



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Katia Pace, 801 535-6354, katia.pace@slcgov.com
Date: September 14, 2022
Re: Planned Development (PLNPCM2021-00045)
Conditional Use (PLNPCM2021-00046)

Planned Development & Conditional Use (Continued Item)

PROPERTY ADDRESS: Approximately 129 S 700 East

PARCEL ID: 16-05-105-004, 16-05-107-002, 16-05-107-003, 16-05-107-004, 16-05-107-005,
16-05-155-002, 16-05-155-001, 16-05-155-003, 16-05-155-005, 16-05-155-004

MASTER PLAN: Central Community Master Plan

ZONING DISTRICT: RMF-45 (Moderate/High Density Multi-Family Residential District)

ACTION REQUIRED: Consider modifications made to the proposal in response to discussion and comments made at the March 9, 2022, Planning Commission meeting. The Commission tabled the item to a future date and requested better compatibility with adjacent structures along the 700 East street wall and to preserve some of the existing trees in the rear yard.

REQUEST: Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at 129 S 700 East. The proposed project is to consolidate 10 parcels and demolish the existing buildings on the site. The buildings proposed to be demolished are a multifamily building along with associated garages/storage facilities and seven single-family homes. The proposal is to replace the demolished buildings with one building intended for a "Rooming House" with 65 units ranging from 1 bedroom to 4-bedroom units. Each unit would share cooking and living room facilities and would have a bathroom for each bedroom. The breakdown of the 65 units would be as follows:

- 1 Bed – 4 units (1 x 4 = 4 bedrooms)
- 2 Bed – 24 units (2 x 24 = 48 bedrooms)
- 3 Bed – 8 units (3 x 8 = 24 bedrooms)
- 4 Bed – 29 units (4 x 29 = 116 bedrooms)

The total site is approximately 1.55 acres or 67,518 square feet and with a proposed density of 67 unit per acre. The proposed project is subject to the following applications:

- Planned Development** - The Planned Development is needed to reduce the lot width from the required 80' to the existing 77.55'. Case number **PLNPCM2021-00045**
- Conditional Use** - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use. Case number **PLNPCM2021-00046**

RECOMMENDATION:

Based on the findings listed in the staff report, it is Planning Staff's opinion that the project meets the applicable standards and therefore recommends the Planning Commission approve the request for a Planned Development and Conditional Use with the following conditions:

1. That the 10 parcels be consolidated into one parcel.
2. Provide an access easement for the adjacent property at 135 S 700 East.

ATTACHMENTS:

- A. [Vicinity](#)
- B. [Updated Plans](#)
- C. [Zoning Standards](#)
- D. [Analysis of Standards – Planned Development](#)
- E. [Analysis of Standards – Conditional Use](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [Planning Commission Staff Report & Memo Links](#)

BACKGROUND:

On **June 23, 2021**, the Planning Commission held a public hearing that included a Master Plan, Zoning Map Amendment, a Planned Development and Conditional Use for a project located at approximately 129 S 700 East. At that meeting, the commission voted to table the Planned Development and Conditional Use. The commission recommended approved of the proposed amendments to the master plan and the zoning. The request consisted of:

1. To amend the zoning map designation of seven, of the ten parcels, zoned SR-3 to RMF-45.
2. To amend the future land use map of the Central Community Master Plan from "Medium Density Residential" to "Medium High Density Residential".
3. A Planned Development to reduce the side (proposed 2.8', required 8') and rear yard (proposed 15.4', required 30') setbacks, additional 5' in height, reduction of lot width (77.25' proposed, 80' required) and allowing the accessory building in the front yard.
4. A Conditional Use to allow a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use.

On **July 14, 2021**, the Planning Commission recalled the vote from the June 23, 2021, meeting because the Planning Commission had not reviewed the required housing loss mitigation report for zoning amendments prior to making a recommendation to the City Council.

On **September 8, 2021**, after receiving the housing loss mitigation report the Planning Commission held a second public hearing and forward a negative recommendation to the City Council for the proposed master plan and zoning map amendment.

On **December 14, 2021**, the City Council voted to approve the Master Plan and Zoning Map Amendments with the following conditions:

1. The property owner records in the Office of the Salt Lake County Recorder a restrictive covenant that prohibits the rental or lease of any units or rooms for periods less than 30 days, and
2. The property owner shall make best efforts to salvage building materials from the existing dwellings and either reuse the materials themselves or donate them.

On **March 9, 2022**, the Planning Commission reviewed the Planned Development and Conditional Use request again and tabled the project. At this meeting the applicant requested the following:

1. Reducing the rear yard setback from the required 30' to the proposed 15.4'.
2. Reducing the lot width from the required 80' to 77.25'.
3. Allowing the accessory building in the front yard.

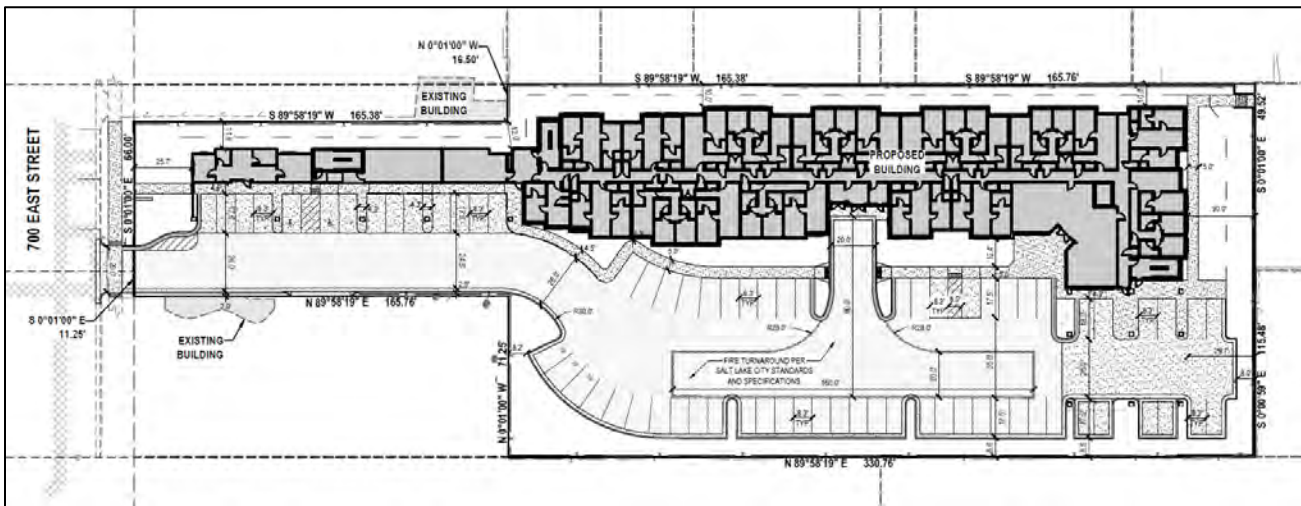
The Planning Commission tabled the Planned Development and Conditional Use request on March 9, 2022, and asked for the following:

1. For the applicant to address Planned Development standards **C1**, **C3** and **D1** at a future date with a public hearing. The commission found that 700 East is a very wide street and that a taller building would better define the space along the street, and to determine whether the scale, mass and intensity of the proposed planned development is compatible with the neighborhood.
2. To further review the project to determine whether modifications of the zoning standards were necessary and whether they could be eliminated with an improved design.

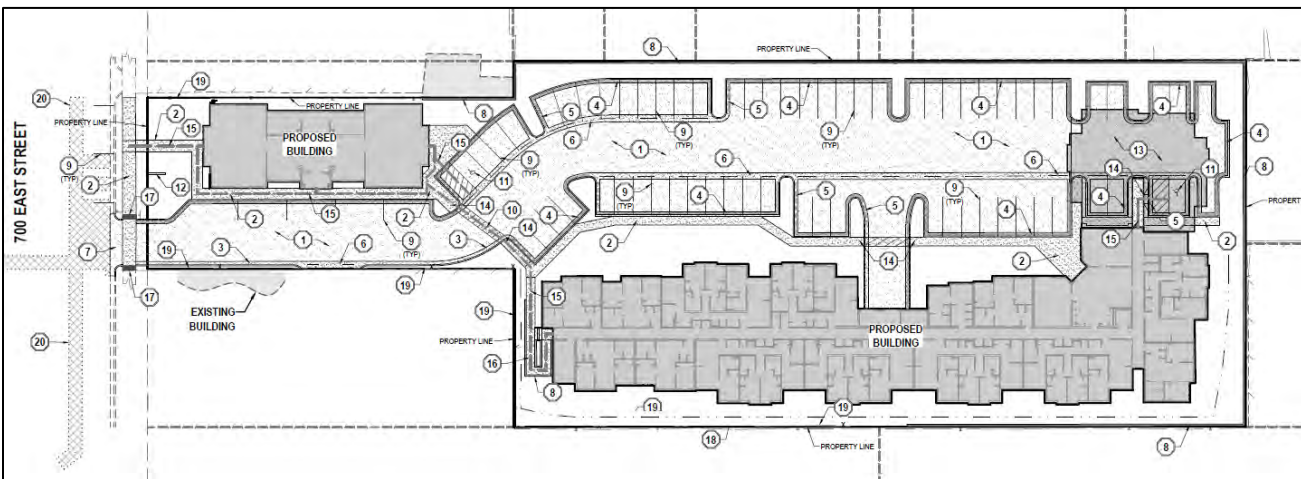
Current Request

The applicant has changed the request and is only asking for modification to reduce the lot width from the required 80' to the existing 77.25'. The revised Planned Development proposal consists of the following changes from the earlier design:

1. There is no longer an accessory building. The proposal is for one building on the site.
2. The rear setback reduction request was eliminated, the proposal now meets all setbacks required by zoning.
3. The proposed building changed orientation; the proposed location was flipped from being mostly on the south of the lot to being mostly on the north.



Proposed updated site plan



Proposed original site plan

4. The proposed front façade of the building oriented to 700 East, is now taller, roughly matching the multifamily building next door (to the south). This was done to achieve compatibility with the block face development as was raised as a concern by the Planning Commission.
5. The proposed façades and materials have changed to better address the character of the surrounding neighborhood.
6. A pedestrian and bicycle connection on the rear of the property from 700 East to 800 East has been retained along with a pathway through the project.



Proposed updated rendering facing 700 East



Proposed original rendering facing 700 East

DISCUSSION:

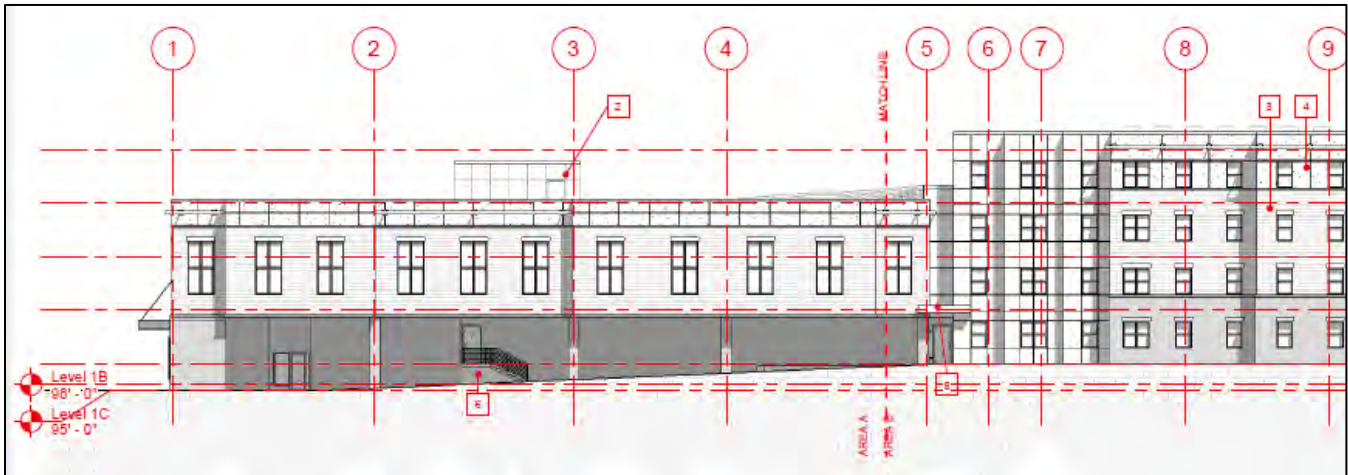
The following are ways the applicant addressed the Planning Commission’s concerns at the March 9th meeting:

Issue 1. How the proposed updates to the plan help meet Standard C1

Standard 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.



West Elevation - Proposed height



South Elevation (west half) - Proposed height



South Elevation (east half) - Proposed height

Findings: In response to the comments from the Planning Commission the front façade of the building will be taller, approximately 30 feet and then the building steps up to 45 feet high in the interior of the block. The design changed to better relate with the apartment building on the south, approximately 30 feet, and other taller buildings on the block face. The project tries to be compatible to the existing development of the block face and take in consideration the potential future development of the single-family structures that could be replaced with taller buildings.

Issue 2. How the proposed updates to the plan help meet Standard C3

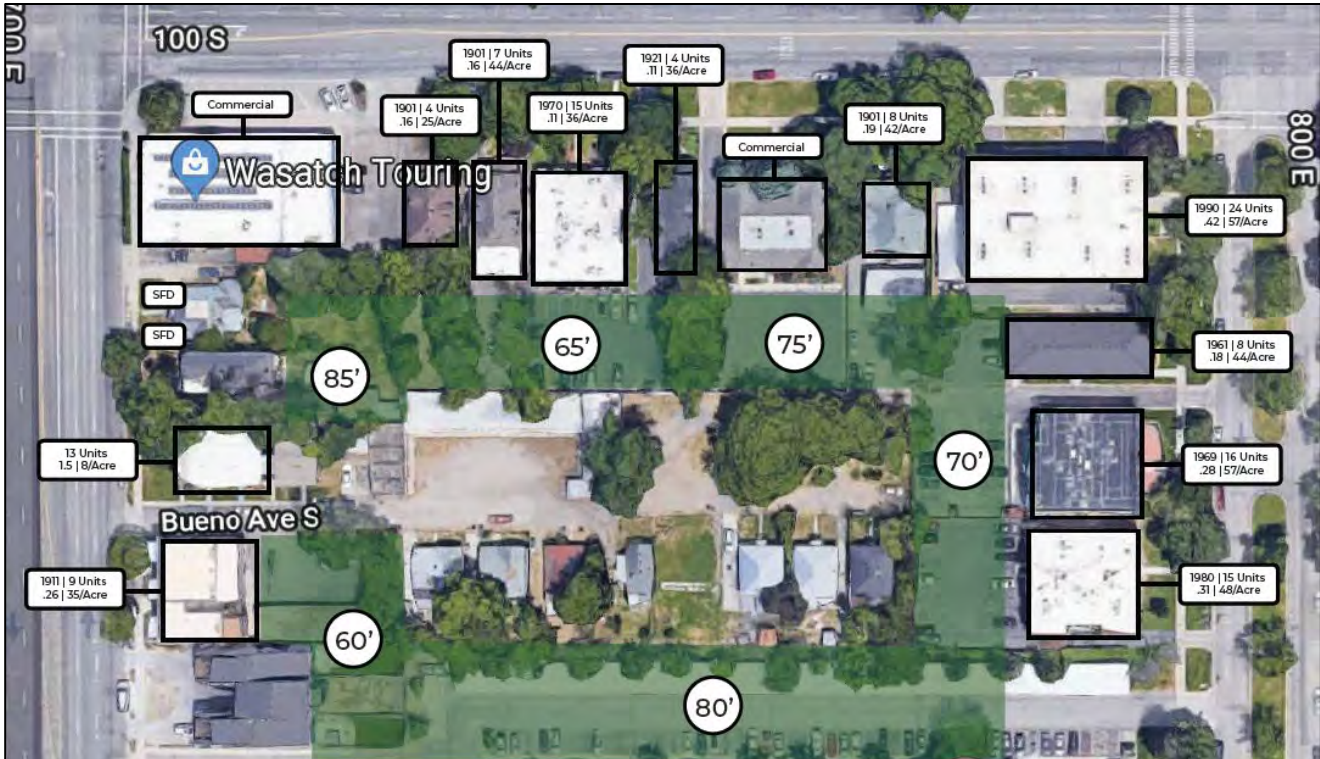
Standard C3 - Whether building setbacks along the perimeter of the development:

- 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.

Findings: By eliminating the accessory structure, and changing the orientation of the building, the proposed project can meet all the setbacks, including the rear yard setback and allow additional room for landscaping and open space in the rear of the property.

Staff finds that the proposed spacing between the development, seen from the street, will not change significantly from the existing block pattern since the proposed footprint of the building facing 700 East will be approximately on the same location as the current building.

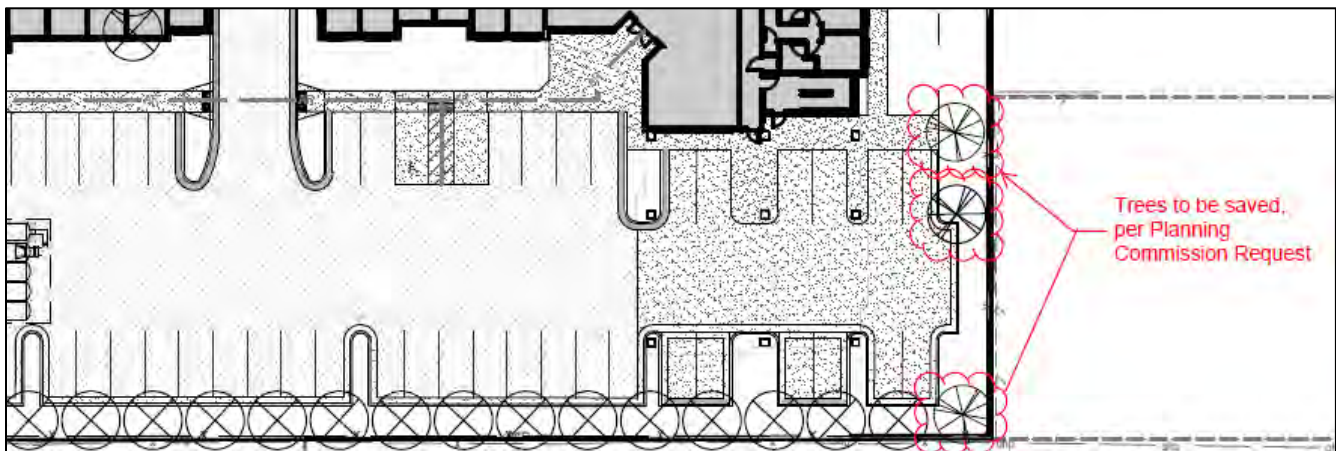
Furthermore, there are 11 parcels abutting this site. Of these parcels only two parcels have less than 60 feet between the principal structures and the periphery of this site. The two parcels abutting this site that are closer, are the properties that front 700 East and will keep approximately the same existing setback.



Existing buffer from adjacent buildings

Issue 3. How the proposed updates to the plan help meet Standard D1

Standard D1 - Whether mature native trees located along the periphery of the property and along the street are preserved and maintained.



Proposed trees to be retained

Findings: The applicant assessed the condition, size, type of tree and their location with respect to the development improvements necessary to support the project. It was determined that many of the trees were not on the preferred species type of tree or had not been well maintained. Many trees were unhealthy or had been brutally trimmed over the years to allow them to exist under the overhead power lines on site. Some other trees were not in a location that would allow them to be saved.

On July 13th, the applicant met with Urban Forester (Rick Nelson) on site to discuss preserving 3 trees in the Southeast Corner of the property. During this visit, the following trees were identified to be preserved.

- Flowering Plum – Located on East Property Line- Prune and Save
- Apple – Located on East Property Line Prune and Save
- Apricot – Located in Southeast Corner – Prune and Save

These 3 trees were specifically called out in the previous Planning Commission Meeting with a request to make further efforts to preserve these trees. The applicant has adjusted the site plan to accommodate this request and agrees to make reasonable efforts to preserve these trees.

The applicant and Urban Forester also reviewed other species of trees along the perimeter of the property. It was observed that nearly all the perimeter trees are low value species and have been harshly cut back due to their proximity to power lines. Most trees on the perimeter of the property have substantial damage to them due to the pruning that has occurred. It was determined that the most appropriate course of action is to replace these trees with newly planted, lower height species to avoid further conflict with overhead powerlines in the future.

STAFF ANALYSIS & DISCUSSION:

The proposed development would provide in-fill housing on underutilized land near transit that is intended to accommodate additional density. The requested modification would promote the redevelopment of this site and would help meet City growth and housing goals. The project also provides construction of innovative housing solutions that is not common in the city. Staff finds that the updates to the project improve the compatibility and scale between the proposed project and the buildings adjacent to this site.

The development is in an area of the City that is established with existing infrastructure, such as grocery stores, schools, parks, and other amenities. The development is walking distance to the University of Utah, it is bicycle friendly, and nearby public transportation, potentially reducing car dependence and vehicle emissions helping meet reduced energy consumption and air quality goals of the city.

The analysis of the standards for the Planned Development and Conditional Use and Zoning (Attachments C, E and D) were updated from the original Staff Report to reflect the changes of the site plan and building.

NEXT STEPS:

APPROVAL

Planned Development and Conditional Use

If the proposal 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 plans for building permits for the development. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

DENIAL

Planned Development and Conditional Use

If the Planning Commission denies the Planned Development, the proposed project will not be able to be built as presented. Any proposed development would need to comply with the minimum lot width and setback requirements in the RMF45 zoning district.

The Planning Commission can deny the Conditional Use only if:

1. The proposed use is unlawful.
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated.

Attachment A

Vicinity



Attachment B

Updated Plans



Leno Ave.
1202









Alta Terra Real Estate

Bueno Ave. Apartments

129 South 700 East

Salt Lake City, UT 84102

Planning Submittal

2022.07.28

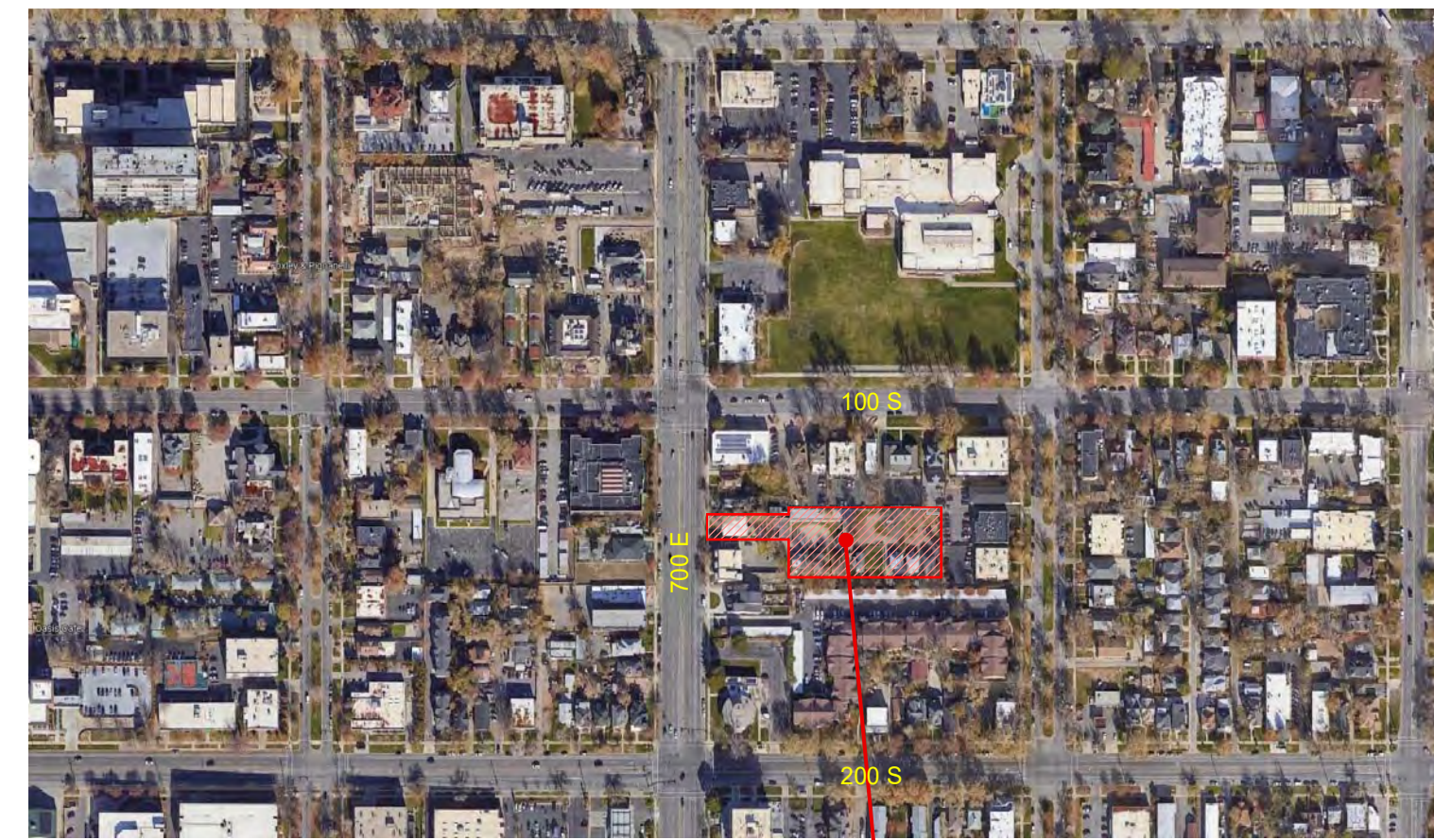
EWG Project # 2020.25

LOCATION MAP



SITE LOCATION

VICINITY MAP



SITE LOCATION

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Alta Terra Real Estate 1441 Ute Blvd, Suite Park City, Utah 84098 435.604.0840 Contact: Kevin Perry	Elliott Workgroup 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Steve Bruemmer, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
ENSGN 45 W. 10000 S., Suite 500 Sandy, UT 84070 801.255.0529 Contact: Jared Ford		
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

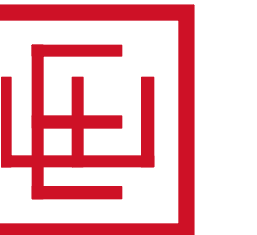
SERVICE CONTACTS

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GI-004	Area Analysis
GI-005	Unit Plan
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GI-202	Sun/Shadow Study Fall
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GI-204	Sun/Shadow Study Spring
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A-101B	Level 1 - Floor Plan - Area B
A-101C	Level 1 - Floor Plan - Area C
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A-102A	Level 2 - Floor Plan - Area A
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ELLIOTT WORKGROUP

Alta Terra Real Estate
Bueno Ave. Apartments
129 South 700 East
Salt Lake City, UT 84102

Planning Submittal

Rev.	Date	Description

ISSUE DATE: 2022.07.28
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2020.25
COPYRIGHT: Elliott Workgroup, LLC, 2022

SHEET TITLE

Cover Sheet

GI-001

ARCH. SHEET x OF xx

General Project Notes

- This Design Is An Original Unpublished Work And May Not Be Duplicated, Published And/Or Used Without The Written Consent Of The Architect/Engineer.
- These Sheets - Listed By Drawing Index , All Accompanying Specifications For Materials, Workmanship Quality, And Notes Have Been Prepared Solely For The Construction And Finish Of Project Improvements, Complete And Ready For Occupancy And Use.
- All Work Is To Be Performed In Accordance With Pertinent Jurisdictional Codes, Restrictions, Covenants, And/Or Ordinances. Any Conflict Between Design And Requirement Shall Be Reported To The Architect/Engineer Before Proceeding. Failure To Do So Waives The Design Intent.
- Any And All Proposed Change, Modifications And/Or Substitution Shall Be Reported To The Architect/Engineer Before Proceeding. Any Deviation From The Contract Documents, Without The Express Written Authorization Of The Architect/Engineer, Waives Design Intent.
- In The Event Of Conflict Between The Design Documents And/Or Jurisdictional Requirements, The More Restrictive From The Standpoint Of Safety And Physical Security Shall Apply, Before Proceeding With Work Notify Architect/Engineer Of Any Conflict.
- Any Installation Or Work Necessary To The Functioning, Safety And/Or Physical Security Of Design That Is To Be Encapsulated Or Otherwise Permanently Obscured From Inspection Shall Be Reported To The Architect/Engineer A Minimum Of Two (2) Working Days Before Enclosure.
- Any Installation, Finish, Or Component Intended To Provide Enclosure, Weather Ability Or Appearance Quality Shall Be Produced As A Representative Sample Prior To Proceeding With Completion. Work Performed Without Written Approval Of Such Sample By The Architect/Engineer Shall Be Done At The Risk Of The Contractor. A Minimum Of Two (2) Working Days Notice Shall Be Given.
- Building Design Is Generally Predicated Upon Provisions Of The Current Edition Of The Ibc And/Or Amendments As May Have Been Locally Enacted. All Requirements Of The Jurisdictional Fire Safety/Prevention District Shall Be Accommodated By This Design And Any Consequent Construction.
- Any Damage, Disruption Or Compromise Of Ambient Rights-Of-Way, Utilities, Or Environmental Quality Shall Be Immediately Rectified By The Contractor To The Satisfaction Of The Architect/Engineer At No Cost To The Owner.
- All Work Shall Be Inspected By Governing Agencies In Accordance With Their Requirements. Jurisdictional Approval Shall Be Secured Before Proceeding With Work.
- All Penetrations Of Fire-Resistive Floors Or Shaft Walls Shall Be Protected By Materials And Construction That Conforms To Underwriters Laboratories Listings For "Through-Penetration Fire Stop Systems". The Contractor Shall Submit Shop Drawing Details, Provided By The Supplier Of The Fire Stop Material, That Indicate Complete Conformance With The UL Listing. Drawings Shall Remain Available At The Work Site To Architect/Engineer, Owner, And Inspectors. Drawings Shall Be Specific For Each Penetration, With Appropriate UI # And All Variations Clearly Defined.
- This Design Purports To Permit Full Accommodation Access, And/Or Adaptability For Handicapped Persons As Provided For By Provisions Of Federal Law And Local Stipulation. Any Deviation Or Compromise Shall Be Reported To The Architect/Engineer Before Proceeding With Work.
- All Glass In Hazardous Locations And All Glass Within 18" Of Floor Shall Be Safety Glass Per Section 2406 Of The IBC.
- Smoke Detectors Shall Be Provided As Specified In IBC 907. See Electrical Drawings, Fire And Egress Plans And Specifications For Locations.
- All Walls Surrounding, Toilets In Private Office Shall Be Fully Blocked For Future Installation Of Grab Bars As Shown On Unit Plans And ADA Requirements Sheet.
- For Typical Accessory/Equipment Mounting Locations See ADA Requirements Sheet -
- Dimensions (On Architectural Drawings) Are Taken To:
 - Coordinate Grid Lines
 - Face Of Concrete Or Concrete Masonry Units (CMU) - F.O.C.
 - Face Or Centerline Of Vertical Stud Or Column - F.O.S.
 - Top Surface Of Floor (Without Finish) Wall, Trim, Cap, Railing, Etc. Above Nearest Reference Level - A.F.F.
 - Unless Noted Otherwise Door And Window Locations Are Dimensioned To The Center Of Their Horizontal Opening.

Standard Abbreviations

@	At	INSUL	Insulation
&	And	INT	Interior
*	Inch	JAN	Janitor
.	Foot	LAM	Laminate
#	Number	LAV	Lavatory
C, CL	Center Line	L.F.	Linear Feet
AC	Air Conditioning	LTR	Letter
A.D.A.	Americans With Disabilities Act Of 19	MACH	Machine
A.F.F.	Above Finish Floor	MAS	Masonry
A.I.A.	American Institute Of Architects	MAX	Maximum
AL/ ALIGN	Align	MECH	Mechanical
ALUM	Aluminum	MFGR	Manufacturer
APPROX	Approximate	MIN	Minimum
ARCH	Architect, Architectural	MISC	Miscellaneous
ASPH	Asphalt	MTD	Mounted
AUTO	Automatic	MTL	Metal
BDRM	Bedroom	N.I.C.	Not In Contract
BLDG	Building	N.A.	Not Applicable
BLKG	Blocking	O.C.	On Center
BSMT	Basement	PERP	Perpendicular
C.C.	Center To Center	PERIM	Perimeter
CAD	Computeraided Drafting	PKG	Parking
CLG	Ceiling	PLAS	Plaster
CMU	Concrete Masonry Unit	P	plate
CNTR	Center	PLWD	Plywood
C.O.	Cased Opening	PLBG	Plumbing
COMB	Combined	PORT	Portable
CONC	Concrete	PREFAB	Prefabricated
CONT	Continuous	PSI	Pounds Per Square Inch
CONST	Construction	PWR	Power
C.T.	Center To Center	QTY	Quantity
DBL	Double	RAD	Radius
DEMO	Demolish	REFG	Refrigerator
DEPT	Department	REG	Regular
DET	Detail	REQ	Required
D.F.	Drinking Fountain	RES	Resilient
DIA	Diameter	R.B.	Resilient Base
DIM	Dimension	REV	Reverse
DIV	Division	RM	Room
DN	Down	S.D.	Smoke Detector
DR	Door	SECT	Section
DWG	Drawing	S.F.	Square Feet
DWGS	Drawings	SHT	Sheet
EA	Each	SHWR	Shower
EIFS	Exterior Insulation And Finish System	SIM	Similar
ELEC	Electric	SPEC	Specification
ELEV	Elevation	SPECS	Specifications
EMER	Emergency	SPKR	Speaker
ENGR	Engineer, Engineering	SQ	Square
EQ	Equal	STD	Standard
EQUIP	Equipment	STL	Steel
EXIST	Existing	TV	Television
EXT	Exterior	UT	Utility
FAB	Fabricate	SHT	Sheet
FDN	Foundation	SNGL	Single
F.E.C.	Fire Extinguisher And Cabinet	STRG	Storage
FIN	Finish	STRUCT	Structural
F.O.C.	Face Of Concrete	SYM	Symmetrical
F.O.S.	Face Of Stud	TEL	Telephone
F.R.	Fire Resistive	TEMP	Temporary
FURN	Furnish, Furniture	T.O.W/S/	Top Of Wall/Slab/Etc
GALV	Galvanized	T.O.C.S.	Top Of Concrete Slab
ENL	General	V.C.T.	Vinyl Composition Tile
GOVT	Government	VERT	Vertical
GYP	Gypsum	W/	With
G.W.B	Gypsum Wall Board	W/O	Without
HORZ	Horizontal	W.C.	Water Closet
HR	Hour	WD	Wood, (Hdwd, Hardwood)
HVAC	Heating, Ventilation & Air Conditioning	WDW	Window
I.E.	Id Est (That Is)	W.V.	Wood Veneer
INFO	Information		

General Notations

N 90 00' 00" E Distance	Property Line Tag - See Site Plan		Section Marker
	Grid Marker		Revision Tag
	Slope (Run) Slope (Rise)		Centerline Marker
	Spot Elevation		Keynote. See Referring Sheet
	Door Tag - Refer To Schedule For Details		Vertical Coordinate Reference
	Bubble Below Door Tag Where Shown Indicates Fire Rating		
	Wall Tag - See Wall Types		
	Window Tag - See Schedule		Casework Tag. See Schedule
	Room Name Room #		Detail Marker Detail Sheet
	Square Footage (Where Shown)		

Code Analysis

Applicable Codes	
International Building Code	2018 National Electric Code 2017
International Mechanical Code	2018 Accessibility Guidelines 2009
International Plumbing Code	2018 Fair Housing Act Design Manual
International Fuel Gas Code	2018
International Energy Conservation Code	2018

A. Occupancy and Group: B-2

Change in Use: Yes No Mixed Occupancy: Yes No

Special Use and Occupancy (e.g. High Rise, Covered Mall): N/A

B. Seismic Design Category: 0 Design Wind Speed: 115mph

C. Type of Construction:

$\frac{1}{A} \frac{1}{B} \frac{11}{A} \frac{11}{B} \frac{11}{A} \frac{11}{B} \frac{11}{A} \frac{11}{B}$

D. Fire Resistance Rating Requirements for he Exterior Walls based on the Fire Separation Distance (in hours):

North: 0 South: 0 East: 0 West: 0

E. Mixed Occupancies: N/A Nonseparated Uses: Yes

F. Sprinklers:

Required: Yes Provided: Yes Type of Sprinkler System: NEPA 13R

G. Number of Stories: 4 Building Height: 45 feet

H. Total Actual Area (square feet): 8,305 of (Largest Floor)

I. Tabular Area: 12,000 of (per Floor)

J. Area Modifications: (Not Used)

a) $A_n = A_n \left[\frac{A_n}{100} \right] + \left[\frac{A_n}{100} \right] I_n = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$

b) Sum of the Ratio Calculations for Mixed Occupancies:

$\frac{\text{Actual Area}}{\text{Allowable Area}} \leq 1$

c) Total Allowable Area for:

1) One Story: _____

2) Two Story A (2): _____

3) Two Story A (3): _____

d) Unlimited Area Building: Yes No Code Section: _____

K. Fire Resistance Rating Requirements for Building Elements (hours):

Element	Hours	Assembly Listing	Element	Hours	Assembly Listing
Primary Structural Frame	1		Fire Barriers - Shaft	2	
Exterior Bearing Walls	1		Fire Barriers - Stairways	2	
Interior Bearing Walls	1		Fire Barriers - Fire Areas	2	
Exterior Non-Bearing Walls	1		Fire Partitions	1	
Interior Non-Bearing Walls	0	N/A			
Floor - Floor / Ceiling	1				
Roof - Roof / Ceiling	1				

L. Design Occupant Load: 42 Occupants per Floor (167 Total)

Exit Width at Stair: Required 44" Min. Provided Yes

Exit Width at Other: Required 32" Min. Provided Yes

M. Minimum Number of Required Plumbing Facilities:

a) Water Closets: Required _____ Provided _____

b) Lavatories: Required _____ Provided _____

c) Bath Tub or Showers: Required _____ Provided _____

d) Kitchen Sinks: Required _____ Provided _____

e) Washer & Dryer: Required _____ Provided _____

f) Drinking Fountains: Required _____ Provided _____

g) Service Sink: Required _____ Provided _____

FOOTNOTES:

1) In case of conflict with the U.S. Department of Justice Federal Registers Parts I through V, ADA Guidelines and Specific Reference to the International Building Code Accessibility Chapters, the More Restrictive Requirement Shall Govern.

