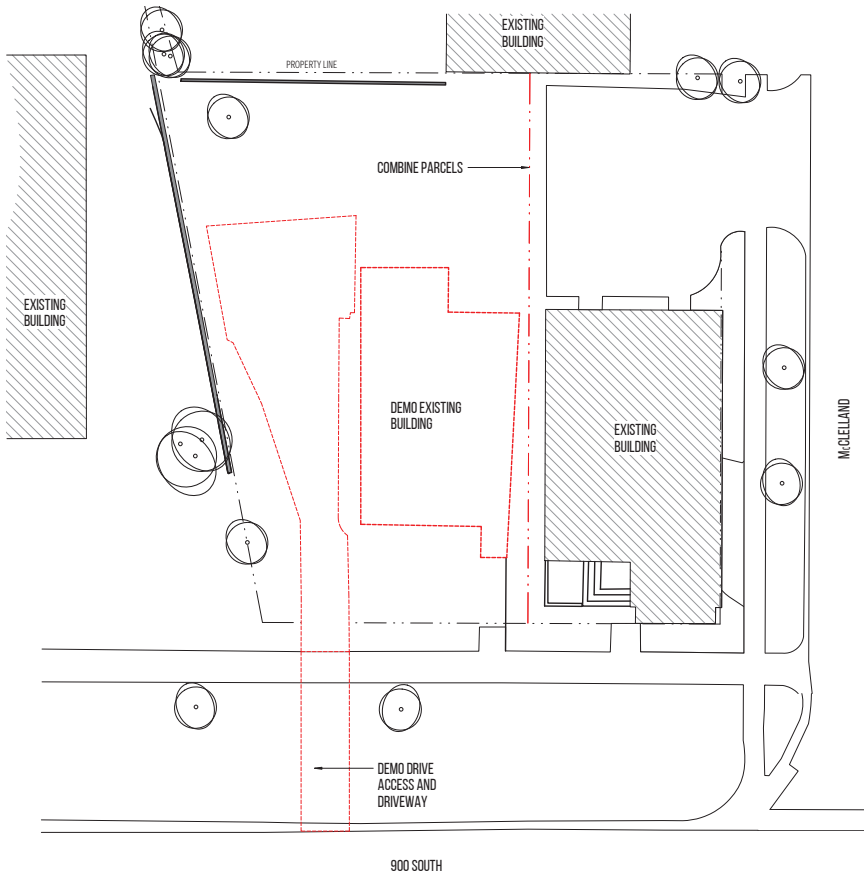
REVISION	NO.	DATE	DESCRIPTION

EXISTING SITE PLAN - VICINITY MAP

PROJECT NO. 087
 SHEET NUMBER

A001

A001



SITE PLAN - EXISTING + DEMO PLAN



VICINITY MAP

PROJECT DATA

ZONING:

PARCEL NUMBER: 18052047000, 18052048000 (TO BE COMBINED INTO A SINGLE PARCEL)
 ZONE: RB

BUILDING INFO:

TOTAL LOT AREA: 5,877.70 SF = 3,326.85 SF + 2,550.85 SF
 MINIMUM BUILDABLE AREA: 5,877.70 SF ± 1,918.57 SF ± 3,959.13 SF (R-10) X 5.0' ± 4,771.8 SF
 PROPOSED BUILDING AREA: 2,475 SF (1,654 + 2,475 = 4,129 SF)
 MINIMUM FRONT YARD SETBACK: THE FRONT YARD SHALL BE NO GREATER THAN THE EXISTING YARD PER 21A.04.010.B
 MINIMUM REAR YARD SETBACK: 20% OF THE LOT DEPTH (100') = 20' FT
 MINIMUM BUILDING HEIGHT: 37'
 PROPOSED BUILDING HEIGHT: 24' 6" (AVERAGE HEIGHT FROM ORIGINAL AVERAGE GRADE)

LANDSCAPE:

BUFFER AREA: A LANDSCAPE BUFFER IS NOT REQUIRED FOR LOTS IN AN RB OR FB UNIT DISTRICT WHICH ARE A LOT IN A RESIDENTIAL DISTRICT PER 21A.02.010
 LANDSCAPE IMPROVEMENTS: THE IMPROVEMENTS ESTABLISHED IN THIS TABLE ARE REQUIRED ONLY FOR PARKING LOTS WITH 10 FEET OR MORE SPACES AND WHERE THE LOT IS LOCATED WITHIN A REQUIRED YARD OR WITHIN TWENTY FEET OF A LOT LINE.
 REQUIRED VEGETATION COVERAGE: ALL LANDSCAPE AREAS SHALL BE MAINTAINED WITH AT LEAST ONE THIRD (1/3) OF THE YARD/AREA COVERED BY VEGETATION.
 TREES REQUIRED: AS REQUIRED
 TREES PROVIDED: AS REQUIRED
 SHRUBS REQUIRED: AS REQUIRED
 SHRUBS PROVIDED: AS REQUIRED

PARKING:

PARKING STALLS REQUIRED:	EXISTING RETAIL 2 PER 1,000	(1,300 / 1,000) X 2 = 2.6
	EXISTING RESIDENTIAL 2 PER 1,000 SF	(1,179 SF / 1,000) X 2 = 2.4
	OFFICE 1 PER 1,000 SF	(2,142 SF / 1,000) X 1 = 2.1
	RETAIL BACKSTOCK:	NOT REQUIRED / NOT PART OF USEABLE / SALES FLOOR AREA
	TOTAL:	7.1
	REDUCTIONS:	(5) (PER 21A.04.010.B) 0
	TOTAL REQUIRED:	7.1
	PARKING STALLS PROVIDED:	4 (ON SITE) INCLUDING 1 ADA STALL 2 (ON STREET PARKING)

PARKING REDUCTIONS:

8. Parking Exemption For Production Friendly Development:

a. Applicability: Any business located in the CB, CR, RB, ML, R-MU, R-MU-15, and R-MU-45 zoning districts and classified in section 21A.04.010 of this chapter as "recreational, cultural or entertainment" or as "food goods and services" may be granted a partial exemption from the off-street parking requirements to the extent authorized below and provided the requirements of this subsection are met.

