



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: May 11, 2022
Re: PLNPCM2021-01241 – The Row at Ballpark – 367 W 1700 S

Planned Development

PROPERTY ADDRESS: Approximately 367 W 1700 S

PARCEL ID: 15-133-260-1000

MASTER PLAN: [Central Community](#)

ZONING DISTRICT: [CG General Commercial](#)

REQUEST:

Jarod Hall of Di'velept Design, representing the property owner, has requested Planned Development approval to construct a rowhouse-style multi-family development at approximately 367 West 1700 South. The applicant is requesting Planned Development approval to allow the construction of four (4) buildings that would not front the street (1700 South).

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards for Planned Development approval and therefore recommends the Planning Commission approve the request as proposed by the applicant.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Submitted Materials](#)
- C. [Property and Vicinity Photos](#)
- D. [CG Zoning Standards](#)
- E. [Planned Development Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

Height: 42 feet
(3 stories + rooftop deck)
Number of Residential Units: 47
Unit types: 1 & 2 bedroom
Property size: 1.27 acres
Exterior Materials: Glass, brick veneer, stucco, faux wood siding
Parking: 126 stalls
Review Process & Standards: Planned Development, CG zoning standards, and general zoning standards.

The proposed *Row at Ballpark* is a rowhouse-style multi-family development located at approximately 367 W 1700 South. This proposal requires Planned Development review because not all buildings would face the street as required by section [21A.36.010.B.1](#) in the Salt Lake City Zoning Ordinance. The 47 proposed units will be either available as rental units or sold as condominiums.

Current Conditions

The subject property is a recent consolidation of several contiguous parcels. While currently vacant, the property was previously used as a restaurant, a wellness store, and a towing lot for inoperable vehicles. There are two driveways—relatively close to one another—accessing 1700 South. The lot appears to be overgrown, especially on the property's east side.

Neighborhood Character

The immediate vicinity of the subject property primarily consists of outdoor commercial and industrial uses. Apart from some single-family houses, there is very little residential development. The subject property is adjacent to properties owned by the adjacent Costco, including a busy access drive onto 1700 South from the store's parking lot. While there is no comparable development within the proposed project's neighborhood, there has been a westward pattern of new townhouse and rowhouse development farther east along 1700 South. Staff expects that this development will likely be the first of other similar projects in the neighborhood.

Proposed Building Orientation

The development will have ten units facing the 1700 South (nine from Building A and one from Building B, see plans in [Attachment B](#)), and all have been designed to engage the street and improve the pedestrian experience. The proposed architectural details and glass create visual interest and



1700 South elevation view of proposed development

provide additional eyes on the street. While not all buildings on the lot face 1700 South, the current layout enables a better design than what could be accomplished through strict application of the zoning regulations.

The units have been oriented to keep pedestrian and vehicular circulation separated within the development. Each unit's "front" door exits onto a pedestrian pathway that can be accessed from 1700 South. Garage access will be located at the "rear" of each unit.

Architectural Details

The "front" of each unit, including the units facing 1700 South, are differentiated by their design, materials, and depth. The style of each unit's façade alternates between each unit. Each unit has an entry, large windows, and (along 1700 South) a porch facing the street. The base, middle, and top of the units are unique enough to create a pedestrian scale. Planned Development approval will allow the proposed features on Building A to face the street and provide some enclosure over the sidewalk.

Access & Parking

As stated earlier, pedestrian and vehicular access have been separated within the proposed development, which will help mitigate some possible conflicts between pedestrians and drivers. The proposal removes one of the two existing vehicular access drives and places the new entry more than 150 feet away from the busy Costco driveway. While the proposed use will increase traffic from the site, the new driveway layout will be better for traffic on 1700 South than what currently exists. Except for a few visitor stalls on the project's interior, all required parking (including bicycle parking) will be located within each unit's garage.

The private drive within the property has been deemed adequate for public services (i.e., utilities and waste removal) and meets relevant fire codes (see [Attachment G](#) for comments from the Fire Code reviewer and Public Utilities).

Landscaping

The proposed development meets all landscape yard and buffer requirements in the zoning regulations. The landscape plans (included with [Attachment B](#)) show 714 of the 2,025 square-foot, 10-foot-wide front yard to be landscaped with a variety of shrubs, smaller plants, and landscape mulch (the proposed trees are in the right of way). The proposed trees that line the project's periphery will provide a screen for privacy and shade the pedestrian pathway that accesses 1700 South.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Planned Development

The applicant has requested Planned Development approval from the Planning Commission to waive the following requirements:

1. **Building Orientation:** [21A.36.010.B.1](#), which requires all buildings on a lot within the CG zoning district to face the street. The applicant has requested a modification to this standard to allow flexibility in the layout of the proposed development.

The proposed project will need to meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment E](#)) in addition to all other relevant zoning requirements.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Neighborhood Character
2. Development Potential without Planned Development Approval

Consideration 1 – Neighborhood Character

As the Project Description section discussed, the proposed development might seem out of place with the neighborhood's character. Except for a few single-family houses, the neighborhood primarily consists of outdoor commercial and industrial uses. However, comments from the community, improvements along 300 West (including bike lanes and wider sidewalks), and work on the draft Ballpark Master Plan point to an expectation of additional development in the area. The proposed use and density are permitted within the CG zoning district, and future residential development is expected in this neighborhood.

Consideration 2 – Development Potential without Planned Development Approval

The applicant has requested modifications to the building orientation requirements in section [21A.36.010.B.1](#) to allow greater flexibility in the layout of the proposed development. This standard requires all buildings on a lot within the CG district to face the street. A strict application of the standard for a rowhouse development would likely result in multiple parallel buildings sitting perpendicular to 1700 South. The buildings would not be oriented toward the street, negatively impacting the street's design and pedestrians' experience.

If this request is denied, the proposed density of the multi-family use would still be permitted, and the applicant could modify the proposal to meet the building orientation standard. Additionally, the CG General Commercial zoning district does not have many design standards. The applicant could, in theory, propose a project that would not have to meet the higher standard required for Planned Development approval. A project that strictly adhered to the zoning requirements would likely be inferior to this proposal.

STAFF RECOMMENDATION

Overall, the proposed *Row and Ballpark* development meets the intent of the underlying CG zoning district (as discussed in Attachment D), the general zoning requirements, and generally meets the standards required for Planned Development approval (as discussed in Attachment E). The applicant has made efforts to create an enhanced product that improves the pedestrian experience and reduces vehicular traffic issues along this section of 1700 South. They have worked to create visual interest with the proposed building layout and design. Based on this analysis, Staff recommends approval of this request.