2) Additional Code Information Shall be Provided at the Direction of the Building Official for Complex Buildings, Including but not limited to:

a) High Rise Requirements.

b) Attains.

c) Performance Based Criteria.

d) Means of Egress Analysis.

e) Fire Assembly Locator Sheet.

f) Exterior and Interior Accessibility Route.

g) Fire Stopping, Including Tested Design Number.

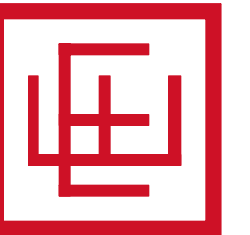
General Notes

- Square Footage Calculations (Accommodation, Commercial, Exempt, and Gross) for Each Level of Each Floor Plan as Measured from Outside of Wall to Outside of Wall. These Calculations match the Square Footage Figures Provided on the Tabulated Land Use and Density Sheet F3.

Legend

ELLIOTT WORKGROUP LLC

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elliottworkgroup.com



***Maximum Gross Building Area:**
The Maximum Total Area Measured in Square Feet Constructed Above Finish Grade - No Exceptions Except Restricted Employee Housing.

****Accommodation Area:**
Employee Housing: There is No Density Allocated for Employee Housing.

*****Commercial / Retail / Support / Skier Services Area:**
All Commercial / Retail / Support / Skier Services Area Located Below Finish Grade will Not be Included in the Calculation of Maximum Gross Building Area for the Parcel.

2018 IECC Code Summary

Commercial Energy Efficiency
Commercial and Residential Buildings Greater than Three Stories in Height Above Grade.

Residential Energy Efficiency
Residential Buildings Three Stories or Less in Height Above Grade.

Commercial Energy Efficiency
Table C402.1.3 Opaque Thermal Envelope Insulation
Component Minimum Requirements, R-Value method.

Climate Zone **Zone 6 Group R**

Roof
Insulation Entirely Above Deck R-30ci
Attic and Other R-49

Walls, Above Grade
Mass R-15.2ci
Metal Framed R-13 + R-7.5ci
Wood Framed and Other R-13 + R-7.5ci
or R-20 + R-3.8ci

Walls, Below Grade
Below Grade Wall R-7.5ci

Floors
Mass R-12.5ci
Joist / Framing R-30
Steel Floor Joist R-38

Slab-On-Grade Floors
Unheated Slabs R-15 for 24" Below
Heated Slabs R-20 for 48" Below
+ R-5 Full Slab

Opaque Doors
Nonswinging R-4.75

Rev.	Date	Description

Table C402.4 Building Envelope Fenestration Maximum U-Factor and SHGC Requirements

Climate Zone **Zone 6**

Vertical Fenestration **U-Factor**
Fixed Fenestration 0.38
Operable Fenestration 0.43
Entrance Doors 0.77

SHGC Orientation **SEW N**
PF < 0.2 0.40 0.53
0.2 <= PF < 0.5 0.48 0.58
PF > 0.5 0.64 0.64

Skylights
U-Factor 0.50
SHGC 0.40

ISSUE DATE: 2022.07.28

OWNER PROJECT NO: .

CONTRACT NO: .

DRAWN BY: Author

CHECKED BY: Checker

DESIGNED BY: Designer

EWG PROJECT NO: 2020.25

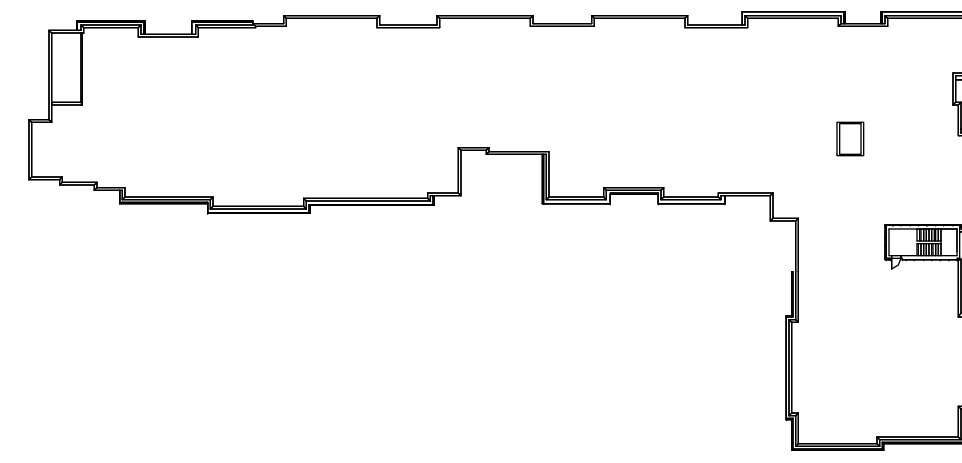
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SHEET TITLE

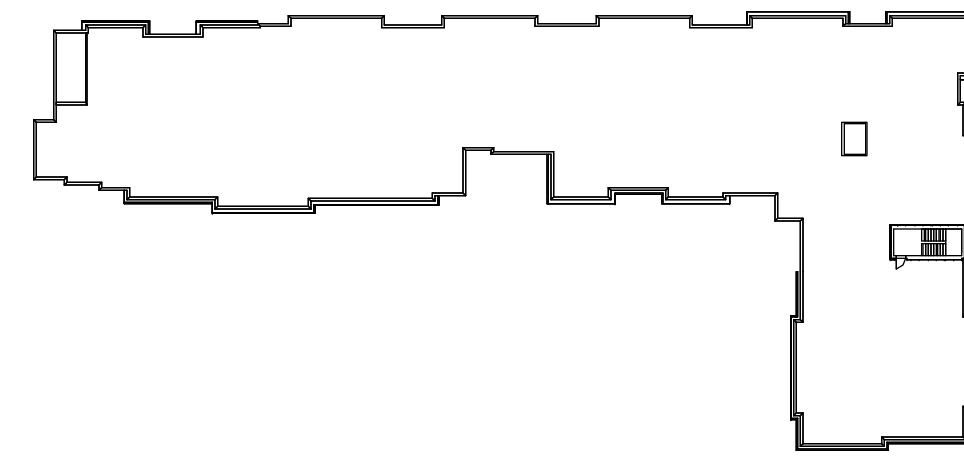
General Notes & Conventions

GI-002

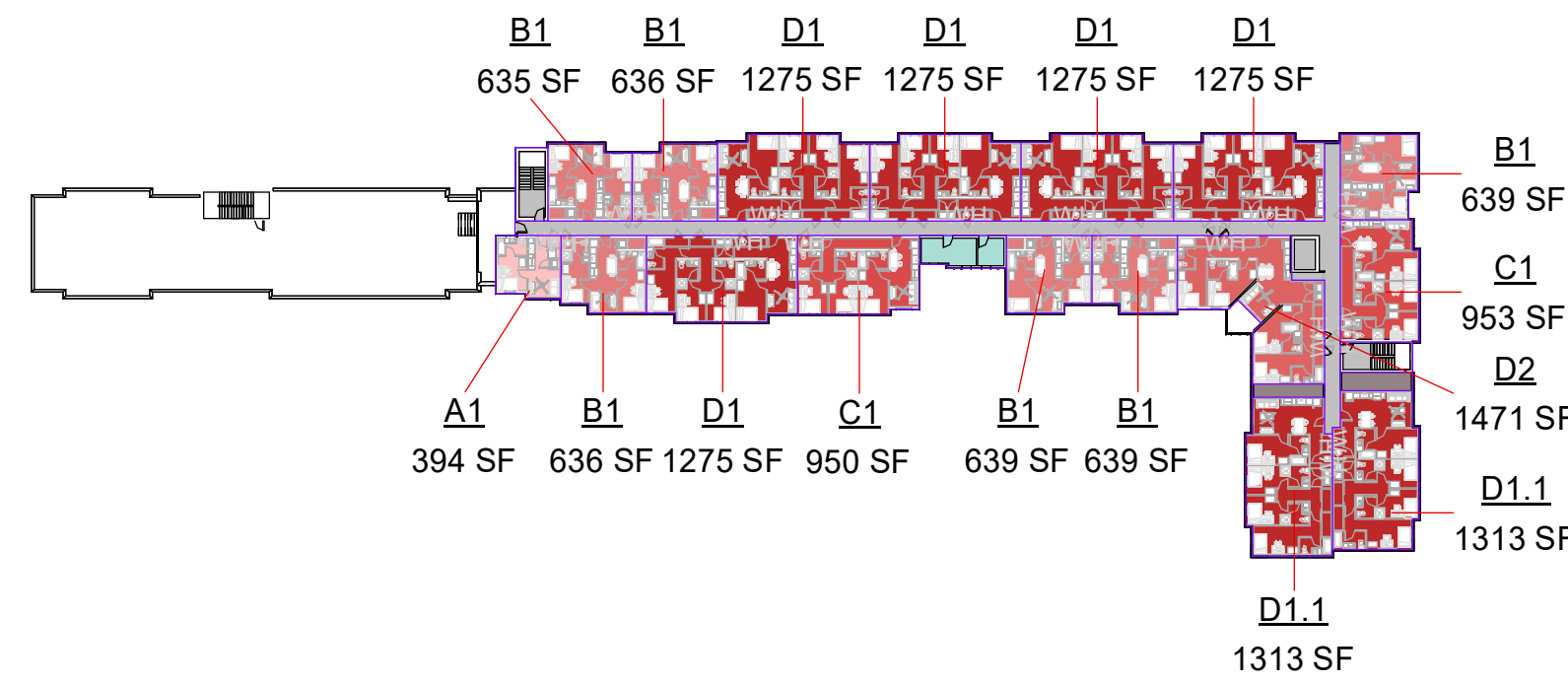
ELLIOTT WORKGROUP



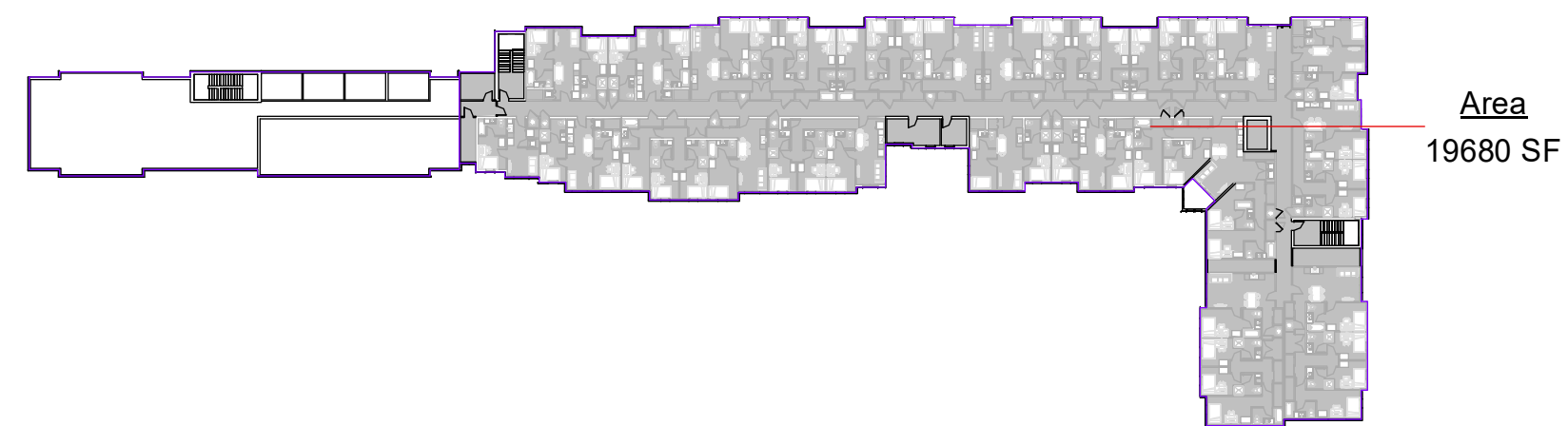
5A Level R - Gross Area
1" = 60'-0"



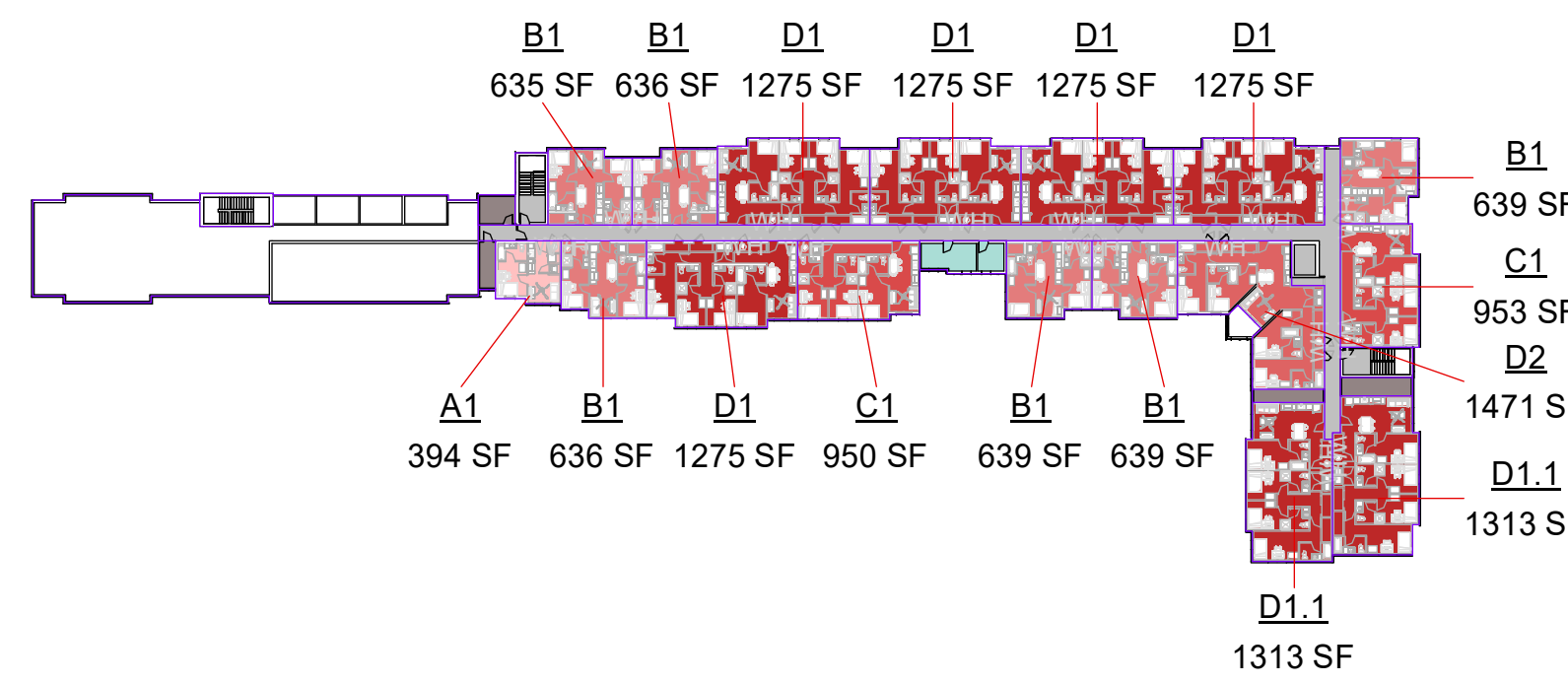
5B Level R - Unit Areas
1" = 60'-0"



4A Level 4 - Gross Area
1" = 60'-0"



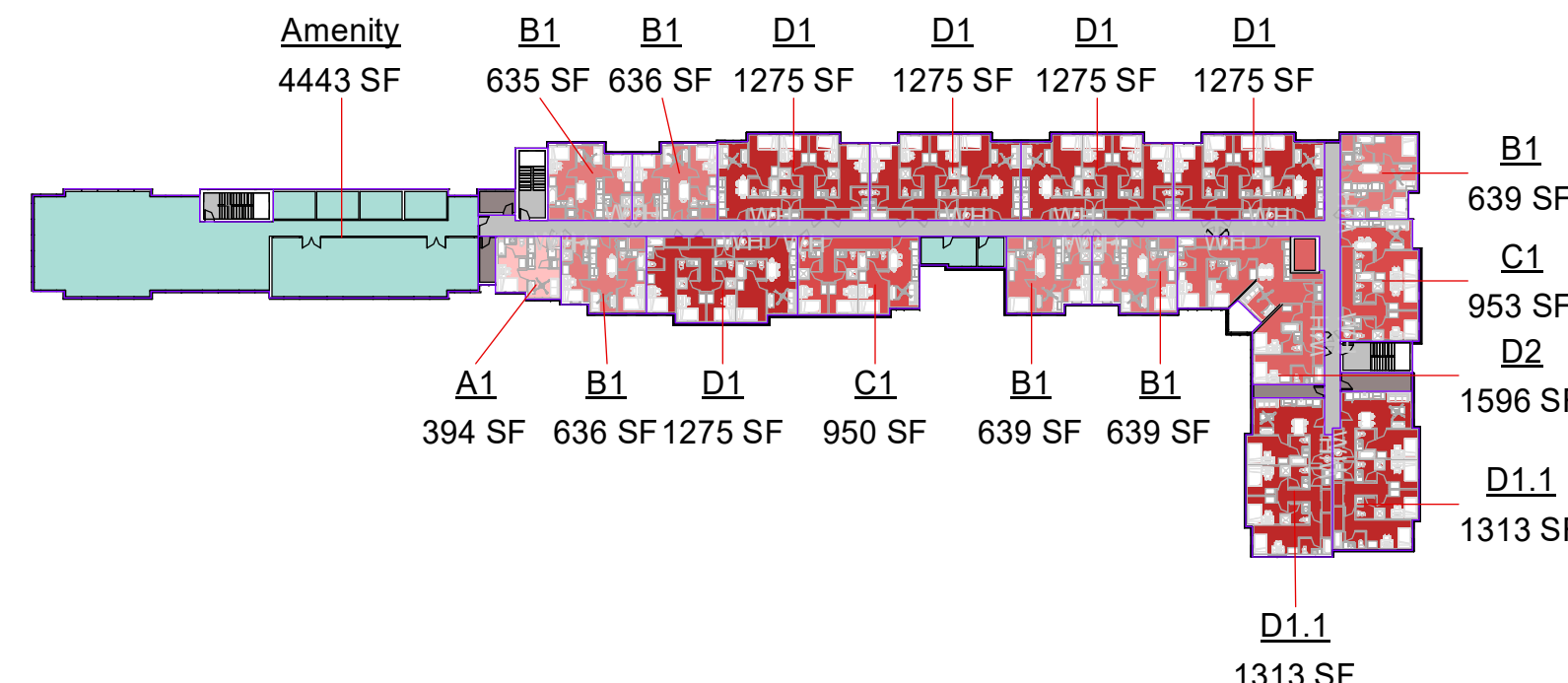
4B Level 4 - Unit Areas
1" = 60'-0"



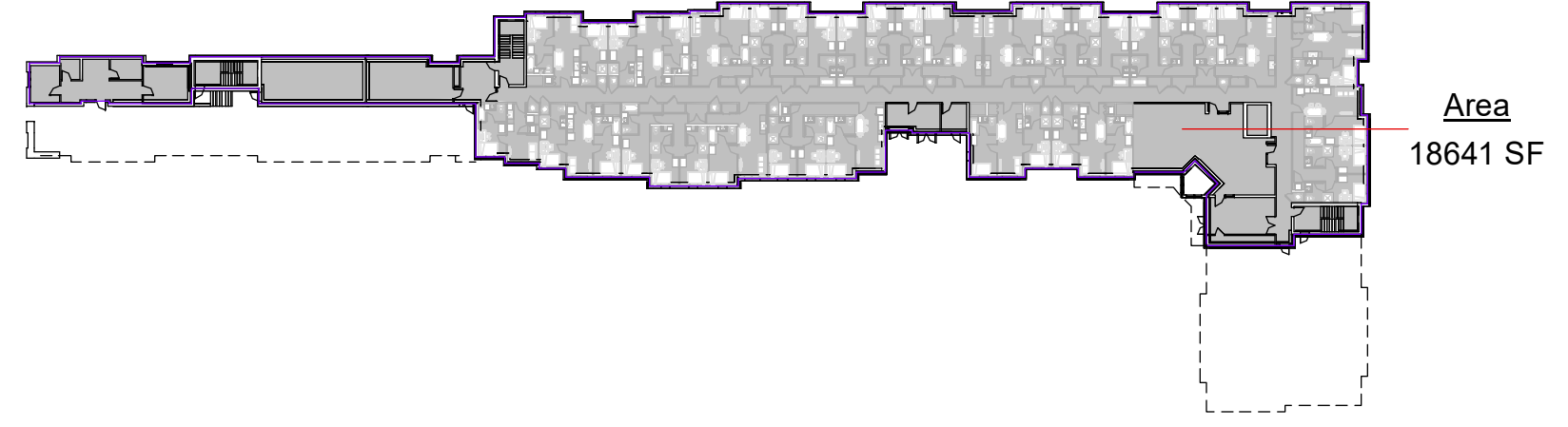
3A Level 3 - Gross Area
1" = 60'-0"



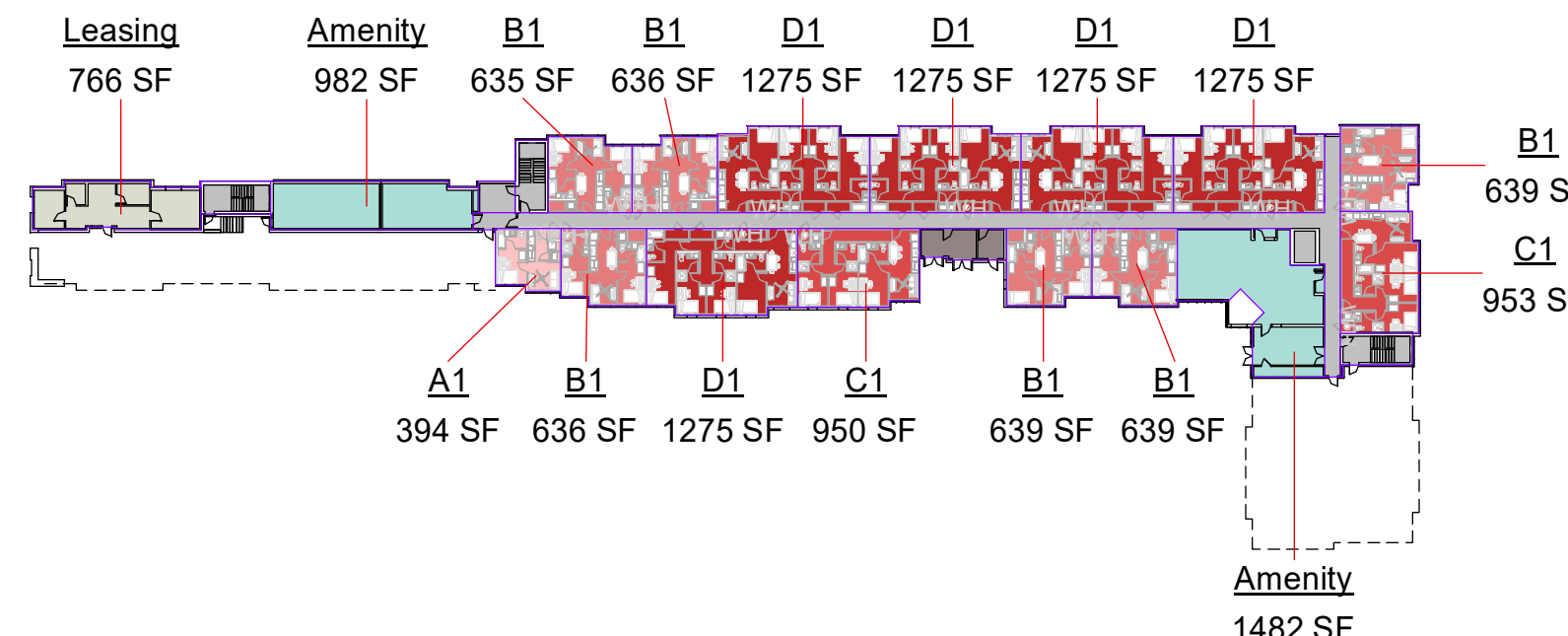
3B Level 3 - Unit Areas
1" = 60'-0"



2A Level 2 - Gross Area
1" = 60'-0"



2B Level 2 - Unit Areas
1" = 60'-0"



1A Level 1 - Gross Area
1" = 60'-0"

1B Level 1 - Unit Areas
1" = 60'-0"

PROJECT DATA

BUILDING DATA	
OCCUPANCE TYPE:	R-2
CONSTRUCTION TYPE:	TYPE V-A (FULL NFPA 13 SYSTEM)
AREA LIMITATION PER FLR:	36,000 SQ. FT.
HEIGHT/FLOOR LIMITATION:	70'-0" / 4 STORIES (45' PER ZONING)
ALLOWABLE AREA:	36,000 SQ. FT.
PROPOSED AREA:	16,765 SQ. FT.
PROPOSED HEIGHT:	44'-10 3/4" (GRADE TO MANSARD DECK)
PROPOSED NO. FLOORS:	4

BUILDING TOTALS	
BUILDING TYPES	TOTAL BUILDINGS ON SITE
BUILDING APARTMENTS	1
TOTAL NUMBER OF BUILDINGS ON SITE	1

UNIT TYPE	UNIT MIX				TOTAL UNITS
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	
A1	1	1	1	1	4
B1	6	6	6	6	24
C1	2	2	2	2	8
D1	5	5	5	5	20
D1.1		2	2	2	6
D2		1	1	1	3
TOTALS					65

UNIT TOTALS			
UNIT TYPES	BUILDING TYPE 1	BUILDING TYPE 2	TOTAL UNITS ON ALL BUILDINGS
UNIT A1			4
UNIT B1			24
UNIT C1			8
UNIT D1			20
UNIT D1.1			6
UNIT D2			3
UNIT TOTALS			65

BUILDING FLOOR AREA TOTALS				
A/C AREAS PER FLOOR (SF)				
FLOOR	1ST	2ND	3RD	4TH
UNIT A/C	12,496 SF	16,718 SF	16,593 SF	16,593 SF
CIRCULATION A/C	6,145 SF	7,643 SF	3,087 SF	2,822 SF
GROSS BUILDING AREAS PER FLOOR (SF)				
FLOOR	1ST	2ND	3RD	4TH
TOTAL	18,641 SF	24,361 SF	19,680 SF	19,415 SF

BUILDING AREA TOTALS			
BUILDING			
A/C AREA TOTAL	3,054 SF	X1	3,054 SF.
CLUBHOUSE (A/C)			
FITNESS (A/C)			
AREA TOTAL (GROSS)	3,107 SF	X1	3,107 SF.
BUILDING			
A/C AREA TOTAL	76,312 SF	X1	3,054 SF.
MAIL ROOM A/C	1,452 SF		
AREA TOTAL (GROSS)	76,312 SF	X1	3,107 SF.

BEDROOM COUNT			
UNIT TYPE	BEDROOMS PER UNIT	TOTAL UNITS	BEDROOM TOTALS
A1	1	4	4
B1	2	24	48
C1	3	8	24
D1	4	20	80
D1.1	4	6	24
D2	4	3	12
TOTALS			192

PROJECT TOTALS	
A/C AREAS TOTAL	79,366 SQ.FT.
NON A/C AREA TOTAL	53 SQ. FT.
AREA TOTAL	79,419 SQ. FT.

ELLIOTT WORKGROUP LLC
1441 West Lite Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Alta Terra Real Estate
Bueno Ave. Apartments
129 South 700 East
Salt Lake City, UT 84102