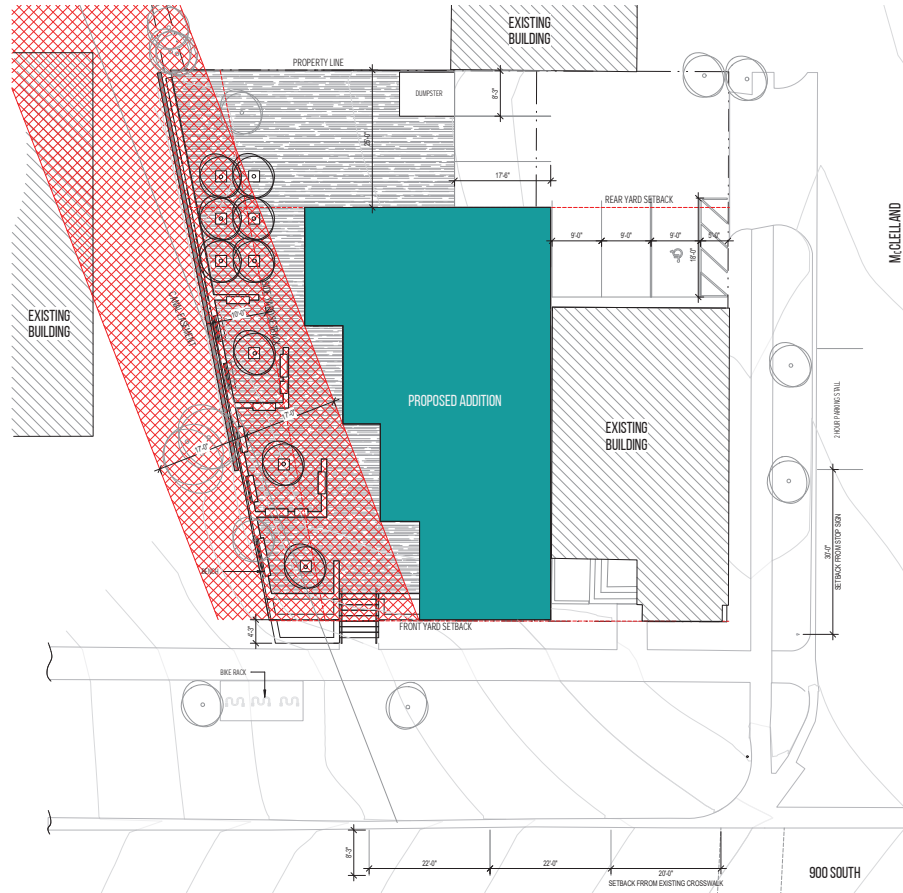
b. Production Friendly Amenities: For any business that has production friendly amenities, such as bike racks, baby changing stations, benches or other similar production oriented amenities, which are located within one hundred feet (100') of the entrance to the business, either on public or private property, the first five thousand five hundred (5,500) square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such production oriented amenities must be permanently affixed to the property and shall be installed and maintained at the property owner's business expense. Any production oriented amenities to be located on public property may only be installed pursuant to authorization granted by the city, and upon proof of adequate insurance coverage to protect the city from liability.

c. Time Limited: For any business which meets the criteria set forth in subsection 8(b) of this section, and which also has time limited on street parking of less than two hours or less within one hundred feet (100') of the entrance to the business, an additional one thousand (1,000) square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any request to change, relocate or time limited on street parking to less than two hours or less within one hundred feet (100') of the entrance to the business, shall be reviewed and approved by the city transportation director.

d. Angular Parking: For any business which meets the criteria set forth in subsection 8(b) of this section, and which also has angular parking spaces which provide traffic calming and provide shorter anticipated crossing distances by maximizing the roadway within one hundred feet (100') of the entrance to the business, an additional one thousand (1,000) square feet of building area shall be excluded from parking calculations and exempt from parking requirements. Any request to create angular on street parking spaces where such parking does not meet the criteria, must be reviewed and approved by the city transportation director.

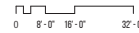
e. Exemptions: For any business which meets the criteria set forth in subsections 8(b), 8(c), 8(d), and 8(e) of this section, the first five thousand (5,000) square feet of building area shall be excluded from parking calculations and exempt from parking requirements.

SITE LEGEND



SITE PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



CARBON ARCHITECTS
 2444 WASHINGTON BLVD. SUITE 202
 BIRDS EYE BLVD
 865 / 246-1140

OWNERS:
 EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UTAH 84105

CONSULTANT:
W ARCHITECTURE
 250 SOUTH 1000 EAST SUITE A
 SALT LAKE CITY, UTAH 84142
 801 / 363-1031

SCALE

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION
1037 EAST 900 SOUTH
SALT LAKE CITY, UT 84105

NO.	DATE	DESCRIPTION
1	12/5/2018	CONDITIONAL USE PERMIT

REVISION	NO.	DATE	DESCRIPTION

SITE PLAN

PROJECT NO. 187
 SHEET NUMBER

A100

A100



CARBON ARCHITECTS
 2446 WASHINGTON BLVD. SUITE 202
 BOSTON, UTAH 84603
 801/246-1140

OWNERS:

EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UTAH 84105

CONSULTANT:

W ARCHITECTURE
 252 SOUTH 1000 EAST SUITE A
 SALT LAKE CITY, UTAH 84102
 801/363-1031

SCALE:

NOT FOR CONSTRUCTION

900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
 SALT LAKE CITY, UT 84105