NEXT STEPS

Planned Development Approval

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

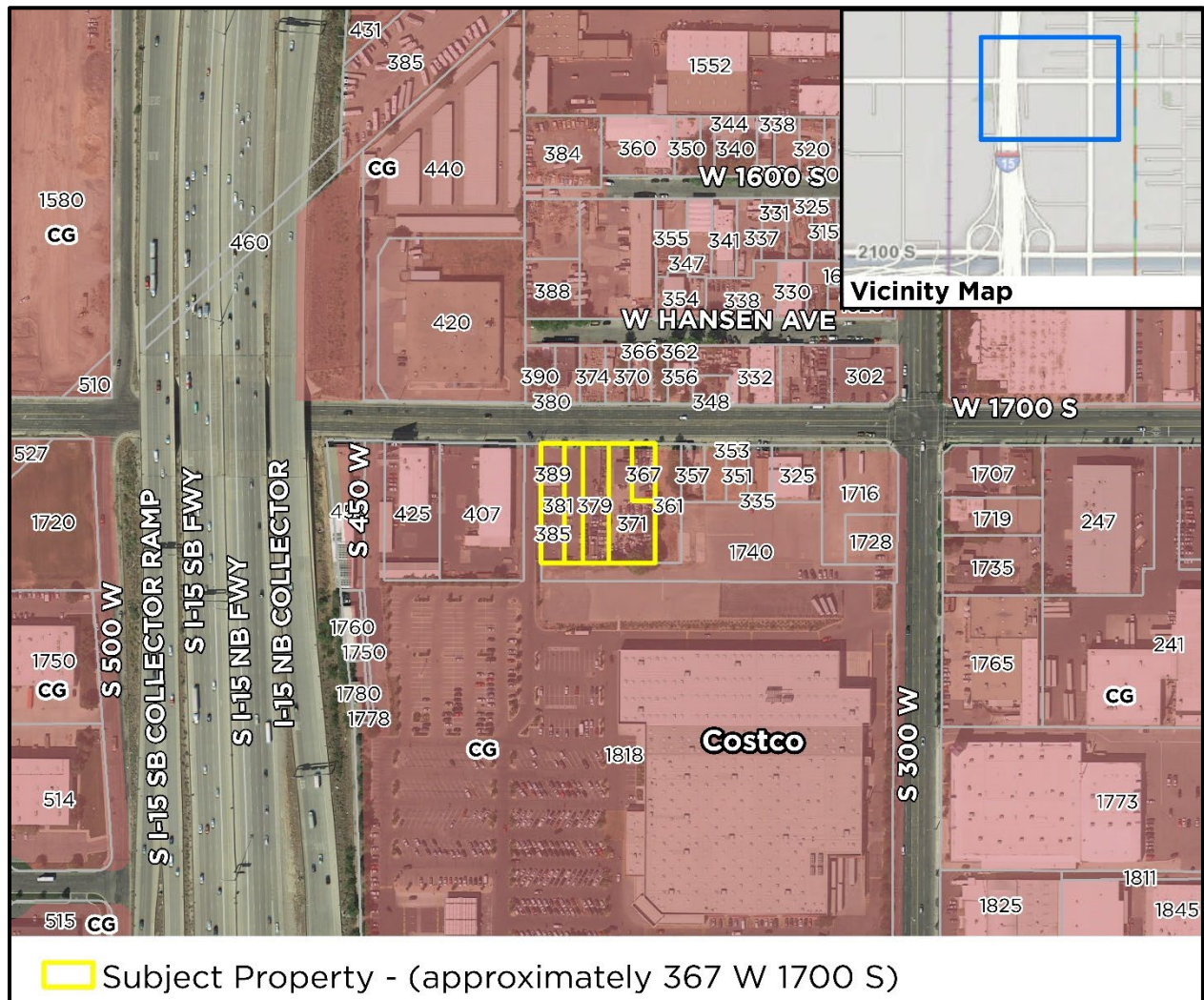
Planned Development Tabled/Continued

If the Planning Commission tables the Planned Development application, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the application.

Planned Development Denial

If the Planning Commission denies the Planned Development application, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning processes.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Submitted Materials



THE ROW AT
BALLPARK

No.	Date	Description

PROFESSIONAL SEAL:

OWNER:	ROW 1700, LLC
PROJECT ADDRESS:	385 W 1700 S Salt Lake City, UT 84115
CITY PERMIT #:	BLD2021-10895
ARCH PROJECT #:	21-51
A.C.B.I.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	18 MARCH 2022
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	3D VIEWS

3D VIEW GENERAL NOTES

THE THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY. BIDDERS ARE NOT TO USE THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANTITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION WHICH RELATE TO CONSTRUCTION COST.

