



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260

Date: May 7, 2020 (for May 13, 2020 hearing date)
Re: PLNSUB2019-01033 Granary on 9 Planned Development

PLANNED DEVELOPMENT

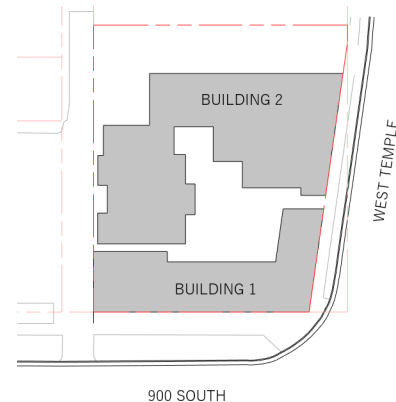
PROPERTY ADDRESS: approximately 110 West 900 South
PARCEL ID: 15-12-276-034
MASTER PLAN: Central Community & Downtown (Central Ninth)
ZONING DISTRICT: FB-UN2 (Form-based Urban Neighborhood)

REQUEST: The applicant, Sojourn Development SLC, LLC, represented by Alec Harwin, requests approval of a planned development for a project of two separate principal buildings with a total of 19 residential units and two commercial units. Both buildings will be approximately 40 feet tall. The reason for planned development review is for vehicles backing into the adjacent alley and for vehicle parking occupying more than 25 percent of the front facade length along West Temple. The applicant requests approval to modify those two standards. The Planning Commission has final decision-making authority for planned development applications.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested planned development.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Applicant's Project Narrative](#)
- E. [Existing Conditions & Photographs](#)
- F. [Analysis of Standards](#)
- G. [Department Comments](#)
- H. [Public Process and Comments](#)



PROJECT DESCRIPTION:

Proposal Details

The site is located on the northwest corner of 900 South and West Temple and is currently an abandoned gas station. The proposal is to demolish the existing building and redevelop with two new buildings (see above diagram), approximately 40 feet tall, which will contain residential units and commercial space. The two-building configuration will create a courtyard and will be reserved for resident use, while the commercial uses will front the two adjacent public streets.

Building 1 will house approximately 3,160 square feet of ground-level commercial space along 900 S and West Temple. It will have a total of 8 apartments on the second and third levels.

Building 2 will be a multi-family building and will operate/be sold as condominiums. It will be made up of 10 townhome-like units that share a common wall. The residential units will typically have three levels, with a garage on the ground level and living space on the upper levels. The 10 units with garages will have rear loaded garages, four of which be accessed from the alley west of the project, while the rest of the unit garages will be accessed from within the project. The ground level of some of these units will also have the option of a separate studio apartment

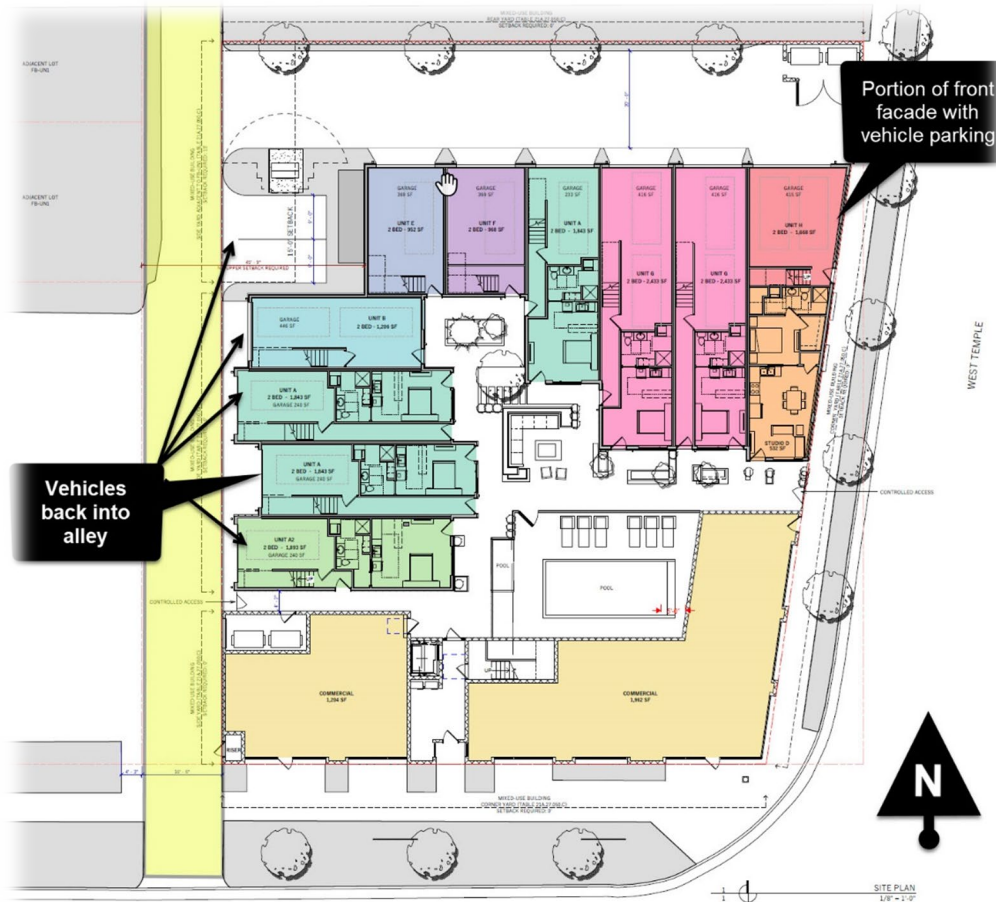
that faces the courtyard. Each unit will be accessed from the courtyard, which will be landscaped and have a pool, seating and gathering places.