PROJECT NAME

NO.	DATE	DESCRIPTION
1	12/5/2018	CONDITIONAL USE PERMIT

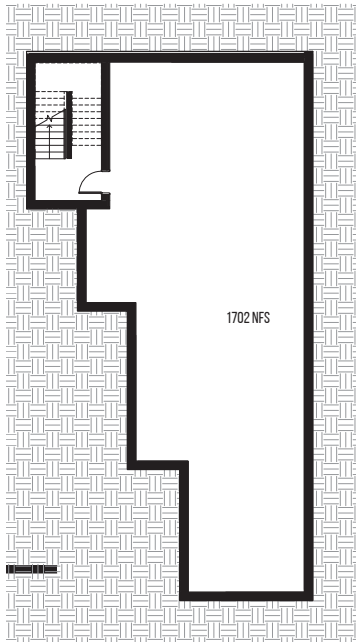
NO.	DATE	DESCRIPTION

FLOOR PLANS

PROJECT NO. 087
 SHEET NUMBER

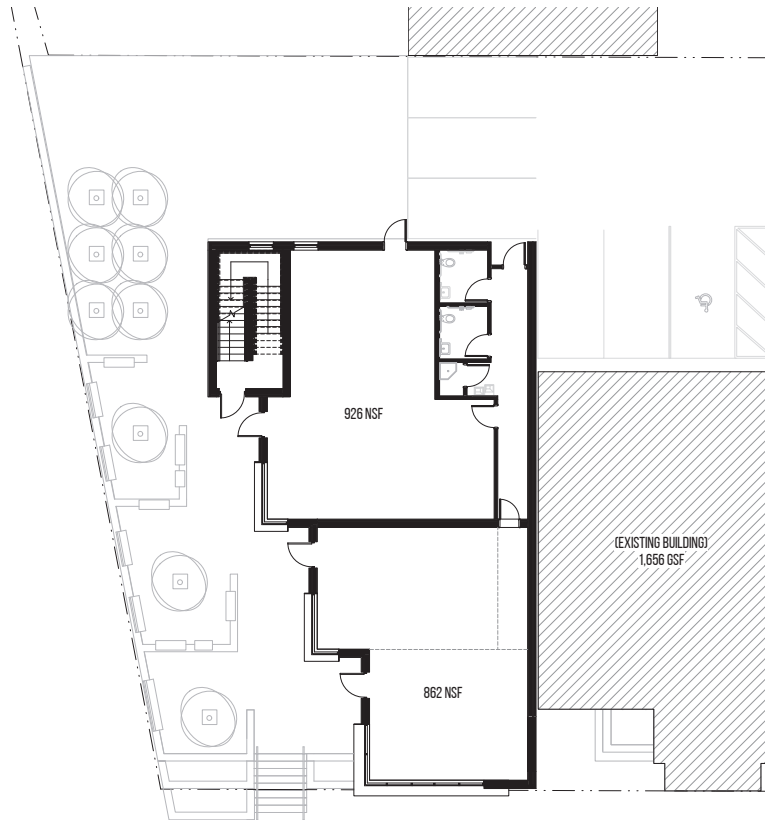
A101

A 101



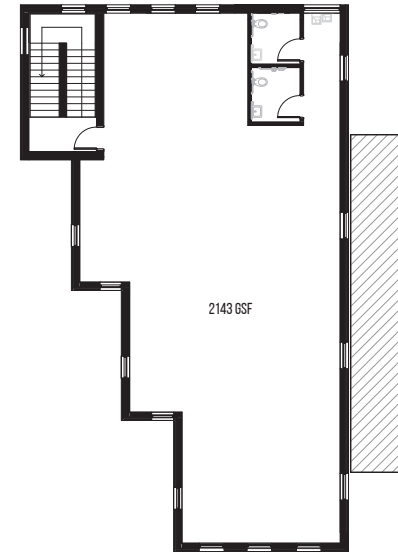
BASEMENT PLAN

SCALE: 1/8" = 1'-0"
 0 8'-0" 16'-0" 32'-0"



LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"
 0 8'-0" 16'-0" 32'-0"



LEVEL 2 PLAN

SCALE: 1/8" = 1'-0"
 0 8'-0" 16'-0" 32'-0"

TOTAL SQUARE FOOTAGE:
 BASEMENT: 1,702 GSF
 MAIN LEVEL EXISTING: 1,656 GSF
 MAIN LEVEL ADDITION: 2,143 GSF
 TOTAL ADDITION: 3,899 GSF
 TOTAL GSF: 5,601 GSF



CARBON ARCHITECTS
 2444 WASHINGTON BLVD. SUITE 202
 GREEN ISLAND SQUARE
 865/246-1140

OWNER:

EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UTAH 84105

CONSULTANT:

W ARCHITECTURE
 252 SOUTH 1000 EAST SUITE A
 SALT LAKE CITY, UTAH 84102
 865/363-1031

SCALE:

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
SALT LAKE CITY, UT 84105

NO.	DATE	DESCRIPTION
1	12-5-2018	CONDITIONAL USE PERMIT

REVISION	DATE	DESCRIPTION

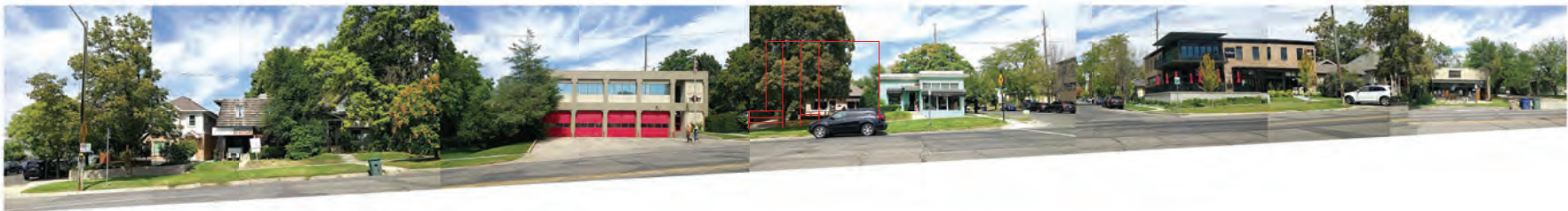
STREET ELEVATION

PROJECT NO. 087

SHEET NUMBER

A200

A200



STREET ELEVATION



CARBON ARCHITECTS
 2446 WASHINGTON BLVD. SUITE 202
 BOSTON, UTAH 84003
 385/246-1140

OWNERS:

EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UTAH 84005

CONSULTANT:

WV ARCHITECTURE
 255 CENTER STREET SUITE A
 SALT LAKE CITY, UTAH 84002
 385/383-1031

SCALE:

NOT FOR CONSTRUCTION

900 SOUTH RETAIL ADDITION

1037 EAST 900 SOUTH
 SALT LAKE CITY, UT 84105

PROJECT NAME

NO.	DATE	DESCRIPTION
1	12/5/2018	CONDITIONAL USE PERMIT

REVISION	DATE	DESCRIPTION

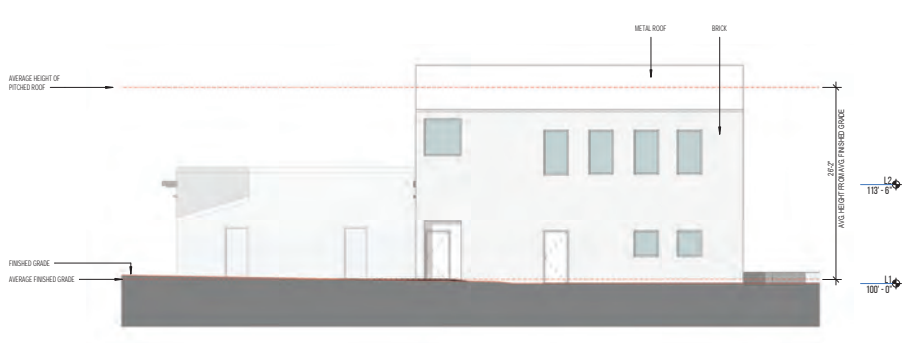
EXTERIOR ELEVATIONS

PROJECT NO. 087

SHEET NUMBER

A201

A201



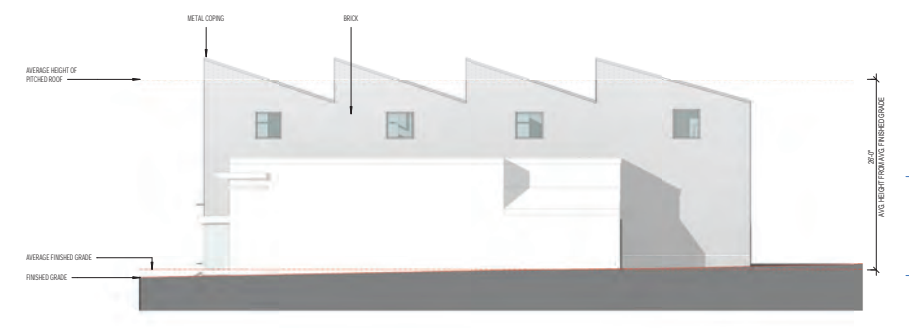
NORTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 4'-0" 8'-0" 16'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 4'-0" 8'-0" 16'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4'-0" 8'-0" 16'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4'-0" 8'-0" 16'-0"

AVERAGE BUILDING HEIGHT DETERMINED FROM AVERAGE FINISHED GRADE TO AVERAGE HEIGHT OF PROPOSED ADDITION: 27'-0"



CARBON ARCHITECTS
 2446 WASHINGTON BLVD. SUITE 202
 UTAH 84143
 385/246-1140

OWNERS:

EATON & LARSEN, LLC
 1043 E 900 S
 SALT LAKE CITY, UTAH 84105

CONSULTANT:

W ARCHITECTURE
 252 SOUTH 1000 EAST SUITE A
 SALT LAKE CITY, UTAH 84102
 385/363-1031

SCALE:

NOT FOR CONSTRUCTION

PROJECT NAME
900 SOUTH RETAIL ADDITION

1027 EAST 900 SOUTH
SALT LAKE CITY, UT 84105

NO.	DATE	DESCRIPTION
1	12-5-2018	CONDITIONAL USE PERMIT

REVISION	DATE	DESCRIPTION

CONCEPTUAL RENDERINGS

PROJECT NO. 097
SHEET NUMBER

A300

A300



CONCEPTUAL PERSPECTIVE LOOKING EAST



CONCEPTUAL PERSPECTIVE LOOKING NORTH

**ATTACHMENT C – ADDITIONAL INFORMATION PROVIDED BY
APPLICANT**

CONDITIONAL USE APPLICATION

900 SOUTH RETAIL ADDITION

1037 E 900 S, SALT LAKE CITY, UT 84105

PROJECT DESCRIPTION:

The project is designed as an extension of the vibrant small business district located along 900 South. The architecture is in scale with the surrounding neighborhood, intended to house small scale retail and a cafe / restaurant that will service the local area. The addition will compliment the existing retail boutique, “Hip + Humble,” located directly to the east.

The building design is designed with durable, historically relevant, human-scale materials: brick walls with steel detailing, and a metal roof.

Due to an easement around a canal that passes through the property, there is a significant 17’-0” setback from the western property boundary. The site design attempts to utilize the space as a small entry plaza that opens to the southern streetfront and extends west. The plaza providing an outdoor space for the tenant spaces, activates the streetfront and supports pedestrian travel. Bicycle parking will be provided in the parkstrip and other pedestrian amenities, such as benches will be built in the plaza.

A small parking area is located in the rear of the building, extending the existing parking to the west and using the existing point of entry. Six (6) parking spaces are provided, and parallel parking is available on the street front (up to 3 spaces).

The proposed project entails combining parcels 1608251047000 and 16082510460000, demolishing an existing residential structure with the current address of 1037 E 900 S, and adding on to the existing structure located at 1043 E 900 S. The existing structure has been used as a retail commercial establishment for well over a decade.

Per the RB Zoning Ordinance, the *“Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54”*.

Per the ordinance, the criteria for approval is based on 21A.24.160.I.

The current structure is located on the north side of 900 S, bracketed between the Salt Lake City fire station and a boutique retail shop, “Hip & Humble.” Between 1000 E and 1100 E, there are presently no residential structures in use as residences, the street has largely been developed into larger commercial buildings, and the existing structure is clearly *“impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element...”* (21A.24.160.I.1)

CONDITIONAL USE APPLICATION (CONT'D)

900 SOUTH RETAIL ADDITION

1037 E 900 S, SALT LAKE CITY, UT 84105

The property is isolated from other residential structures, and is surrounded on all sides by commercial, civic, or office uses, as shown on A000, Neighborhood Use Plan. While many houses along the north side of 900 S are in use as commercial spaces, there has been significant development over the past 5 years to larger neighborhood commercial buildings.

The existing building is in poor condition, and due the extremely small scale and setback of the building, does not offer a desirable commercial space. The current foundation is unreinforced, the building is in considerable disrepair, and the building does not meet current codes and standards.

The proposed project is aligned with the RB Residential/Business District's that seeks to create a place with "*vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets.*" The development is, "*oriented to the street and the pedestrian*" (SLC Zoning 21A.24.160 (A)), and contributes to the character of the neighborhood with durable materials and human-scaled design.

CONDITIONAL BUILDING & SITE DESIGN REVIEW APPLICATION

900 SOUTH RETAIL ADDITION

1037 E 900 S, SALT LAKE CITY, UT 84105

PROJECT DESCRIPTION:

The project is designed as an extension of the vibrant small business district located along 900 South. The architecture is in scale with the surrounding neighborhood, intended to house small scale retail and a cafe / restaurant that will service the local area. The addition will compliment the existing retail boutique, “Hip + Humble,” located directly to the east.

The building design is designed with durable, historically relevant, human-scale materials: brick walls with steel detailing, and a metal roof.

Due to an easement around a canal that passes through the property, there is a significant setback from the western property boundary. The site design attempts to utilize the space as a small entry plaza that opens to the southern streetfront and extends west. The plaza providing an outdoor space for the tenant spaces, activates the streetfront and supports pedestrian travel. Bicycle parking will be provided in the parkstrip and other pedestrian amenities, such as benches will be built in the plaza.

A small parking area is located in the rear of the building, extending the existing parking to the west and using the existing point of entry. Six (6) parking spaces are provided, and parallel parking is available on the street front (up to 3 spaces).

The project is located in the RB Zone, and is required to meet the design standards outlined in Zoning Ordinance 21A.37.010, including the *Residential Character in the RB District* and the *Parking Lot Lighting Standards*.

The project is aligned with the intent of the Design Standards Purpose Statement in creating a built environment that, “*shapes and promotes a walkable environment . . . fosters place making as a community and economic development tool, protects property values, and assists in maintaining the established character of the city...*” (Ord. 12-17, 2017).

While the street frontage is limited due to the canal setback, there is a significant amount of transparency on the ground level that is oriented to the streetfront and engages pedestrian traffic. The entry plaza is open toward the street and provides a transition between public and private and takes advantage of the small-scale bracketed space as an active outdoor room. The intended uses of the building are retail and restaurant cafe on the main floor, and office on the second level. The mixed use building is designed add to the desirable neighborhood activity.

It is our understanding that the proposed project is in compliance with the *Residential Character in RB District* standards, with one exception:

CONDITIONAL BUILDING & SITE DESIGN REVIEW APPLICATION (CONT'D)

900 SOUTH RETAIL ADDITION

1037 E 900 S, SALT LAKE CITY, UT 84105

6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

The existing structure is brick that has been resurfaced with stucco, and is painted bright blue. In an effort to maintain and add to the small-scale of the neighborhood, the design of the addition is intentionally different. The original building and the addition are designed to read as two separate buildings that have their own identities and a contrast of material. While the design standard is not being directly met, the design is aligned with the intention of the zoning ordinance in supporting the character of the neighborhood. The proposed addition is composed of a series of masses that recede into the courtyard in further effort to provide human-scale spaces that are directly tied to the residential and small-scale commercial buildings of the 9th and 9th neighborhood.

We are also requesting confirmation on line items 1 and 5:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;

5. Building orientation shall be to the front or corner side yard; and

It is our understanding that the proposed design meets these standards. The roof is a pitched roof by definition. The sawtooth provides a tall commercial front to the building that is in character with the surrounding buildings and character of the 900 S corridor. The design also prevents snow from falling into the pedestrian walkway to the south, and provides daylighting to the interior spaces with a clerestory. The overall building is oriented to the south - facing 900 S, and the entrance of the existing retail boutique is oriented to 900 S. Due to the lack of frontage, and the desire to activate the outdoor space that is created by the canal easement, the entries to the tenant spaces of the addition are located on the west side of the building. There are display windows that face the street as the building jogs back, and the overall shape of the plaza opens to the 900 S. The transparency on the ground floor provides natural surveillance, while the entries facing the plaza create circulation and activity in the plaza.