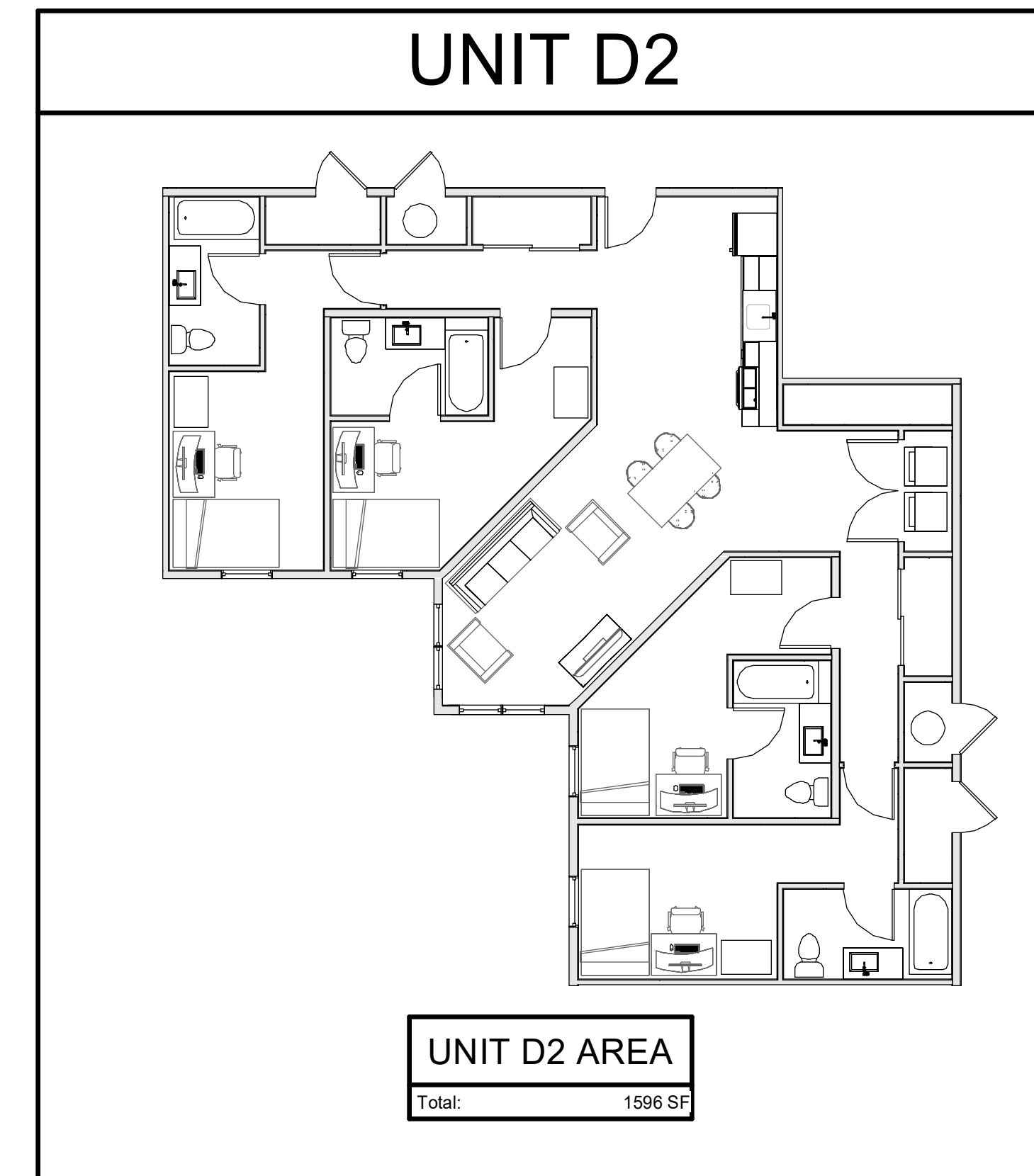
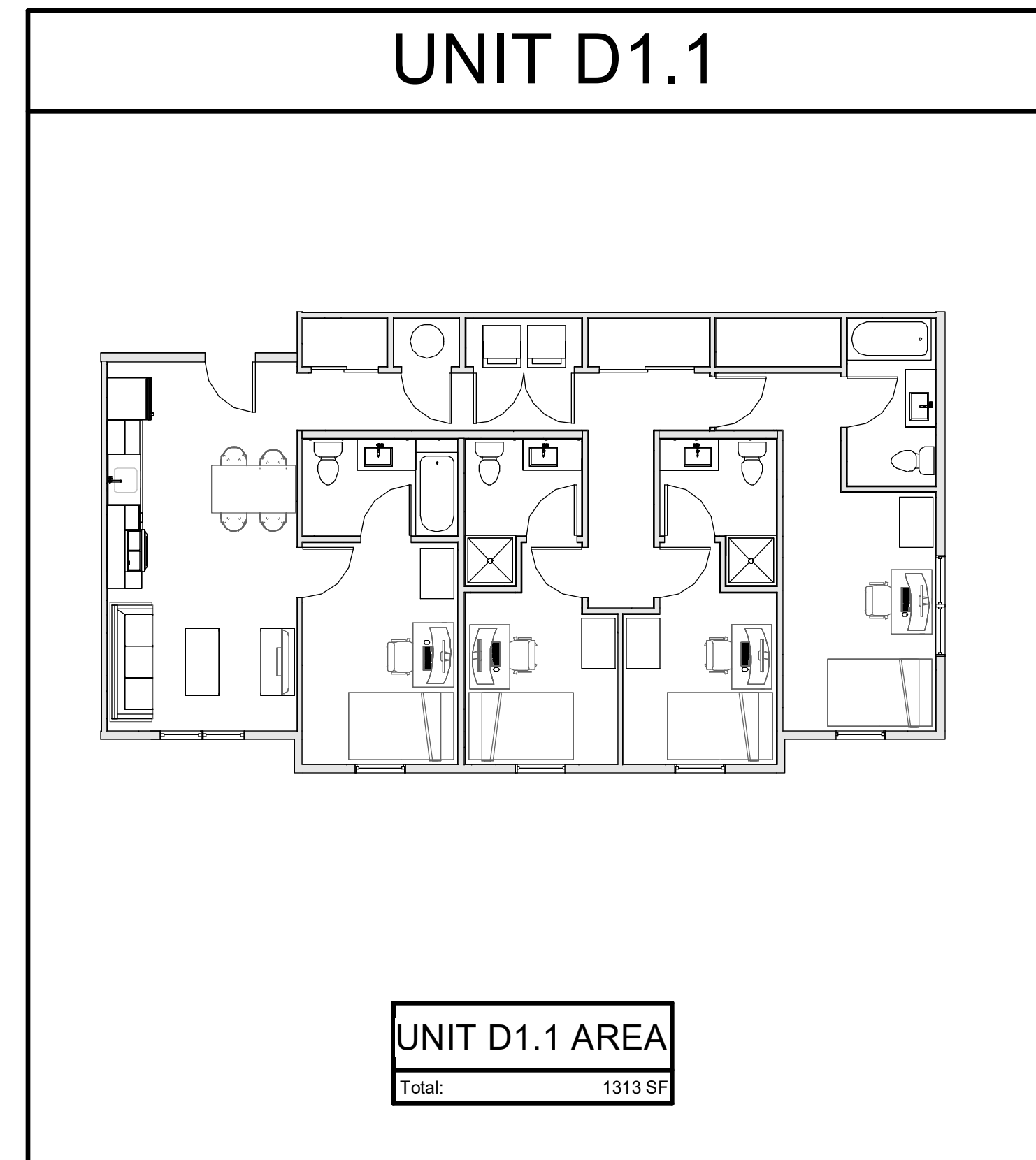
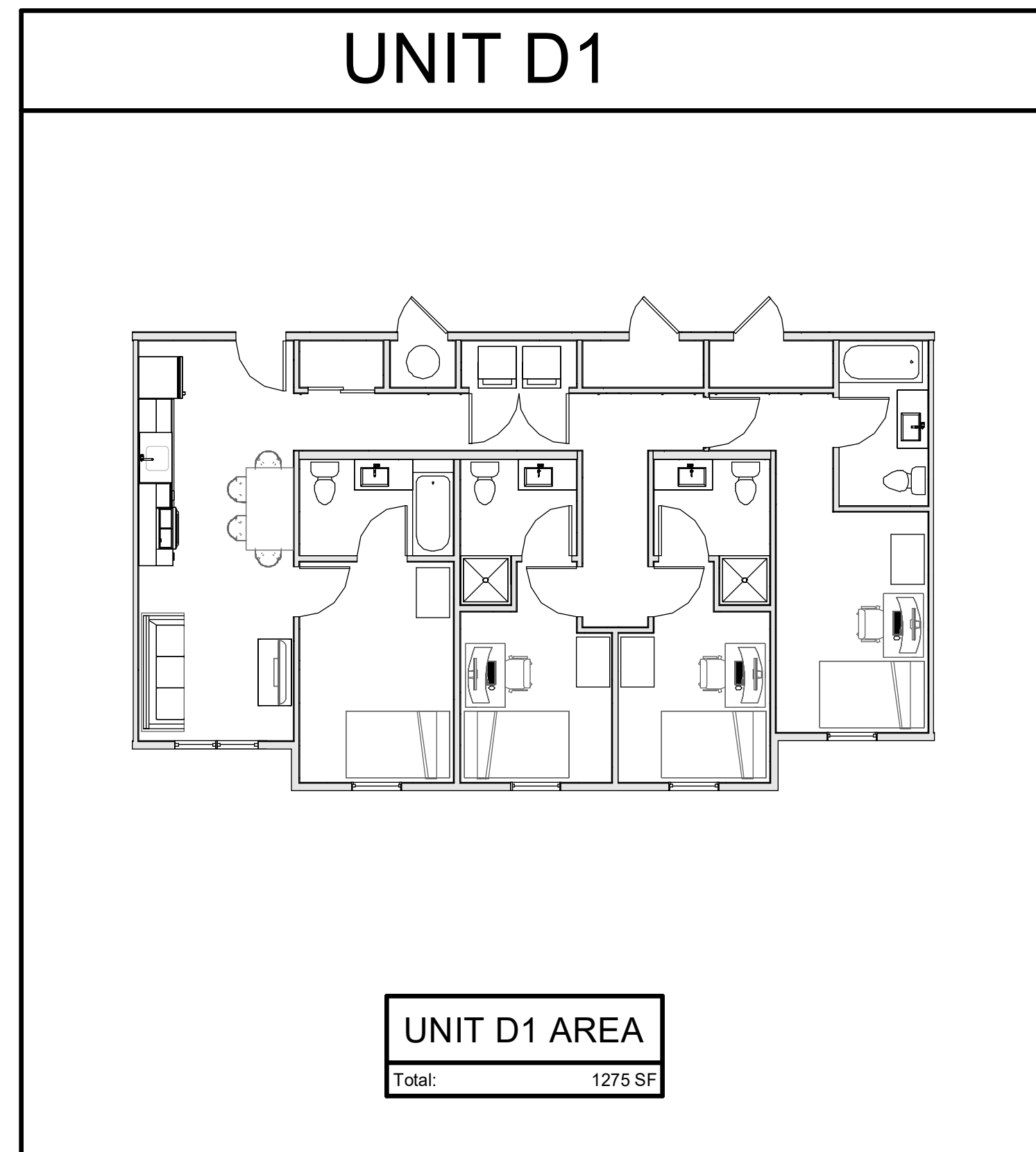
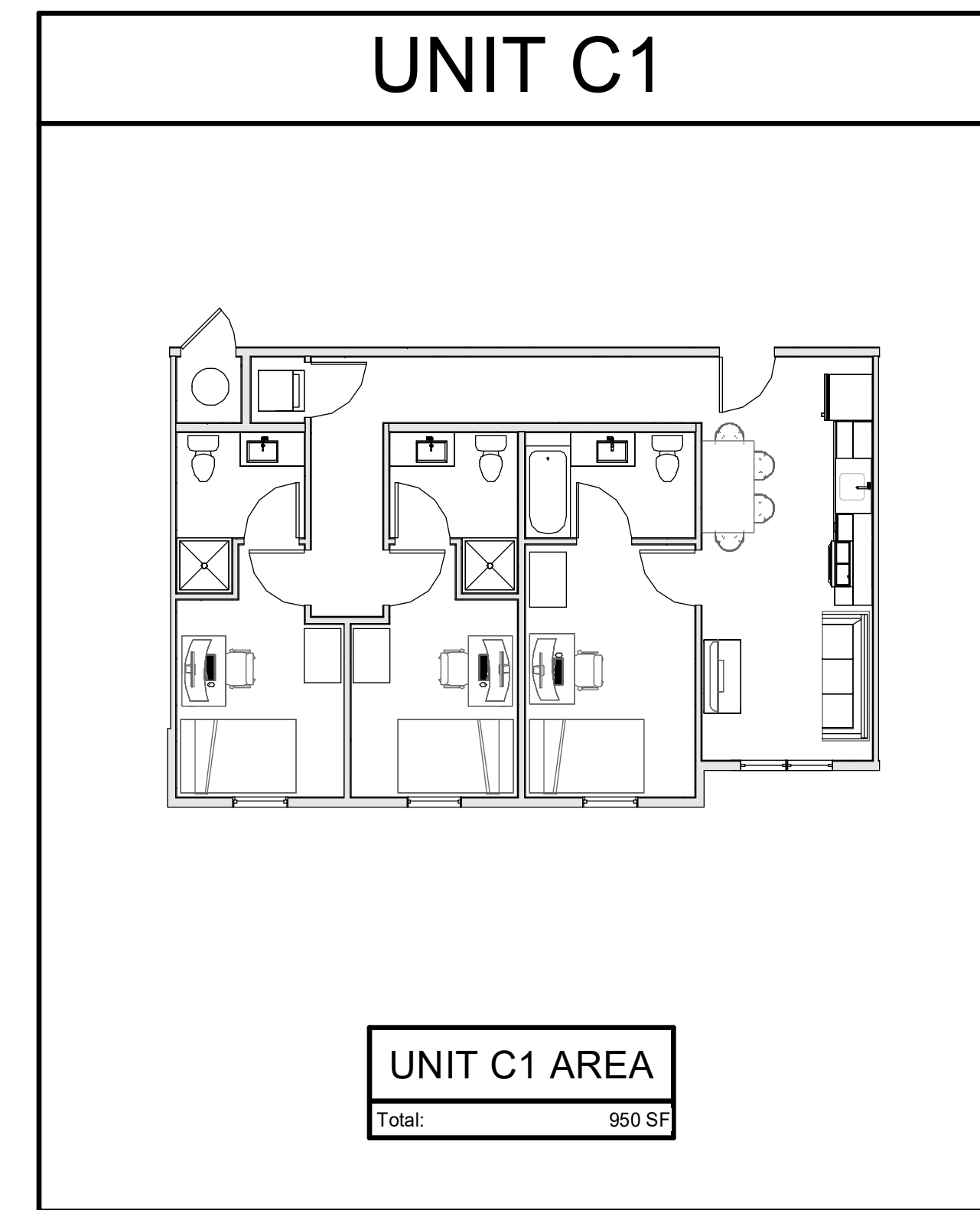
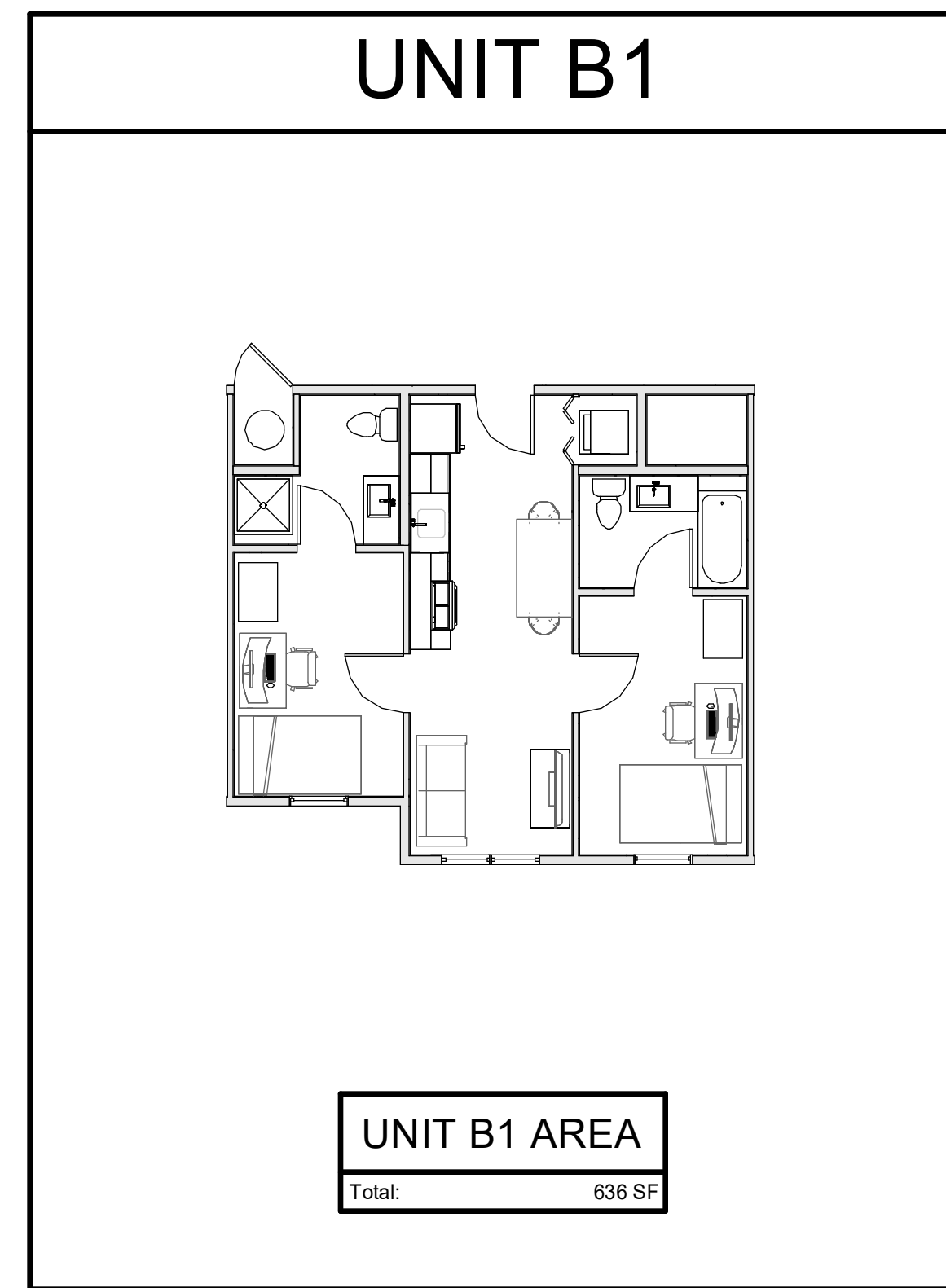
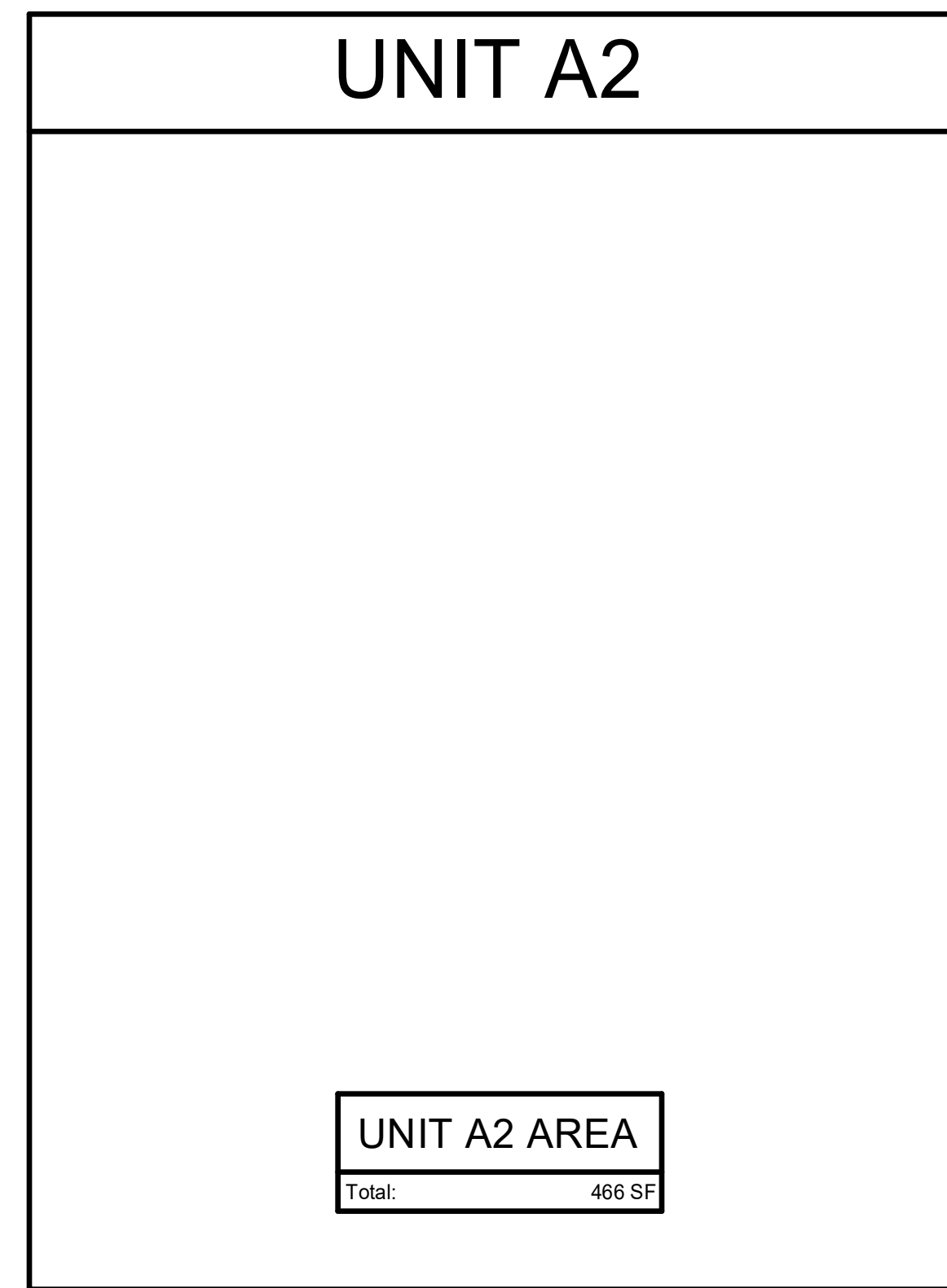
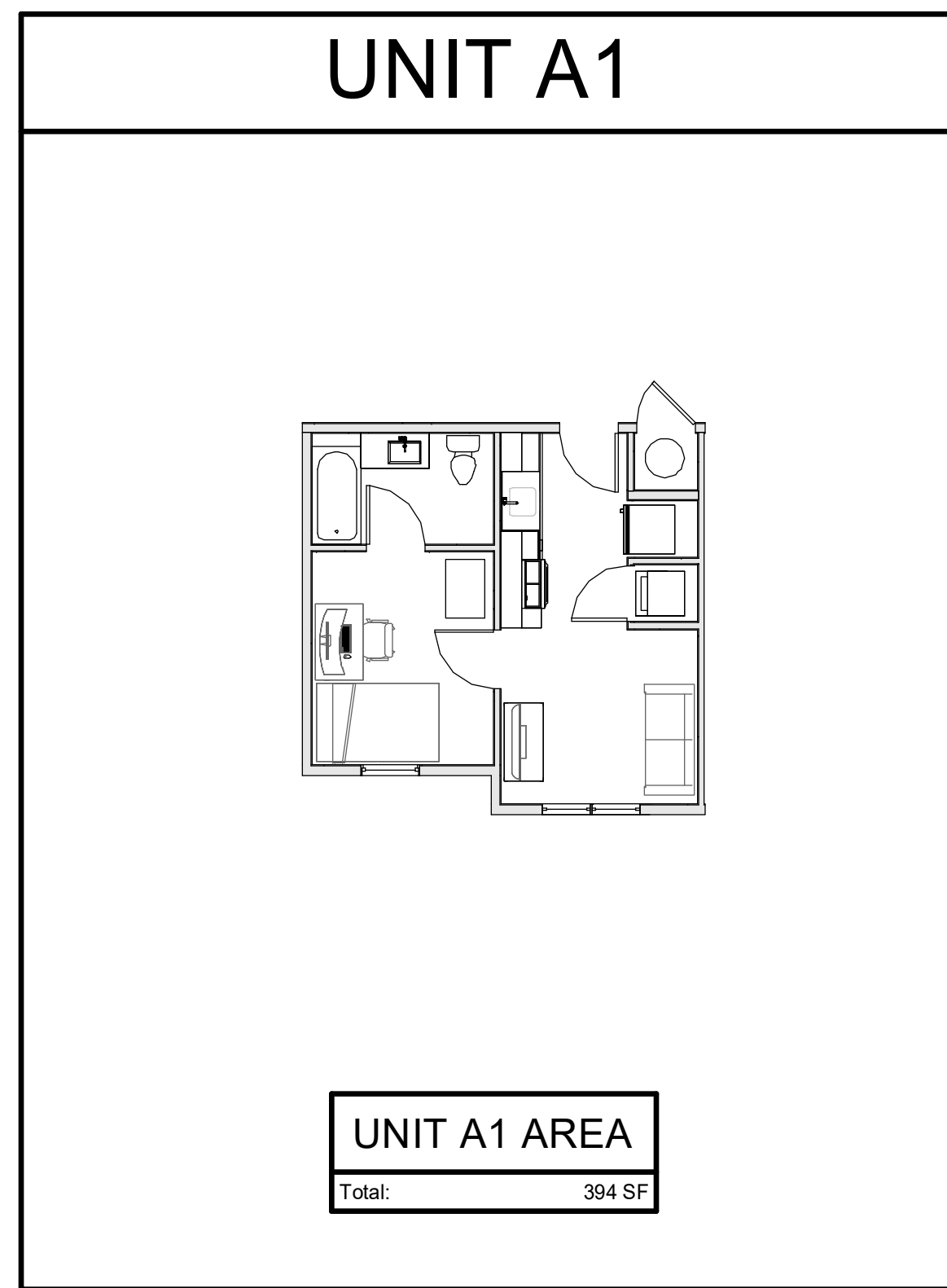
Planning Submittal

Rev.	Date	Description

ISSUE DATE: 2022.07.28
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2020.25
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SHEET TITLE
Area Analysis

GI-004

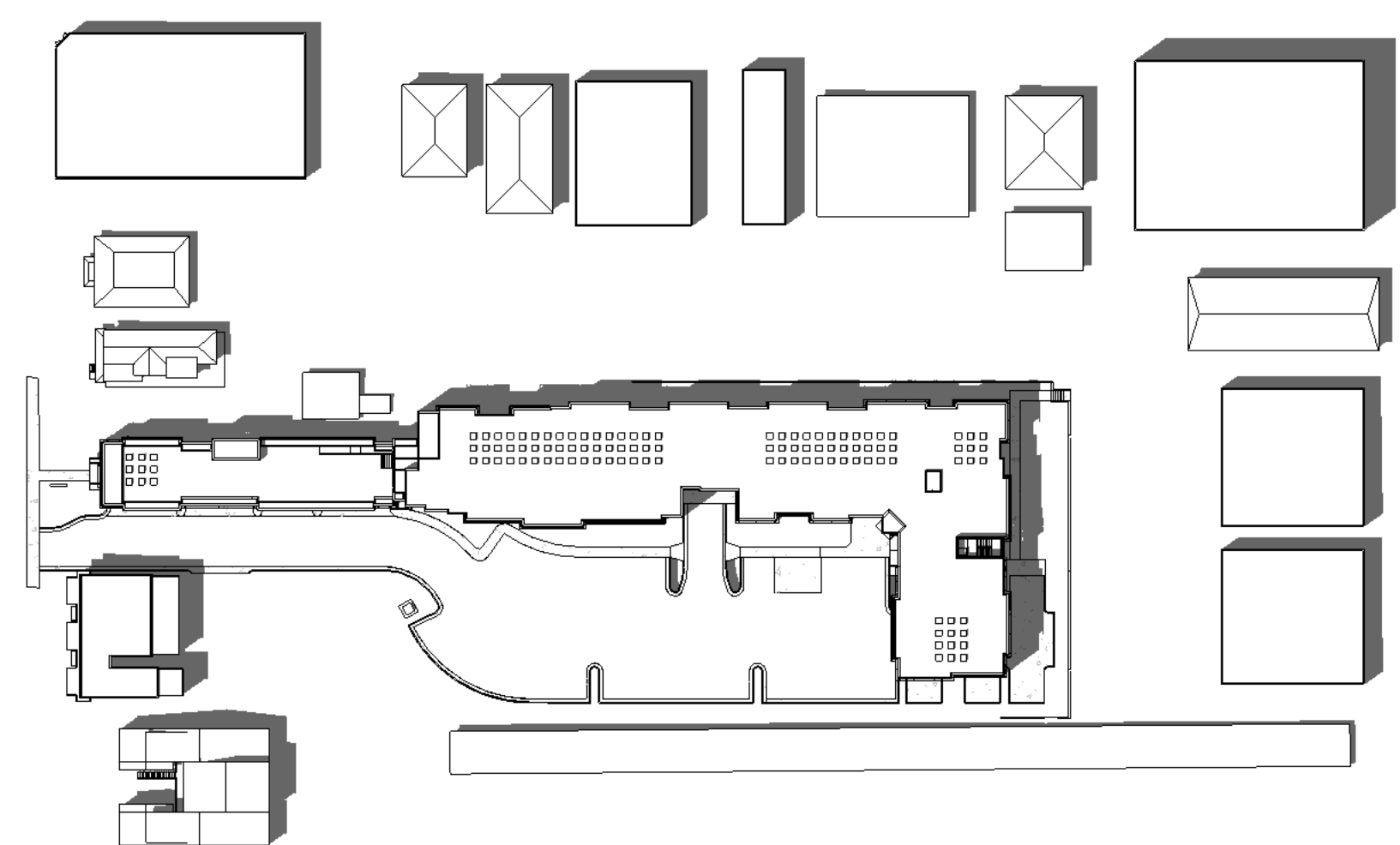
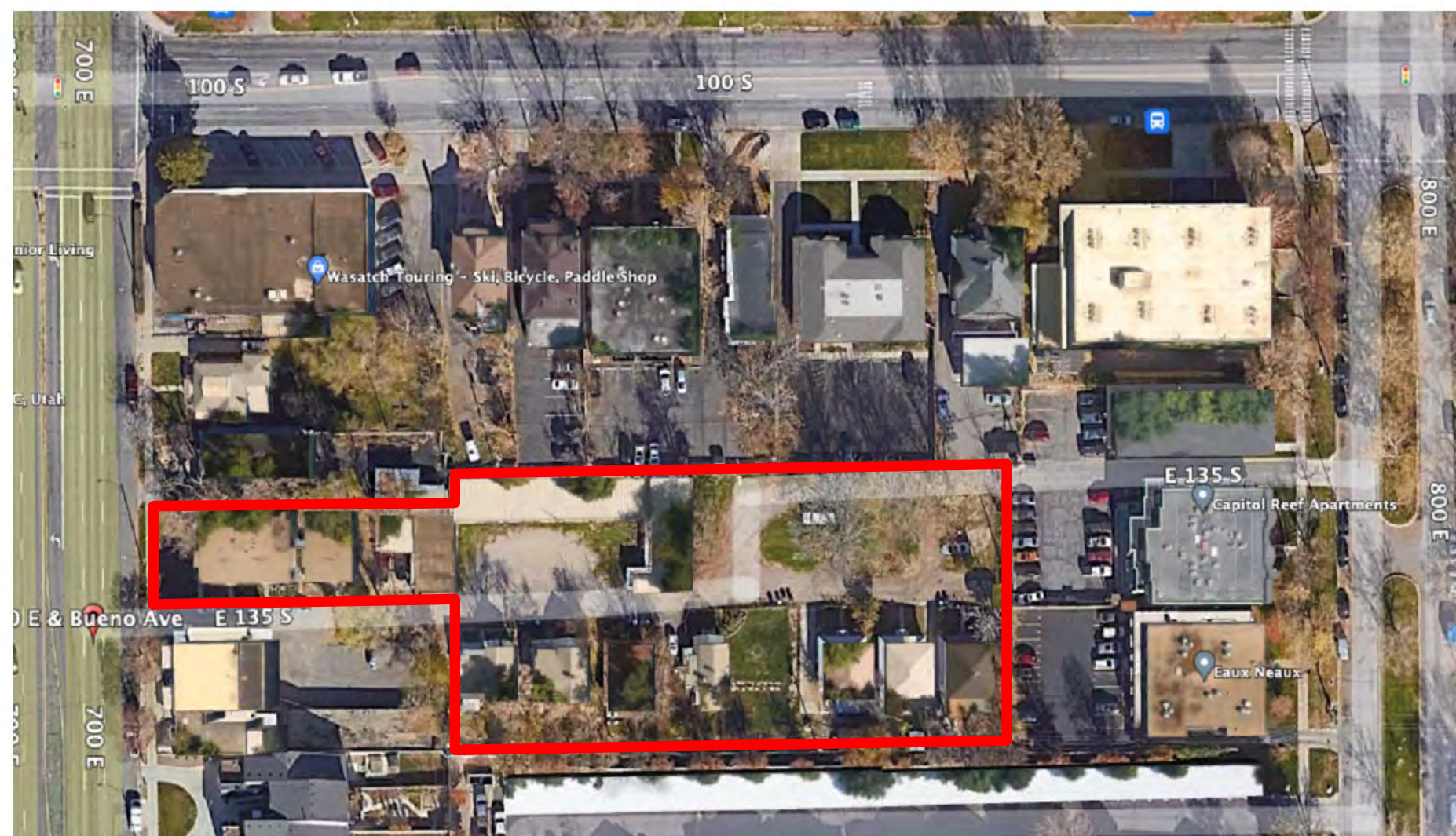