The Site will include the two buildings, surface/visitor parking for 2 vehicles, an outdoor pool and landscaped courtyard for residents, a rear yard driveway with access to the trash dumpsters.

The proposal complies with all setback, building height, landscaping, and parking requirements of the FB-UN2 zoning district. The applicant requests approval to modify the two following zoning regulations, one related to vehicle parking and the other related to building design in the FB-UN2 zoning district:

1. Four garages and two surface stalls will back into the alley as they exit. This affects the four units on the west end of Building 2 abutting the alley and two surface stalls adjacent to these units.
 - a. The FB-UN2 zone encourages use of alleys for vehicle access, but general provisions for parking in 21A.44.020.E.2.c. do not allow multi-family projects to back into an alley. The requirement reads: *If a public alley is used as a parking aisle for single-family dwellings, two-family dwellings or twin homes, additional space shall be required on the lot to provide the full width of aisle as required on table 21A.44.020 of this section. The parking design for all other uses shall not require backing into an alley or right of way.*
2. The garage for Unit H, northeast corner of the site along West Temple, occupies more than 25% of that particular building façade length facing West Temple. The façade length of building 2 is approximately 61 feet and the garage is approximately 20 feet long, constituting 33% of the length. The requirement, found in 21A.27.030.C.4.e reads:

Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the structure of all building forms with the exception of row houses, two-family dwellings, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.



FB-UN2 specifics

Item	Regulation	Proposal
Height	5 stories / 65 ft max	4 stories / 40 ft (complies)
Front Setback	None required / 10 ft max	0 ft (complies)
Side Setback	None required	2 ft (complies)
Rear yard	None required	21 ft (complies)
Parking	None required / 35 stalls max	14 stalls (complies)

KEY ISSUES:

The key issues listed below are discussed further in the following paragraphs and were identified through the analysis of the project materials, review of standards, ([Attachment "F"](#)) and department review comments:

Issue 1: Vehicles backing into an alley

The vehicle parking on-site is for the residential uses, via attached garages and two surface stalls, but access to four of 10 garages and the surface stalls would be from an adjacent private alley to the west, as mentioned on the previous page (see image on previous page). The Form Based Urban Neighborhood zone (FB-UN) encourages developments to use the alleys through its zoning standards. These include requirements to use the alley for vehicle access rather than a front yard driveway when alley access is available.

However, per the parking regulation referenced previously, for multi-family uses it prohibits a parking design that would require a vehicle to back into the alley when exiting a parking space. The intent of the parking code restriction is to mitigate the potential for collisions in an alley. Multi-family uses generally have more parking stalls than a single-family use and thus an increased potential for collisions. The proposed parking configuration functions the same as if the residential units were single-family attached, thus the difference between multi-family and single-family in this case is negligible.

When the FB-UN code was written it did not modify this restriction of the zoning code. Only after development started to occur in the FB-UN zone was this limitation noticed. Alley use is an important aspect of the FB-UN zone. The use of the alley for garage access helps activate the alley and reduces its potential for crime or other issues associated with disused alleys. The proposal meets the intent of the FB-UN zone by activating the alley and modification of the zoning restriction results in a more enhanced development than would otherwise be possible. Neither the Transportation division nor the Planning Division has concerns with the configuration of this proposal, although the alley may need to be improved per the assessment of the City Engineering Division (see department comments in [Attachment G](#)).

Issue 2: Ground floor use along West Temple

The east façade, along West Temple, has a portion that includes an enclosed garage for one of the residential units (see area noted in red in diagram below). This portion includes two windows to maintain the glazing along the façade for pedestrian interest and avoid a blank wall. The garage is approximately 20 feet long and occupies 33% of the façade length of building 2. The facades of buildings 1 and 2 are considered separate along West Temple.

The total length of the façade is 61 feet, making it difficult to fit a garage for the residential unit directly above and still comply with the ground floor use regulation. The façade is designed with windows and an entrance door into the garage to maintain architectural interest and consistency along the façade while lessening the impact to the ground level view. Planning staff determined the modified design still meets the intent of the ground floor design standard and supports the modification.

(East façade, West Temple; building 1 on the left with mural, building 2 to the right of gap)



(South façade, 900 South; building 1, no modifications)



Issue 3: Alley Maintenance

The Ballpark Community Council provided comments generally in support of the project, with some community members expressing concern about the project's reliance on, and future maintenance of the alley.

In response to the community concerns about the alley condition, planning staff points out the comments from the City Engineering Division regarding the alley (also included in [city department comments](#)): *“the alley pavement might need to be repaved adjacent to this site by the developer. Also, existing drive approaches onto West Temple and 900 South must be replaced with curb & gutter.”*

The alley is considered a public alley, however city maintenance of public alleys is not widespread. Future maintenance of the alley remains in question, although public alleys that are more frequently used tend to see more frequent maintenance.

DISCUSSION:

The proposed development generally meets three objectives for a Planned Development (discussed below) and the requested alley access modification furthers the purpose of the FB-UN zone by using the alley for its intended purpose. The project is generally enhanced by the modification as it allows for a better parking configuration than would be possible with strict application of the land use regulations.

The development will also:

- Provide additional market rate modern housing within the Central 9th neighborhood;
- Increase “eyes on the street”—which improves public safety for residents and visitors; and
- Revitalize an important intersection in the Central 9th neighborhood.