PROPERTY

Name	Area	Acres
55,397 SF		1.27
55,397 SF		1.27

PARKING

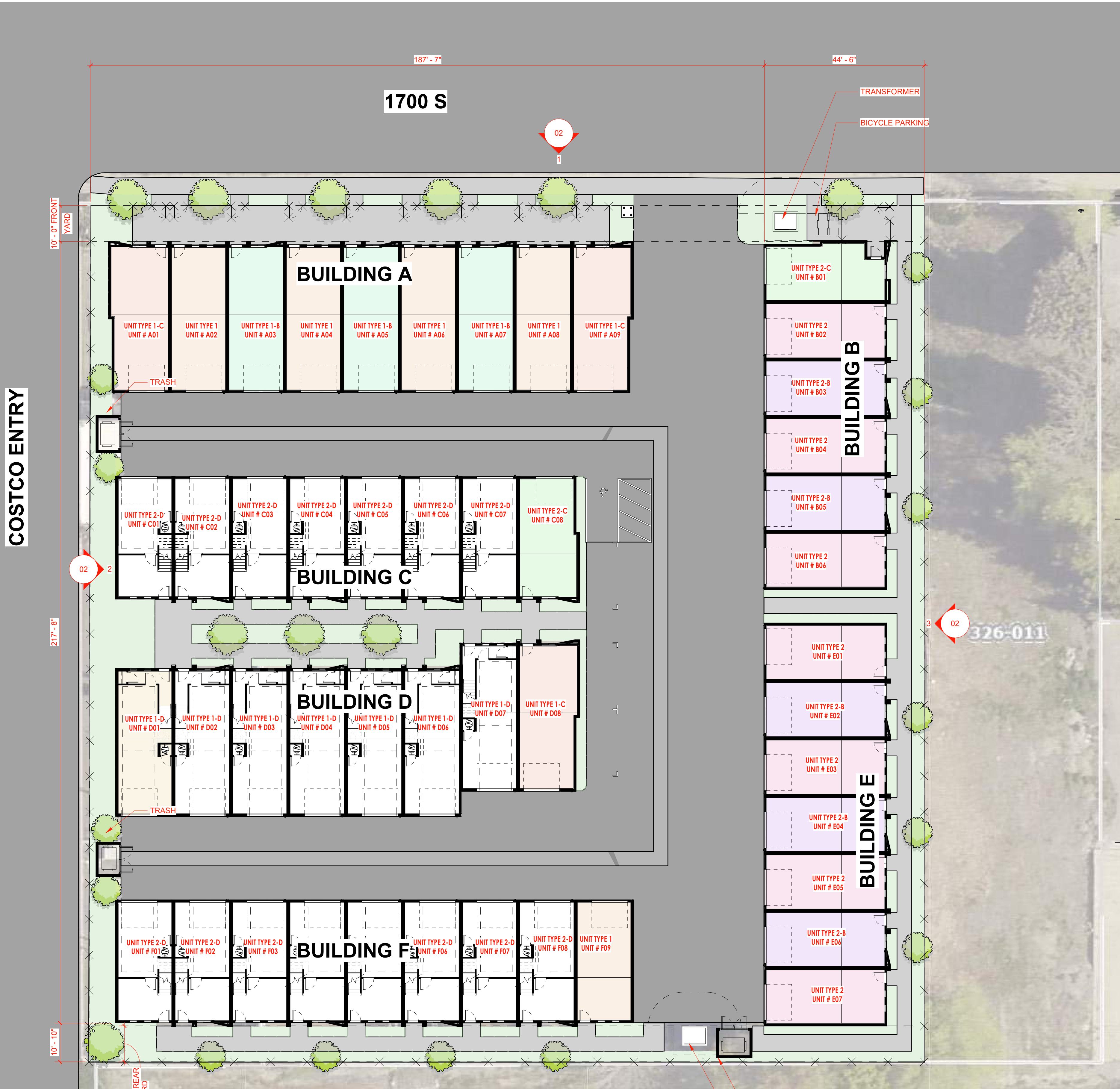
TYPE	COUNT
9x18 ADA	67
68	1

PARKING REQUIRED

UNIT TYPE	COUNT	PRKG REQD	TOTAL PARKING
R - 1 BED	16	1	16
R - 2 BED	10	2	20
Grand total	26		36

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY			
ZONE: CG - GENERAL COMMERCIAL			
SETBACKS:			
FRONT YARD	10' (LANDSCAPE REQUIREMENTS)		
SIDE YARD	0'		
REAR YARD	10'		
MAX BUILDING HEIGHT			
WITH PROVISIONS TO GO 30' HIGHER	REQ'D 60'	PROPOSED 41'	
MAXIMUM BLDG COVERAGE	N/A		
MINIMUM LANDSCAPE AREA	FRONT YARD REQUIREMENTS		
PARKING:			
MINIMUM PARKING SPACES	2 PER 2+ BEDROOM		
	1 PER 1- BEDROOM		
MAXIMUM PARKING SPACES			
TABLE 21A.44.030	1.25xMIN. 80 SPACES		
ELECTRIC VEHICLE PARKING			
SECTION 21A.44.50.B.2 (MULTIFAMILY ONLY)	1 IN EACH GARAGE		
BICYCLE PARKING	5% (2)	4 SPACES	
SECTION 21A.44.50.B.3			



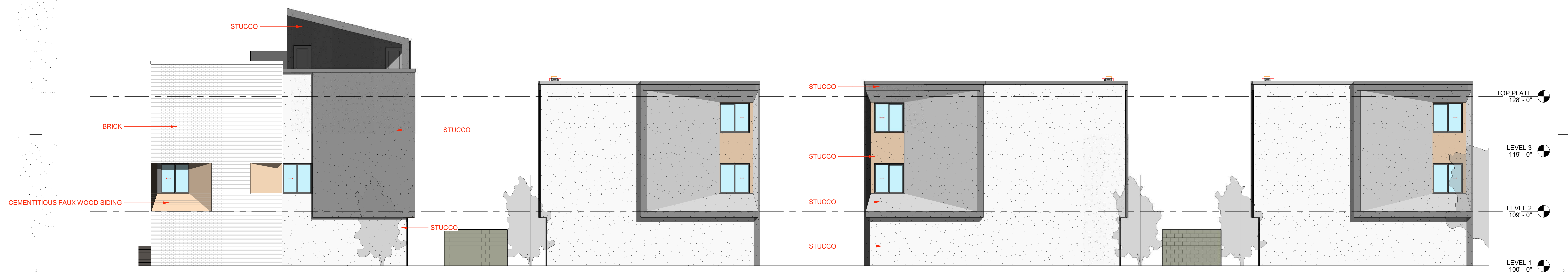
LEVEL 1 PLAN
1/16" = 1'-0"

THE ROW AT
BALLPARK

OWNER:	ROW 1700, LLC
PROJECT ADDRESS:	385 W 1700 S Salt Lake City, UT 84115
CITY PERMIT #:	BLD2021-10895
ARCH PROJECT #:	21-51
A.C.B.I.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	18 MARCH 2022
SHEET SCALE:	As indicated
SHEET NAME:	SITE PLAN



③ EAST SIDE
1/8" = 1'-0"



② COSTCO ENTRY SIDE
1/8" = 1'-0"



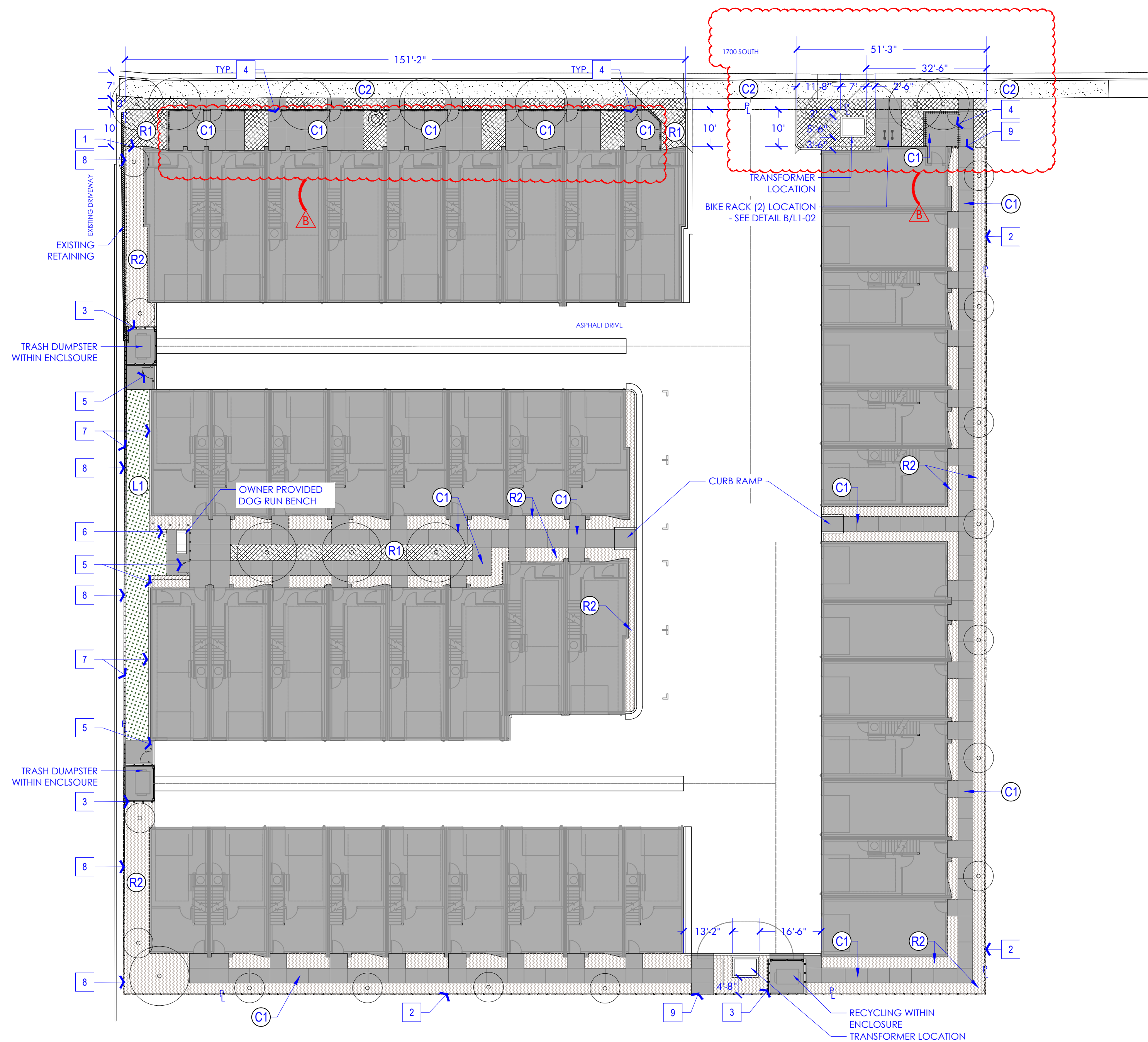
① STREET ELEVATION
1/8" = 1'-0"