Unit Plan

Bueno Ave. Apartments
2022.07.28

GI-005





Summer 3PM

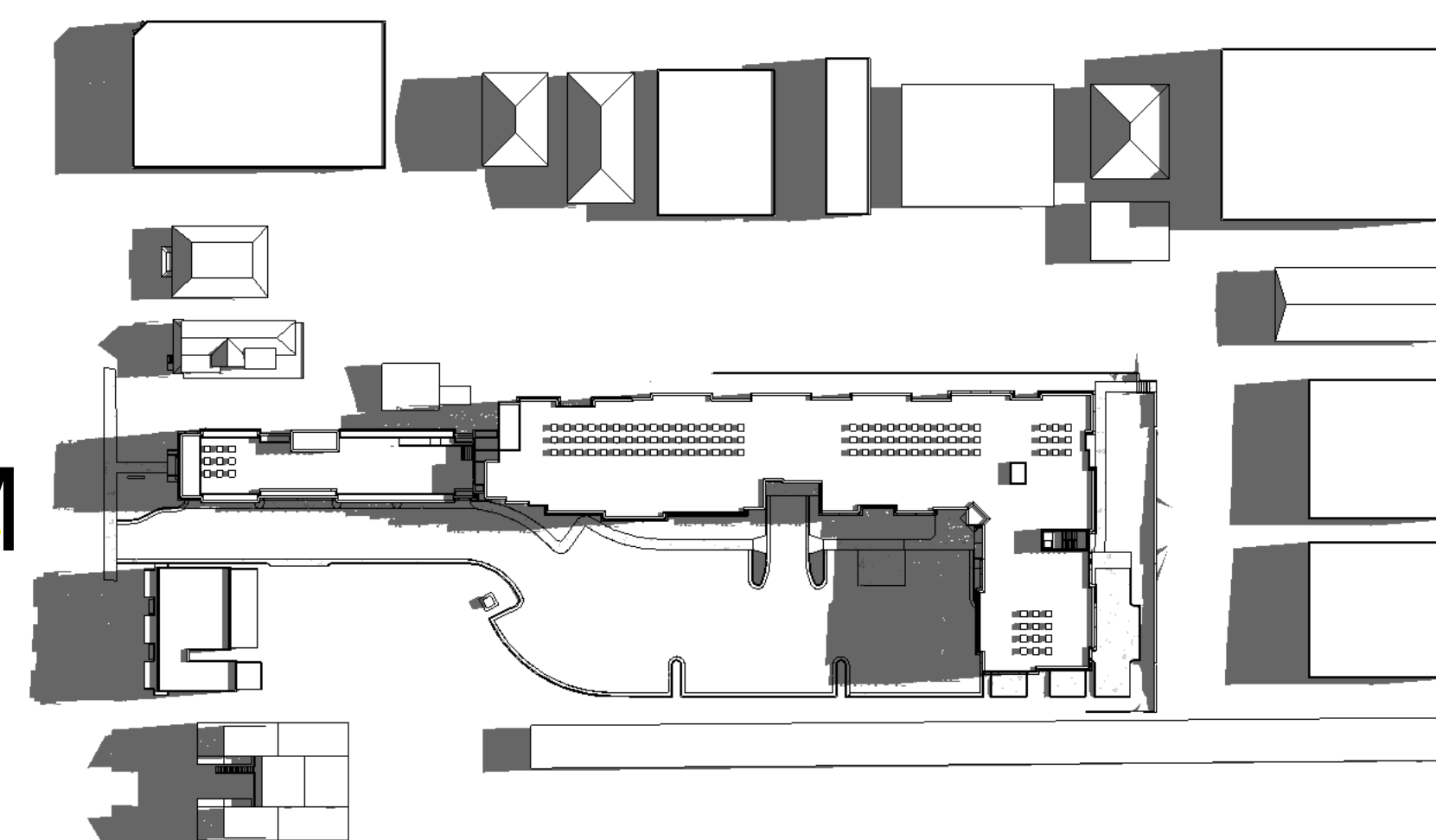
3PM

2PM

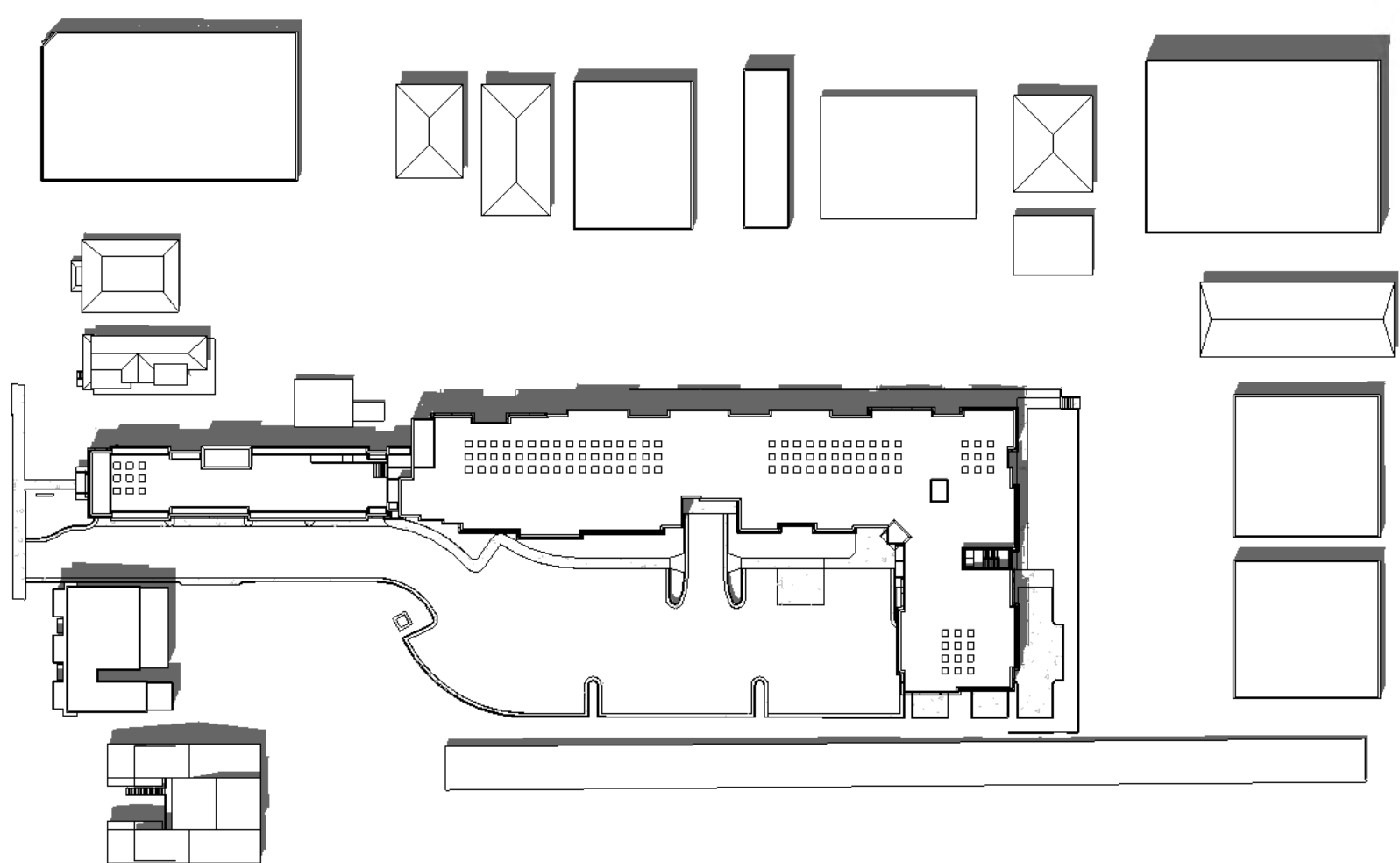
12PM

10AM

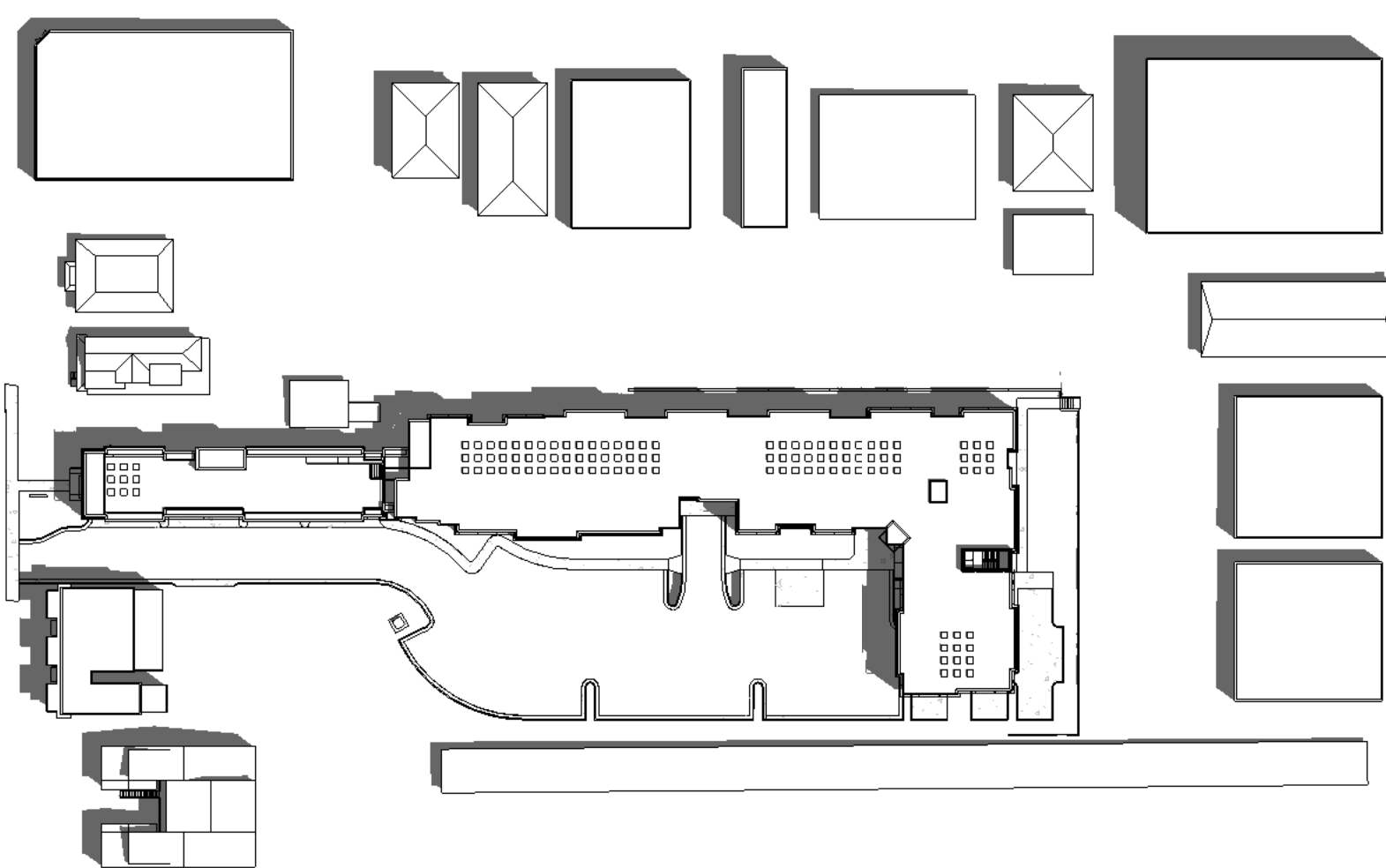
9AM



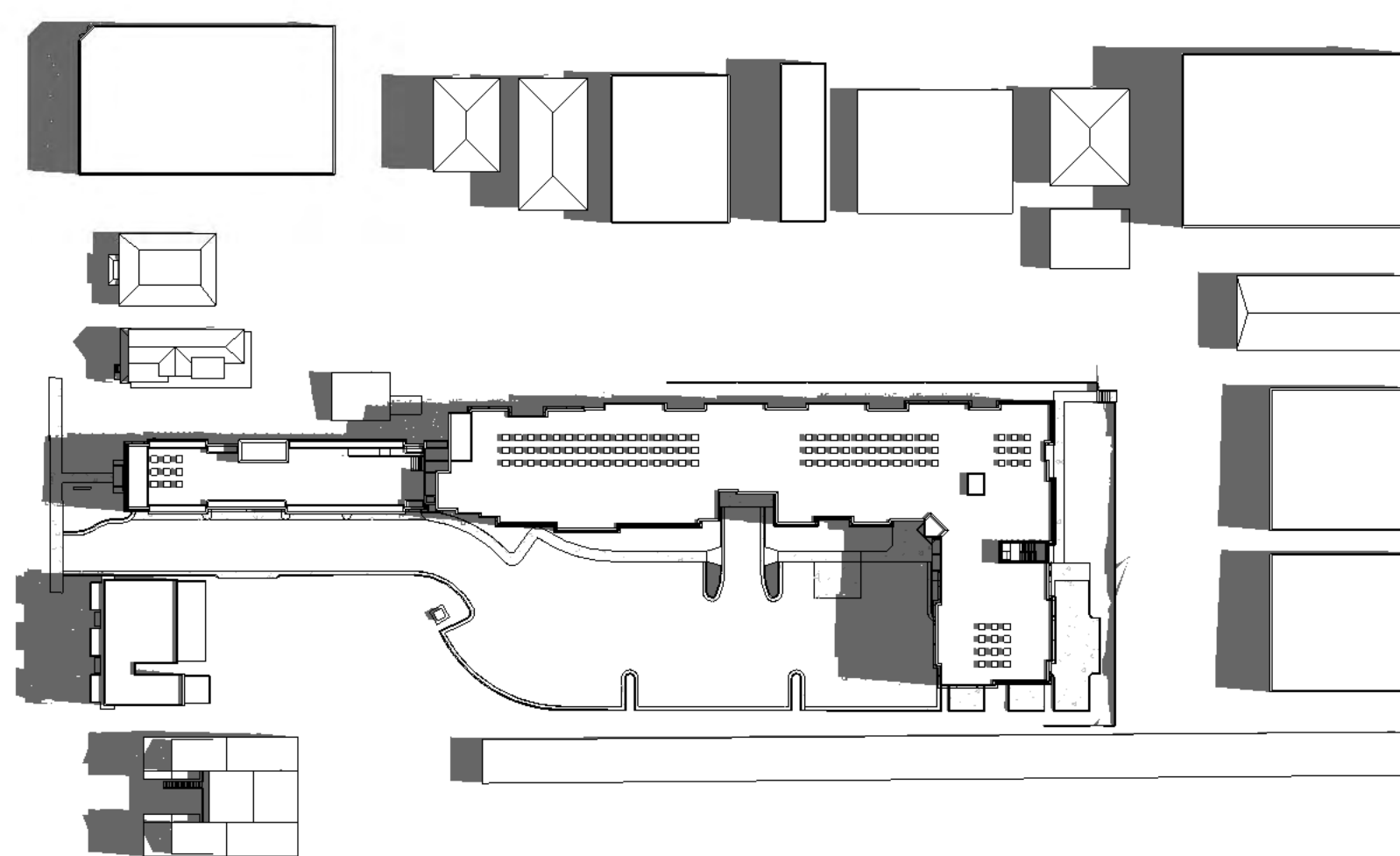
Summer 9AM



Summer 2PM



Summer 12PM



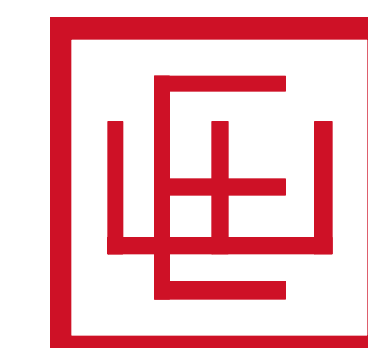
Summer 10AM

Sun/Shadow Study Summer

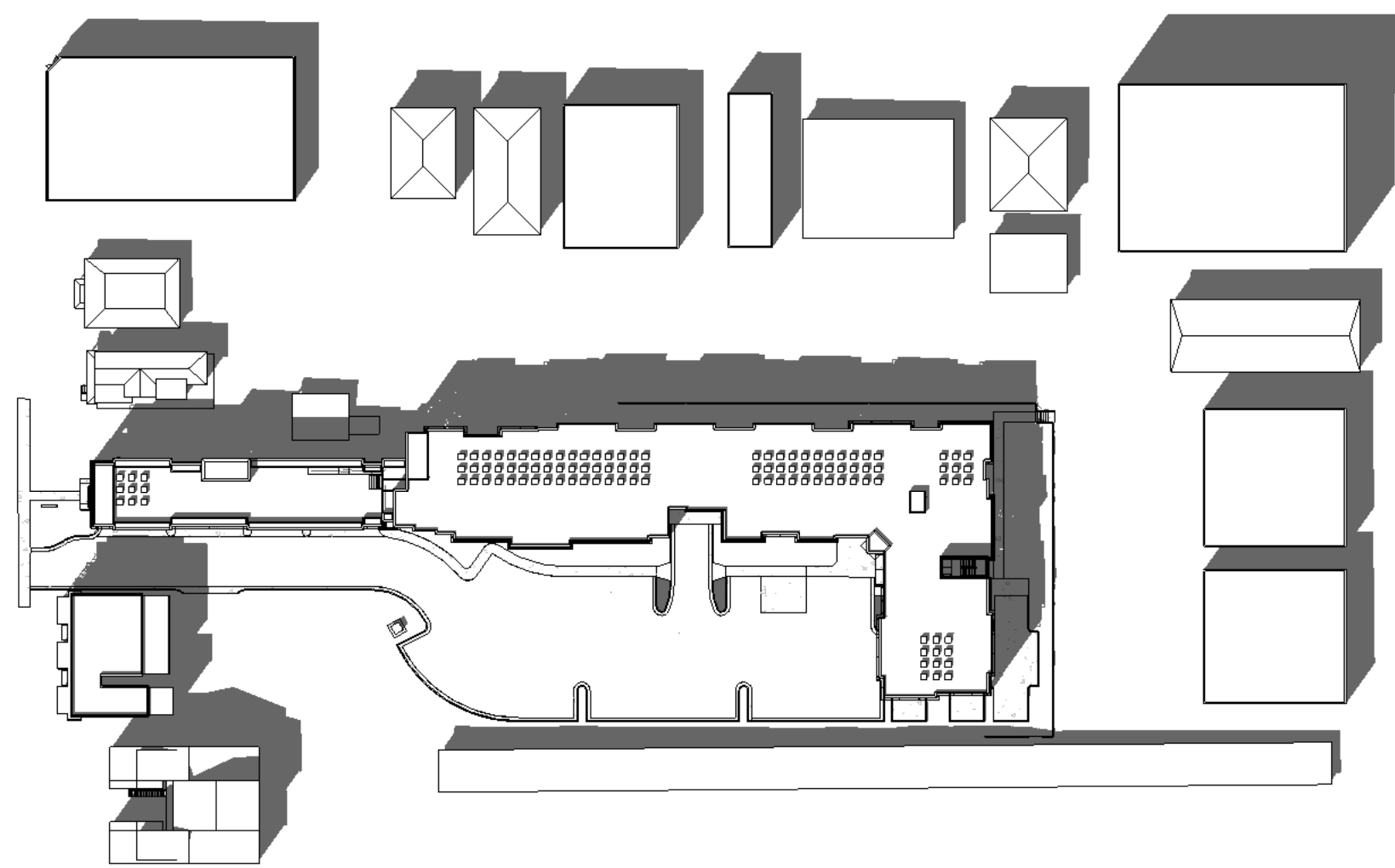
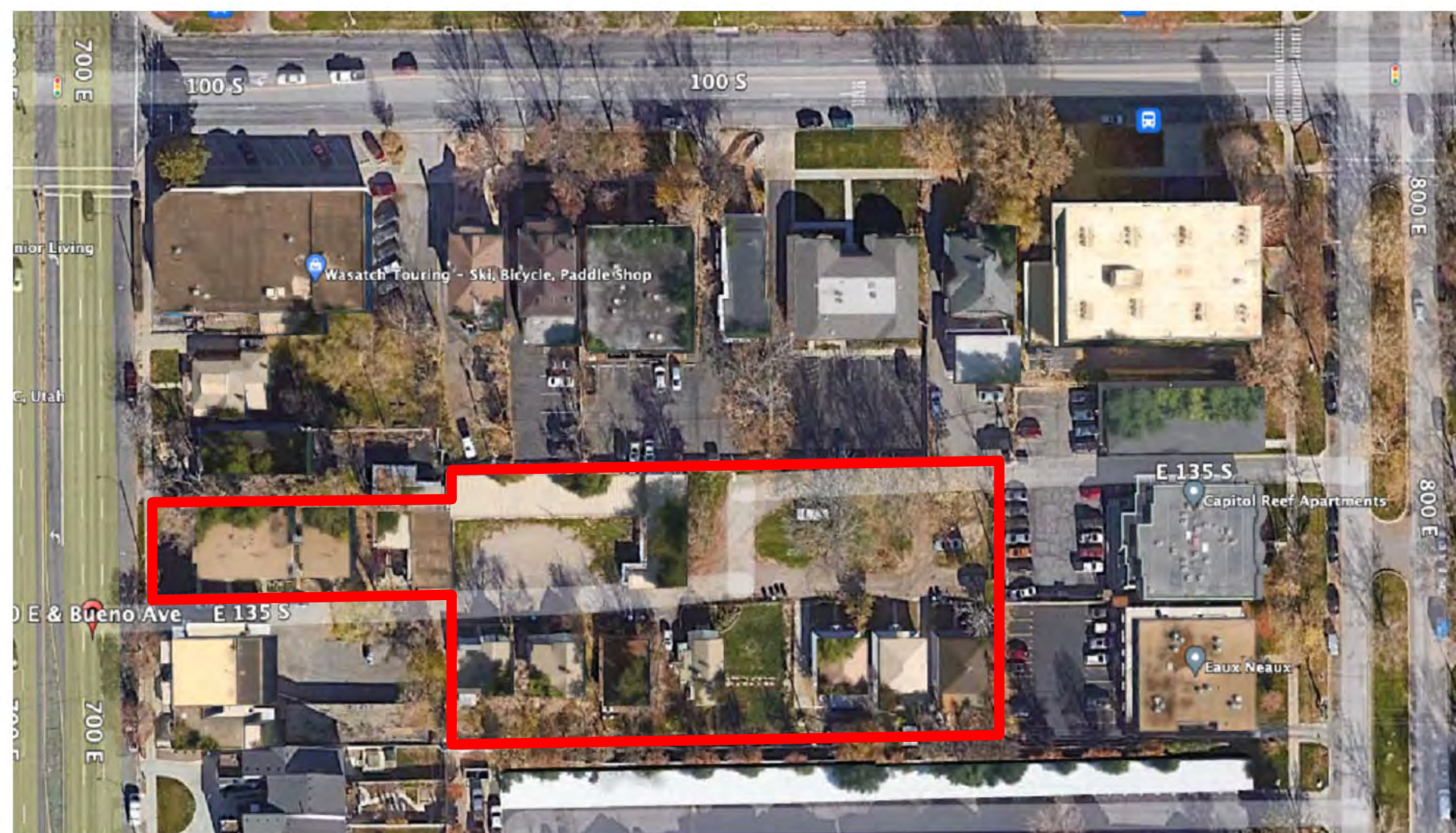
Bueno Ave. Apartments

2022.07.28

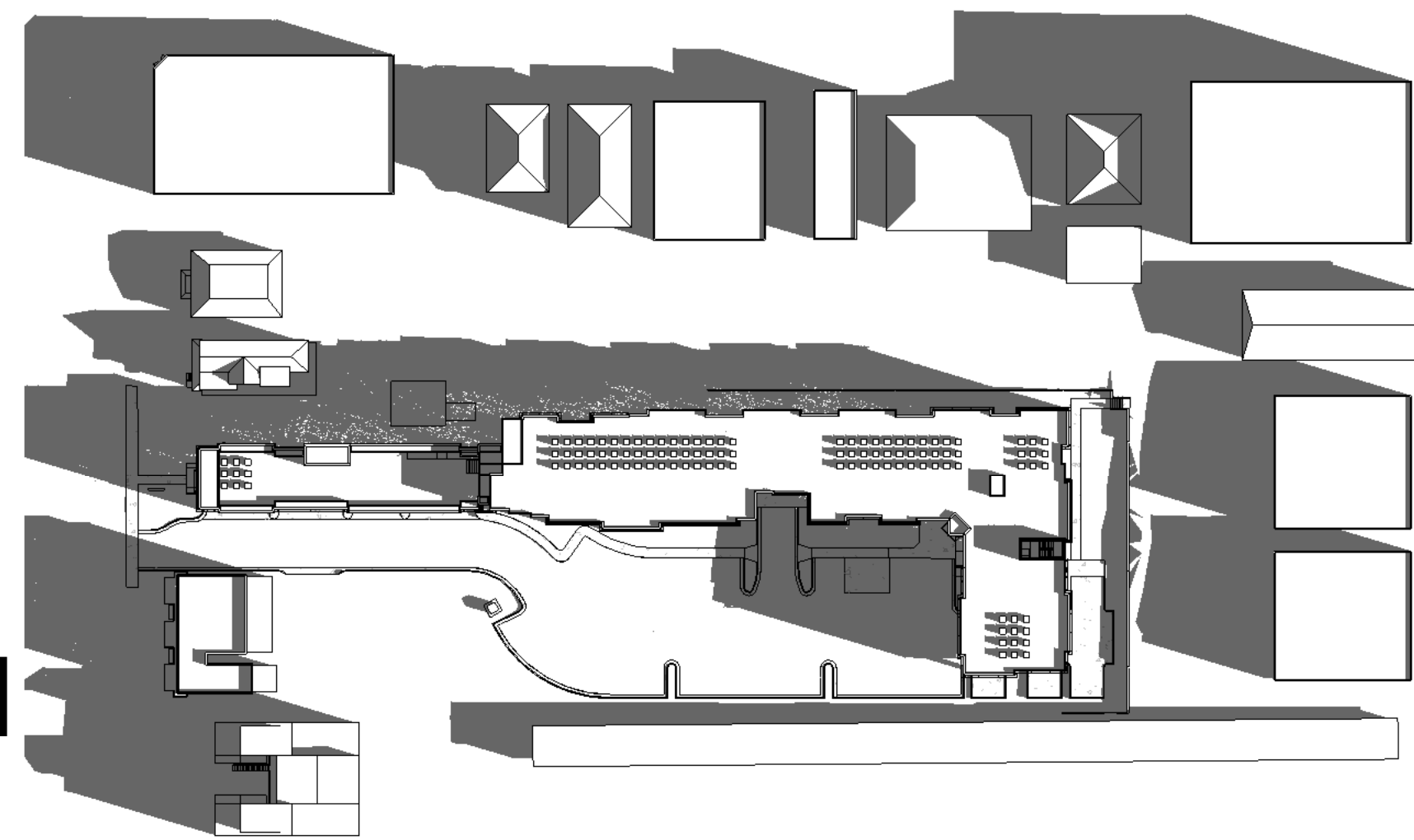
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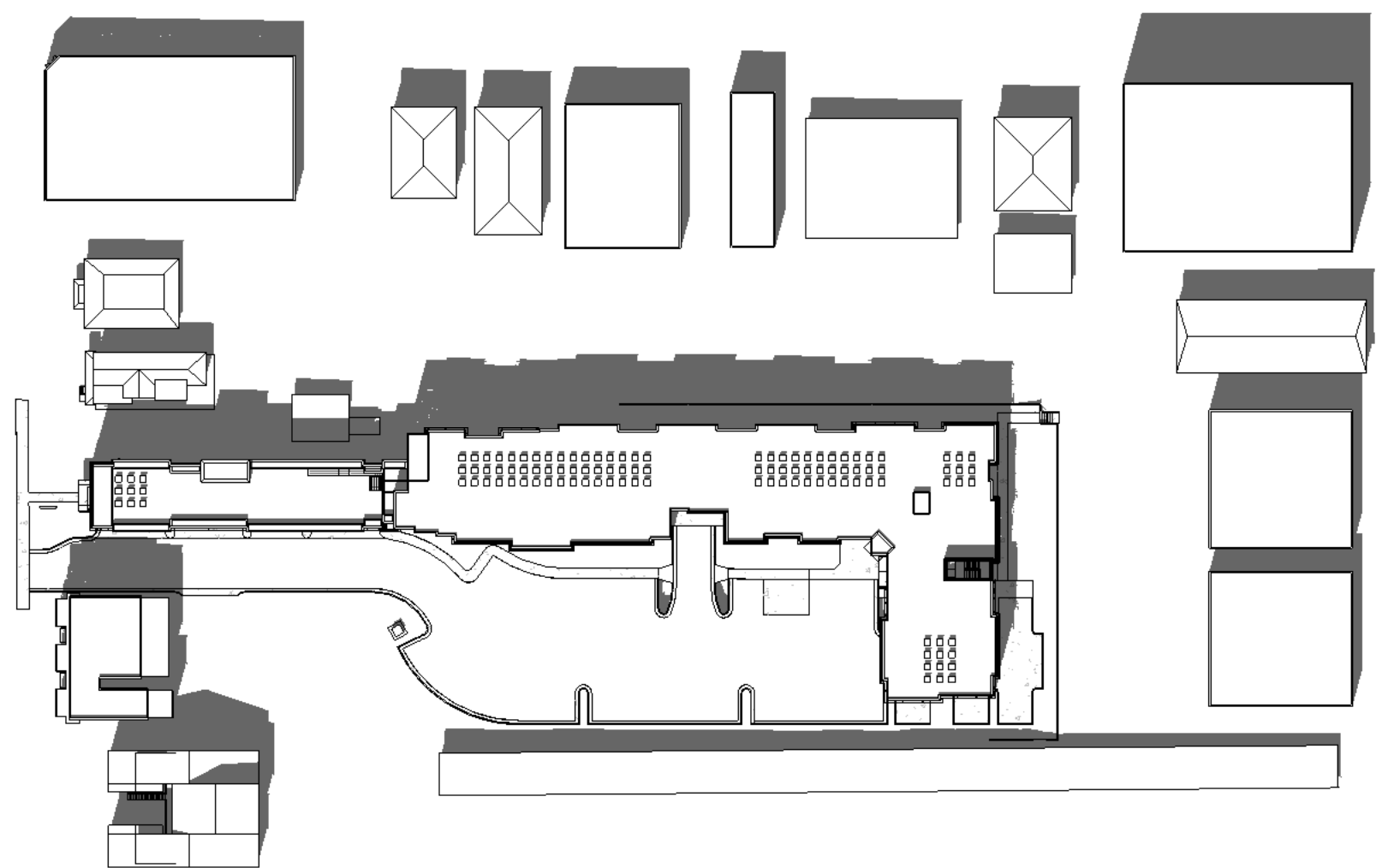
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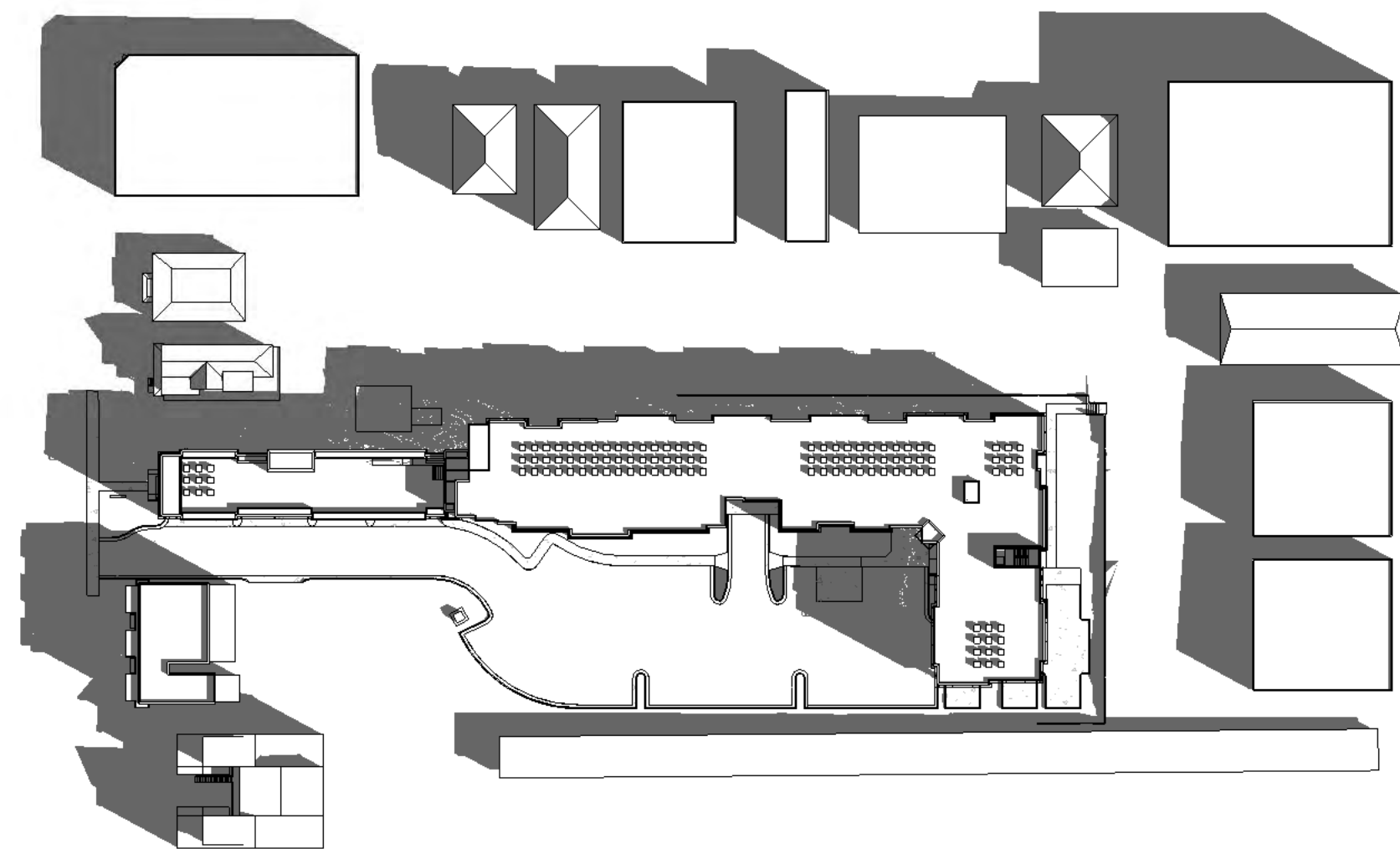
Fall 3PM