The project overall complies with the planned development standards and results in a development that will contribute to the neighborhood positively with additional residential units, engaging design, and compatible scale. It will also support the goals of the master plan for this area and those of the 5-year housing plan (Growing SLC). Planning staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

Master Plan:

The project is within the Downtown Master Plan area, specifically the Central Ninth area. The project's scale, design, mix of uses, particularly size of residential units, and activation of the adjacent alley all contribute to the following goals of the Central Ninth area to:

- *Utilize interior streets and walkways for townhouse development to activate interior of blocks while keeping main streets commercial.*
- *Encourage the development of or create incentives for housing for families with children, as part of identifiable neighborhood areas, in ground-oriented or low-rise dense developments and close to open space, schools, childcare centers, community facilities and other amenities designed for children.*
- *Support transit-oriented development.*
- *Encourage the development of owner-occupied housing units for all income levels.*

The site is also located in the Central Community Master Plan area. That future land use map specifies that the area is intended for “Central Business District Support.” The plan discusses the intent of the area, referring to it as the “transition” area, in the following paragraph:

The intent of the Central Business District designation (yellow on map) is to increase multiple land use activities within a dense urban area following the guidelines established in the Downtown Master Plan. The area should become a 24-hour center of activity, with increased use of mass transit. This designation includes a CBD boundary and transition district. The CBD includes business and financial institutions, regional retail shopping and services, restaurants, high intensity employment uses, corporate headquarters, and high-density housing.

The proposed use of the land is for a mix of residential and commercial uses, which fit within the above intent for the CBD area. The proposed uses would also likely increase the use of the TRAX line located directly west of this development (on the southwest corner of the same block), which is also in line with the intent of the CBD area.

Furthermore, the City's general plan (*Plan Salt Lake*) and housing plan (*Growing SLC: A Five Year Housing Plan 2018-2022*) policies support this medium density development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of medium density housing types, all of which are stated goals of the Plan Salt Lake and the City's 5-year housing plan.

Specifically: Plan Salt Lake and the City's 5-year housing plan have goals to:

- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population,
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

Planned Development Objectives

To obtain approval of a Planned Development, at least one of six city objectives must be met as indicated in section 21A.55.010 of the Salt Lake City zoning code. The applicant has provided written reasons ([Attachment D](#)) that this petition complies with the *Housing* objective:

Housing: *Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:*

The proposal includes housing types that are increasing in numbers in the area and are of a scale that is compatible with the neighborhood via building height, setback, and scale, matching the height and setbacks of the FB-UN zoning district. As stated in the previous Master Plan discussion, the proposal promotes infill development and increases medium density housing types. The proposed project implements a variety of housing options including 2- and 3-bedroom residences with private parking, studio and one-bedroom apartments with no parking. This variety of housing types will address many different types of users.

Mobility: *Enhances accessibility and mobility:*

1. *Improvements that encourage transportation options other than just the automobile.*

With proximity to TRAX and limited parking, the project encourages the use of transit and other means of transportation. Walkability through the site is encouraged for residents while bicycle users are provided with bicycle racks and an elevator for access to storage options on the upper levels.

Master Plan Implementation: *A project that helps implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal:*

1. *A project that is consistent with the guidance of the master plan related to building scale, building orientation, site layout, or other similar character defining features.*

This project is consistent with the Central Ninth Master plan in that it provides higher density mid-rise housing along 900 South and West Temple which are main traffic corridors. It provides choice with varying residential sizes from small studios to larger apartments. The 3,160+ sf of storefront commercial will enhance the goal to create opportunities to expand small neighborhood businesses in the area. The resident courtyard will invite neighbor interaction and complies with goal to develop gardens interior to the block for "food production and aesthetic enjoyment"

The project also provides space along West Temple for art banners to be installed and updated frequently. The art will be displayed for maximum visibility to people exiting I-15 going northbound.

NEXT STEPS:

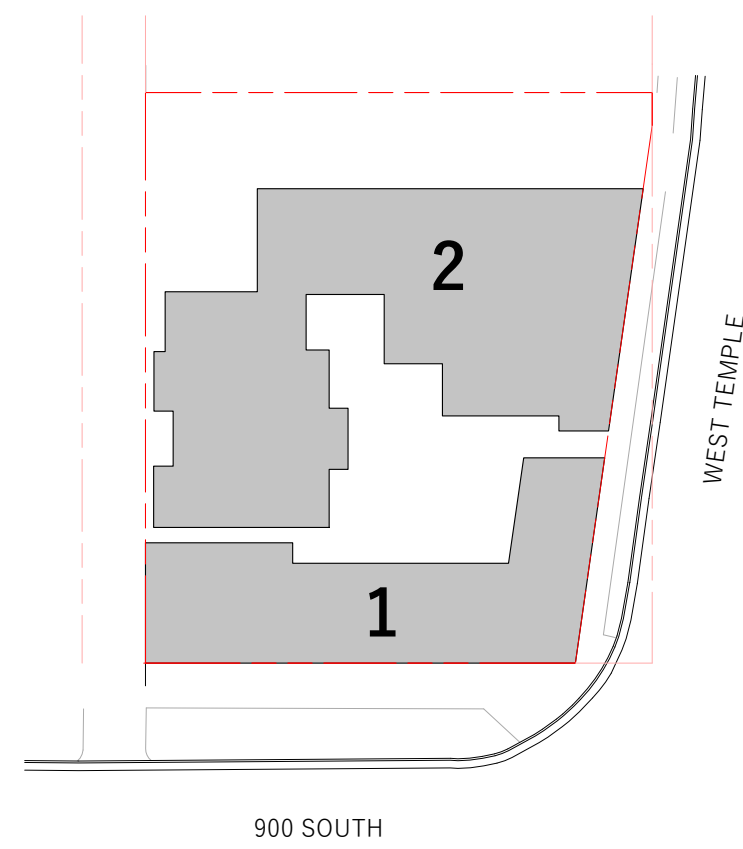
If this petition is approved the applicant could proceed with the project as proposed and obtain necessary city permits and make all required improvements. If this petition is denied the applicant could still develop the property but subject to all the FB-UN2 standards without modification to the alley access and ground floor use restrictions.