THE ROW AT BALLPARK

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	ROW 1700, LLC
PROJECT ADDRESS:	385 W 1700 S Salt Lake City, UT 84115
CITY PERMIT #:	BLD2021-10895
ARCH PROJECT #:	21-51
A.O.B.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	18 MARCH 2022
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	ELEVATION



KEYNOTES		
TAG	DESCRIPTION	DETAIL
1	STEEL EDGING IN BLACK - 1/4"x6" DEPTH. J.D. RUSSELL 'DURAEDGE' OR EQUAL	1/L1-02
2	6' VINYL PERIMETER FENCING - BASE BID: BUFFTECH VINYL PRIVACY FENCE 'BROOKLINE' WITH CERTAGRAIN TEXTURE COLOR 'SIERRA BLEND' ALT BID: 'BROOKLINE' COLOR 'NATURAL CLAY'	2/L1-02
3	6' TRASH/RECYCLING ENCLOSURE - 1' RAISED CONCRETE CURB WITH OPAQUE FENCING ATOP (MATCH ADJACENT FENCING STYLE)	3/L1-02
4	4' HEIGHT - SIMTEK PREFABRICATED FENCING AND GATE. BASE BID: 'ASHLAND' IN WALNUT BROWN	C / L1-02
5	4' HEIGHT - IRONGUARD FLAT TOP FENCE FOR DOG RUN ENCLOSURE AND GATE	D / L1-02
6	DOG/ POT PET CLEANUP STATION	A / L1-02
7	MOW CURB FOR ARTIFICIAL TURF/FENCING BORDER	NA
8	6' HEIGHT - SIMTEK PREFABRICATED FENCING. BASE BID: 'ASHLAND' IN WALNUT BROWN	C / L1-02
9	6' METAL PRIVACY GATE - BASE BID ON 'SLEEKFENCE' ALUMINUM PRIVACY GATE - 40" WIDTH WITH OPTIONAL KEYED ENTRY	E / L1-02

LANDSCAPE GENERAL NOTES
REGULATIONS:

- ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS
- CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS

EXISTING CONDITIONS:

- CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
- ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

SITE PREPARATION:

- ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
- APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
- POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
- ENGINEERING PLANS SHALL TAKE PRECEDENCE

SOIL

- MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
- MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
- PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
- BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
- SOILS REPORT SHALL TAKE PRECEDENCE

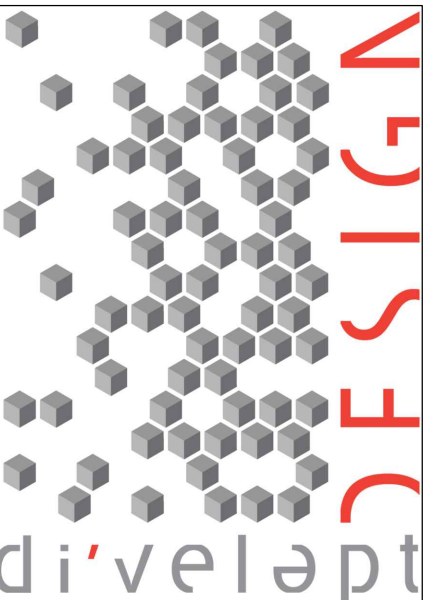
5.1. TOPSOIL STANDARDS
SAND - 20%-70%
5.2. CLAY - 20%-70%
5.3. #10 SIEVE @ 15% MAXIMUM
5.4. PH 6 TO 8.5

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
C1	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH	5,310
C2	PUBLIC R.O.W. SIDEWALK	NA
R1	LANDSCAPE MULCH - 3" DEPTH OF: 'SUNBURST' IN 1.5" ROCK SIZE INSTALL WITH WEED BARRIER (PLANTING AREA)	1,043
R2	LANDSCAPE MULCH - 3" DEPTH OF: 'COTTONWOOD FRACTURE' IN 3/4" ROCK SIZE INSTALL WITH WEED BARRIER (PLANTING AREA)	4,090
L1	ARTIFICIAL TURF - BASE BID ON EZ TURF PET TURF 1" PILE HEIGHT	635

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS.
*QUANTITIES TO BE VERIFIED BY CONTRACTOR

CITY OF SALT LAKE LANDSCAPE CALCULATIONS:		
ZONE: CG		
TOTAL SITE :	55,516 S.F.	
PROVIDED LANDSCAPING AREAS:		
ROW:	= 464 S.F.	
44 SHRUBS @ 6 S.F. AVG. =	264 S.F. (56.9%)	
PRIVATE LANDSCAPE AREA: 5,304 S.F.		
TOTAL TURF AREA:	0 S.F. (0%)	
NO TURF GRASSES PROPOSED		
ROW TREES:		
232/30=	(7.73) TREES REQUIRED IN ROW	
(8) PROVIDED - PER SLC URBAN FORESTRY REQUIRED SMALL PARKSTRIP SPECIES		
FRONT YARD LIVE VEGETATION COVERAGE:		
TOTAL S.F.:	2,025	
LIVE VEGETATION REQUIRED (1/3):	675 S.F.	
PROVIDED:	714 S.F.	
(102 SHRUBS @ 7 S.F. AVG. COVERAGE AT MATURITY)		

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS	
ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:	
5' from water meter and/or utility box	
10' from fire hydrant	
5-10' from residential driveway	
5-10' from property line of adjoining parcel	
5-10' from non-traffic conducting signage	
5-10' from utility pole and/or light	
20' from an unregulated intersection (20' back from intersecting sidewalks)	
30' from stop signs	
30' from commercial driveway and/or alley	
40' from an intersection with traffic lights (40' back from intersecting sidewalks)	
20-30' from a tree that is medium in size at maturity (30 to 50' tall)	



454 N 600 W, SLC, UT 84116
e:howdy@divelept.com
p:801-680-4485
w:www.divelept.com

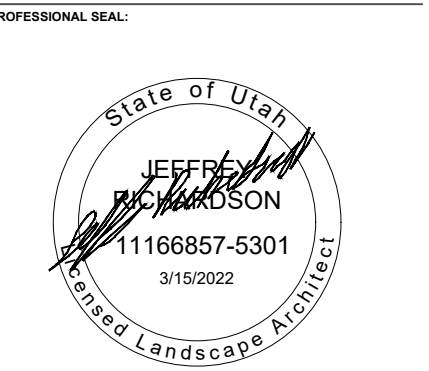


LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
WWW.LANDFORMDESIGNGROUP.COM