The Parking Lot Lighting Standard will be met, with a maximum lighting pole of 16' high. There are no adjacent residential properties as demonstrated on A000, Neighborhood Use Plan.

The proposed project adds to the small service and entertainment industry of 9th and 9th, and contributes to the character of the neighborhood with durable materials and human-scaled design.

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



Development site looking north from 900 S



Proposed addition would replace structure shown above



Existing parking lot located behind the development will be reconfigured for 6 off-street spaces accessed from McClelland Avenue.



West side of the property that will be an outdoor plaza and entrances to commercial spaces



Pedestrian view from 900 S walking east



Surrounding development on the north side of 900 S.



Surrounding development on the north side of 900 S.



Surrounding development south side of 900 S



Surrounding development south side of 900 S



Surrounding development behind (to the north) of the property

ATTACHMENT E – RB ZONING STANDARDS

RB Development Standards 21A.24.160

REQUIREMENT	STANDARD	PROPOSED	COMPLIANCE/Y/N
Front Yard	For buildings legally existing on April 12, 1995, the front yard shall be no greater than the existing yard. The existing building is built to the front property line so there is no existing front yard.	900 S – zero front yard setback	Complies
Corner Side Yard	For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard.	Proposed addition is not adjacent to corner side yard so no change to existing proposed.	Complies
Interior Side Yard	6'	17'	Complies
Rear Yard	25% of the lot depth up to 30'. Lot depth is approximately 100'.	25'	Complies
Lot Area	5,000 sq ft	Existing lot (1037 E) is ~0.1356 acres or 5,907 square feet. 1037 & 1043 will be combined for a total lot area of ~9,392 square feet.	Complies
Lot Width	50'	Existing lot (1037 E) is ~48' wide. 1037 & 1043 will be combined for a total lot width of ~83'	Complies - with conditions of approval imposed
Maximum Height	30' measured from the average elevation of the finish lot grade at each face of the building to the average height of the gable on the shed roof.	North Elevation - 26' 2" South Elevation - 29' 9" East Elevation - 26' West Elevation - 29' 3"	Complies
Building Coverage	The surface coverage of all principal and accessory structures shall not exceed 50% of the lot.	50% of combined lots is a max of 4696 square feet of coverage. 4271 square feet proposed.	Complies
Required Landscaped Yards	All front and corner side yards maintained as landscape yards	Front yard/NA - No front yard required. Corner side yard/NA - Proposed addition does not impact the corner side yard.	Complies

Parking Requirements 21A.44

STANDARD	PROPOSED	COMPLIANCE Y/N
<p>21A.44.030 Off Street Parking Requirements</p> <ul style="list-style-type: none"> • Retail Uses – 2 spaces per 1,000 square feet of usable floor area • Office Uses – 3 spaces per 1,000 square feet of usable floor area 	<p>Existing Retail 2 per 1,000 (1,300 / 1,000) X 2 = 2.6 spaces</p> <p>Proposed Retail/Restaurant 2 per 1,000 (1,779 / 1,000) X 2 = 3.6 spaces</p> <p>Proposed Office 3 per 1,000 (2,143 / 1,000) X 3 = 6.4 spaces</p> <p>Retail Backstock/Basement not part of usable floor area/no parking required</p> <p>Proposed Retail/Restaurant 2 per 1,000 (1,779 / 1,000) X 2 = 3.6 spaces Total Spaces Required – 12.6</p> <p>Total Reductions (see alternative parking below) - 5</p> <p>Total Spaces Provided – 8 (6 onsite, 2 on street)</p>	<p>Complies</p>
<p>21A.44.040 Alternative Parking Requirements and Off-Street Parking Reductions</p> <p>On Street Parking - In all zoning districts other than single- or two-family residential districts, credit for on street parking shall be allowed to satisfy some or all off street parking required in section 21A.44.030 of this chapter. On street parking cannot be used to satisfy ADA required parking. Such credit shall require site plan review approval and shall meet the following requirements:</p> <ol style="list-style-type: none"> a. Parking must be permitted without time restrictions along the streets to be used; b. All on street parking facilities shall be designed in conformance with the standards established by the city transportation director; c. Prior to approving any requests for on street parking, the zoning administrator, in consultation with the city transportation director, shall determine that the proposed on street parking will not materially adversely impact traffic movements and related public street functions; and d. Credit for on street parking shall be limited to the number of spaces 	<p>2 on street parking spaces proposed on 900 S. The 900 S street parking is permitted without time restrictions.</p>	<p>Complies</p>

<p>provided along the street frontage adjacent to the use.</p> <p>Pedestrian Friendly Amenities - For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities, which are located within one hundred feet (100') of the entrance to the business, either on public or private property, the first two thousand five hundred (2,500) square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such pedestrian oriented amenities must be permanently affixed to the property and shall be installed and maintained at the property owner or business owner's expense. Any pedestrian oriented amenities to be located on public property may only be installed pursuant to authorization granted by the city, and upon proof of adequate insurance coverage to protect the city from liability.</p>	<p>The project includes bicycle racks as well as benches within 100' of the business entrances.</p>	
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ATTACHMENT F – CONDITIONAL USE STANDARDS

21A.24.160

I. New Nonresidential Construction: Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:

1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district);

Analysis: As mentioned earlier in this report, residential structure in the RB zone means a structure that has maintained its residential exterior. The proposed addition will be built on to an existing commercial retail store, and to the west of the property is a fire station. The rear of the site abuts several smaller office buildings. All structures that are adjacent to the subject property are nonresidential in terms of use as well as residential exterior. The location of the subject properties reduces the impact the properties might have as a contributing factor to a residential character.

2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district);

Analysis: Although there are some structures on the west end of 900 S block face that have maintained a residential exterior but are occupied by commercial uses, the 900 South streetscape is somewhat interrupted with the fire station in the center of the block face as well as the large canal easement that requires a larger separation between the properties. Although this property was initially built as a single family residential lot, according to Salt Lake City records, the subject structure has had a commercial business license since as early as 1979, and a zoning certificate was issued in 2005 for a change of use from residential to retail. The proposal is an improvement on the design of the site and develops unutilized areas (such as the old residential driveway that that is no longer in use) into outdoor gathering spaces that complement other surrounding nonresidential uses.

3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.

Analysis: The existing building was constructed as one-story single family residence, however it has been occupied by commercial uses for quite some time. The existing building is in considerable disrepair, and due to the extremely small scale and large setback of the building, does not offer a desirable commercial space. The condition and design of the structure does not make a material contribution to the residential character of the neighborhood.

Finding: The proposal meets the specific standards above for new nonresidential construction that involves demolition of a residential structure as defined by the RB zoning district. The structure no longer contributes to the residential character of the neighborhood due to its location, design and condition.

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 properties are located in the RB (Residential Business) zoning district. The proposed uses for the site are retail and restaurant uses which are permitted uses in the zoning district. The reason the conditional use is required is because the proposed addition involves demolition of a structure that has maintained its residential exterior.