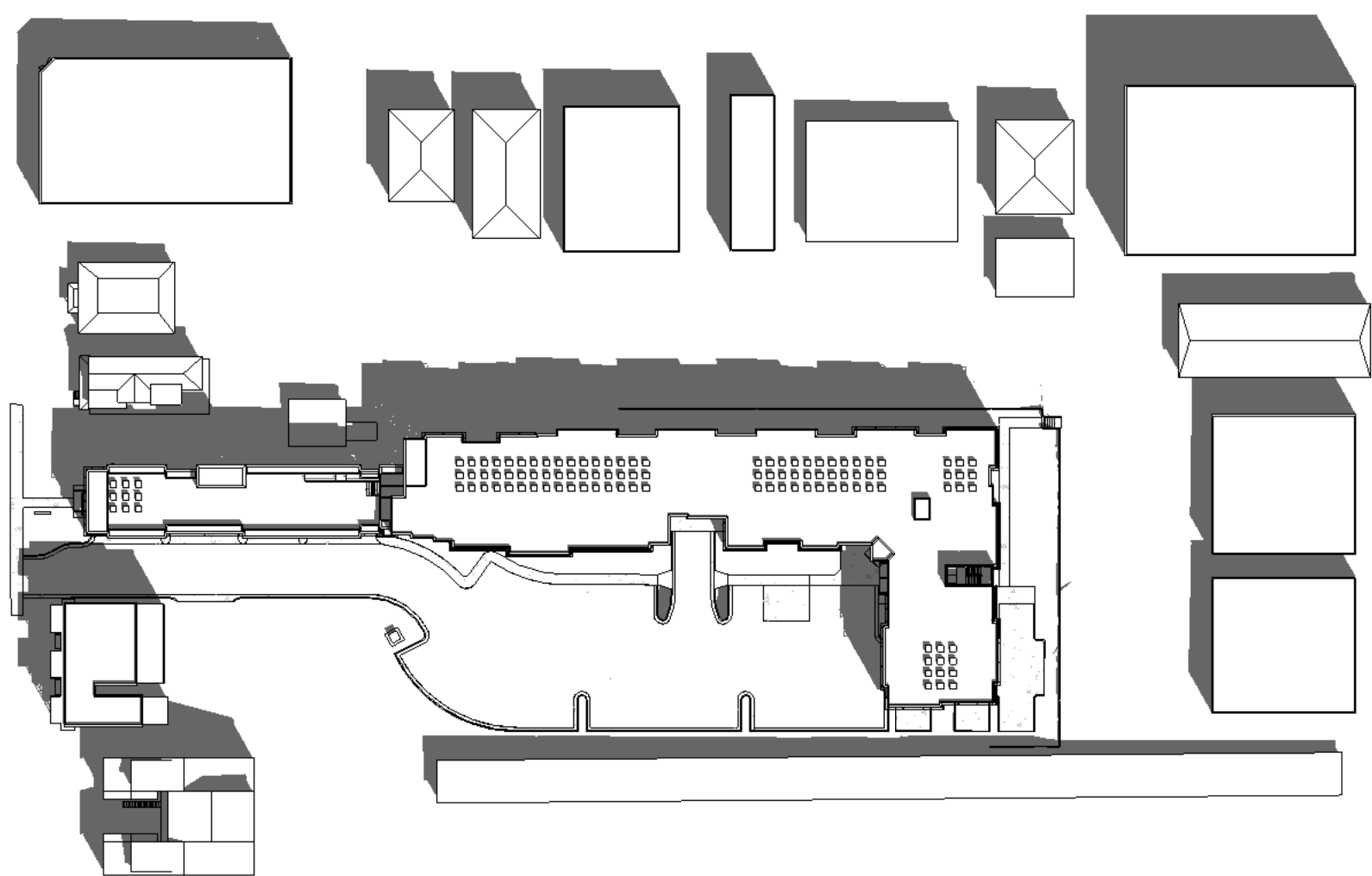
Fall 9AM



Fall 2PM



Fall 10AM



Fall 12PM

3PM

9AM

2PM

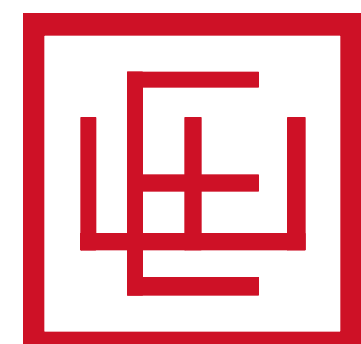
12PM

10AM

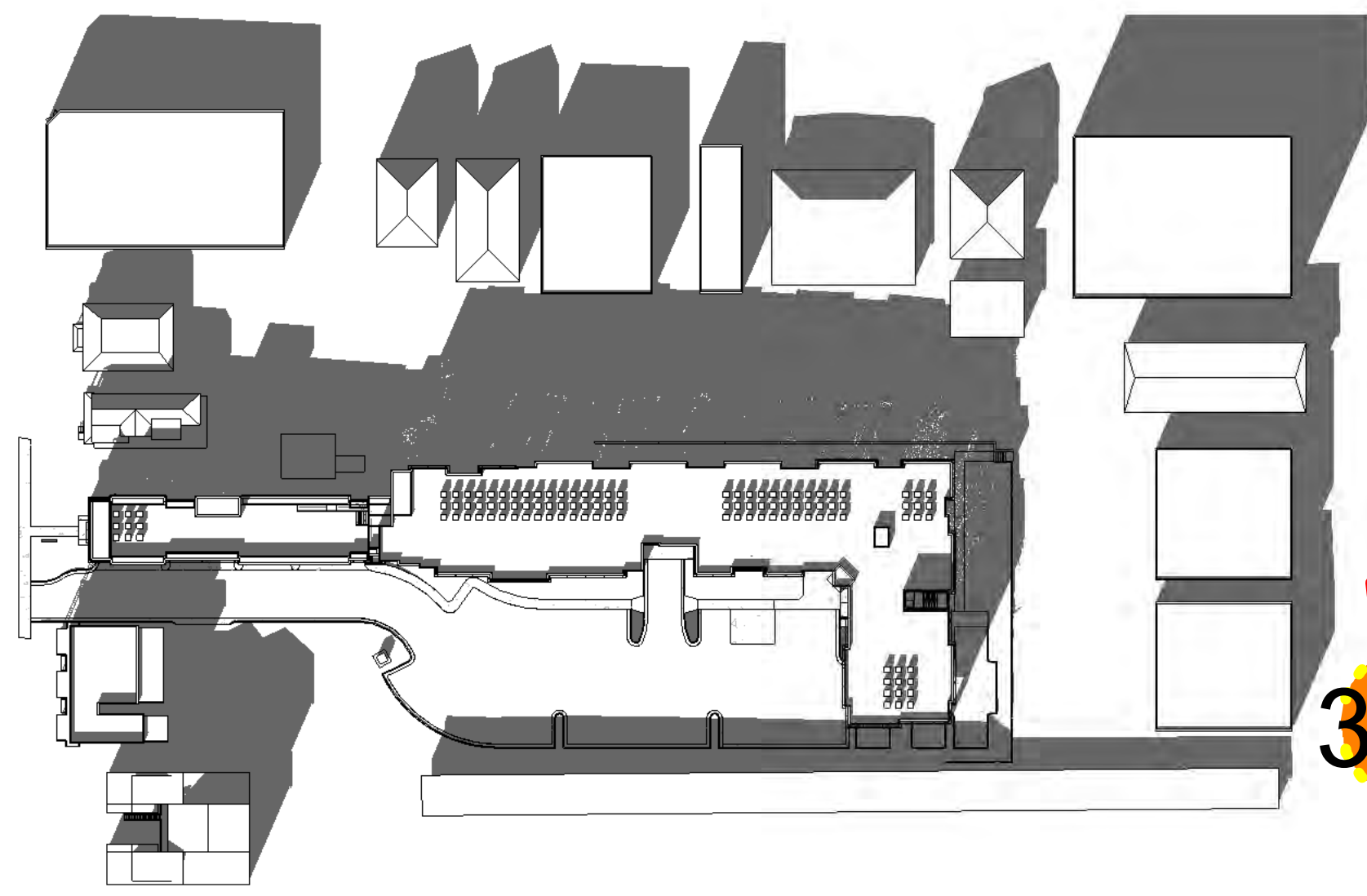
Sun/Shadow Study Fall

Bueno Ave. Apartments
2022.07.28

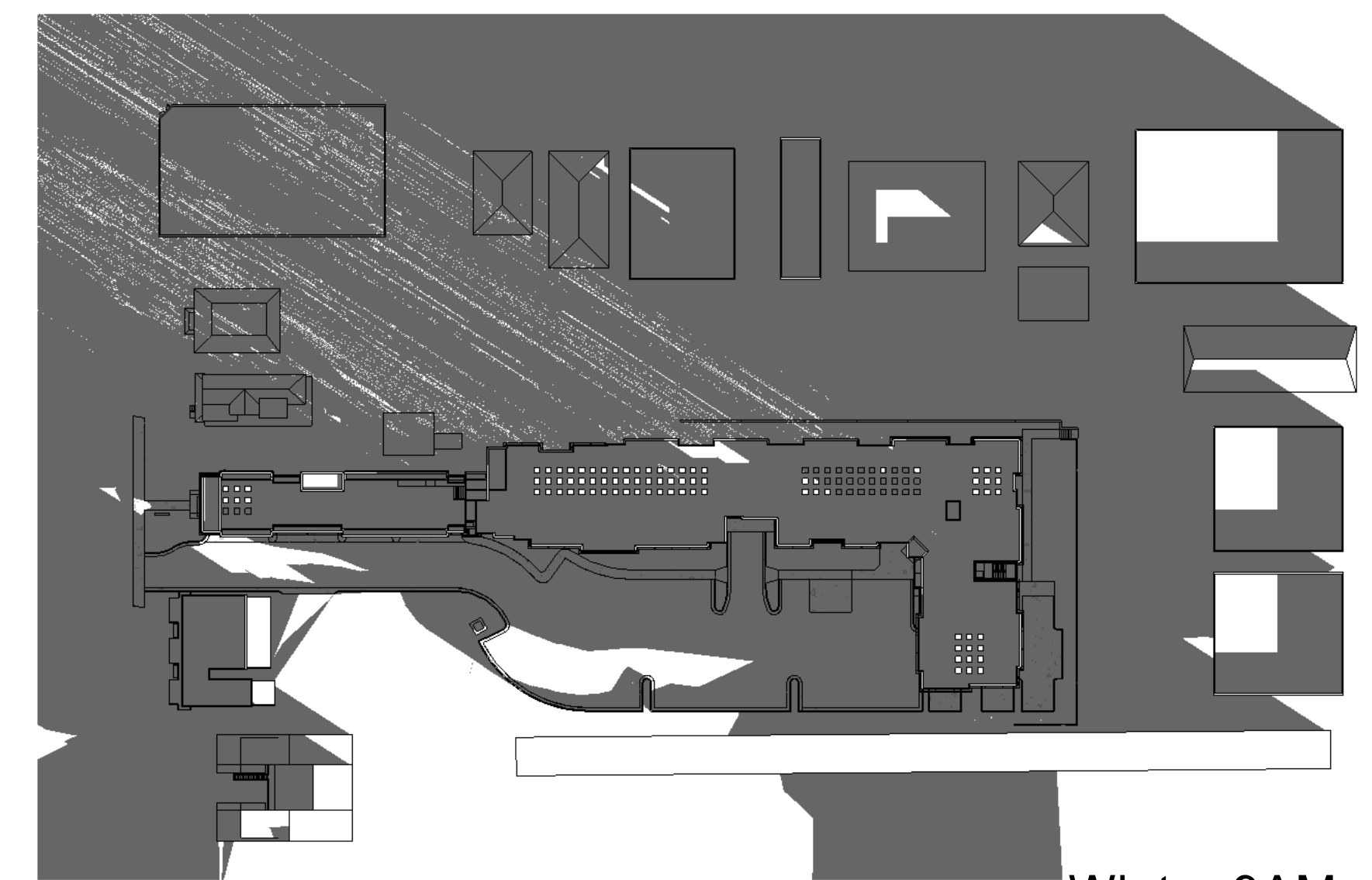
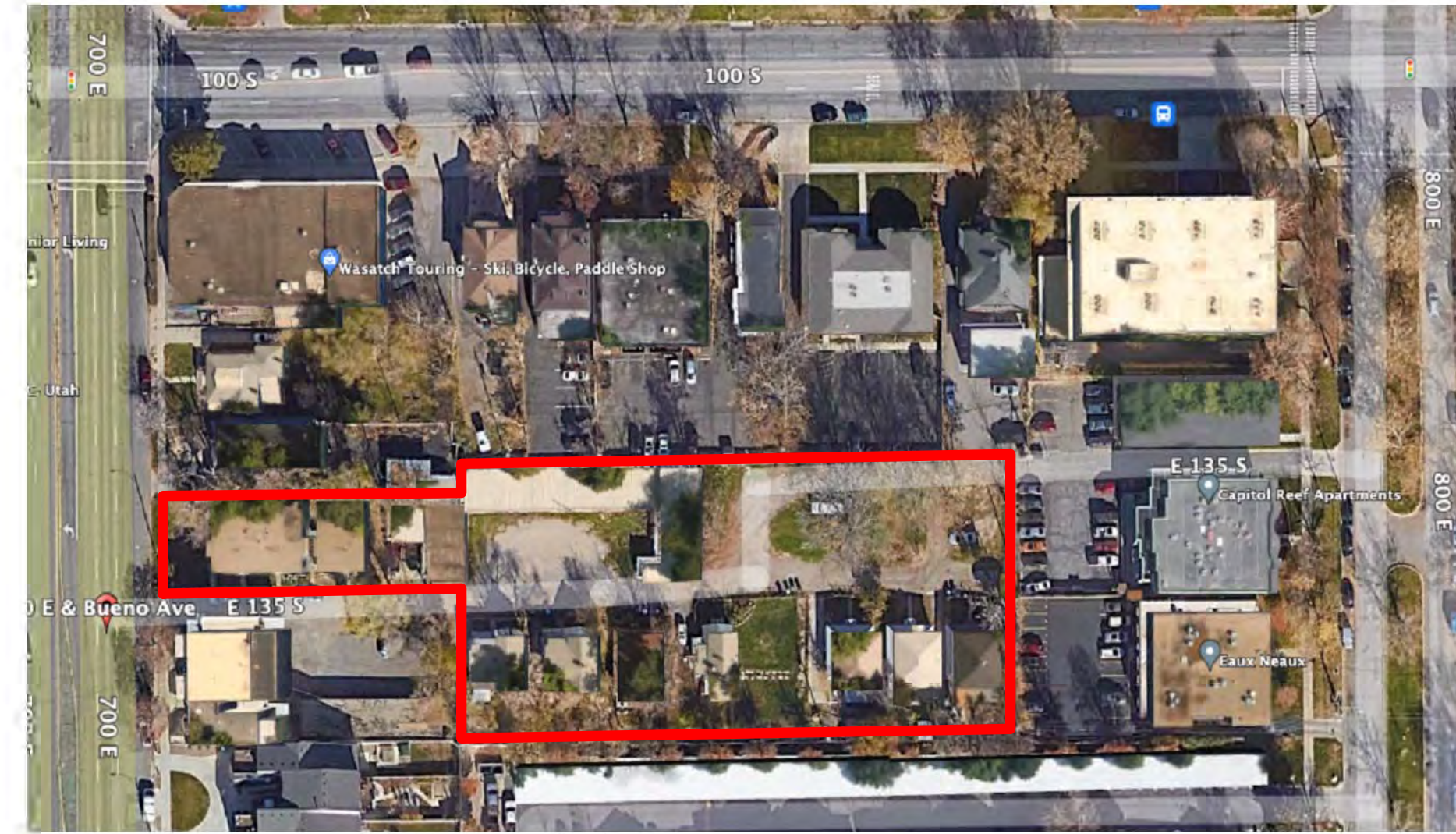
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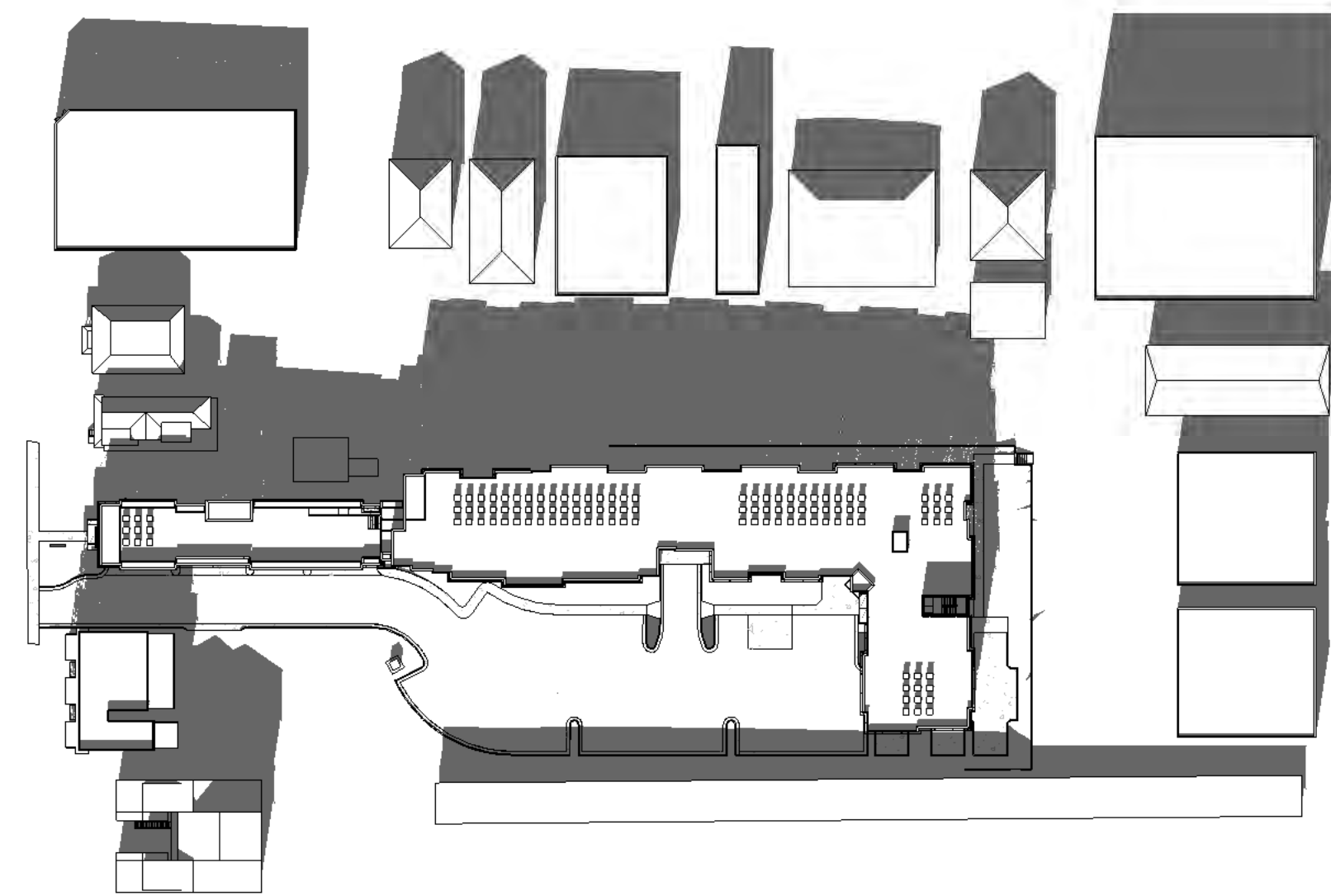
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Winter 3PM



Winter 9AM

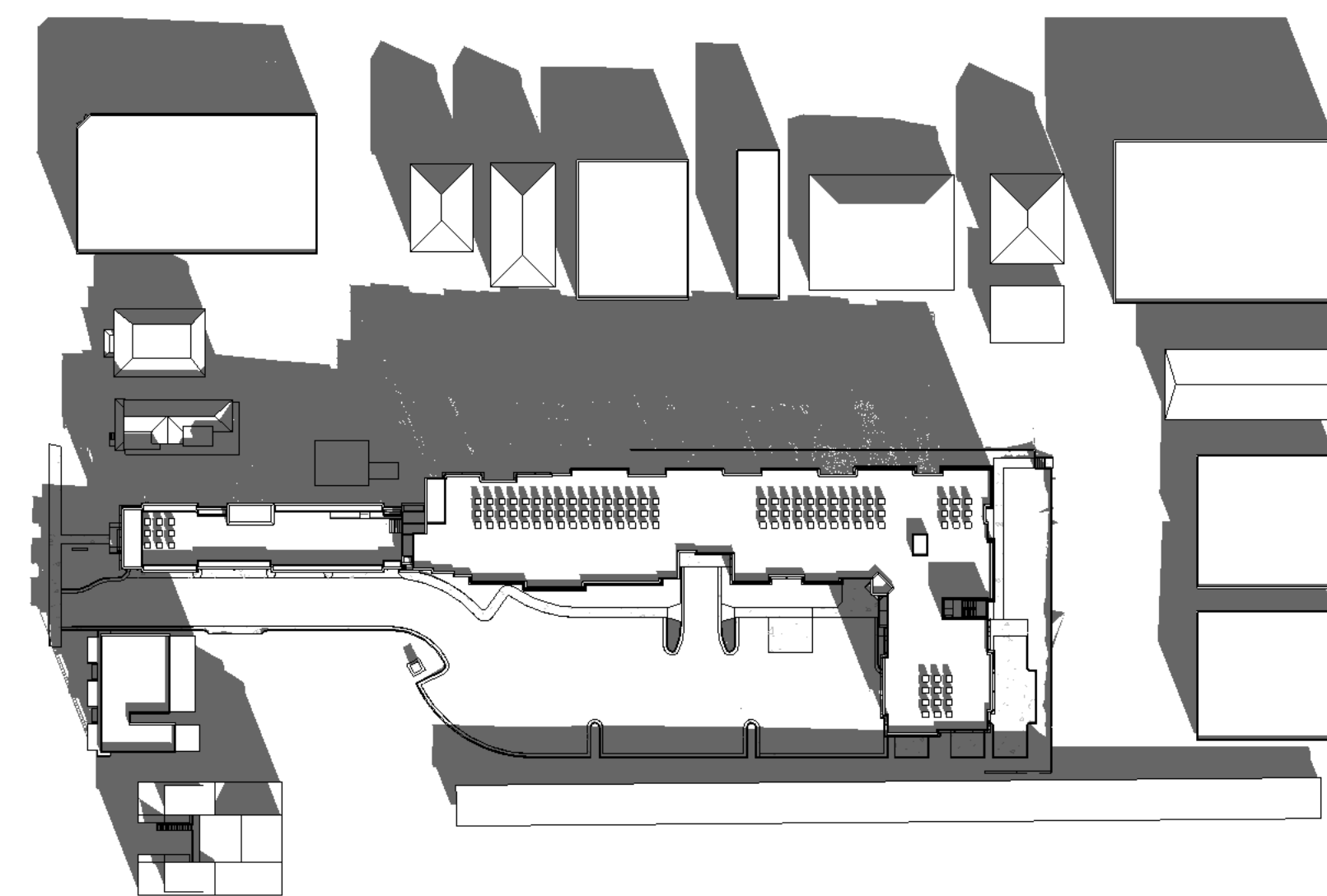


Winter 2PM

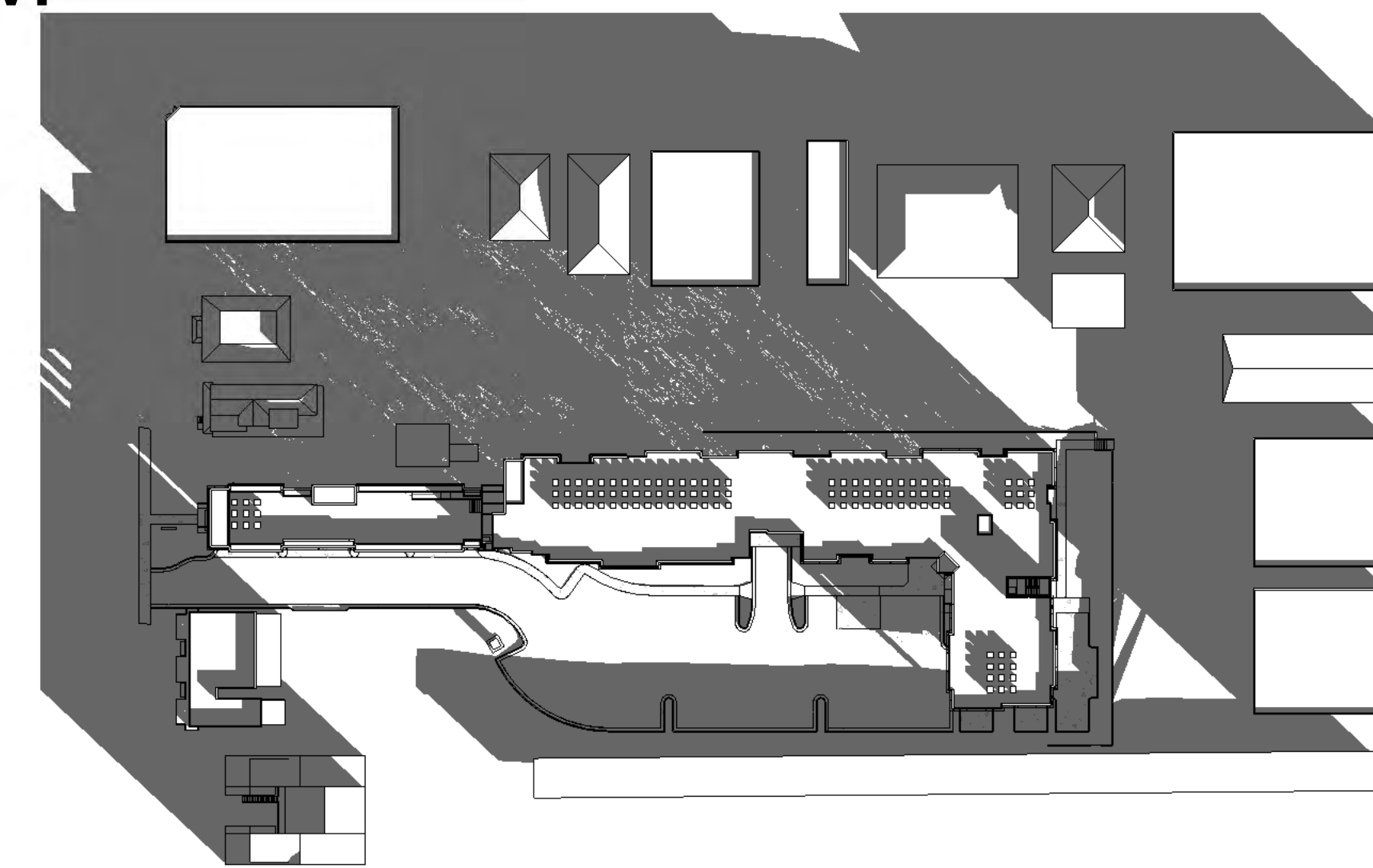
2PM

12PM

10AM



Winter 12PM



Winter 10AM

9AM

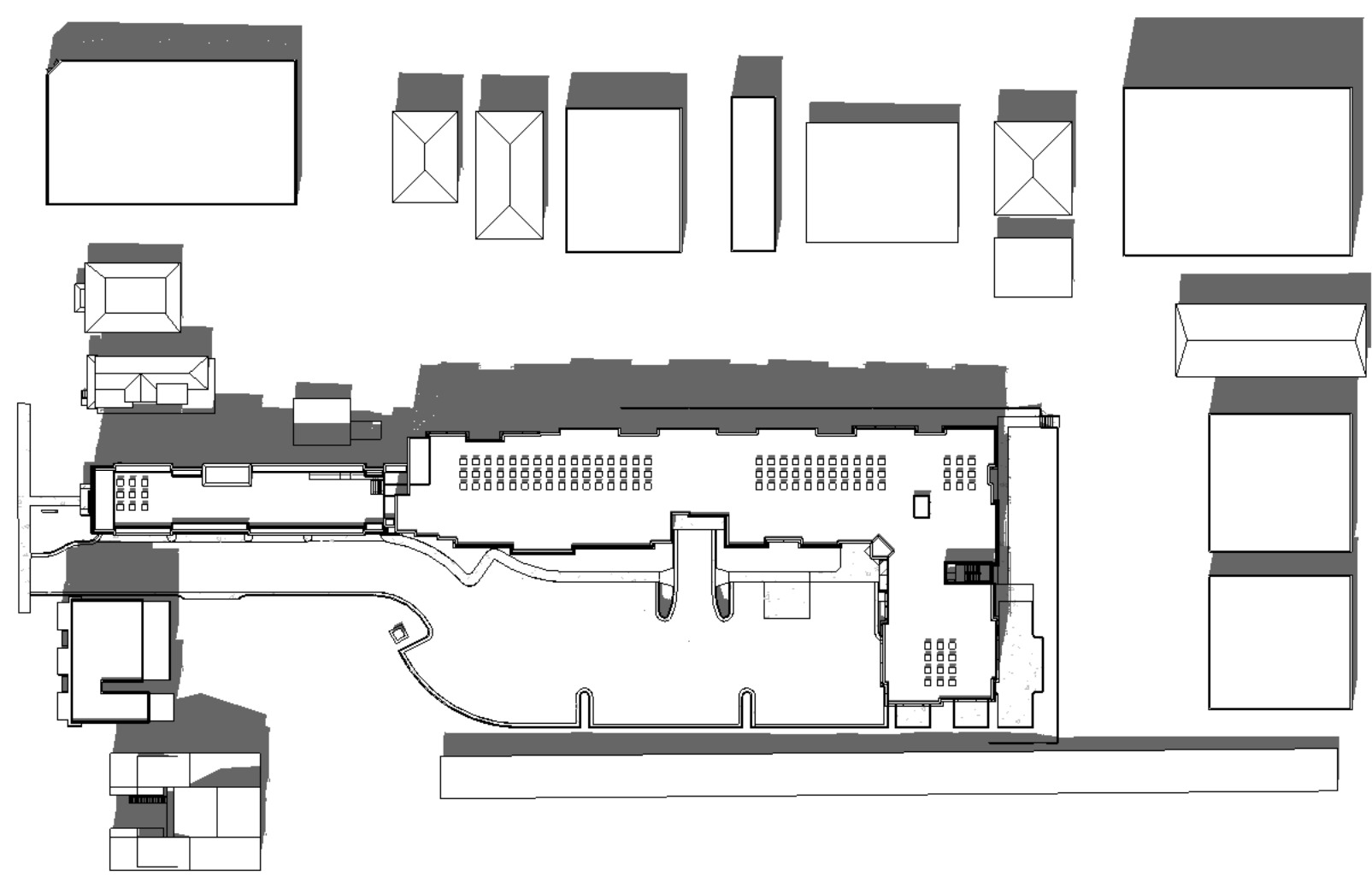
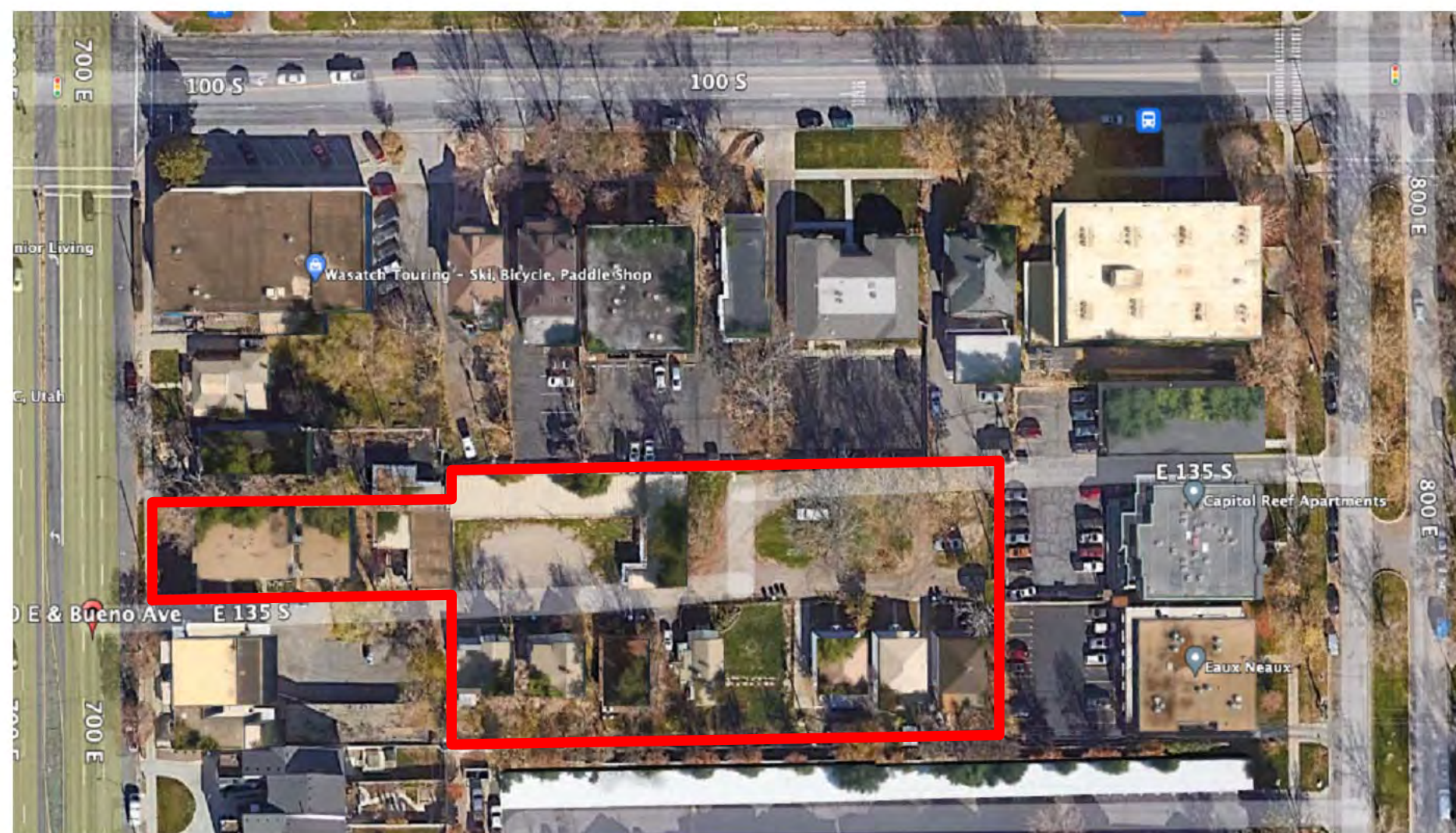
Sun/Shadow Study Winter

Bueno Ave. Apartments
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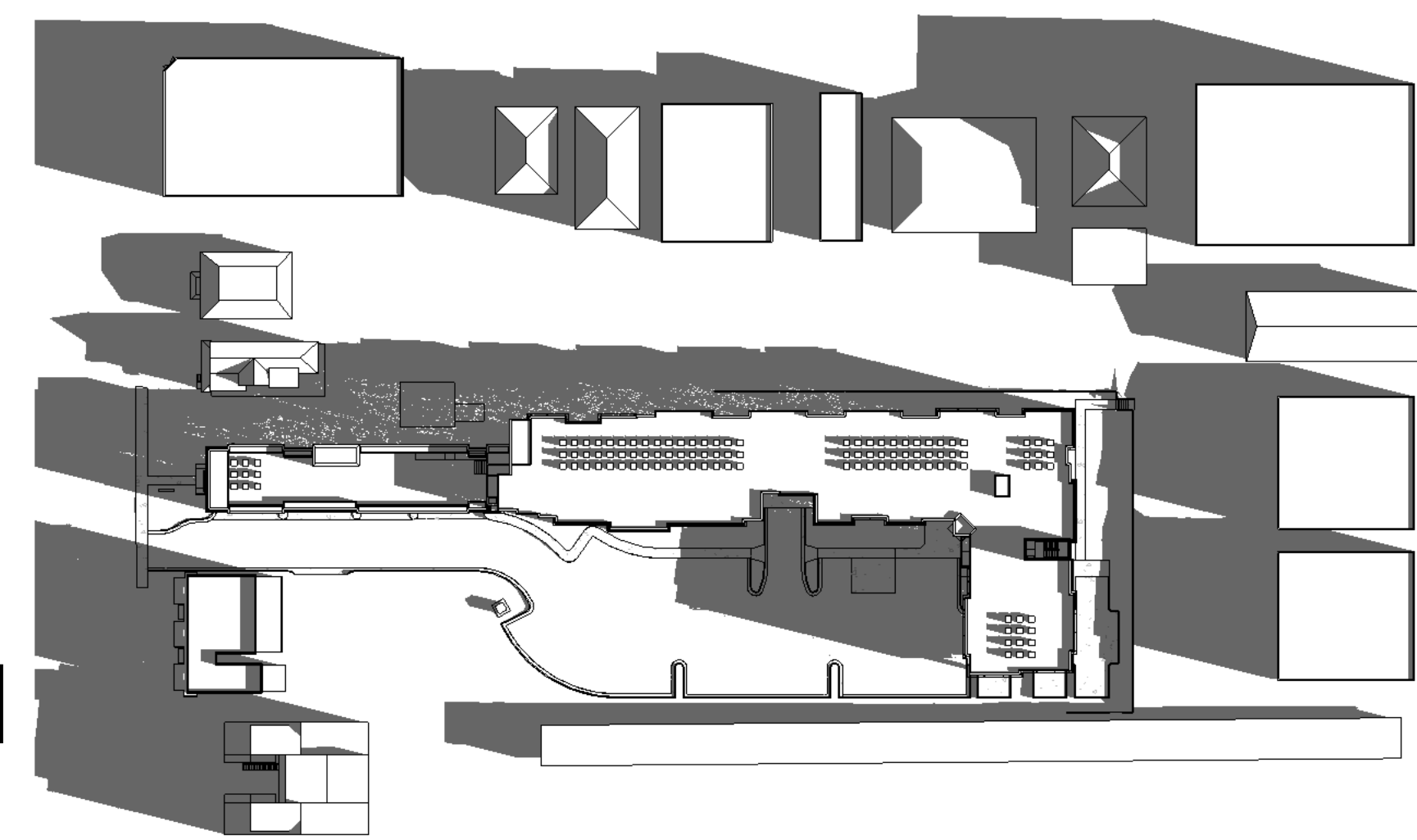
GI-203



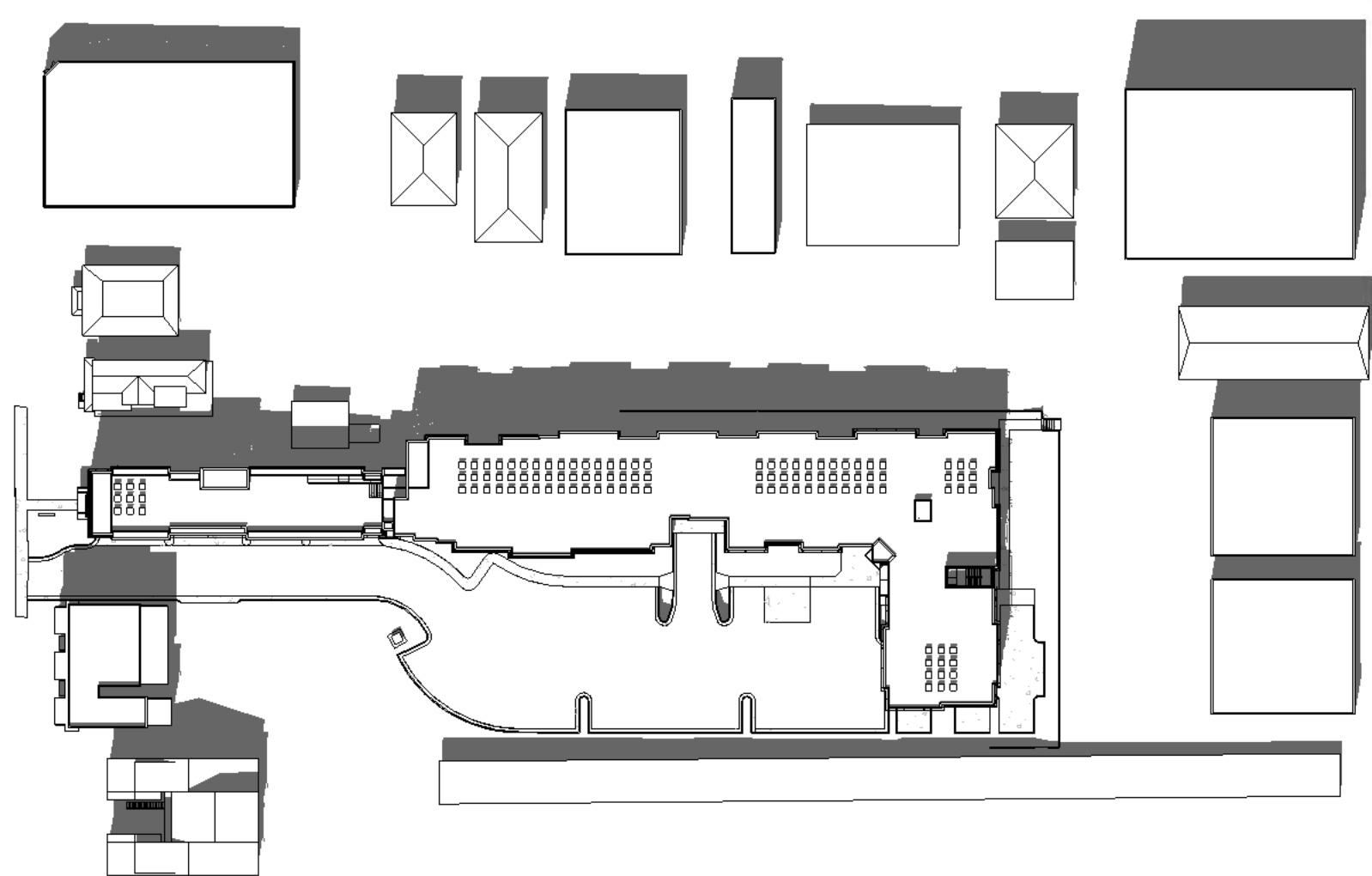
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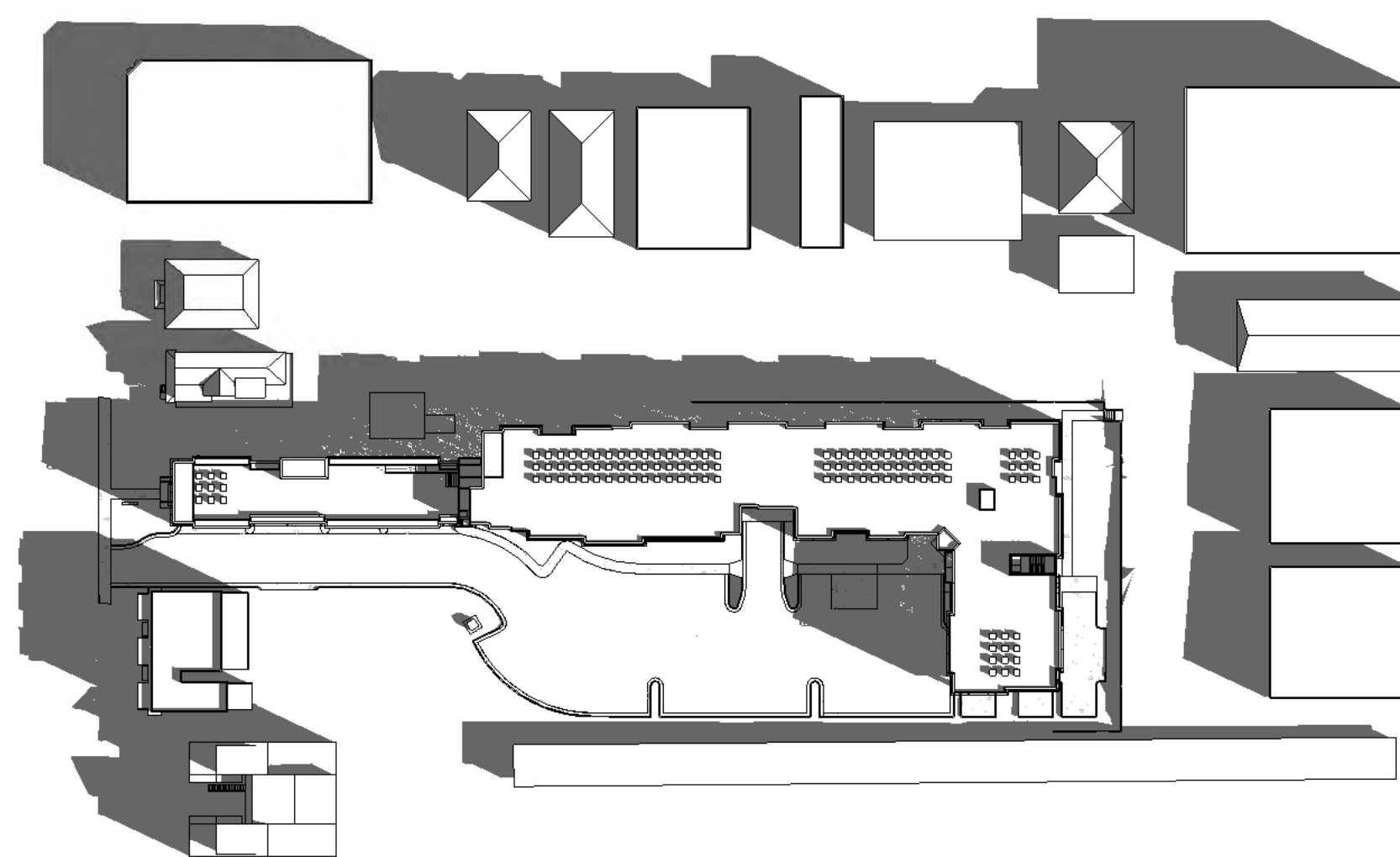
Spring 3PM