THE ROW AT BALLPARK

REVISIONS:		
No.	Date	Description
1	01.28.22	SLC #1
2	03.15.22	SLC #2



OWNER:	ROW 1700, LLC
PROJECT ADDRESS:	385 W 1700 S Salt Lake City, UT 84115
ARCH PROJECT #:	21-51
A.D.R.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	15 March 2022
SHEET SCALE:	AS INDICATED
SHEET NAME:	LANDSCAPE LAYOUT

SHEET NUMBER:

L1-01

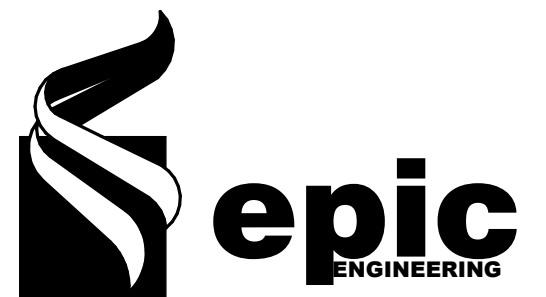
DIVELEPT DESIGN LLC © 2020
May 11, 2022

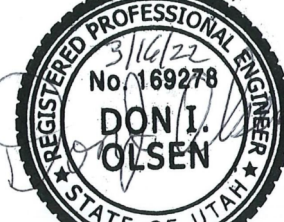
LIGHTING FIXTURE SCHEDULE						
Mark	Manufacturer	Model	Wattage	Lamp	Count	Mounting Height
EF1	Ligman Lighting USA	UTM-31426-14W-VW-W30-120/27V	14 W	LED	49	6'-6"
EF2	Ligman Lighting USA	UTM-31426-14W-VW-W30-120/27V	14 W	LED	2	8'-0"
EF3	Ligman Lighting USA	ULI-30021-28W-T4-W30-120/27V	28 W	LED	4	8'-0"
EF4	Ligman Lighting USA	ULI-30021-28W-T4-W30-120/27V	28 W	LED	8	10'-0"
EF5	Ligman Lighting USA	ULI-30021-28W-T2-W30-120/27V	28 W	LED	10	8'-0"

- ### CONSTRUCTION NOTES
1. COORDINATE WITH UTILITY COMPANY(S) PRIOR TO ANY UTILITY WORK TO VERIFY PLAN AND TO SATISFY ANY ADDITIONAL UTILITY REQUIREMENTS NOT SHOWN.
 2. PROVIDE (4) 3" CONDUITS FROM EACH DATA/COMM SERVICE CABINET TO A PULL BOX (SIZED AS REQUIRED) LOCATED ADJACENT TO THE NEAREST TELEPHONE PEDESTAL FOR UTILITY USE. (CONDUITS & PULL BOXES NOT SHOWN ON PLAN FOR CLARITY)

DATE _____

MARCH 2022



REVISIONS		
MARK	DATE	DESCRIPTION
DRAWN: AS		
DESIGNER: KDC		
REVIEWED: DIO		
PROJECT #		
00-00-000		

SCALES

1" = 20'-0"

0 1"

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF-SIZE SHEET.

PROJECT NAME:

ROW AT BALLPARK

PROJECT LOCATION:

**367 W 1700 S
SALT LAKE CITY, UT**

SHEET TITLE:

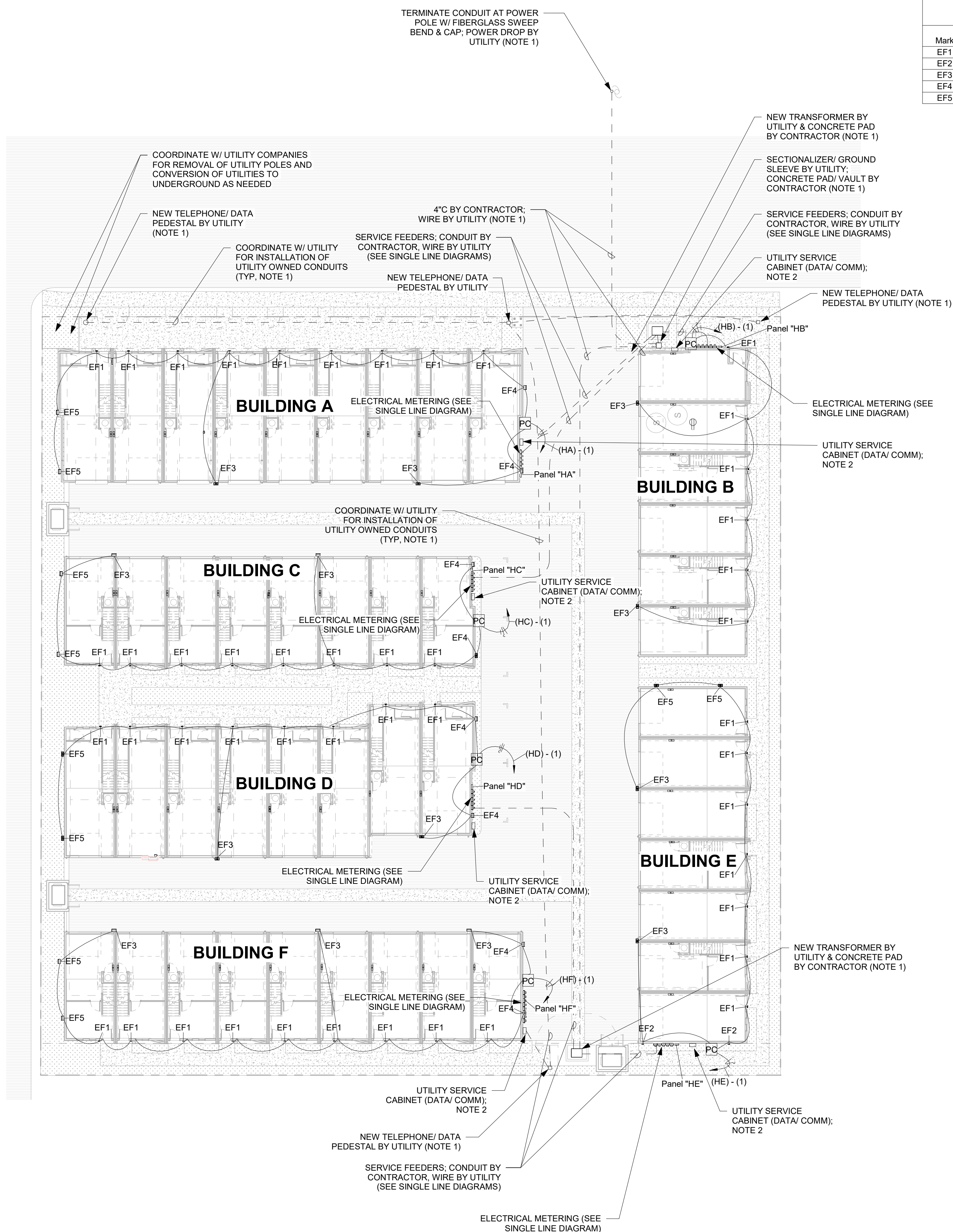
ELECTRICAL SITE PLAN

PLAN SET:

PERMIT

SHEET

E1.1



① ELECTRICAL SITE PLAN
1" = 20'-0"

ATTACHMENT C: Property and Vicinity Photos

[Photos can be viewed here.](#)



Existing east building on subject property (Office for old towing lot)



Existing west building on subject property (old wellness store and restaurant)



Existing west building on subject property (old wellness store and restaurant) and parking area



View of subject property's south property line from adjacent parking lot



Existing fence on property to be removed



Rear view of old towing lot



View of south property line from adjacent parking lot



View of west property line from adjacent parking lot



View of west property line from adjacent parking lot



View of west property line from adjacent parking lot



View of west property line from adjacent parking lot



View of east property line from adjacent parking lot



View of west property line from adjacent parking lot





View of existing west building from Costco driveway



View of existing west building from Costco driveway



View of existing west building from Costco driveway



View of existing west building from Costco driveway



View of existing west building from Costco driveway



Existing west building on subject property (old wellness store and restaurant)



Existing west building on subject property (old wellness store and restaurant)



Existing west building on subject property (old wellness store and restaurant)



Existing west building on subject property (old wellness store and restaurant)



Existing east building on subject property (Office for old towing lot)



Existing east building on subject property (Office for old towing lot)



Northeast corner of property



Northeast corner of property



Construction on 300 West with new bike lane and sidewalk



Construction on 300 West with new bike lane and sidewalk

ATTACHMENT D: CG Zoning Standards

CG (General Commercial District)

Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

Requirement	Standard	Proposed	Compliance
Front Yard	10 feet	10 feet	Complies
Corner Side Yard	10 feet	N/A	N/A – The subject property is not on a corner
Interior Side Yard	None	7 feet & 10 feet	Complies
Rear Yard	10 feet	10 feet	Complies
Building Coverage	None	-	Complies
Lot Width	60 feet	232 feet	Complies
Lot Size	10,000 square-foot minimum	55,321 sq ft (1.27 acres)	Complies
Building Height	60 feet	42 feet	Complies.
Landscape Yards	10-foot landscape yard along front property line	10-foot landscape yard	Complies
Landscape Buffers	None	-	Complies
Parking	1 space / 1-bed unit (30) 2 spaces / 2+bed unit (17) 64 spaces required	68 spaces	Complies
ADA Parking	1 space per 25 spaces of public parking	1	Complies
Electric Vehicle Parking	1 spaces per 25 spaces (3)	47 (1 / unit)	Complies
Bicycle	5% of required parking (2)	4 stalls in front	Complies
Off-street Loading	None required for lots smaller 100,000 sf	-	Complies
Ground Floor Use	None	-	Complies
Building Materials	None	-	Complies
Ground Floor Glass	None	-	Complies
Upper Floor Glass	None	-	Complies
Building Entrances	One operable building entrance on the ground floor for every street-facing façade, with a maximum of 40' of wall between entrances.	There is an entrance for each unit facing 1700 South, and no entrance is more than 40 feet apart.	Complies

ATTACHMENT E: Planned Development Standards

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

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

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.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion:

The applicant has requested Planned Development approval to waive the standard in [21A.36.010.B.1](#) that requires all principal buildings on a property to face a public street. The applicant has asked for greater flexibility in the design and layout of the proposed project. This flexibility would encourage better circulation within and through the development, increase privacy for future residents, and reduce the impacts from vehicular traffic on 1700 South and the adjacent access drive for the nearby Costco. In addition to the standards required for Planned Development approval, this flexibility will result in a more enhanced finished product than what could be accomplished through strict adherence to the zoning regulations.

Even though the proposed development is located within a commercial district (the CG General Commercial Zoning District), the district's [purpose statement](#) explicitly encourages a mix of uses—including residential uses—that are meant to support one another. A multi-family development of this scale would not be out of place within this district. Examples of similar projects can be found in other parts of the city within the CG zoning district, many within proximity of 300 West.

Finding: ☒ **Meets Purpose Statement** ☐ **Does Not Meet Purpose Statement**

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

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

Discussion:

The proposed development fulfills several goals and policies within the Central City Master Plan (adopted in 2005). Specifically, it supports the following Residential Land Use Policies within the plan:

- **RLU-1.2** – Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- **RLU-3.1** – Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family sizes.
- **RLU-3.3** – Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

While not necessarily “between” the city’s central business district and lower-density neighborhoods, the proposed development’s immediate neighborhood is nevertheless peripheral to lower-density neighborhoods located closer to West Temple and Main Street. The proposed development would support the City’s goal to enable residents to remain in their neighborhood if they so choose. The project’s proposed density will provide relatively more affordable units than the single-family houses found in the neighborhoods to the east.

The development’s proposed layout can only be allowed through the Planned Development process. A strict application of the requirement found in [21A.36.010.B.1](#) would require each building to face 1700 south, resulting in a substandard site layout (most likely parallel row houses oriented perpendicular to 1700 South). With the proposed modification, the development will better engage 1700 South with the buildings that face the street and improve internal circulation for pedestrians, vehicles, and public services. The modified layout also enables a higher-quality design that will better meet the required standards for planned development. Without Planned Development approval, the proposed use and density would still be permitted. The CG General Commercial district does not have many design standards. A layout that could be permitted by-right (without review by the Planning Commission) would not need the additional design features proposed by the applicant.

In addition to the above-mentioned policies, the proposed development also supports other goals mentioned within the plan. The first, regarding issues within the People’s Freeway Neighborhood (where the subject property is located), seeks to “develop ways to address the isolation between

major roadways and *improve pedestrian orientation*” (pg. 7, emphasis added). The section of 1700 South, where the subject property is located, does not have many buildings that encourage pedestrian engagement. The proposed project will engage 1700 south with the building immediately adjacent to the street. The proposed development is with ¼ mile of a stop for the 17 bus and the soon-to-be-improved 300 West (with better bike and pedestrian facilities).

Regarding access and mobility, the Central Community Plan encourages “...safe, convenient circulation of vehicular and non-vehicular traffic within neighborhoods and downtown” (pg. 16). The property currently has two driveways for vehicle ingress/egress very close together. One driveway is close to the busy access drive to the nearby Costco. As proposed, the development has only one driveway and keeps it more than 150 feet away from Costco’s entry. By reducing the number of drives and increasing the distance from Costco’s entry, the proposed development improves vehicular circulation along this section of 1700 South and reduces the number of driveways that pedestrians need to cross when walking along the street.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion:

The proposed development is generally consistent with the adopted policies within the following plans:

- Growing SLC – Citywide Housing Plan (2018-2022)
- Plan Salt Lake (2015)
- Central Community Master Plan (2005)

A discussion of the relevant plans and policies can be found below:

Growing SLC- Citywide Housing Plan (2018-2022)

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.
 - 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

The planned development process is a zoning tool that provides flexibility for projects that would typically not be permitted through strict application of the zoning code. The proposed development is utilizing this process to allow four buildings to be built without facing the public street. The requested modifications to the zoning regulations will allow additional housing on an otherwise underutilized lot, assisting with the need for additional housing within the city. Additionally, the

proposed development is set to continue the westward expansion of residential development along 1700 south into a part of the city with limited housing options.