In either case, the applicant would need to submit an application for condominium plat to create individual residential units for sale. If the units will not be converted to condominium status, no plat is required.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site Plan



PROJECT INFORMATION

ADDRESS	110 WEST 900 SOUTH SALT LAKE CITY 84101
PARCEL	15122760340000
LOT AREA	.42 ACRES (18,206 SF)
OPEN SPACE	2,976 SF (16.3%)
JURISDICTION	SALT LAKE CITY
SITE ZONING	FB-UN2
ZONING CODES	21A.27 FORM BASED DISTRICTS
ADJACENT ZONES	NORTH: FB-UN2 WEST: FB-UN1/FB-UN2

TABLE 21A.27.050.C
FB-UN2 BUILDING FORM STANDARDS

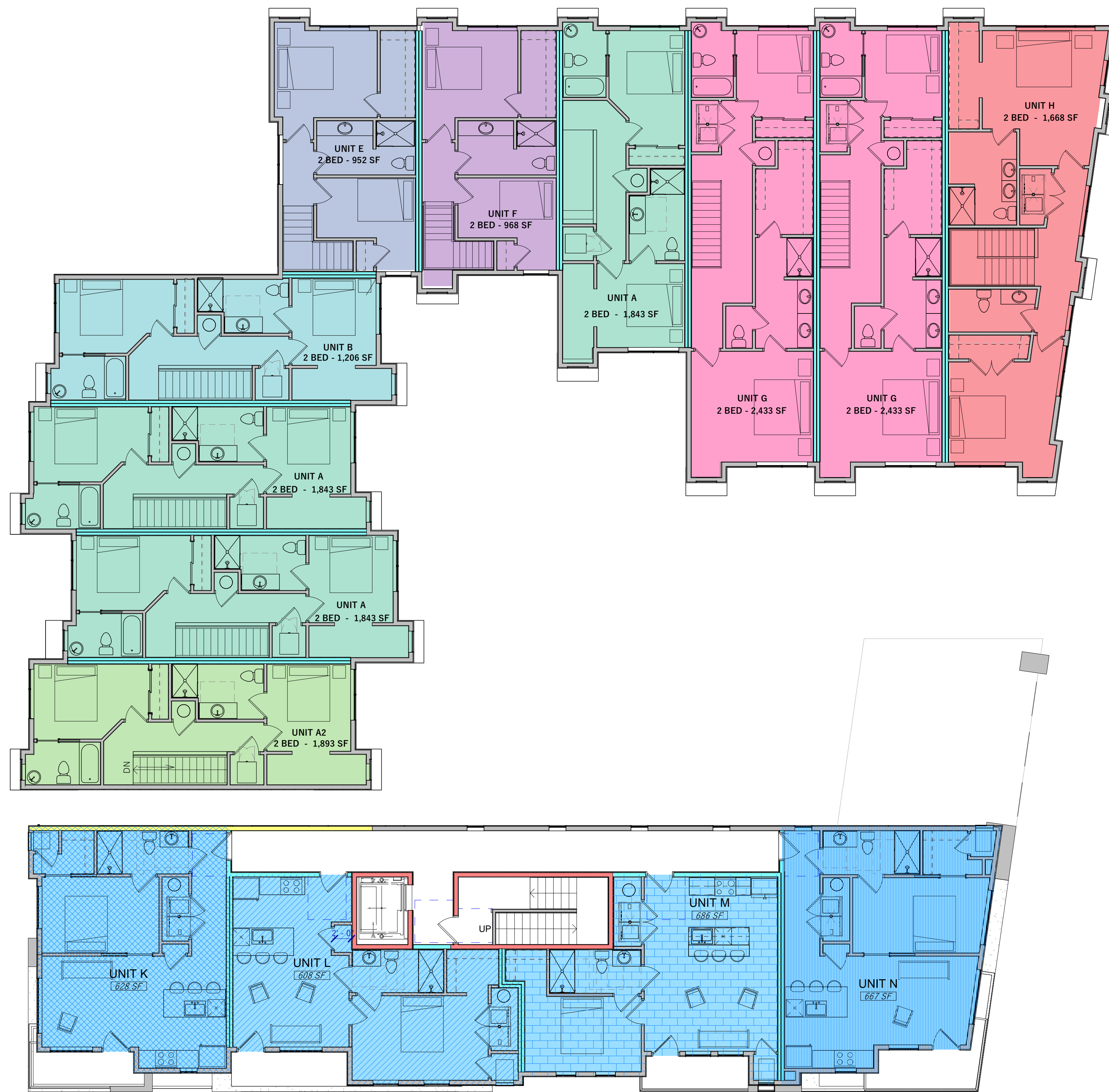
		MIXED USE
H	HEIGHT	40' (65' MAX)
F	FRONT AND CORNER SETBACK	0'
B	REQUIRED BUILD TO	100%
S	INTERIOR SIDE YARD	15' @ FB-UN1 - 0' OTHER
R	REAR YARD	0'
U	UPPER LEVEL SETBACK	0' - SETBACK 45' @ FB-UN1
L	MIN. LOT SIZE	.42 ACRES
W	MIN. LOT WIDTH	132'
DU	DWELLING UNIT FORM	13 UNITS
BF	NUMBER OF BUILDING FORMS	2 FORMS (14,000/4,000= 3 ALLOWED)