Finding: The proposed uses are permitted and will 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 proposed use in the subject location is compatible with adjacent properties and the surrounding neighborhood. The site would be accessed from 900 South and vehicle parking is located behind the buildings. The proposed uses would not create unusual pedestrian or vehicle traffic patterns and would have hours of operation similar to other surrounding uses – mid morning to evening. **The project's internal circulation is properly design and pedestrian friendly.**

Finding: The proposed development and use is generally compatible with the surrounding uses. As discussed in #1 above, the proposed uses are allowed uses in the RB zone and therefore are considered uses that are compatible with adjacent and surrounding uses by being listed as a permitted uses in the land use tables.

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

Analysis: The proposed uses (retail and restaurant) are listed as permitted uses in the zoning ordinance. The Central City Master Plan references this area for low density residential mixed use along this portion of 900 south. The purpose of the Low-Density Residential Mixed Use is to create viable neighborhoods with lower density and low traffic-generating commercial land uses by providing the ability to mix small neighborhood retail and service land uses with residential dwellings.

The RB zoning district has the purpose of creating “*...vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. ... The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.*” **The proposed use is retail and would be housed in an appropriately sized, scaled, and designed building for the area.**

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
<p>1. This title specifically authorizes the use where it is located</p>	<p>Complies with Conditions</p>	<p>The proposed addition is intended to be occupied by retail and restaurant uses which are permitted/by right uses in the RB zoning district. As this in an addition to an existing building, the two existing lots will be consolidated as a condition of approval to meet the 50' lot width that is required for the development.</p>
<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</p>	<p>Complies</p>	<p>The uses are located in an area zoned and designated by the associated master plan for low residential mixed uses. The purpose of the Low-Density Residential Mixed Use is to create viable neighborhoods with lower density and low traffic-generating commercial land uses by providing the ability to mix small neighborhood retail and service land uses with residential dwellings. The intent is to maintain populations at compatible low density levels and help support neighborhood business uses. Low-density mixed use allows a mix of low-density residential dwellings and small commercial land uses. Although the use is replacing a 'residential structure' as defined by the zoning district, the conditional use process requires specific criteria be met for demolition of a residential structure for nonresidential uses as outlined in the section 21A.24.160 and analyzed above. The proposed uses would be housed in an appropriately sized, scaled and designed building for the area.</p>
<p>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</p>	<p>Complies</p>	<p>Uses surrounding the property on 900 south include retail, restaurant, and office uses as well as a fire station. two-family residential zoning and uses are located to the north behind the development. The proposed uses are similar to the existing uses on the site and the design makes better use of the property with the proposed outdoor entrance plaza area that is currently an unused driveway. The uses and the design of the site are well-suited to the character of the site and the broader 9th and 9th Business District.</p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</p>	<p>Complies</p>	<p>The design is reflective of the canal easement that runs through the property making the width of the developable area of the lot approximately 24' at the 900 S frontage. The width of the addition has a similar scale to surrounding structures, and the massing of the building is divided into the smaller vertical elements that are setback from the front façade helping to achieve an appropriately scaled building along the street frontage. The window</p>

		<p>openings on the addition are consistent with the proportions and design of surrounding structures and the proposed exterior materials and detailing are characteristic of the eclectic area. The gathering places associated with the outdoor space encourage pedestrian activity and have been designed to minimize impacts on adjacent properties.</p>
<p>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</p>	<p>Complies</p>	<p>The proposal is for an addition to an existing building (Hip & Humble at 1043 E). The existing driveway access/parking lot for Hip & Humble which is accessed off McClelland Avenue will be reconfigured and expanded to provide additional parking for the development.</p> <p>There is an existing driveway off of 900 S associated with the structure that will be demolished. This driveway used to be used to access a garage associated with the structure when it was a residential use. That garage is no longer there and this this space is proposed for an outdoor plaza area with the proposed addition. The existing driveway approach off 900 south will be removed and the park strip will be returned to vegetation in this area.</p>
<p>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</p>	<p>Complies</p>	<p>No traffic impacts on adjacent properties are anticipated because the existing structure to be torn down with the proposed addition has been occupied by commercial uses for over a decade. The proposed addition will be adding some additional square footage of commercial, however, additional parking spaces are provided to comply with the parking required for the proposed uses. The existing parking lot for the property will be reconfigured for 6 onsite parking spaces, and two spaces are provided on street. The pedestrian traffic associated with the use will be directed toward the outdoor plaza area that is located to the side of the development at the entrances to each commercial space.</p>
<p>7. The site is designed to enable access and circulation for pedestrian and bicycles</p>	<p>Complies</p>	<p>The site is designed for pedestrian and bicycle access and amenities such as bike racks within close proximity to the building entrances are provided. The pedestrian circulation within the site will be improved with walkways and outdoor public spaces and paths.</p>
<p>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</p>	<p>Complies</p>	<p>Vehicular access to the properties is off McClelland Street and pedestrian access to the commercial spaces is from 900 S. Vehicular access to the site is existing and additional parking spaces have been provided to accommodate the commercial uses. No unreasonable impacts to the service level of the adjacent street is anticipated.</p>

<p>9. The location and design of off-street parking complies with applicable standards of this code</p>	<p>Complies</p>	<p>The proposal utilizes an existing parking area to the back of the development for off-street parking. The size of the parking area will be increased so the site can accommodate the required minimum number of parking stalls for the uses. Additionally, there are two on street parking spaces located on 900 S. A table of the required parking, is located in Attachment E and the applicant's calculations are located in Attachment B</p>
<p>10. Utility capacity is sufficient to support the use at normal service levels</p>	<p>Complies</p>	<p>The Public Utilities department provided comments on the project. Fire flow and culinary water demands must be submitted to SLCPU for review and approval. The public water system will be modeled with these demands. If the demand is not adequately delivered by the 6" main, then a water main upsizing will be required at the property owner's expense.</p>
<p>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</p>	<p>Complies</p>	<p>The adjacent properties house similar commercial uses to the uses proposed. The south side of 900 S across the street from the subject property is largely residential. The proposed outdoor space abuts the interior side yard of the adjacent fire station and is appropriately located to mitigate any potential use conflicts. Because the subject properties are currently occupied by commercial uses similar to the proposed uses, and the parking area which is located behind the development will remain, there are no yard or parking lot areas that would be incompatible with or have a negative impact on the adjacent properties.</p>
<p>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</p>	<p>Complies</p>	<p>The use does not significantly impact sustainability plans and the project is designed in accordance with utility easements that protect the canal that runs through the property. See department comments from public utilities in Attachment J</p>
<p>13. The hours of operation and delivery of the use are compatible with surrounding uses</p>	<p>Complies</p>	<p>As mentioned in previous analysis, the existing uses on the site are commercial in nature and the proposed uses will also be commercial. The general operating hours will be daylight hours with restaurant uses being open later into the evening similar to other restaurant uses in the surrounding neighborhood.</p>
<p>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</p>	<p>Complies</p>	<p>No signage has been proposed for the building with these applications. Any future sign proposals will be required to obtain a sign permit and comply with the requirements for signs in the RB zone which regulate types of signs that are allowed as well as size the sign can be.</p> <p>Parking lot lighting will be the requirements of the zoning ordinance which limits the height of light poles to 16'. The properties that are directly</p>

		adjacent to the proposed uses are all commercial in nature and the signs and lighting for the site are not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The property is not located within a local historic district so it's not subject to the historic preservation overlay standards in the zoning ordinance. The property is located in a National Historic District (Salt Lake City East Side Historic District) so there are incentives/historic tax credits available for compatible renovations of structures that contribute to the district. The proposal involves demolition of a residential structure that is listed as contributing to the National Historic District, however, when it comes to the application of this Conditional Use standard, Staff finds that the language regarding the preservation of historic structures refers to those located within a Local Historic District, or individually listed as Local Landmarks. This standard is not interpreted in a way that requires the preservation of structures within a National Historic District.