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

Neighborhoods:

- Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change
- Encourage and support local businesses and neighborhood business districts
- Provide opportunities for and promotion of social interaction

The proposed development will provide new housing in a neighborhood that, in the past, has had limited options but has been slowly transitioning underutilized properties with commercial and light manufacturing uses into new residential development. The new project will not only bring new residents into the area but will also provide more people the option to stay in the Ballpark community through different stages of life. New residential development in the neighborhood will support local businesses—fulfilling the [stated purpose of the CG zoning district](#), which is to “provide economic development opportunities through a mix of land uses.”

Growth:

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

The proposed development will be able to rely on the ample existing infrastructure and (with the exception of any improvements required for the project to meet current regulations) will not require new roads or utilities. Improvements currently under construction along 300 West will provide a protected bike lane and better sidewalks. Additionally, there is a stop for the 17 bus within a quarter-mile of the project. Further, 1700 South is classified as a city arterial and will be able to accommodate the project’s anticipated traffic. Finally, the proposed development would replace commercial buildings that have not had consistent occupancy in the recent past. If approved, this project would “accommodate and promote an increase in the city’s population” while utilizing the infrastructure already in place or currently under construction.

Housing:

- Increase the number of medium density housing types and options
- Encouraging housing options that accommodate aging in place
- Enable moderate density increases within existing neighborhoods where appropriate

The development would expand available medium-density housing options in the immediate neighborhood. The proposed development is just a short distance from other housing types where residents could remain in the neighborhood through different stages of their lives if they wish.

Beautiful City:

- Support and encourage architecture, development, and infrastructure that:
 - Is people-focused

The buildings facing 1700 south within the proposed development would be oriented toward the street. The design and close proximity of the units facing 1700 South will engage the right

of way, providing additional eyes on the street that are not currently present in this part of the city. by being located close to the public sidewalk and including direct connections to the front doors of each unit and to have a large amount of glass. The CG district does not require much for new development when it comes to design. The design and proposed materials for this development are above and beyond what the zoning district would require, supporting the intent of the Beautiful City initiative (see part C of this analysis for additional discussion regarding the proposed development's design and material).

Central Community Master Plan (2005)

Relevant Residential Land Use Policies

- **RLU-1.2** – Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- **RLU-3.1** – Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family sizes.
- **RLU-3.3** – Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The proposed Row at Ballpark will provide medium-density housing that would support the single-family neighborhoods to the east. The mix of one- and two-bedroom units will allow a mixture of occupants and family sizes. The requested zoning modification through the Planned Development process allows greater flexibility in the project's layout. This flexibility enables better engagement with the street by the building that will face 1700 south and better circulation within the development for residents and public services (such as fire, waste removal, and other public utilities).

Condition(s): Staff does not recommend any conditions related to this standard.

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:

1. 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;

Finding: Complies

Discussion:

There are no multi-family developments within the immediate vicinity of the subject property. This project will likely be the first of many new projects along this section of 1700 South (west of 300 W). This appears to be a continuation of a westward-moving pattern of new rowhouse- and townhouse-style developments along 1700 South. While it may feel a little out of place at the moment, Planning Staff expects that other properties in the neighborhood will follow a similar pattern of new residential development replacing underutilized lots.

Condition(s): Staff does not recommend any conditions related to this standard.

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

There are no other residential developments within the immediate vicinity of the proposed project. However, the building facing 1700 south will be oriented toward the street, fulfilling policies within the Central Community Master Plan. The proposed orientation can only be accomplished with the requested modification to the zoning regulations.

Condition(s): Staff does not recommend any conditions related to this standard.

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

- a. The proposed setbacks meet the zoning regulations. The proposed development may not match the neighborhood's current character, but (as discussed in section B of this analysis) staff expects additional residential development in the future. Because of the anticipated development and because the project meets the underlying zoning regulations staff is of the opinion that this standard is met.
- b. The plans show a courtyard, a dog run, and rooftop patios. The development's plans show efficient use of the property and sufficient private amenities.
- c. Trees, fencing, and setbacks of at least 7 feet will provide privacy for residents.
- d. The driveway has sufficient sight lines for drivers to see pedestrians and traffic along the public right of way.
- e. There is sufficient space for maintenance vehicles to maneuver easily within and around the proposed development.

Condition(s): Staff does not recommend any conditions related to this standard.

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion:

The street-facing façade of the building closest to 1700 South includes ample glass and architectural details. Each unit has an entry, large windows, and a porch facing the street. Each unit has been differentiated by its design, materials, and depth. The base, middle, and top of the building are separate enough to keep it at a pedestrian scale. Without Planned Development approval, the street-

engaging design of the building would be much more challenging to accomplish with a rowhouse-style development.

Condition(s): Staff does not recommend any conditions related to this standard.

3. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies With Conditions

Discussion:

The Electrical site plan provided by the applicant (included with [Attachment B](#)) show lighting along 1700 South and lighting along all internal circulation (both vehicle and pedestrian). The lighting along 1700 South appears to highlight the porches of each unit. The lighting within the lot looks to provide visibility along pathways and driveways.

Condition(s): Staff does not recommend any conditions related to this standard.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies

Discussion:

All proposed dumpsters will be screened from view. No loading areas are proposed with this development.

Condition(s): Staff does not recommend any conditions related to this standard.

7. Whether parking areas are appropriately buffered from adjacent uses.

Finding: Complies

Discussion:

Except for a handful of visitor stalls proposed at the center of the lot, all parking will be located within the proposed units and will not impact current, or future adjacent uses.

Condition(s): Staff does not recommend any conditions related to this standard.

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:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Finding: Complies

Discussion:

There are currently some trees along the property's fence line, especially in the southeast corner. However, these trees appear to be volunteers of relatively weedier species (such as [Siberian Elm](#) or [Russian Olive](#)—both likely to take root along fences) that cause more problems

than they are worth. Except for an overgrown shrub where the new driveway is proposed, there are no trees along 1700 South on the property.
Condition(s): Staff does not recommend any conditions related to this standard.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: There is no existing landscaping on the subject property that would adequately buffer adjacent uses.
Condition(s): Staff does not recommend any conditions related to this standard.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
Finding: Complies
Discussion: The landscape plans show new trees to be planted around the edges of the property and along 1700 South. These trees will, in time, soften any visual impact that may arise from the new development.
Condition(s): Staff does not recommend any conditions related to this standard.
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: In addition to the proposed trees along the property's periphery and along 1700 south, the landscape plans show new trees within an inner courtyard to screen adjacent units. The proposed landscaping is sufficient for the development. The proposed landscaping in the required 10-foot landscaped yard in the front of the property meets the standards in 21A.48.090 that require at least 1/3 of the area to have live vegetation.
Condition(s): Staff does not recommend any conditions related to this standard.
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:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Finding: Complies
Discussion: The proposed project is likely to increase the number of vehicles using the property. However, the proposed plans show that one of the two existing driveways on the property will be removed and that the new driveway will be more than 150 feet away from the busy Costco driveway. As proposed, the development will likely improve the street's safety for pedestrians and drivers.