QTY.	NAME	TYPE	SIZE (SF/UNIT)	BLDG.
1	TENANT A	MIXED-USE	1,204 SF	BLDG. 1
1	TENANT B	MIXED-USE	1,962 SF	BLDG. 1
3	UNIT A	MULTI-FAMILY	1,843	BLDG. 2
1	UNIT A2	MULTI-FAMILY	1,893	BLDG. 2
1	UNIT B	MULTI-FAMILY	1,206	BLDG. 2
1	UNIT E	MULTI-FAMILY	952	BLDG. 2
1	UNIT F	MULTI-FAMILY	968	BLDG. 2
2	UNIT G	MULTI-FAMILY	2,433	BLDG. 2
1	UNIT H	MULTI-FAMILY	1,668	BLDG. 2
1	STUDIO J	MULTI-FAMILY	537	BLDG. 2
2	*UNIT K	MIXED-USE	628	BLDG. 1
2	*UNIT L	MIXED-USE	608	BLDG. 1
2	*UNIT M	MIXED-USE	686	BLDG. 1
2	*UNIT N	MIXED-USE	667	BLDG. 1

* SEE NEXT SHEETS FOR UNITS ON BUILDING 1/LEVEL 2-3

TOTAL UNITS: 19 UNITS
DENSITY: 45 UNITS/ACRE





1
3

LEVEL 3
1/8" = 1'-0"

3
LEVEL 3 OVERALL PLAN
GRANARY ON 9



ATTACHMENT C: Building Elevations



1
4
SOUTH ELEVATION (900 S)
3/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES - SOUTH ELEVATION			
•	GLAZING	1,180 SF	= 27.5%
•	CMU	684 SF	= 15.9%
•	FIBER CEMENT - SIDING	524 SF	= 12.3%
•	FIBER CEMENT - PANEL	770 SF	= 18.0%
•	METAL ACCENTS	217 SF	= 5.0%
•	HARD COAT PLASTER (WHITE & BLACK)	907 SF	= 21.3%
TOTAL WALL AREA OF SOUTH ELEVATION = 4,282 SF			

GROUND FLOOR TRANSPARENCY - SOUTH ELEVATION			
WALL AREA BETWEEN 2' - 8'	= 671 SF		
60 % TRANSPARENT GLASS	= 403 SF REQUIRED		
TRANSPARENT GLASS	= 451 SF (67 %) - OK		

MATERIAL LEGEND				
	IMAGE	MATERIAL	STYLE	COLOR/FINISH
B-1		MASONRY - HONED CMU		HONED
S-1		FIBER CEMENT HORIZONTAL SIDING	JAMES HARDIE HARDIE PLANK CEDAR MILL - 7" EXPOSURE	WOODTONE - RUSTIC SERIES - ROSEWOOD
S-2		FIBER CEMENT PANEL	FINE SAND FINISH	PROPER GRAY - SHERWIN WILLIAMS SW-6003
S-3		FIBER CEMENT PANEL	FINE SAND FINISH	PEPPERCORN - SHERWIN WILLIAMS SW-7674
S-4		FIBER CEMENT PANEL	FINE SAND FINISH	MATCH BLACK TRIM
S-5		HARD COAT PLASTER	FINE SAND FINISH	WHITE SHERWIN WILLIAMS
S-6		HARD COAT PLASTER	FINE SAND FINISH	MATCH BLACK TRIM
M-1		METAL	PAINTED / POWDER COAT	BLACK



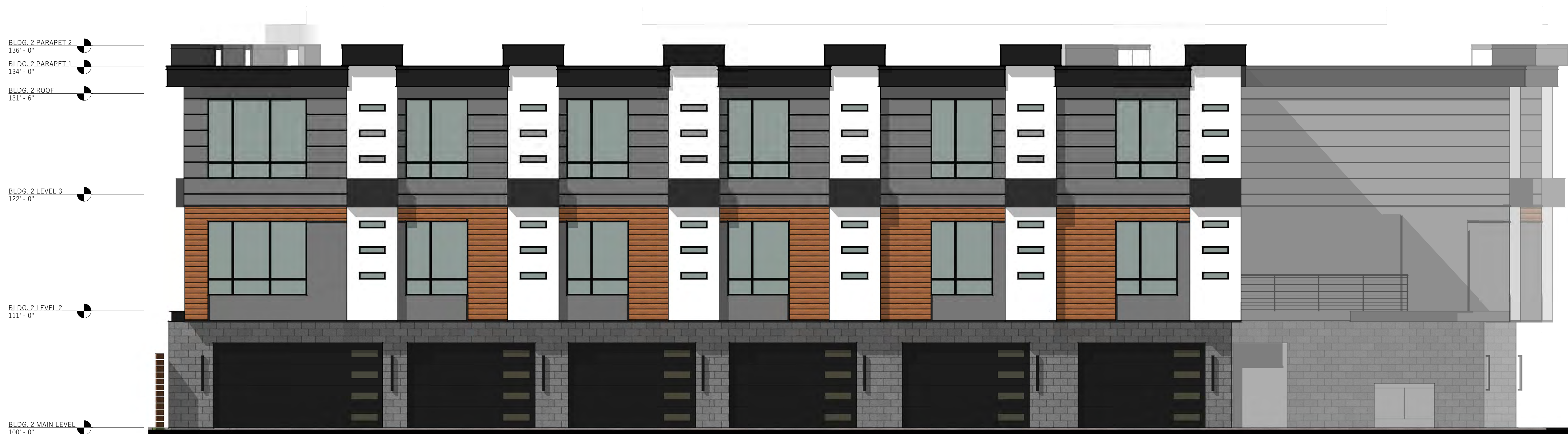
3
4
EAST ELEVATION (WEST TEMPLE)
3/16" = 1'-0"