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

ATTACHMENT G – DESIGN STANDARDS & MODIFICATIONS

21A.37.040: MODIFICATIONS OF DESIGN STANDARDS:

The planning commission may modify any of the design standards identified in this chapter subject to the requirements of chapter 21A.59, "Conditional Building and Site Design Review". The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified.

Staff has provided analysis and findings related to the requested modifications and the intent of the design standards below.

DESIGN STANDARD	REQUIREMENT	PROPOSED	ANALYSIS & FINDINGS
21A.37.050	If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.	Lighting for the property will comply with the maximum 16' height.	Complies The property is adjacent to RB zoned properties that are currently occupied by commercial uses. Any parking lot lighting will be shielded as to not encroach onto adjacent properties or otherwise cause a nuisance.
A. Parking Lot Lighting			
N. Residential Character in the RB District	<ol style="list-style-type: none"> All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building; The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained; The front building elevation shall contain not more than fifty percent (50%) glass; Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title; Building orientation shall be to the front or corner side yard; and 	<ol style="list-style-type: none"> The proposal is for an addition to an existing building with a flat roof. The proposed addition has a shed roof that is designed to be compatible with the original building that is being added to. The applicant is requesting a conditional use process to demolish the 'residential building' on the site to accommodate the new addition. That process requires that specific criteria be met related to the residential character of the site and surrounding area. See analysis in Attachment F. The front building elevation is approximately 26% glass. Any future sign proposals will comply with the sign regulations for properties in the RB zone. The proposal is for an addition to an existing building, and the 	<ol style="list-style-type: none"> Complies Complies/NA – Proposal is to replace residential building with a new addition to the existing building. Remodeling of the residential building is not applicable to this project. Complies Complies Does not comply. Modification through

	<p>6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.</p>	<p>existing building design and entrance is oriented to the front yard. Due to the minimal frontage width and the desire to active the outdoor space that is created by the canal easement, the entries to the new commercial spaces are located on the west/the interior side of the building. Orientation to the front yard is accomplished with display windows that face the street as the building jogs back and the overall outdoor plaza opens to public sidewalk along 900 S.</p> <p>The applicant is requesting a modification to this design standard through the CBSDR process. The existing structure on the site has been resurfaced with stucco and painted light blue. The design of the proposed addition is intentionally different in terms of color and materials so the addition reads as a separate building from the existing building to maintain the small scale character of the area. The proposed addition is composed of a series of masses that recede into the courtyard in further effort to provide human-scale spaces that are directly tied to the character of the residential and small-scale commercial buildings of the in the neighborhood.</p>	<p>CBSDR process requested. See Attachment H for analysis of the CBSDR Standards.</p>
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ATTACHMENT H – CBSDR STANDARDS

21a.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
<p>A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.</p>	<p>Complies</p>	<p>The proposal is for an addition to an existing building, and the existing building design and entrance is oriented to the front yard. Due to the minimal frontage width and the desire to active the outdoor space that is created by the canal easement, the entries to the new commercial spaces are located on the west/the interior side of the building. Orientation to the front yard is accomplished with display windows that face the street as the building jogs back and the overall outdoor space/plaza interacts with the pedestrians and opens to public sidewalk along 900 S.</p>
<p>B. Primary access shall be oriented to the pedestrian and mass transit.</p>	<p>Complies</p>	<p>The existing building entrance is located off 900 S. and oriented to the pedestrian and mass transit. The individual entrances to the commercial spaces for the proposed addition are facing an outdoor plaza which is located to the side of the building, with entrance to the plaza opening onto the 900 S frontage.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p>	<p>Complies</p>	<p>The building façade includes detailing and glass to facilitate pedestrian interest and interaction. There is a specific design standard that limits the front façade of the building to 50% glass and the proposal is in compliance with this standard while still providing sufficient transparency and exterior building detailing to create visual interest and activation.</p>
<p>D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.</p>	<p>Complies</p>	<p>As noted in standard C, architectural detailing is included on the ground floors of the buildings at the pedestrian level.</p>
<p>E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.</p>	<p>Complies</p>	<p>The property is adjacent to other RB zoned properties that are currently occupied by commercial office uses. Any parking lot lighting will be shielded as to not encroach onto adjacent properties or otherwise cause a nuisance.</p>
<p>F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.</p>	<p>Complies</p>	<p>The existing parking lot for the property will be reconfigured for 6 onsite parking spaces, and two spaces are provided on street. The pedestrian traffic associated with the use will be directed toward the outdoor plaza area that is located to the side of the development at the entrances to each commercial space. The public sidewalk provides safe pedestrian connections from the</p>

		parking area to the building and outdoor plaza area.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies - With recommended condition of approval imposed	The property will utilize the existing dumpsters which are located in the parking lot to the rear of the structures which is visible from McClelland Ave. As a condition of approval, Staff is recommending that garbage bins are appropriately screened.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies	Information regarding locations for future building signs has not been submitted. Signs will need to comply with the standards for signs located in the RB zoning district.
I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.	Complies	Parking lot lighting will be the requirements of the zoning ordinance which limits height of light poles to 16' as well as the requirements set forth in the lighting master plan. The properties that are directly adjacent to the proposed uses are all commercial in nature and the signs and lighting for the site are not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
J. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above. 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when	Complies - With recommended condition of approval imposed	1. There are 3 street trees required along 900 S and 3 along McClelland. Information regarding plantings needs to be submitted to determine compliance. The applicant is exploring the option of adding angled parking into the existing park strip area along 900 S and has been working with the City's Transportation Division. Coordination with the City's Urban Forester will be required during the building permitting process and removal of any existing trees in the park strip area is under the purview of the City's Urban Forester. 2. Landscaping material will comply with this standard. Final details regarding landscaping plans delegated to Planning Staff. 3. The proposed plaza and plaza entrance area will utilize hardscaping consistent with any requirements from public utilities in regards to canal easement and allowed materials. 4. There is no outdoor storage associated with this development. Trash storage is located off of McClelland Avenue in the surface parking lot behind the buildings. As a condition of approval, Staff is recommending the garbage bins are screened in compliance with 21A.48.120 so they are not visible from public view.