Condition(s): Staff does not recommend any conditions related to this standard.
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;
Finding: Complies
Discussion: <ul style="list-style-type: none"> a. Pedestrian access onto the site is separate from the driveway for vehicles. Additionally, the project would reduce the number of driveways on the property. Finally, the units facing 1700 South are designed to maintain pedestrian interest and create a sense of safety. b. Each unit has a garage for bicycle parking. While no transit is present in front of the property, it is within 1/4 of a mile from a bus stop, and the proposed pedestrian access point is in the best location on the site to facilitate the use of that stop. c. As stated above, the development has separated vehicular and pedestrian access points.
Condition(s): Staff does not recommend any conditions related to this standard.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
Discussion: Pedestrian and vehicular access to the proposed development will be separated, allowing pedestrians to access 300 W (and the businesses along that street) without having to deal with vehicles using the proposed driveway. Vehicles should not have any issue entering or exiting the premises.
Condition(s): Staff does not recommend any conditions related to this standard.
4. Whether the proposed design provides adequate emergency vehicle access;
Finding: Complies
Discussion: The proposed development meets all relevant fire access codes.
Condition(s): Staff does not recommend any conditions related to this standard.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies
Discussion: No loading or services areas or proposed with this development.
Condition(s): Staff does not recommend any conditions related to this standard.

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.

Finding: Complies

Discussion:

There are no site features (natural or built) that would significantly contribute to the neighborhood's character or the environment.

Condition(s): Staff does not recommend any conditions related to this standard.

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion:

Based on comments provided by utility providers regarding this project, existing utilities will adequately serve the proposed project. Additionally, the project will benefit from the bike and pedestrian improvements along 300 West. The applicant has indicated that the transformer in the front yard will be shielded from view with a hedge.

Condition(s): Staff does not recommend any conditions related to this standard.

ATTACHMENT F: 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:

- March 23, 2022 – The Ballpark Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- March 23, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- April 29, 2022
 - Public hearing notice sign posted on the property
- April 28, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

- Staff received one email regarding the proposal. The commenter stated that they would like to see more uses than just residential to engage the street, specifically a street-facing commercial space. The email is included with this attachment.
- The applicant attended the Ballpark Community Council meeting on Thursday April, 14, 2022. Concerns were brought up about blocking the adjacent Costco driveway. The applicant stated that they do not plan to block the driveway since it is not public right of way and owned by Costco

Barlow, Aaron

From: B Davis [REDACTED]
Sent: Thursday, April 21, 2022 8:50 AM
To: Barlow, Aaron
Subject: (EXTERNAL) PLNPCM2021-01241 Planned Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Aaron

I would like to comment on the above project. I am a property owner near this proposed development on the other side of the street. It comprises 4 parcels including 320 W, 332 W, 342 W and 356 W. These have a total of 302 foot of frontage and are almost across the street. There are three commercial properties and two single family rental houses. I have no problem with the concept of higher density residential development in the area.

What I have a problem with is that it is all residential. As you know the area is transitioning from a primarily industrial and commercial area to a significant amount of residential. I was the chair of the Ballpark Community Council for about 10 years up until about 3 years ago. I accomplished numerous things. The Downzone of West Temple and the Lane Realignment on 1700 So are a couple of examples. As you know 1700 South has seen some significant residential development most of it east of this proposed development. I have to admit that I am a bit surprised how far west it is extending. To create a vibrant neighborhood, there needs to be some amenities for this rapidly developing neighborhood.

I would suggest that as part of the Planned Development, a requirement would be that a small portion of this proposal be some ground floor street facing commercial space. The NE corner would be ideal for this.

I know this development will not be the last to be developed in this area. I have been approached numerous times to purchase my property. I have declined these requests for the time being as I operate two businesses out the commercial spaces. The two parcels directly west of me on the north side of the street are in discussion for purchase and will likely become some higher density residential. I personally think this is a good thing as SLC does have a housing shortage. The City also has an interest in making the City walkable. Being walkable requires destinations.

Now is the time to start adding these amenities.

Best regards
Bill Davis
GBR Enterprises
[REDACTED]

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering (Chien Hwang):

- Certified address required prior to building permit issuance. Rebecca Thomas 801-535-7794 or Rebecca.Thomas@slcgov.com
- Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements.
- Check with SLC Transportation and UTA for proposed future bus stop locations. Engineering and Transportation review/approval of bus stops required.
- UTA BUS STOPS: LDixon@rideuta.com (Landon Dixon)
- Transit website map
 - <https://www.slc.gov/transportation/wp-content/uploads/sites/11/2020/12/FTN-Developer-Map.png>
- Site Plan Review – Required
- No curb alignment changes. No cut back parking.
- No footings, foundations, permanent soldier piles, or permanent soil nails permitted in the public right of way
- Check with Josh Willie 801-535-6281 joshua.willie@slcgov.com for possible capital improvement projects in the area

Zoning (Alan Hardman):

- Will need to submit an application to the Planning Division to consolidate the lots. Submit application to the Planning website. Phone 801-535-7700.
- Provide a completed Impact Fee Assessment worksheet for new building square footage. Credit is given for existing square footage being demolished.
- A demolition permit will be required for the removal of each existing building on each lot (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- See 21A.26.070 for general and specific regulations of the CG zoning district and including setbacks, height, etc.
- See 21A.36.250 for a permanent recycling collection station for buildings constructed after 1995.
- See 21A.36.250 for demolition and for new construction waste management plan requirements. The Waste Management Plans shall be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984.
- See Table 21A.37.060 for Design Standards for the CG zoning districts.
- See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes, fences and gates.
- See 21A.44.30 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle

parking required/provided outside of the building and within 50' of the principle entry and any method of reducing or increasing the parking requirement.

- Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry.
- See 21A.48 for landscaping, including park strip landscaping and front yard landscaping.

Fire (Douglas Bateman):

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Approved is defined as height of structure X 70% + 4 feet.
- Alternate Means and Methods may be necessary for NFPA 13D system in every dwelling in this space cannot be provided from the property line to the face of the building
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
- 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

Transportation (Michael Barry):

Provide parking calculations per 21A.44 including minimum parking requirements for ADA (21A.44.020.D), passenger vehicles (21A.44.030.G), electric vehicles (21A.44.050.B.2) and bicycle parking (21A.44.050.B.3); show the locations of all types of parking clearly on the site

plans. The parking layout should meet the requirements of 21A.44.020. The driveway approaches should be separated by at least 100 feet. Show the required ten-foot (10') sight distance triangle at the egress of the parking structure per 21A.40.120.E.4.

Public Utilities (Jason Draper):

- 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 be separated by a minimum of 5' horizontally and 12" vertically. Water and sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
- Streetlights may be required at a 150-200 foot spacing. The exact type of light will be determined at time of review.
- Parcels must be consolidated prior to permitting.

Water

- The water main in 1700 S is a 12" ductile iron pipe built in 1976. The properties have four water meters.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Sewer

- The sewer main in 1700 S is a 21" vitrified clay pipe built in 1939. The properties have 3 sewer laterals.
- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. 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.

Stormwater

- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- If the construction area is over one acre, stormwater detention is required. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.

Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

Flood Plain

- Submit the building elevations to show they are above the 100-year flood elevation.
- Please contact Jason Draper at (801) 483-6751 to initiate the flood plain permit process.