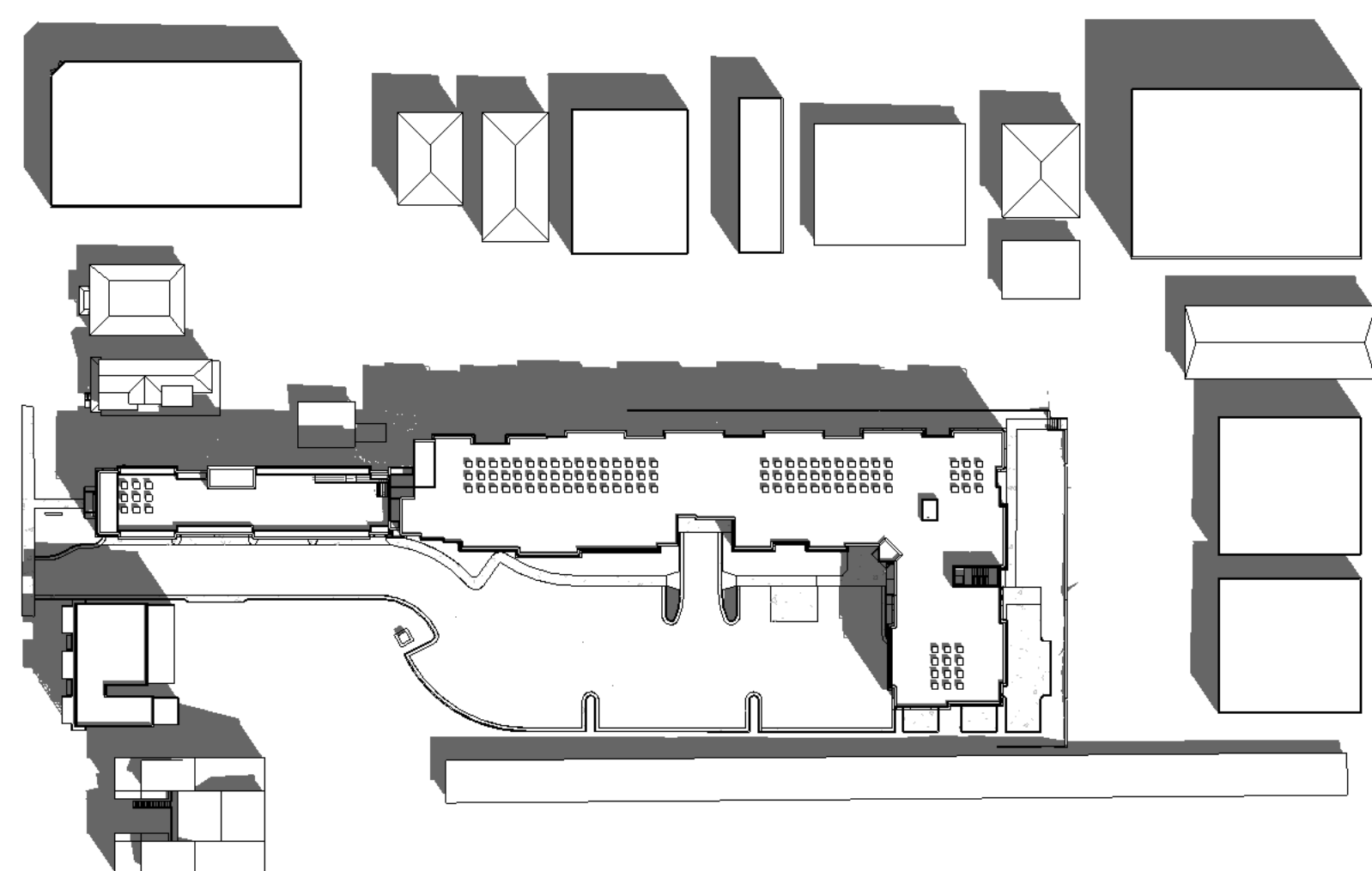
Spring 9AM



Spring 2PM



Spring 10AM



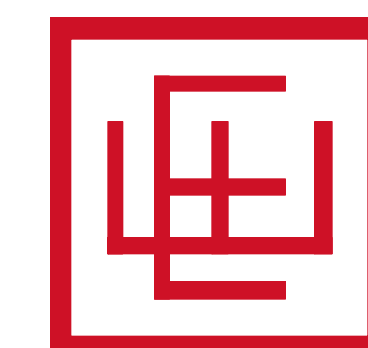
Spring 12PM



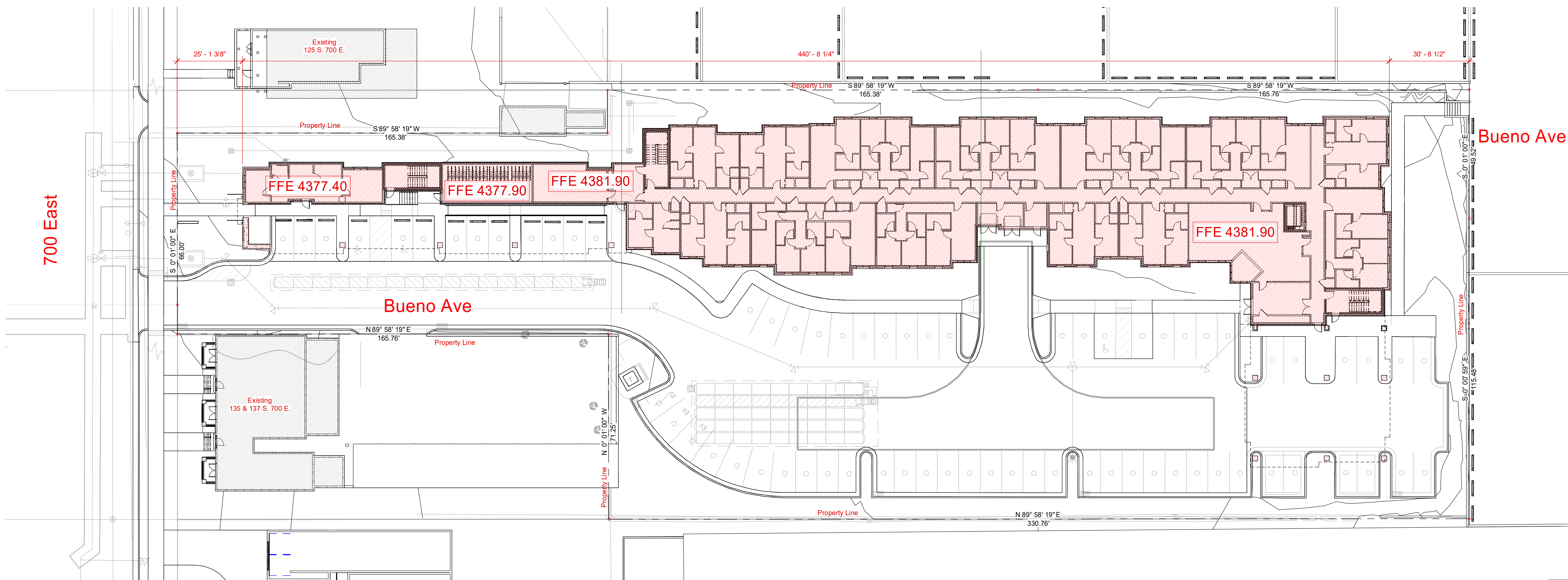
Sun/Shadow Study Spring

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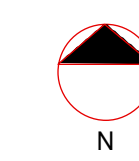
GI-204



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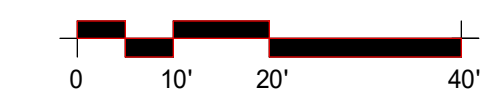
1 Site Plan - Architectural
1" = 20'-0"



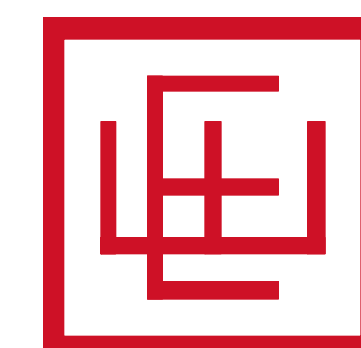
Site Plan - Architectural

Bueno Ave. Apartments

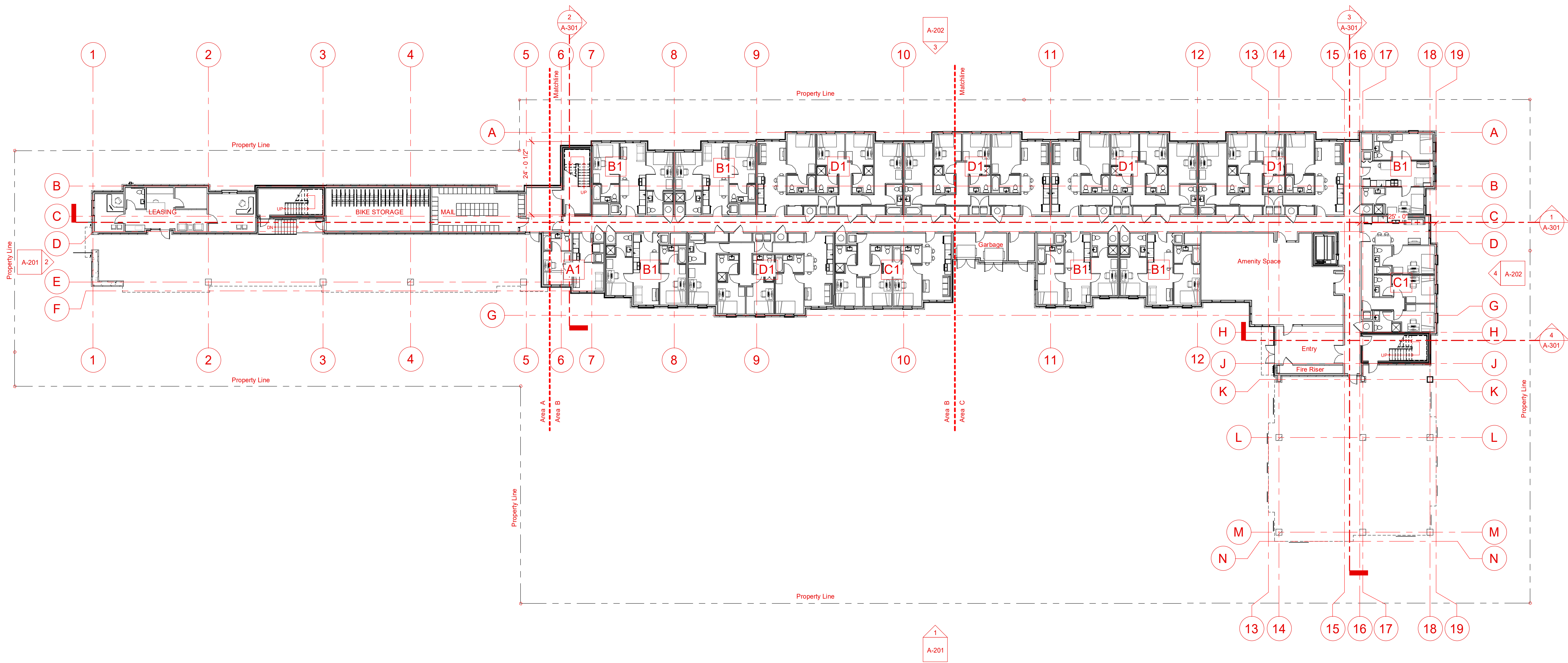
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A-001



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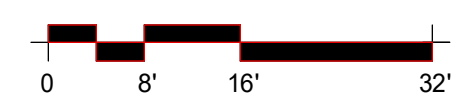


1 Level 1 - Floor Plan - Overall.
1/16" = 1'-0"

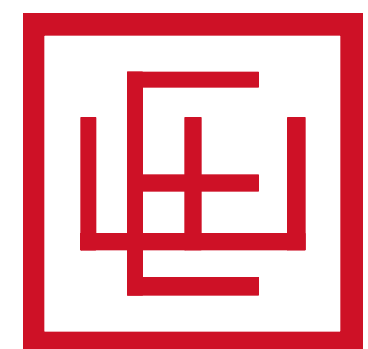
Level 1 - Floor Plan - Overall

Bueno Ave. Apartments

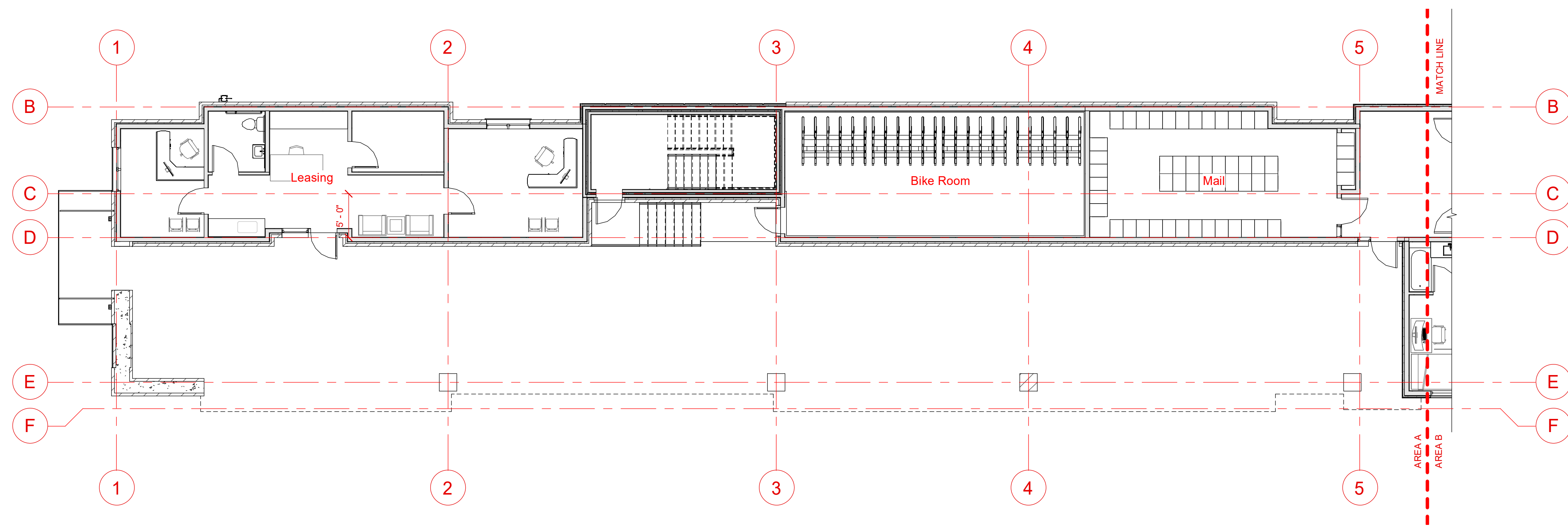
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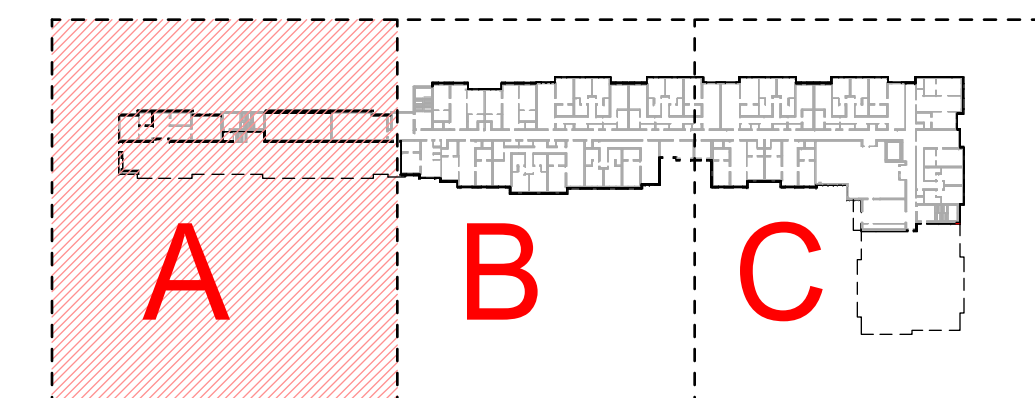
A-101



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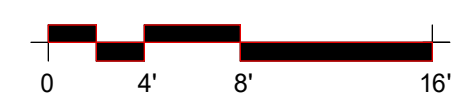
1A Level 1 - Floor Plan - Area A.
1/8" = 1'-0"



K Level 1 - Key Plan A
1" = 100'-0"

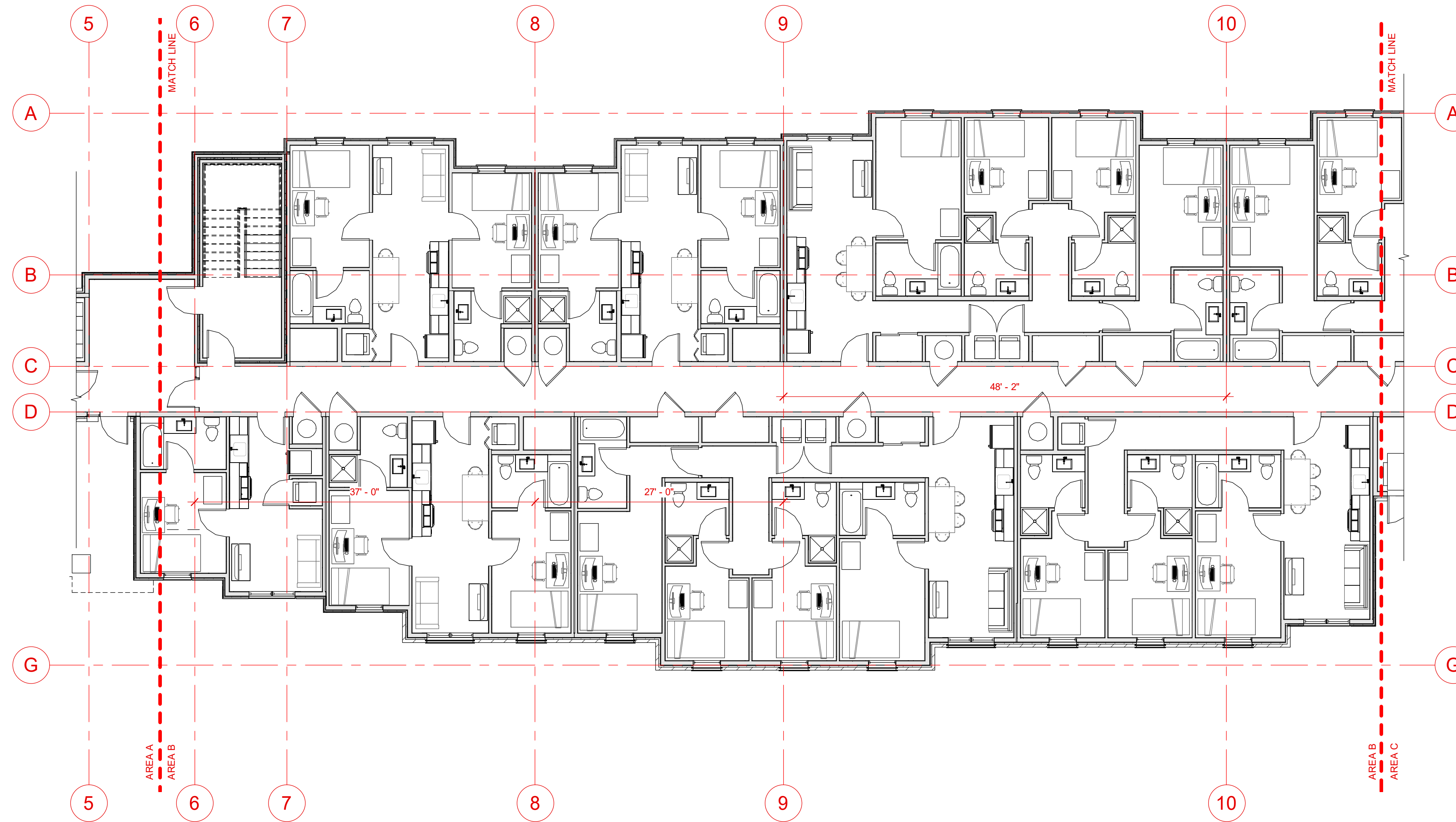
Level 1 - Floor Plan - Area A

Bueno Ave. Apartments
2022.07.28

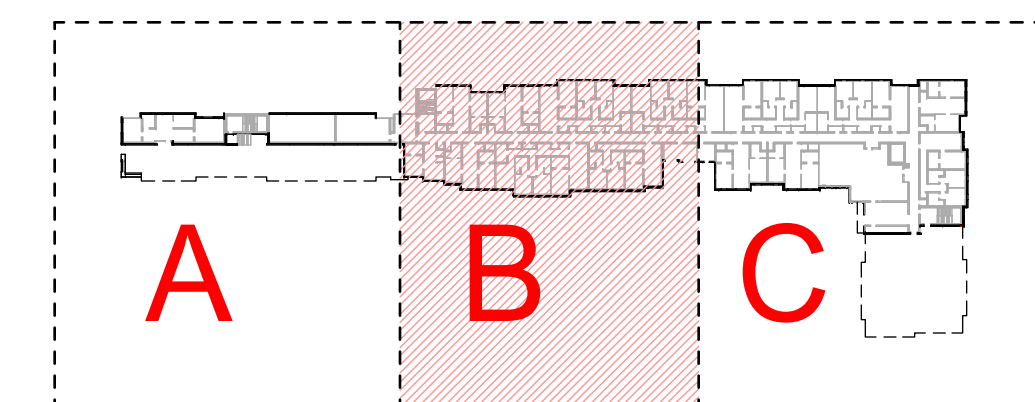


A-101A





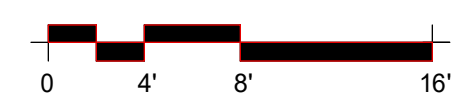
1B Level 1 - Floor Plan - Area B.
1/8" = 1'-0"



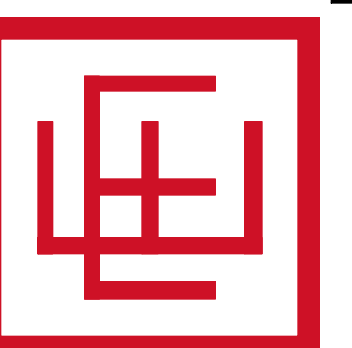
K Level 1 - Key Plan B
1" = 100'-0"

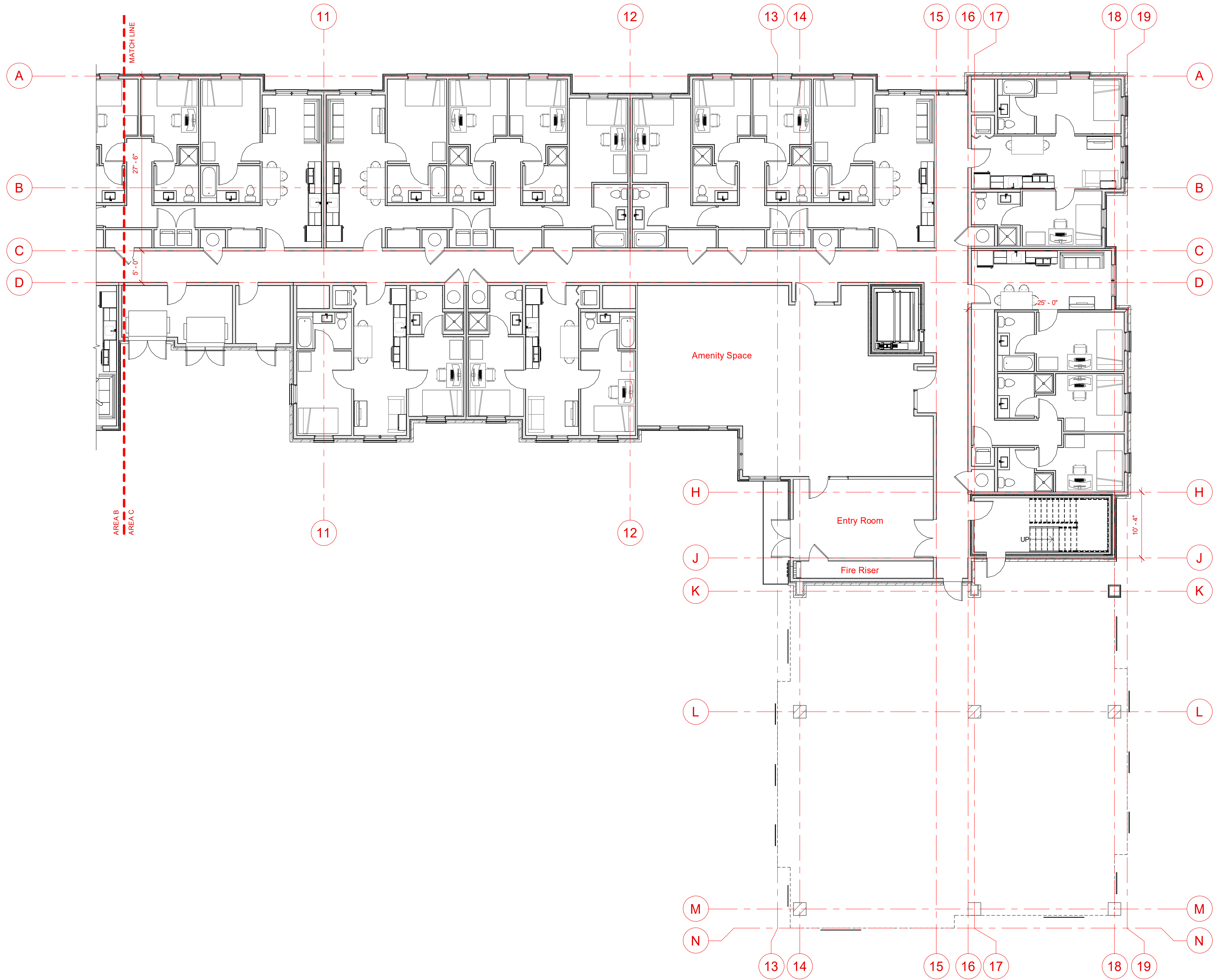
Level 1 - Floor Plan - Area B

Bueno Ave. Apartments
2022.07.28

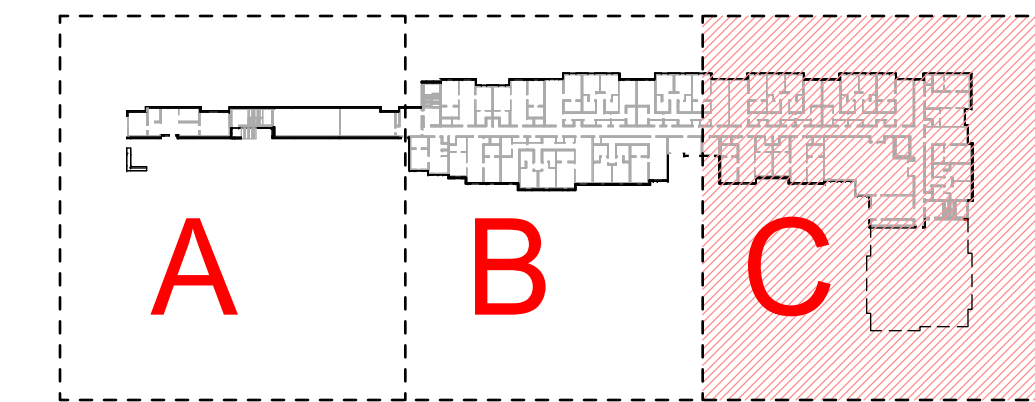


A-101B





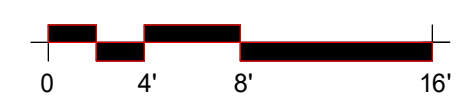
1C Level 1 - Floor Plan - Area C.
1/8" = 1'-0"



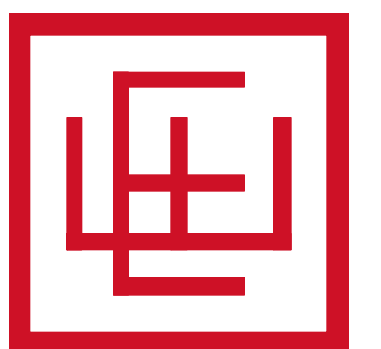
K Level 1 - Key Plan C
1" = 100'-0"

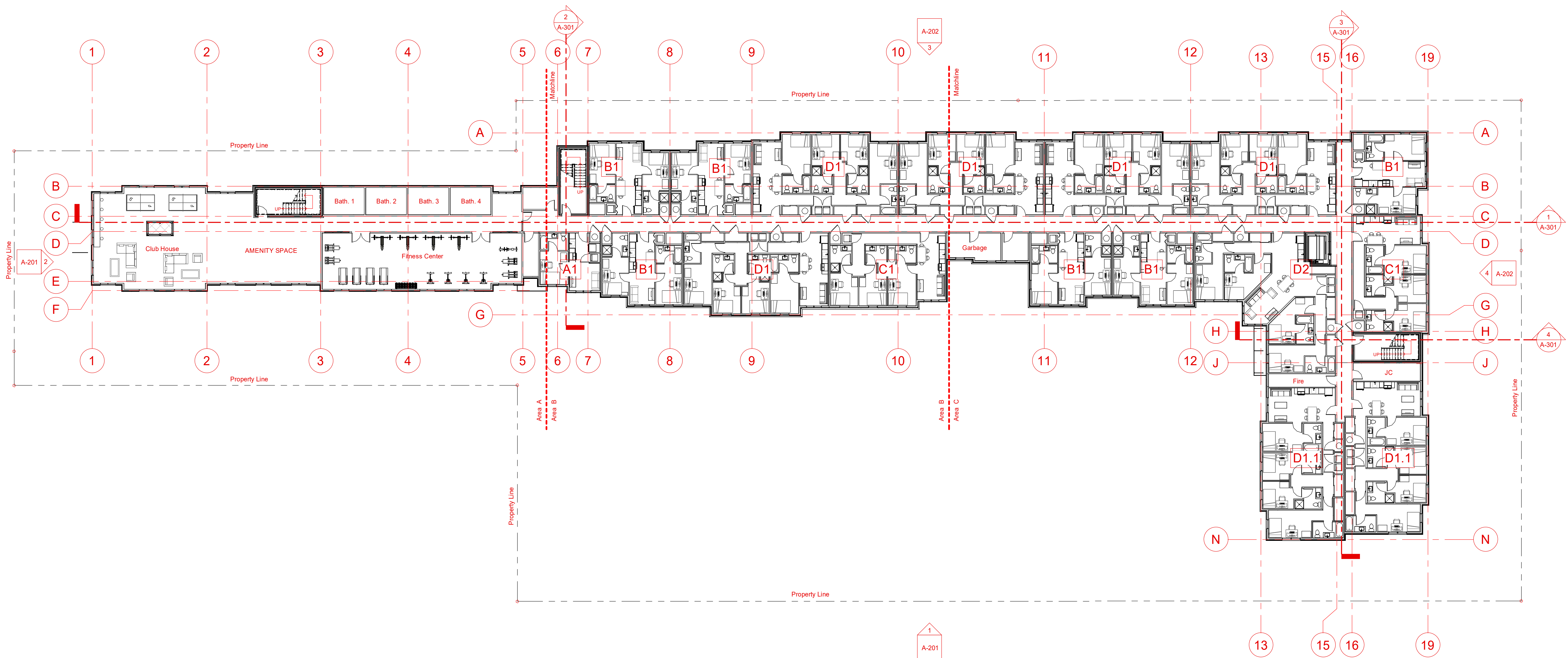
Level 1 - Floor Plan - Area C

Bueno Ave. Apartments
2022.07.28



A-101C

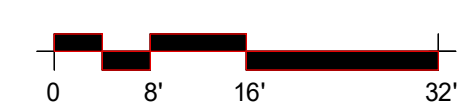




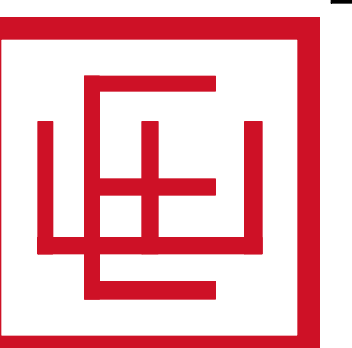
2 Level 2 - Floor Plan - Overall.
1/16" = 1'-0"