BUILDING MATERIAL PERCENTAGES - EAST ELEVATION			
•	GLAZING	955 SF	= 26.5%
•	CMU	715 SF	= 19.8%
•	FIBER CEMENT - SIDING	180 SF	= 5.0%
•	FIBER CEMENT - PANEL	619 SF	= 17.2%
•	METAL ACCENTS	224 SF	= 6.2%
•	HARD COAT PLASTER (WHITE & BLACK)	916 SF	= 25.3%
TOTAL WALL AREA OF EAST ELEVATION = 3,609 SF			
*SPACE FOR COMMUNITY ART = 400 SF			

GROUND FLOOR TRANSPARENCY - EAST ELEVATION			
WALL AREA BETWEEN 2' - 8'	= 719 SF		
60 % TRANSPARENT GLASS	= 431 SF REQUIRED		
TRANSPARENT GLASS	= 431 SF (60 %) - OK		



1
5 WEST ELEVATION (ALLEY)
3/16" = 1'-0"



2
5 NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND				
	IMAGE	MATERIAL	STYLE	COLOR/FINISH
(B-1)		MASONRY - HONED CMU		HONED
(S-1)		FIBER CEMENT HORIZONTAL SIDING	JAMES HARDIE HARDIE PLANK CEDAR MILL - 7" EXPOSURE	WOODTONE - RUSTIC SERIES - ROSEWOOD
(S-2)		FIBER CEMENT PANEL	FINE SAND FINISH	PROPER GRAY - SHERWIN WILLIAMS SW-6003
(S-3)		FIBER CEMENT PANEL	FINE SAND FINISH	PEPPERCORN - SHERWIN WILLIAMS SW-7674
(S-4)		FIBER CEMENT PANEL	FINE SAND FINISH	MATCH BLACK TRIM
(S-5)		HARD COAT PLASTER	FINE SAND FINISH	WHITE SHERWIN WILLIAMS
(S-6)		HARD COAT PLASTER	FINE SAND FINISH	MATCH BLACK TRIM
(M-1)		METAL	PAINTED / POWDER COAT	BLACK



BLDG. 2 PARAPET 2
136'-0"
 BLDG. 2 PARAPET 1
134'-0"
 BLDG. 2 ROOF
131'-6"
 BLDG. 2 LEVEL 3
122'-0"
 BLDG. 2 LEVEL 2
111'-0"
 BLDG. 2 MAIN LEVEL
100'-0"

1
6
 WEST COURTYARD ELEVATION
 3/16" = 1'-0"



BLDG. 2 PARAPET 2
136'-0"
 BLDG. 2 PARAPET 1
134'-0"
 BLDG. 2 ROOF
131'-6"
 BLDG. 2 LEVEL 3
122'-0"
 BLDG. 2 LEVEL 2
111'-0"
 BLDG. 2 MAIN LEVEL
100'-0"

2
6
 NORTH COURTYARD ELEVATION
 3/16" = 1'-0"



BLDG. 1 PARAPET 2
139'-10"
 BLDG. 1 PARAPET 1
137'-10"
 BLDG. 1 ROOF
134'-4"
 BLDG. 1 LEVEL 3
124'-4"
 BLDG. 1 LEVEL 2
113'-4"
 BLDG. 1 MAIN LEVEL
100'-0"

3
6
 SOUTH COURTYARD ELEVATION
 3/16" = 1'-0"

MATERIAL LEGEND				
	IMAGE	MATERIAL	STYLE	COLOR/FINISH
B-1		MASONRY - HONED CMU		HONED
S-1		FIBER CEMENT HORIZONTAL SIDING	JAMES HARDIE HARDIE PLANK CEDAR MILL - 7" EXPOSURE	WOODTONE - RUSTIC SERIES - ROSEWOOD
S-2		FIBER CEMENT PANEL	FINE SAND FINISH	PROPER GRAY - SHERWIN WILLIAMS SW-6003
S-3		FIBER CEMENT PANEL	FINE SAND FINISH	PEPPERCORN - SHERWIN WILLIAMS SW-7074
S-4		FIBER CEMENT PANEL	FINE SAND FINISH	MATCH BLACK TRIM
S-5		HARD COAT PLASTER	FINE SAND FINISH	WHITE SHERWIN WILLIAMS
S-6		HARD COAT PLASTER	FINE SAND FINISH	MATCH BLACK TRIM
M-1		METAL	PAINTED / POWDER COAT	BLACK







ATTACHMENT D: Applicant's Project Narrative

ATTACHMENT E: Existing Conditions & Photographs

The subject site consists of one lot, 0.42 acres in area. The site is generally level and adjacent to multi-family and single-family uses. It is located at a prominent corner at the exit/entrance to I-15 from 900 South and West Temple.