<p>adjacent to residentially zoned land and any public street.</p> <p>5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.</p>		<p>5. All landscaping is required by ordinance to comply with the City's water-efficient landscaping regulations that regulate plant varieties to ensure efficient water usage. Compliance will be ensured during the building permit review process.</p>
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ATTACHMENT I– PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

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

- December 20, 2018 – Notice of the project was provided to the East Central and East Liberty Park Community Councils as well as property owners and residents within 300 FT of the development.
- January 17, 2019 - A City Open House was held on the project.
- January 24, 2019 – Applicant presented the project at the East Liberty Park City Community Council meeting. Comments made were generally about parking for the site and clarification on the meaning of **‘residential structure’** in this zoning district which refers to the appearance of the exterior of the building.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on January 31, 2019

Public hearing notice posted on February 1, 2019

Public notice posted on City and State websites and Planning Division list serve on January 31, 2019

Public Input:

As of the publication of this Staff Report, Staff has received one public comment in support of the proposal. If any comments are received after publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

OPEN HOUSE
Conditional Use & CBSDR – 1037 E 900 S

ATTENDANCE ROLL

January 17, 2019

PRINT NAME: <u>Jeremy Spekman</u>	PRINT NAME: _____
ADDRESS: <u>922 S 1100 E</u>	ADDRESS: _____
ZIP CODE: <u>84105</u>	ZIP CODE: _____
EMAIL: <u>[REDACTED]</u>	EMAIL: _____
PRINT NAME: <u>CINDY CROMER</u>	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: _____	ZIP CODE: _____
EMAIL: <u>[REDACTED]</u>	EMAIL: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: _____	ZIP CODE: _____
EMAIL: _____	EMAIL: _____
PRINT NAME: _____	PRINT NAME: _____
ADDRESS: _____	ADDRESS: _____
ZIP CODE: _____	ZIP CODE: _____
EMAIL: _____	EMAIL: _____

PUBLIC COMMENT FORM

Conditional Use & CBSDR:
900 S Retail Addition – 1037 E 900 S



Planning Division
Department of Community and
Neighborhoods

Name:

Jeremy Spekman

Address:

922 S 1100 E

SLC

Zip Code

84105

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

Looks great. Old building could use
a facelift. I like what has been done with
Nobu, and the old Allstate office on the
corner. I am a property owner nearby and
walk my dog everyday. I would prefer
restaurant than overpriced retail.

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

ATTACHMENT J– DEPARTMENT REVIEW COMMENTS

The developer has submitted a building permit for the project as proposed in their submitted plan package for your review. In addition to the comments below, all department comments related to building permit BLD2018-06272 are also applicable.

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

No objections to the proposal

Transportation: (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

The ADA parking space must be van accessible which means that the parking space is 8 feet wide and the unloading aisle shall be 8 feet wide. The driveway approach may need to be modified such that the parking spaces don't block the any portion of the driveway. The bike rack depicted on the plan sheet 4 is not of the kind that the city allows. The standard inverted U bike is the city standard. The Transportation Division is considering the feasibility of installing angled parking on 900 S.

Urban Forestry: (Tony Gliot at tony.gliot@slcgov.com or 801-535-7818)

Comments in regards to feasibility of installing angled parking along 900 S in the park strip- Based on observed site conditions, there appears to be enough room to adequately protect and preserve the existing parkstrip trees while accommodating a parkstrip curb cut for pull-in angled parking (similar to what exists just east of McClelland Street, on 900 South). And therefore, the Urban Forestry Division would generally be accepting of the concept.

However, I must mention that the Urban Forestry Division always seeks to maximize viable root space for public property trees, not to diminish it. I do not like the idea of losing pervious parkstrip area, as it lessens the ability to grow large, long lived trees. Additionally, from a street function and aesthetic standpoint, I am curious to know if reducing the parkstrip size (to accommodate pull-in parking) was consistent with the longer term plans to promote the most effective and desirable streetscape?

As the subject trees are in good condition, the Urban Forestry Division would most definitely want to review and approve a formal Tree Preservation Plan, and would expect to work closely with the contractors (doing the work) to ensure the plan is followed and trees are adequately protected from undue damage for the duration of work at the site. Urban Forestry would also want to confirm that there was an appropriate irrigation redesign to ensure the existing trees would get the necessary amount of water to survive and thrive.

Public Utilities: (Kristeen Beitel at kristeen.beitel@slcgov.com) or 801-483-6758

- Canal through site requires a setback of 15 feet from the outside of the canal structure. The structure will need to be located prior to building permit approval to verify the setback. Drawing appears to show the easement correctly, based on a 48" canal width, but will need verified prior to permitting. No permanent construction, trees, or utilities are allowed within the setback. This includes all trees and concrete structures (benches, stairs, other patio elements) shown on the plan.
- Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.
- Please see below for additional design comments.
- Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines **require 10 feet minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 feet minimum horizontal separation and 12" vertical separation** from any non-

water utilities. Water must maintain 3 feet minimum horizontal separation and 12” vertical separation from any non-sewer utilities.

- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Parcels must be consolidated prior to permitting.
- **Property is served by 6” water mains in 900 South and McClelland Street. There is an existing 3/4” water service serving the property at 1037 and existing service to the 1043 property. Only one culinary service will be allowed for this parcel. A fire line will be allowed, if required. Unused services will need killed at the water main per SLCPU standards.**
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered **by the 6” main, then a water main upsizing will be required at the property owner’s expense.** Please note that if a fire hydrant is required, then an upsized will also be required. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. **A plan and profile and Engineer’s cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.**
- **Property is served by an existing 12” sewer main in 900 South and an 8” sewer main in McClelland.** The existing sewer lateral to the existing building on 1037 was installed in 1914 and will not be permitted for reuse. This lateral must be capped and plugged at the sewer main per SLCPU standards. If the existing sewer lateral for 1043 is desired for reuse, then a video inspection will be required prior to permitting reuse.
- An exterior, below-grade grease interceptor is required for restaurant applications. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Site stormwater must be collected and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks. The storm water can either be retained entirely on site, sheet flow via the driveway to McClelland Street, or piped to connect to the existing storm drain in 900 South.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.

Zoning Review: (Greg Mikolash at greg.mikolash@slcgov.com or 801-535-6181)

- Demolition permit is required. Please contact Alan Hardman to commence with the pre-demolition application process.
- The loss of a housing unit will require that the applicant submit information to HAAB in accordance with 18.97 - Mitigation of Residential Housing Loss.
- Setbacks for the front and corner side yards need not be greater than the existing setbacks per 21A.24.160.F.
- The ground-mounted transformer may need to be relocated to allow for adequate back out from the parking stalls.
- Landscaping is required in the park strips and the front and corner side yards per 21A.48.
- Any zoning issues that are not clear may be directed to Joel Paterson in Planning for interpretation. Phone 801-535-6141.

Fire: (Ted Itchon 801-535-6636 or ted.itchon@slcgov.com)

- Fire-resistant construction; Exterior walls - construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with IRC Tables R302.1(1); or R302.1(2); OR Cornices, eave overhangs, exterior balconies and

similar projections extending beyond the exterior wall shall conform to the requirements of IBC Section 1406. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in IBC Table 705.2; and openings in exterior walls shall comply with IBC Sections 705.8.1 through 705.8.6.

- Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.
- Fire access roads; and means of fire department access for both apparatus; and fire **personnel shall be by an “approved” means, in accordance with the State adopted code set,** or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.
- 503.1.1 Buildings and facilities.
 - Any fire 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 of the proposed structure 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 new building.
- Future comments may arise during the time of the review of the building permit plans.