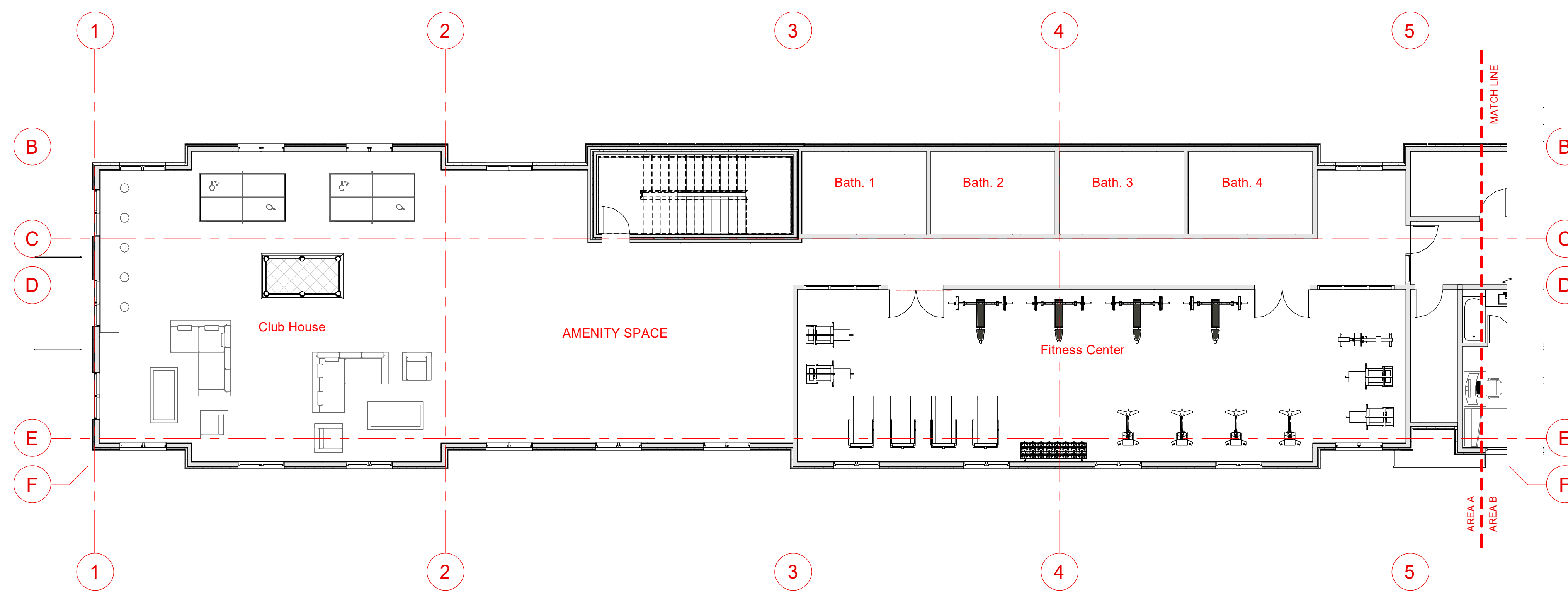
Level 2 - Floor Plan - Overall

Bueno Ave. Apartments
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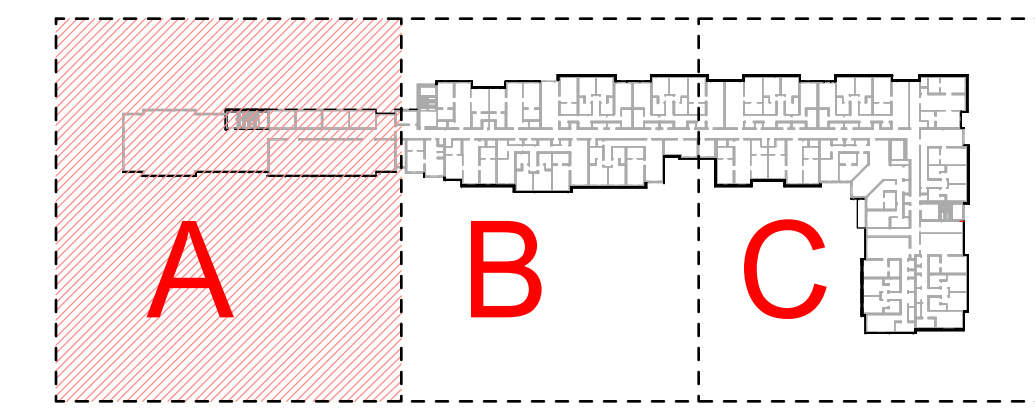


A-102





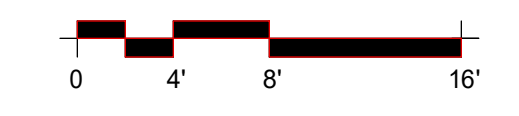
2A Level 2 - Floor Plan - Area A.
1/8" = 1'-0"



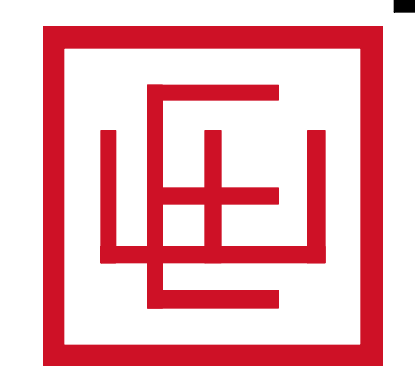
K Level 2 - Key Plan A
1" = 100'-0"

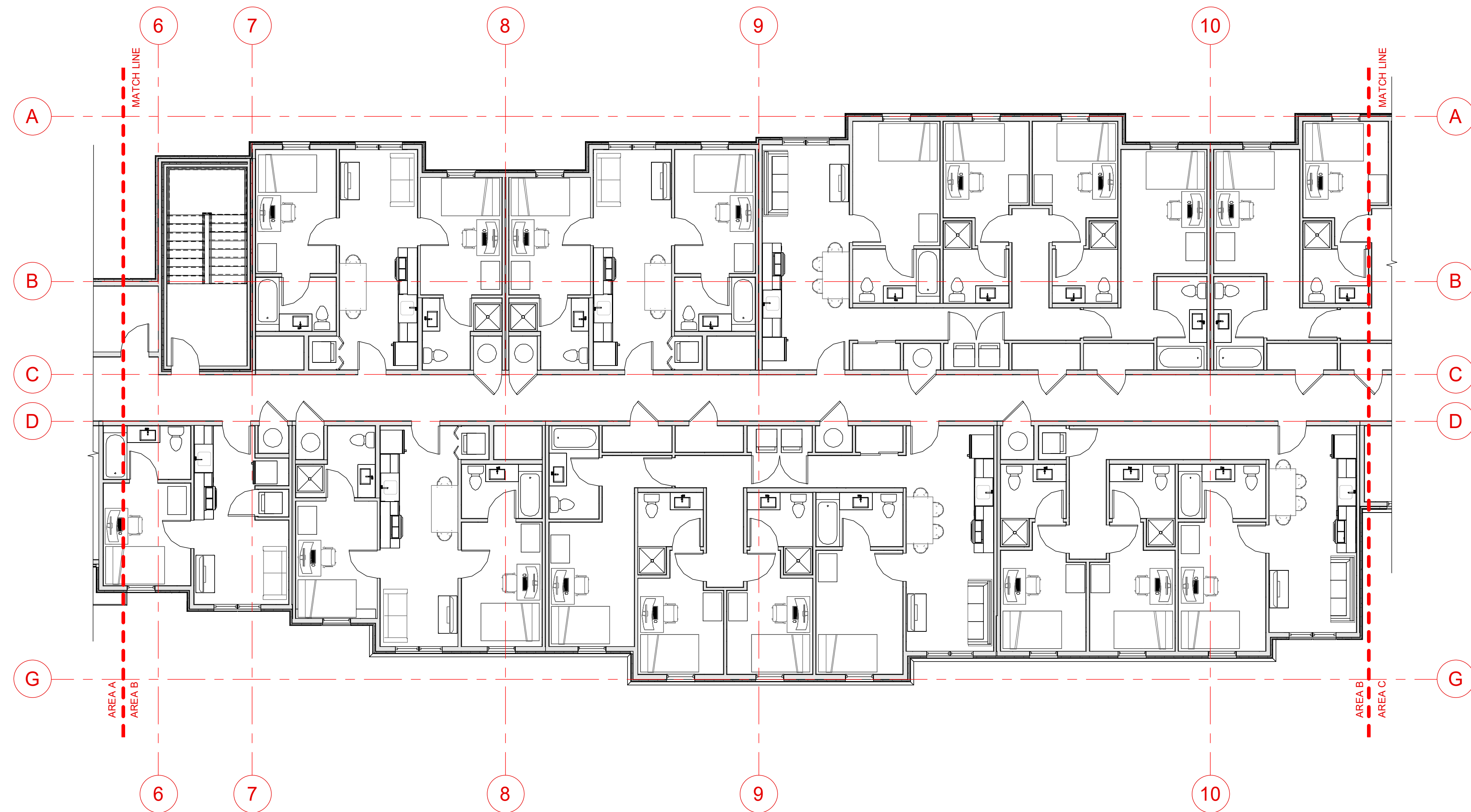
Level 2 - Floor Plan - Area A

Bueno Ave. Apartments
2022.07.28

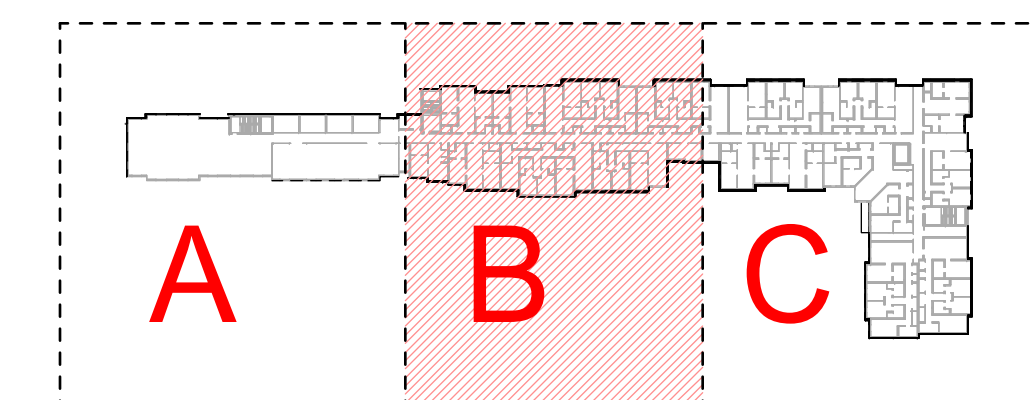


A-102A





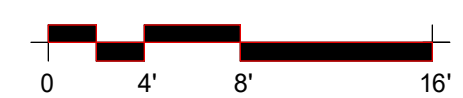
2B Level 2 - Floor Plan - Area B.
1/8" = 1'-0"



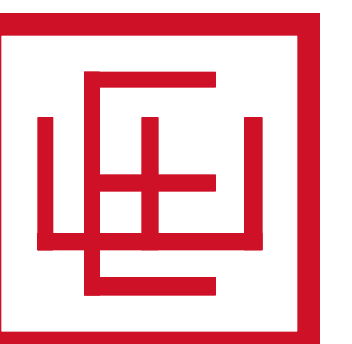
K Level 2 - Key Plan B
1" = 100'-0"

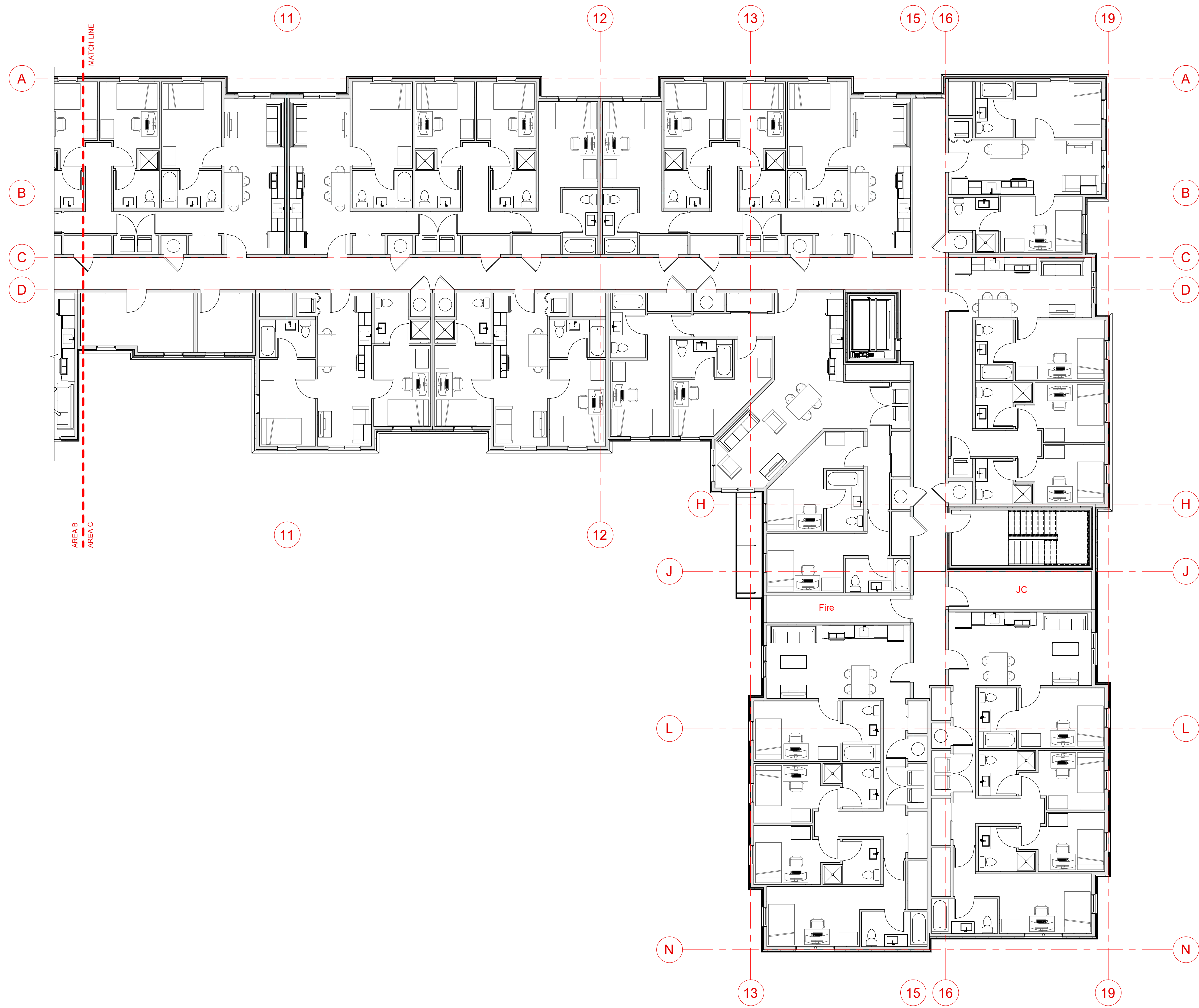
Level 2 - Floor Plan - Area B

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2022.07.28

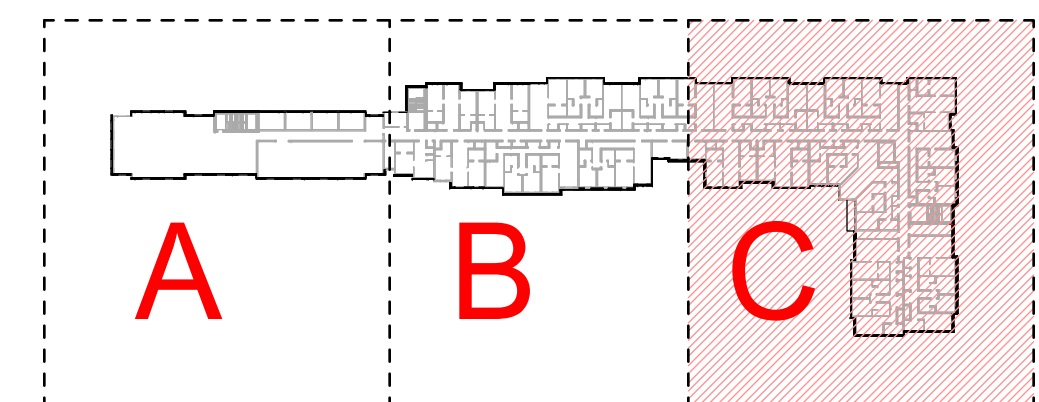


A-102B





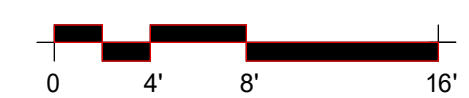
2C Level 2 - Floor Plan - Area C.
1/8" = 1'-0"



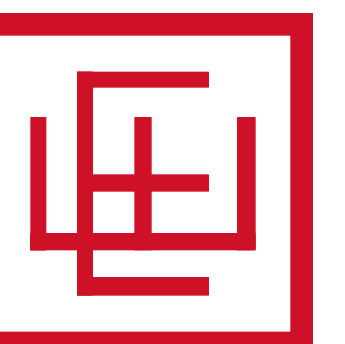
K Level 2 - Key Plan C
1" = 100'-0"

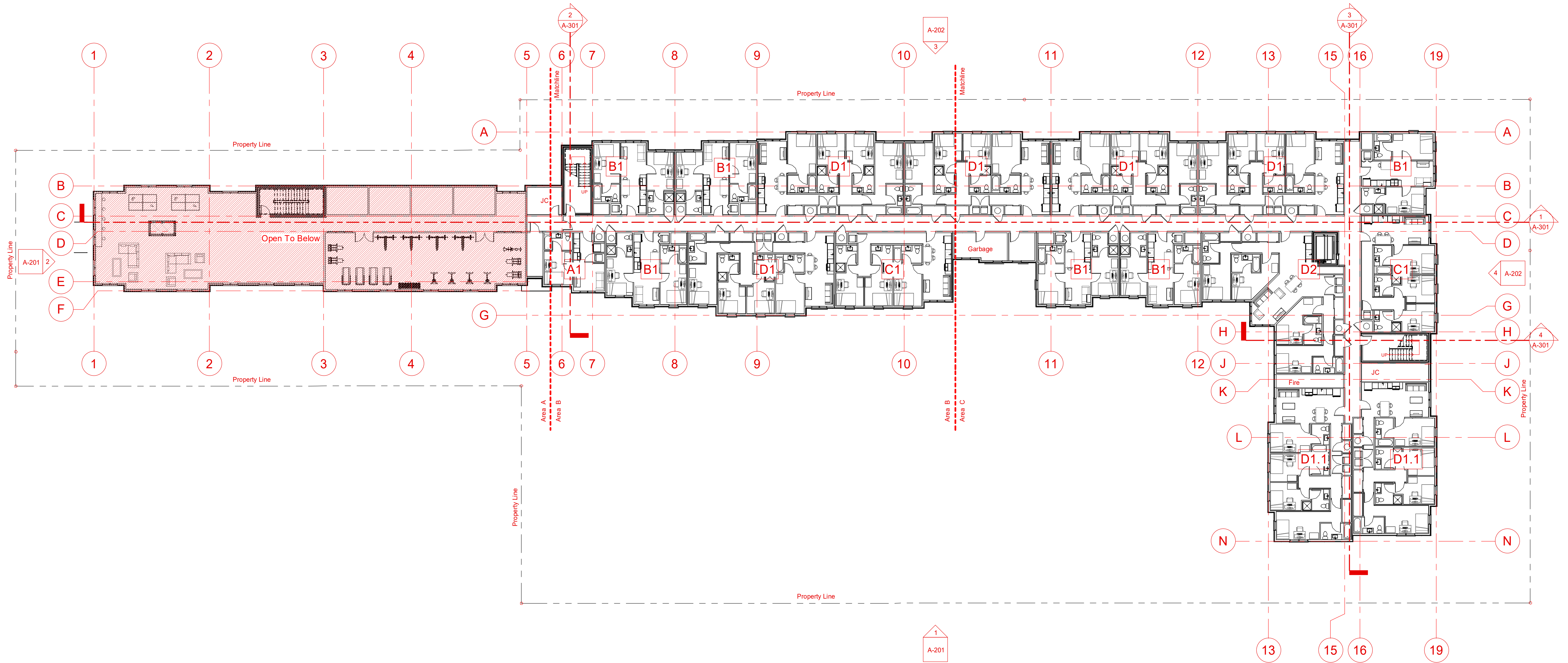
Level 2 - Floor Plan - Area C

Bueno Ave. Apartments
2022.07.28



A-102C

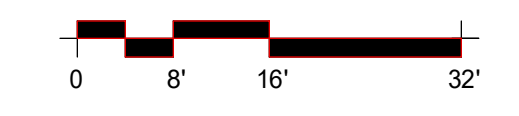




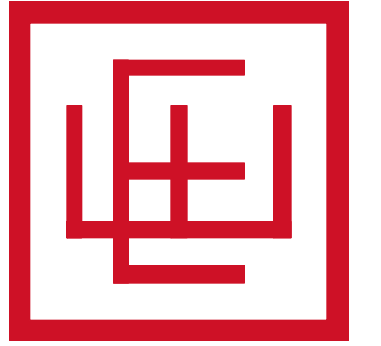
3 Level 3 - Floor Plan - Overall.
1/16" = 1'-0"

Level 3 - Floor Plan - Overall

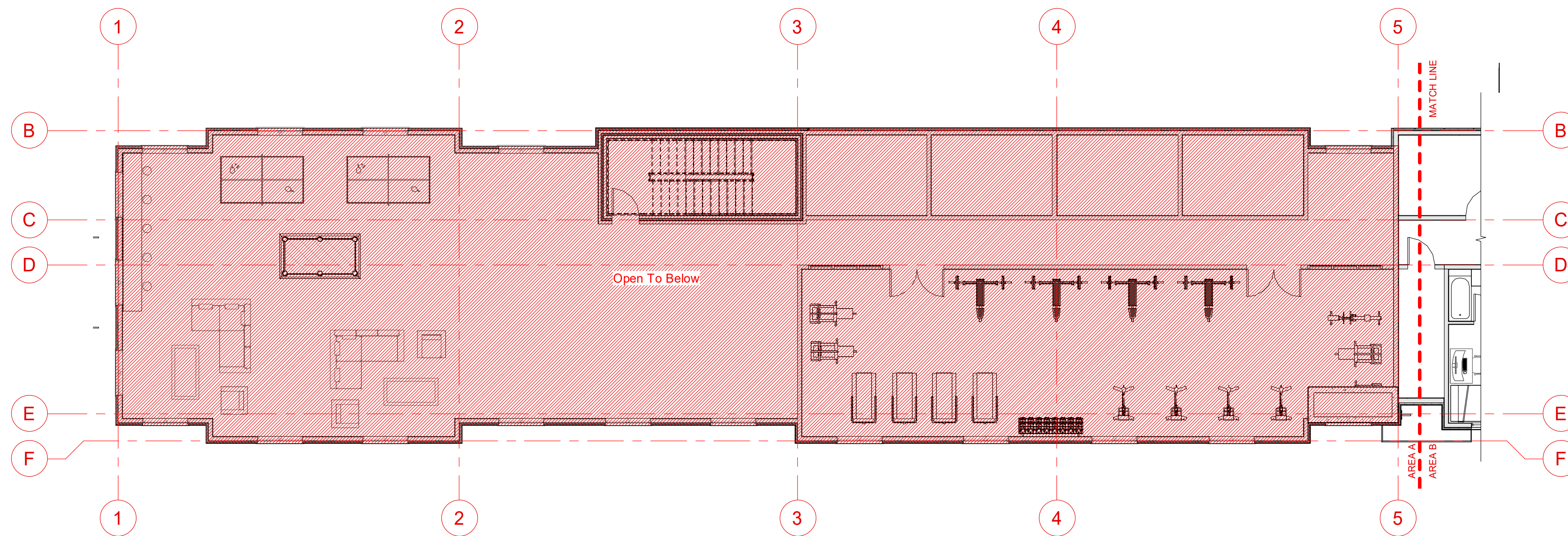
Bueno Ave. Apartments
2022.07.28



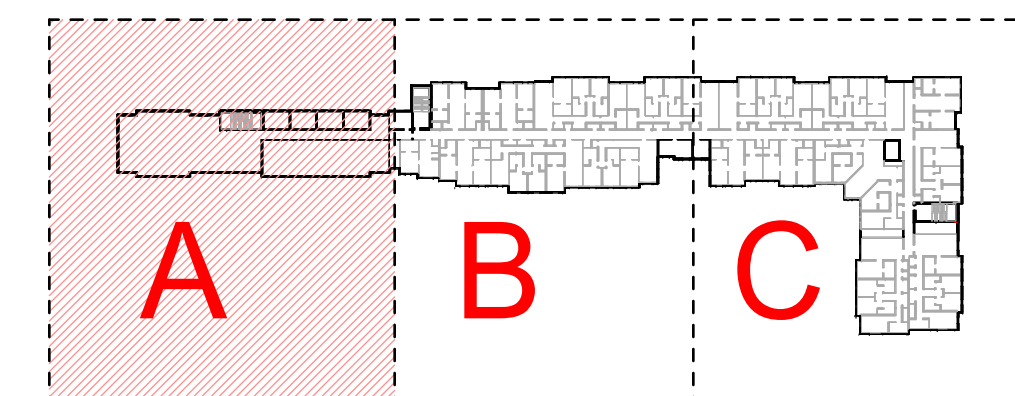
A-103



ELLIOTT WORKGROUP



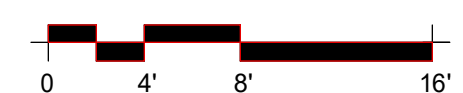
3A .Level 3 - Floor Plan - Area A.
1/8" = 1'-0"



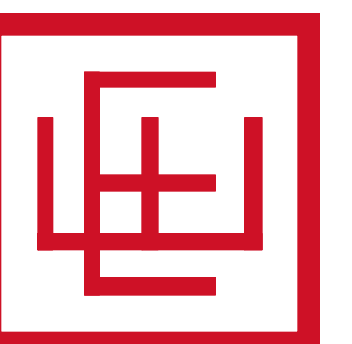
K Level 3 - Key Plan A
1" = 100'-0"

Level 3 - Floor Plan - Area A

Bueno Ave. Apartments
2022.07.28

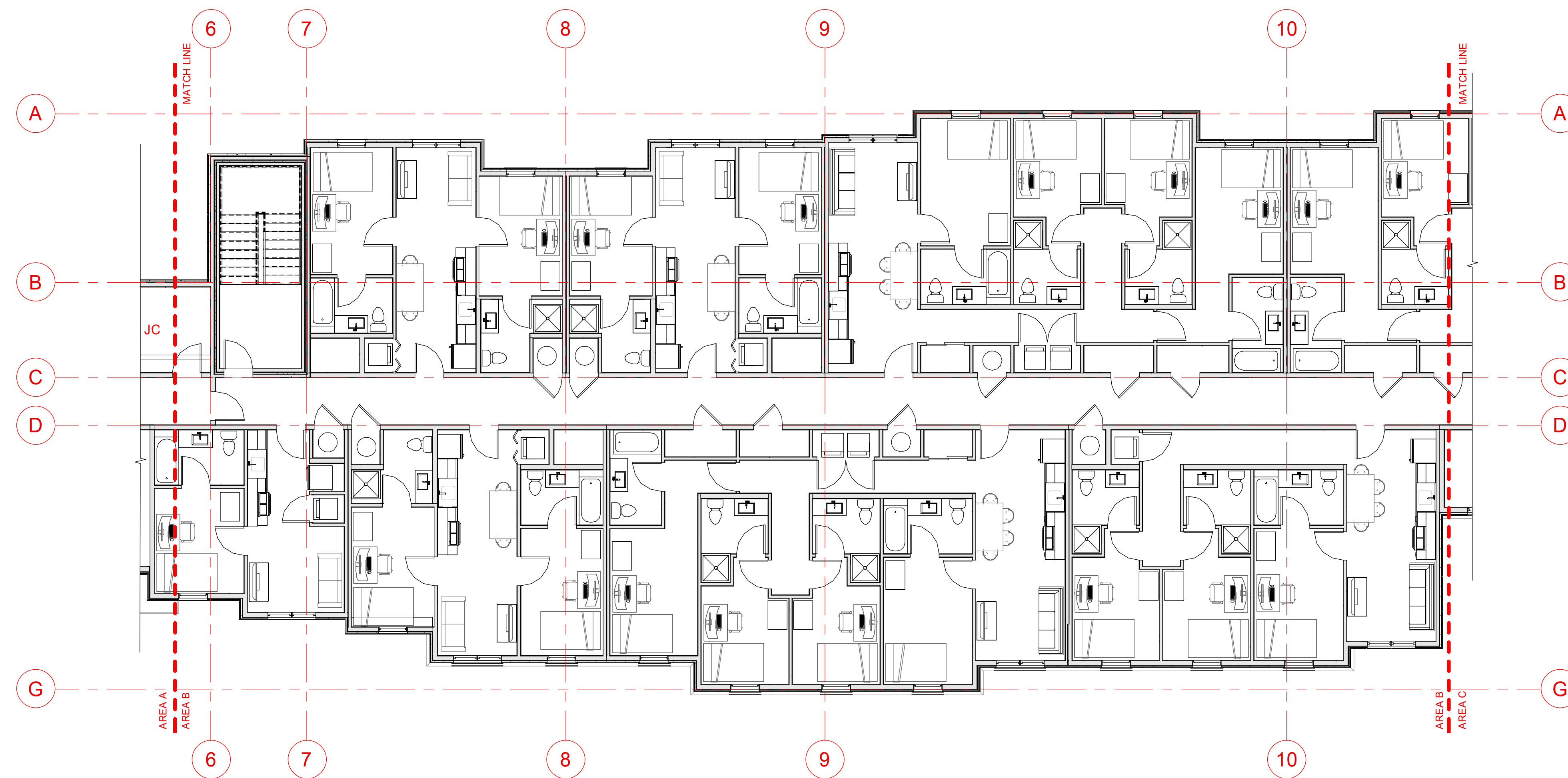


A-103A

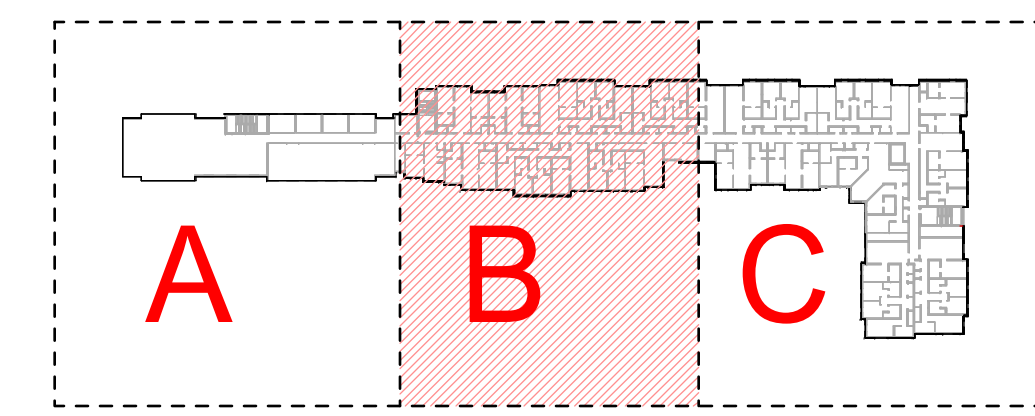


Level 3 - Floor Plan - Area B

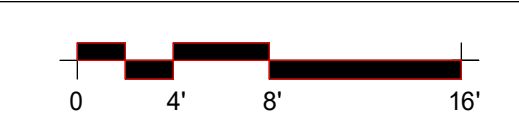
Bueno Ave. Apartments
2022.07.28



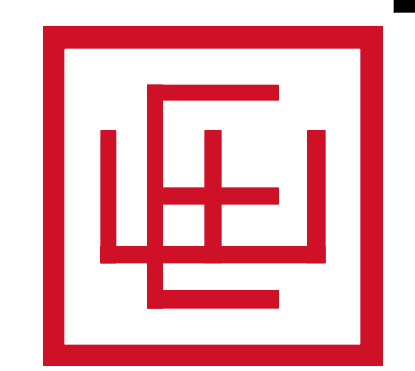
3B Level 3 - Floor Plan - Area B.
1/8" = 1'-0"

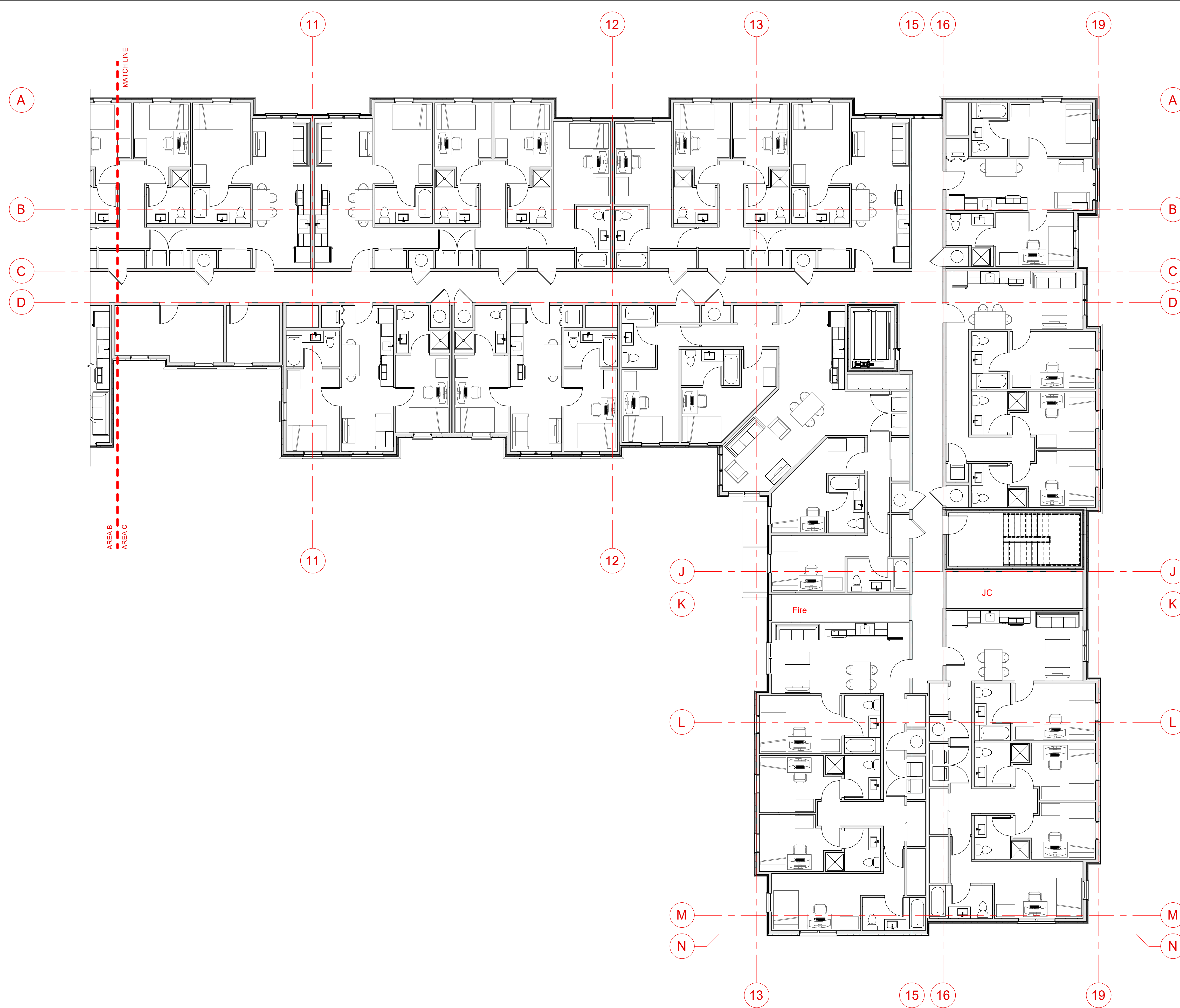


K Level 3 - Key Plan B
1" = 100'-0"