Uses adjacent to the Property

North: single family
South: commercial
East: commercial
West: single-family

Zoning adjacent to the Property

North: FB-UN2 (Form Based Urban Neighborhood)
South: FB-UN2
East: D-2 (Downtown Support)
West: FB-UN2 & FB-UN1



View of the subject property looking northwest. West Temple on the right, 900 South on the left.

FB-UN2 (Form Based Urban Neighborhood)

The stated intent of Form-Based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within close proximity. Regulations within form-based districts place emphasis on the built environment over land use.

FB-UN2 urban neighborhood 2 subdistrict: Generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

ATTACHMENT F: Analysis of Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard		Finding	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.		Complies	Previously in this report, staff discussed how the proposal satisfies Three of the objectives, namely: housing, mobility, and master plan implementation. See “Discussion” section earlier in this report.
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.		Complies	<p>The City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies support the proposed medium density development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of medium density housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.</p> <p>It preserves the scale and residential character of the interior streets by implementing townhome-like units with parking accessed from the alley. The project encourages the small neighborhood businesses by providing 3,160+ sf of commercial space along 900 South and West Temple.</p>
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		Complies	The proposal is compatible with the neighborhood by virtue of the mixed-uses, height, setback, and design, and will provide a more enhanced and functional product than what would be achieved by restricting garage access onto the alley and the garage on ground level for the residential unit in the northeast corner. More specifics are provided below.
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	Complies	There are a number of recent and under-construction multi-family developments to the north and west of the site. The proposed development scale is compatible with the neighborhood via building height, setback, and massing, and alley access which were already considered when establishing the “form-based” zoning districts.
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the	Complies	<p><i>Building Orientation</i></p> <p>The buildings have multiple orientations: toward 900 South and West Temple, given its location on a prominent corner. The buildings are oriented in accordance with the master plan as to promote small business commercial along 900 South and West</p>

	<p>policies stated in an applicable master plan related to building and site design;</p>		<p>Temple. The site layout and use of the alley is also in accordance with the FB-UN2 zone.</p> <p><i>Building Materials</i></p> <p>Building materials are also in line with the other developments recently completed along the 900 South corridor. The project will use a mix of fiber-cement siding, concrete masonry-unit, metal accents, faux-wood (fiber-cement), and stucco. The project will follow the materials standards set in the FB-UN2 zone. The building uses different masses with distinct architectural elements to clearly identify different unit types and distinguishing the commercial spaces from the residential.</p>
C3	<p>Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p> <p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways, and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>	Complies	<p>The proposal creates building setbacks that comply with the anticipated FB-UN2 zoning district and are therefore deemed compatible with the intended visual character for this neighborhood as anticipated by the creation of the form-based zoning districts. Sufficient buffering via distance and landscaping is provided between adjacent uses. The setbacks offer more than adequate space for maintenance.</p>
C4	<p>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>	Complies	<p>The street-facing facade of the building provides windows in the amount required, offering transparency. Each façade has the required entrances providing access. The design includes changes in materials, changes in depth, and balconies to facilitate pedestrian interest.</p>
C5	<p>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>	Complies	<p>The proposal includes lighting on the garages for safety in the alley. The interior courtyard will have lighting for residents to use the facilities during the evening and for safety at night. Exterior lighting along the street-facing facades will be down-lit and pedestrian oriented, resulting in minimal impacts to surrounding properties.</p>
C6	<p>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p>	Complies	<p>The dumpsters will be in the rear yard and screened with walls or fencing. Trash service will access via the rear yard driveway. Other service areas will be accessed via the alley and rear yard driveway.</p>
C7	<p>Whether parking areas are appropriately buffered from adjacent uses.</p>	Complies	<p>Parking is primarily within enclosed garages that are part of building 2 in the rear, or in the side yard with two surface stalls accessed from the adjacent alley. All parking is located on the rear of the property, behind building one and buffered from adjacent uses.</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>		Complies	<p>The proposed landscaping, ground cover and trees, will be in the rear yard along the north property line to serve as a buffer to the adjacent use to the north. Other landscaped areas will include the park strip with required trees and vegetation, and the courtyard area with planters and patio areas around the pool. All vegetation will be native according to city requirements</p>
D1	<p>Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>	Complies	<p>The site contains no mature trees on the property on in the park strip.</p>
D2	<p>Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>	Complies	<p>Existing landscaping is minimal, near the existing curb cuts and none of it provides buffering benefits to abutting properties.</p>
D3	<p>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p>	Complies	<p>The proposed landscaping is designed to enhance the pedestrian interest along West Temple and 900 South via park strip trees and vegetation as required per city code. The proposal will add 4 trees to the site and 8 trees to the park strip. Tree installation will be coordinated with the city's urban forestry department.</p>

D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The proposed landscaping is appropriate for the development and will enhance the site for the neighborhood, improving an abandoned site.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		Complies	See below for specific criteria.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	No local streets service this property, all abutting streets are either collector or arterial status. No new drive accesses are proposed. The one driveway proposed is located off the alley into the rear of the lot, providing vehicle access to the residential garages. The alley is existing and, as such, does not add more impact to the abutting streets. No traffic study was required for this proposal due to its minimal impact to existing traffic.
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	Complies	There will be minimal transportation within the confines of the development, merely vehicles accessing their garages from the alley. Bicycle parking will be provided within the unit garages. The site is less than a block away from the 900 South TRAX station. No conflicts between transportation modes are anticipated.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The site design enables access to adjacent uses by providing walkways from the residential and commercial units to the public way.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	The design allows for adequate fire and emergency vehicle access from 900 South and West Temple, the nearest public streets. Other emergency vehicles can access the site via the alley or the two public streets.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	The nature of the project requires minimal loading or service areas, which will be accessed via the alley. This design creates minimal impacts to surrounding properties or the public way.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	No existing unique natural or built features on site contribute to the character of the neighborhood or the environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	Public facilities exist for the existing buildings. Adding additional buildings and dwelling units may require the applicant to upgrade or install new public facilities as noted by the city's public utilities department comments. The applicant would be responsible for those upgrades and is aware of this requirement. Ground-mounted power boxes will be located on site, out of the public way, in the rear of the project, northwest corner.

ATTACHMENT G: City Department Comments

Engineering (Scott Weiler):

Engineering has no objection to the proposed planned development regarding alley access but I want to point out that the alley pavement might need to be repaved adjacent to this site by the developer. Also, existing drive approaches onto West Temple and 900 South must be replaced with curb & gutter.

Fire (Steven Collett):

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

Aerial Fire department access roads shall be a minimum unobstructed clear width of 26 feet in width and overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Aerial apparatus access roads shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building(s)

Fire Department access roads that are dead ends greater than 150 feet shall be provide with a turn-around.

The turning radius of fire department access roads are 45 foot outside and 20 foot inside.

Fire department access roads are measured from the inside edge of the waterway of the curb and gutter to the inside edge of the curb and gutter.

Fire Department Connection(s) FDC shall be located on the address side of the structure.

Fire Department Connections(s) FDC shall be within 100 feet of a fire hydrant.

Fire hydrants shall be within 400 feet of all exterior walls of the structure.

Public Utilities (Jason Draper):

As far as the request for allowance to back onto the alley, public utilities will not allow any encroachments into the alley including door swings and stoops because we have a sewer main in the alley. We need access to this sewer main 24/7. As long as there are no encroachments as part of this request, no objections to backing into the alley. The applicant should be aware however that maintenance of the sewer main may limit access along the alley.

Additional planned development comments:

Public utilities policies standards and ordinances will apply.

The proposed development will require up-size of water system and review of the sewer system for possible offsite upgrades.

Green infrastructure will be required along 900 South for stormwater treatment including treatment of roadway drainage.

Trees in the park strip of 900 south need to be coordinated with public utilities and urban forestry - these will likely need to be in raised boxes or other alternatives.

An additional street light may be required along 900 South

Zoning (Anika Stonick):

PLNSUB2019-00963, Planned Development application for 24 dwelling unit multifamily development proposal for lots currently addressed 347, 353 and 359 No. 700 West and currently zoned SR-1; application to change zoning designation to RMF-35 per application PLNPCM2019-00638; this review has been prepared based upon RMF-35 zoning designation that is being sought; prepared by Anika Stonick, Development Review Planner II;

Planned Development process needed as not all buildings of proposal will have frontage on public street;

Required yards of RMF-35 (21A.24.130) are front- min. 20 feet (being met or exceeded), sides, for multifamily- 10' each (being met or exceeded though site plan notes that the yards are greater than 4 feet, which is minimum requirement for attached single family buildings not multifamily), rear- 25% of lot depth to be no less than 20 feet no greater than 25 feet (being met or exceeded);

To provide entrance door at each end unit of buildings with PLNSUB2019-01033, Planned Development Mixed Use Conditional Use - proposal for 110 W. 900 South, a FB-UN2 zoned parcel; seeking modification from 21A.44.020.E.2.c which limits uses of alleys that may back into such; 3 one car garages and one 2-in-tandem garage would back on to alley, which is comparable to a development pattern of single and two- family uses along an alley (in the 140' +/- length of north south lot depth of the subject property); together with on-site drive aisle that will also use the alley, the combination of uses accessing alley, including those garages that would back into alley, seems can be considered favorably as meeting intent of ordinance to limit the use types, intensity of uses together, that back on to an alley.

A zoning review correction item about depiction of refuse dumpster on site plan- an opening in wall surrounding refuse and recycling collection is visible, which would not satisfy screening requirements of 21A.48.120, for "all sides" of enclosure, needs to be addressed. **[resolved with gate enclosure]**

Building Code (Steven Collett):

Building Code has no issues utilizing the alley.

The type of construction per IBC Chapter 6 will dictate the allowable heights, areas, and fire separation distances, along with occupancy limitations per IBC Chapter 5.

Fire protection and life safety systems per IBC & IFC Chapter 9

Means of egress design per IBC Chapter 10

Provisions of IBC Section 420 as applicable

Transportation:

(No comments)

Urban Forestry:

(The department provided tree planting and preservation policies to applicant for consideration before applying for building permits.)

Police:

(No comments)

ATTACHMENT H: Public Process and 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:

February 13, 2020: Notice of application and request for comments sent to the Ballpark Community Council and other recognized organizations per city ordinance.

March 5, 2020: The applicant presented the petition to the Ballpark Community Council. See summary of comments below.

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

- Notices mailed on May 1, 2020
- Property posted on May 1, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites May 1, 2020

COMMENTS

The Ballpark Community Council provided comments generally in support of the project, with some community members expressing concern about the project's reliance on the alley and future maintenance of the alley, as discussed previously in "Key Issues" of this report. The email comments are attached in the following pages.