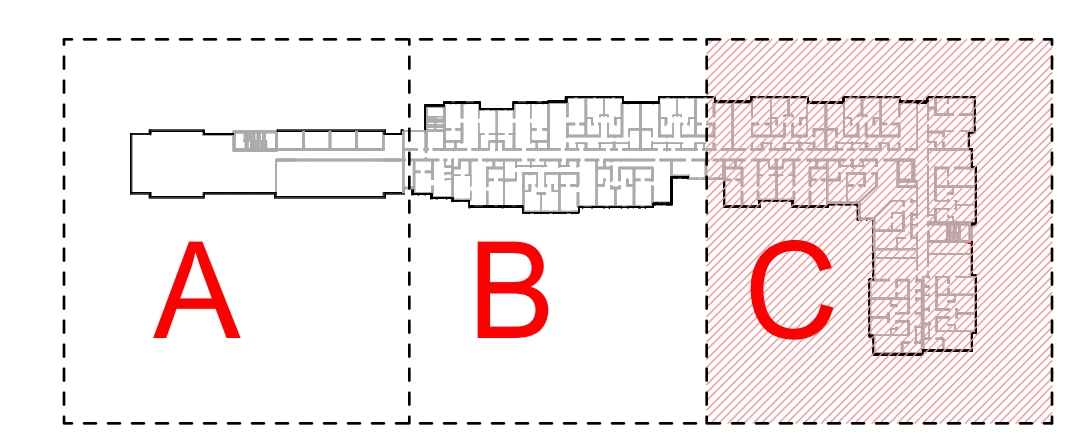


A-103B





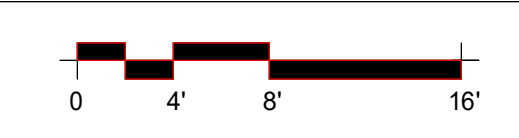
3C Level 3 - Floor Plan - Area C.
1/8" = 1'-0"



K Level 3 - Key Plan C
1" = 100'-0"

Level 3 - Floor Plan - Area C

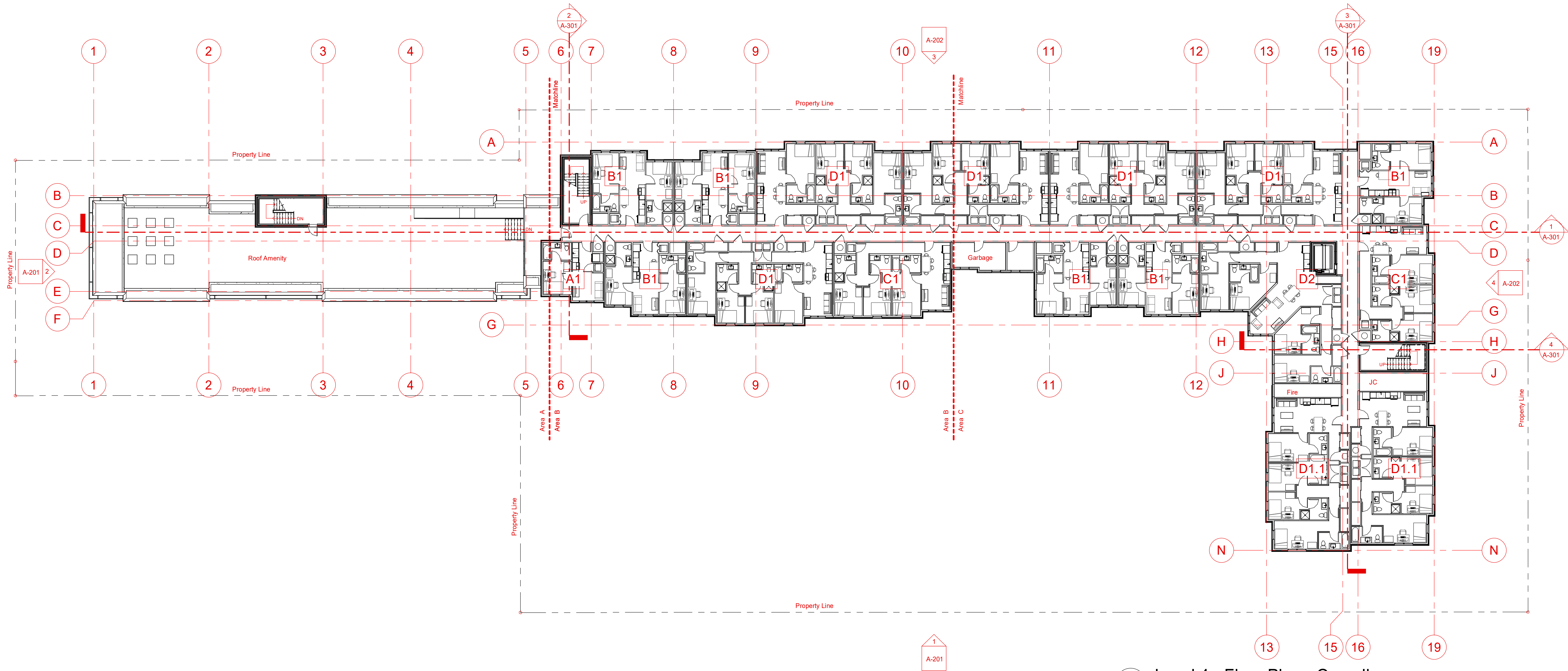
Bueno Ave. Apartments
2022.07.28



A-103C



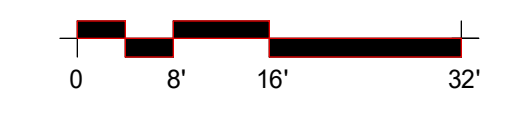
ELLIOTT WORKGROUP



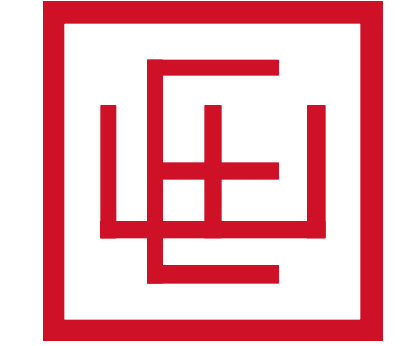
4 Level 4 - Floor Plan - Overall.
1/16" = 1'-0"

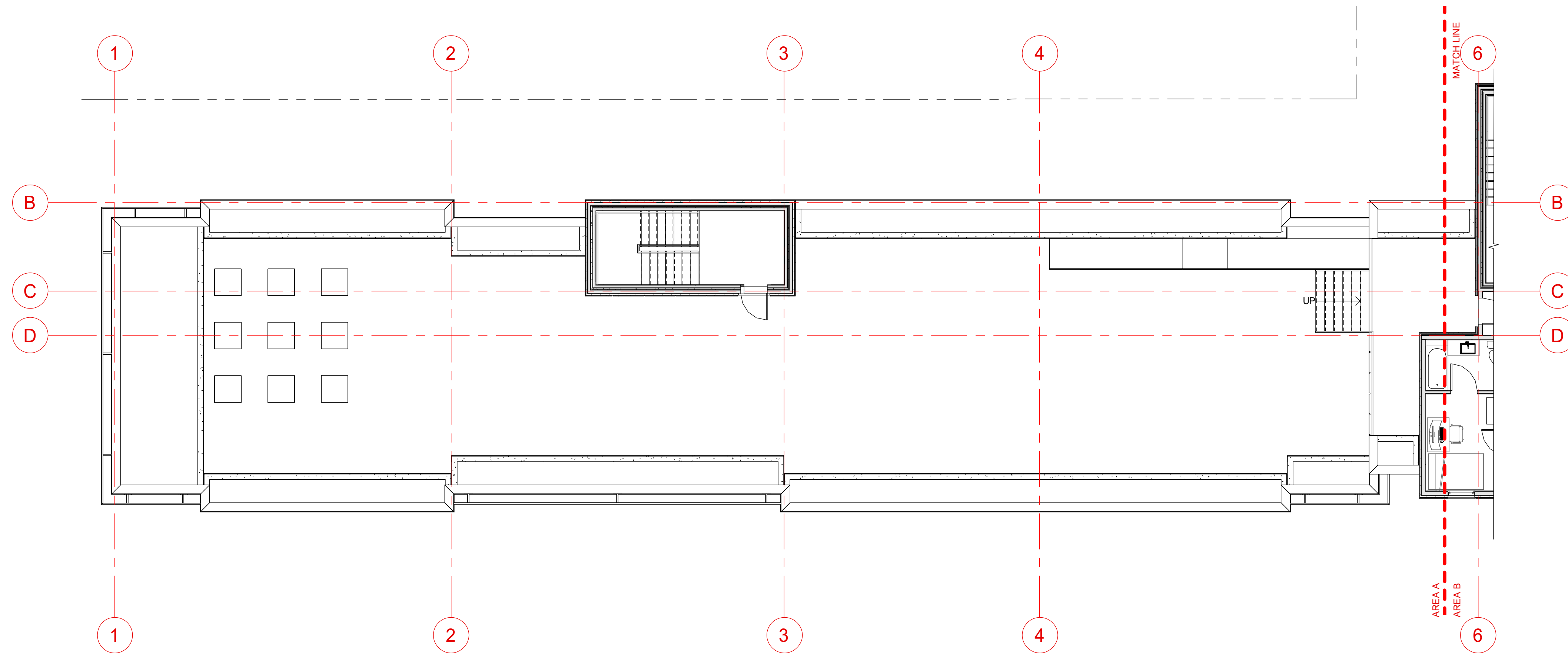
Level 4 - Floor Plan - Overall

Bueno Ave. Apartments
2022.07.28

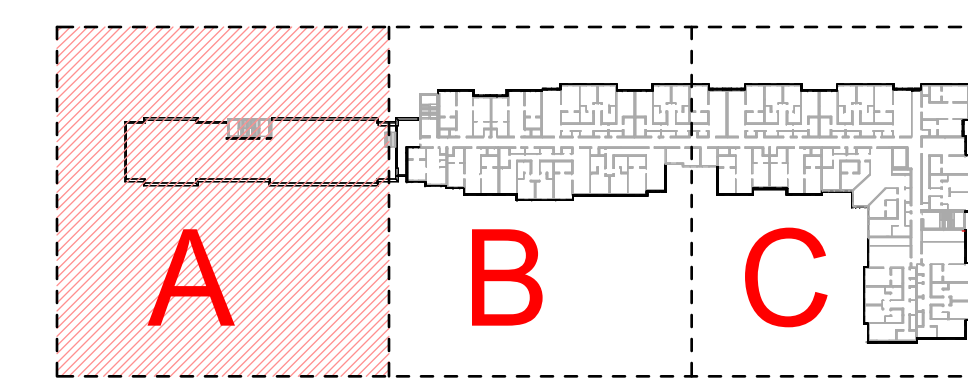


A-104





1 Level 4 - Floor Plan - Area A.
1/8" = 1'-0"



2 Level 4 - Key Plan A
1" = 100'-0"

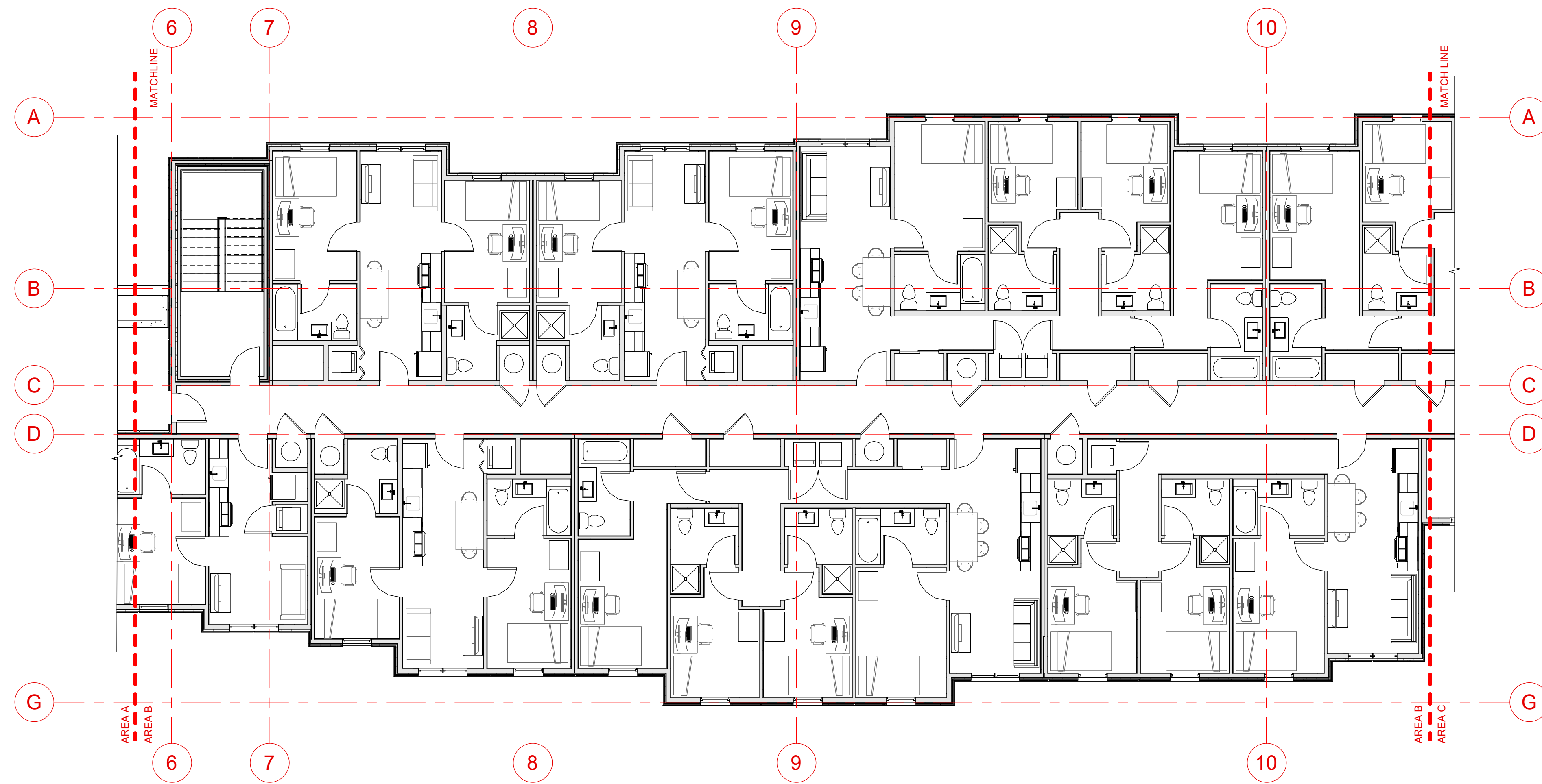
Level 4 - Floor Plan - Area A

Bueno Ave. Apartments

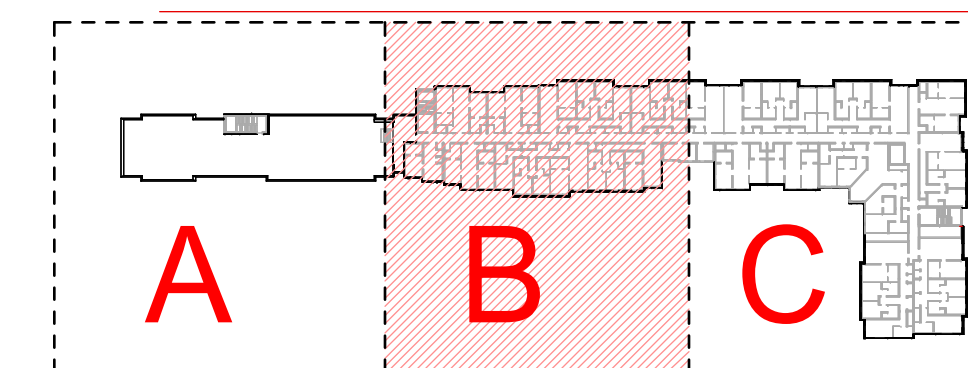
2022.07.28

A-104A

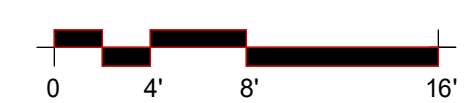




4B Level 4 - Floor Plan - Area B.
1/8" = 1'-0"



K Level 4 - Key Plan B
1" = 100'-0"

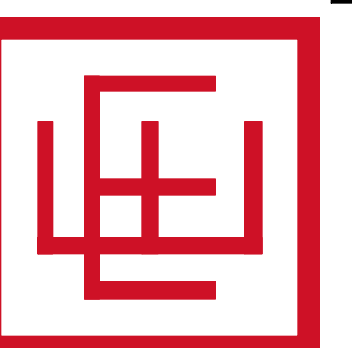


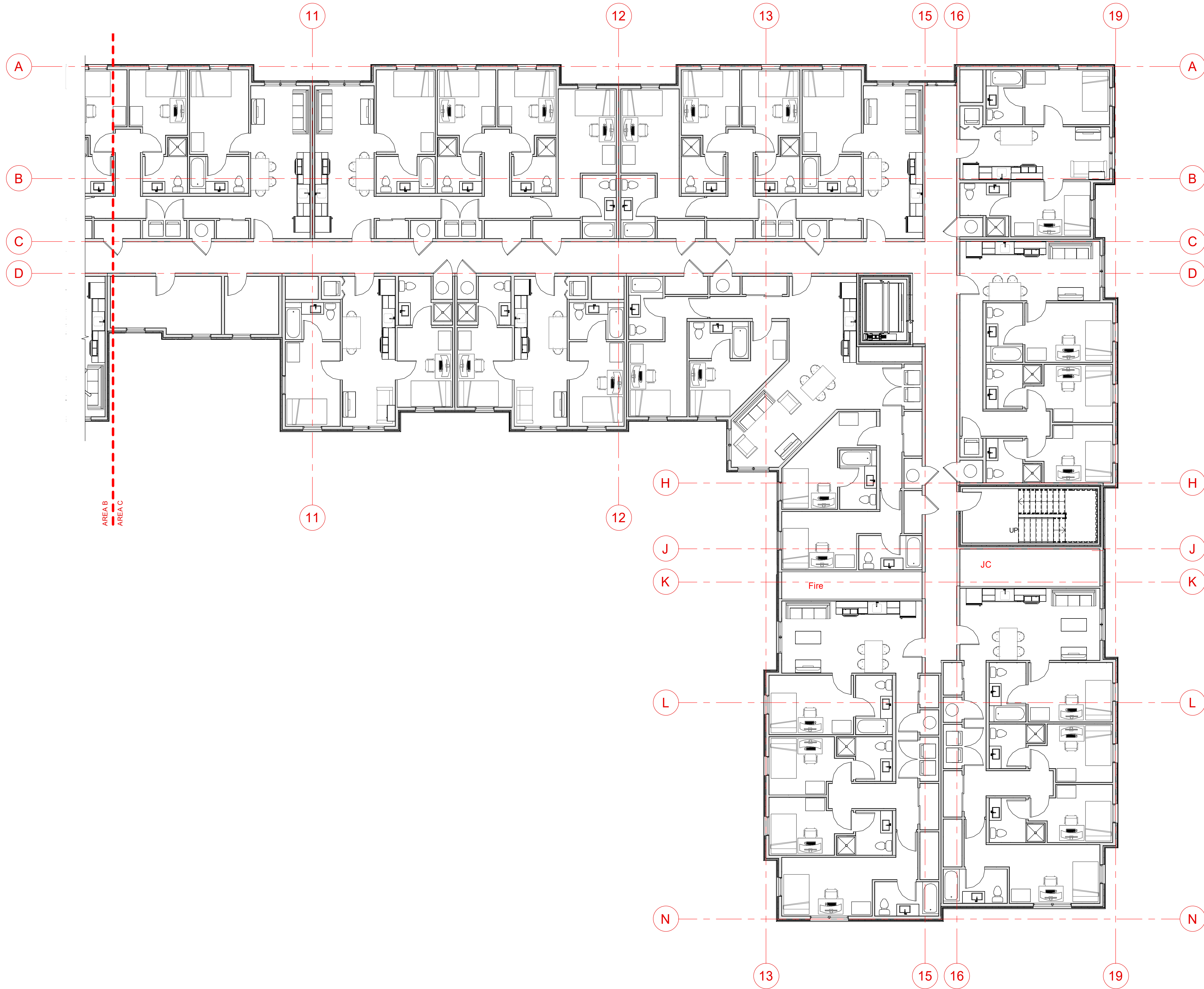
Level 4 - Floor Plan - Area B

Bueno Ave. Apartments

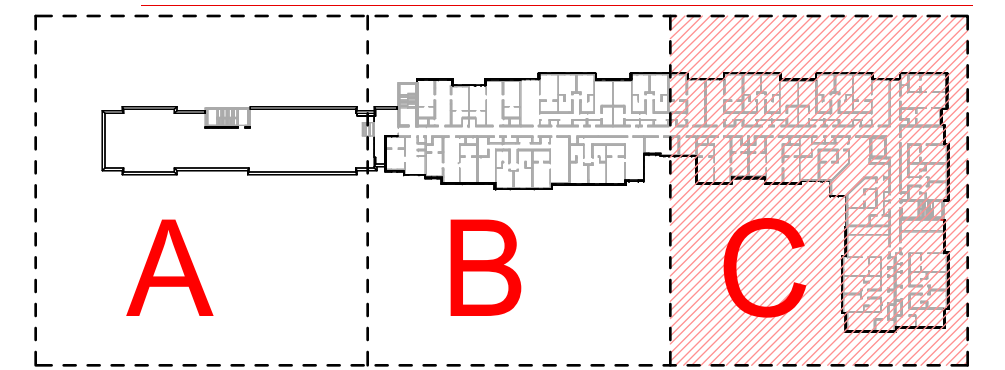
2022.07.28

A-104B





4C Level 4 - Floor Plan - Area C.
1/8" = 1'-0"



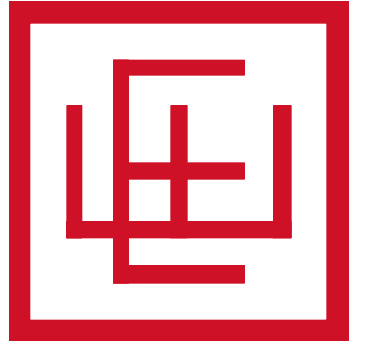
K Level 4 - Key Plan C
1" = 100'-0"



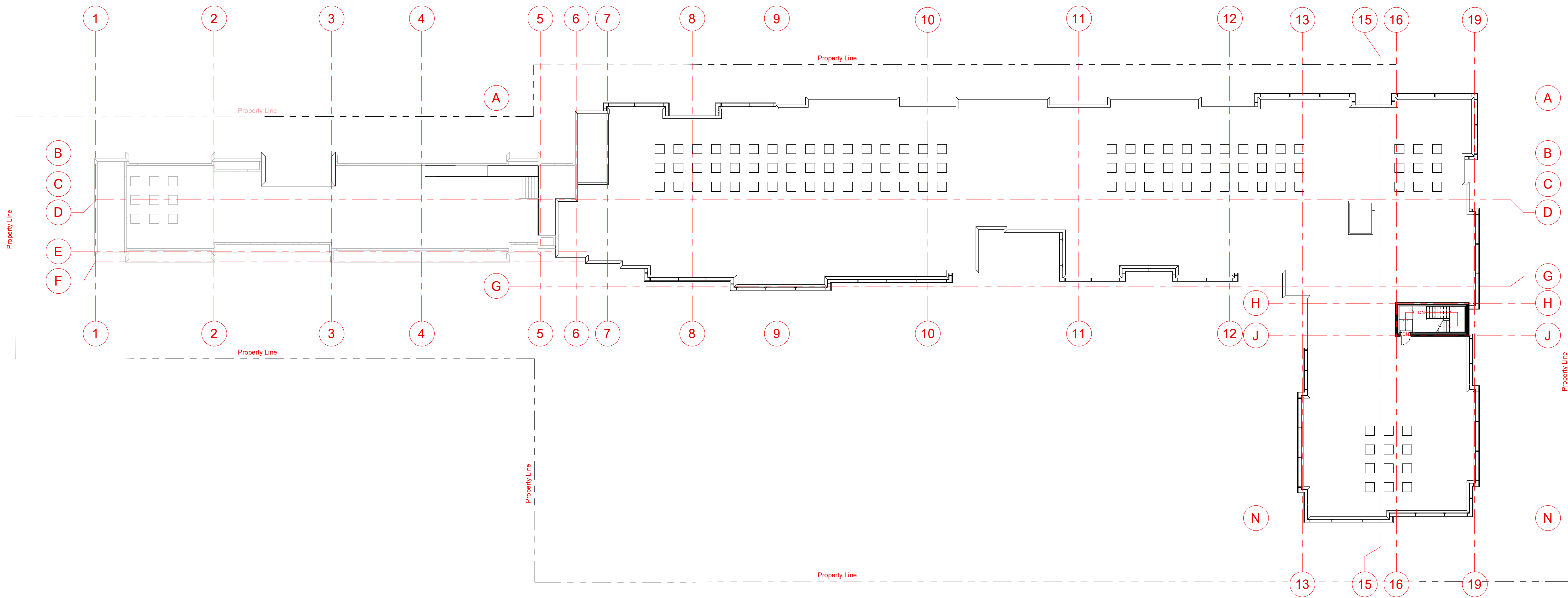
Level 4 - Floor Plan - Area C

Bueno Ave. Apartments
2022.07.28

A-104C



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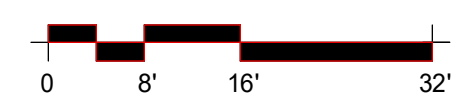


R Level R - Roof Plan - Overall.
 1/16" = 1'-0"

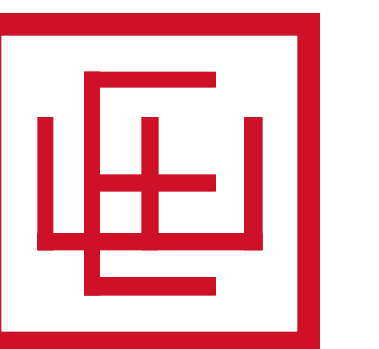
Level R - Roof Plan - Overall

Bueno Ave. Apartments

2022.07.28



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1 Perspective View 1.



2 Perspective View 2.



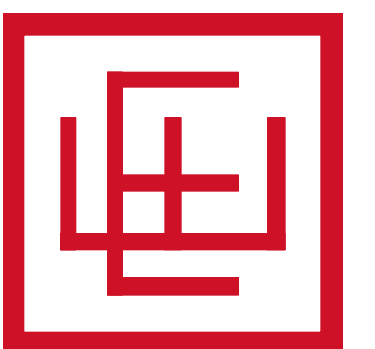
3 Perspective View 3.

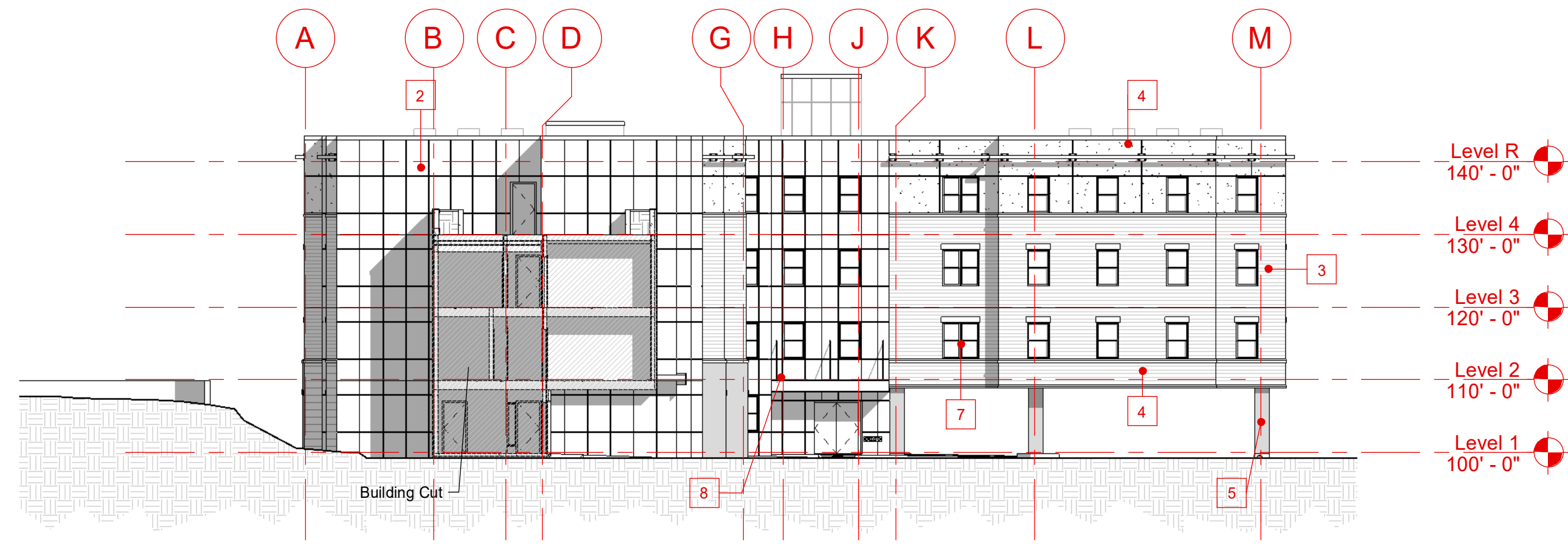


4 Perspective View 4.

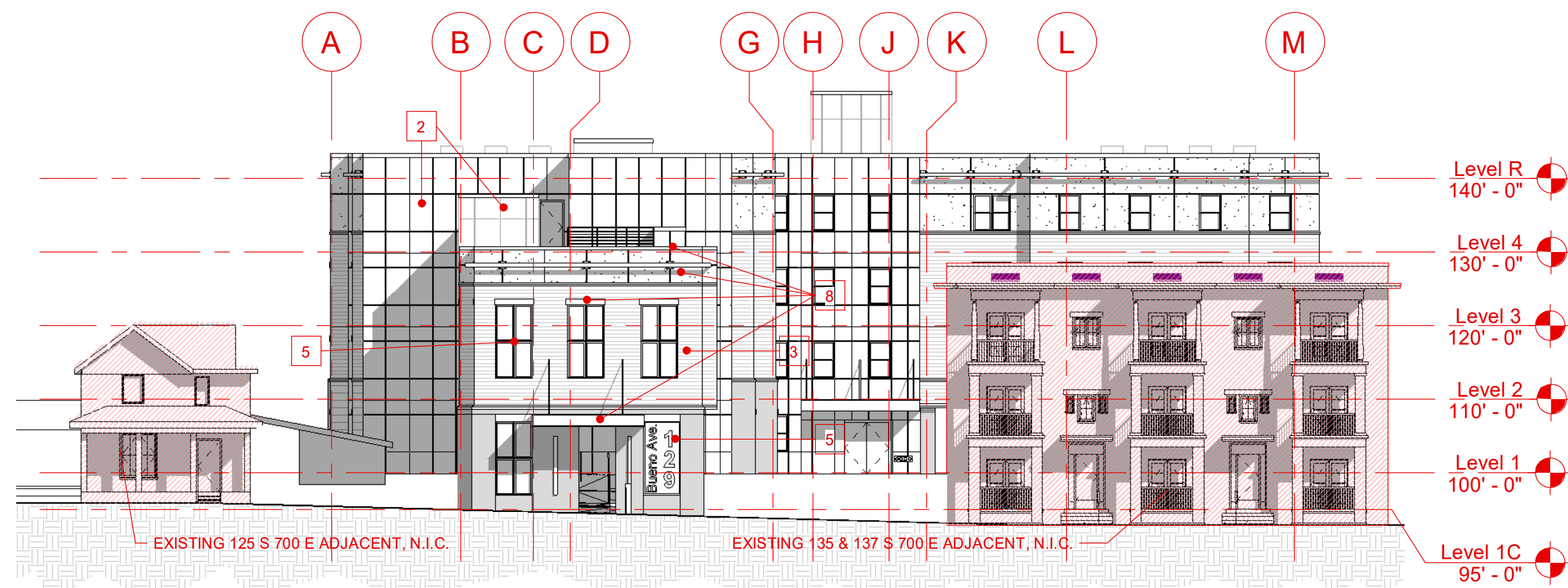
Building Perspectives

Bueno Ave. Apartments
2022.07.28





2B Elevation - West - Beyond.
1/16" = 1'-0"



2 Elevation - West - Overall.
1/16" = 1'-0"

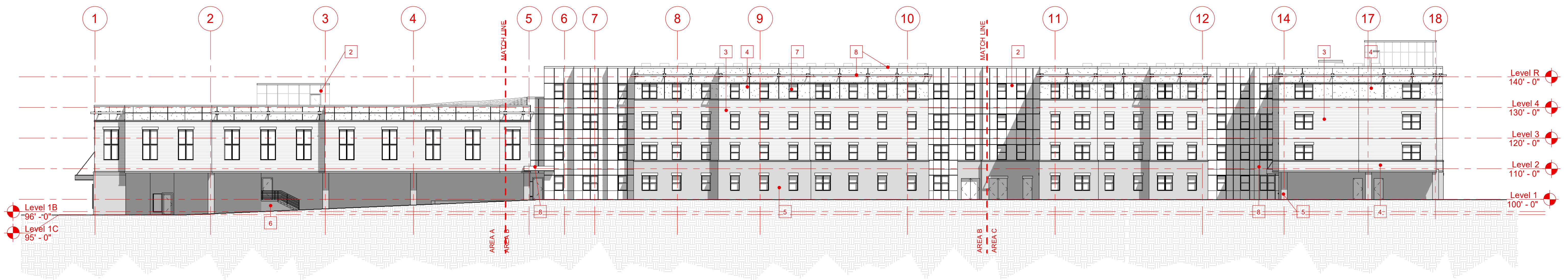
Legend - Finish Keynotes

General Notes

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2. All Mechanical Equipment Shall be Screened from the Public View. Rooftop Mounted Equipment Shall be Screened by a Parapet Wall or Screening Wall. Screening Walls Shall be to the Specifications of the Zoning Ordinance.
3. When Permitted, Exposed Utility Boxes and Conduits Shall be Painted to Match the Building.
4. All Signage Areas and Locations are Conceptual and are Subject to the Approval by the Building Inspection Division.

Datum Reference

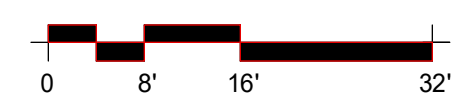
Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'



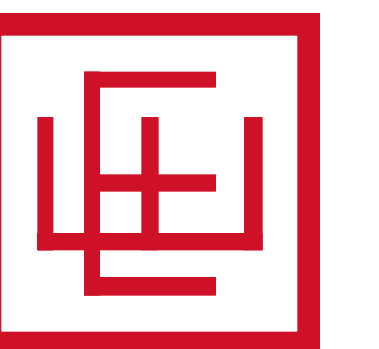
1 Elevation - South - Overall.
1/16" = 1'-0"

Elevations - Building South & West

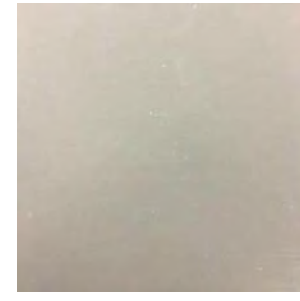
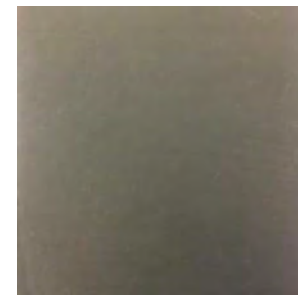


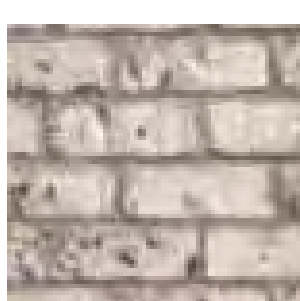
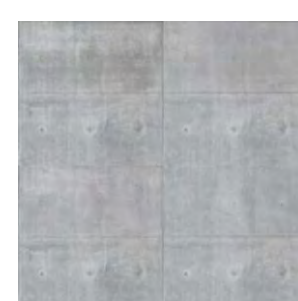

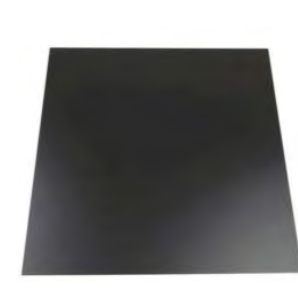
Bueno Ave. Apartments
2022.07.28



A-201



Legend - Finish Keynotes

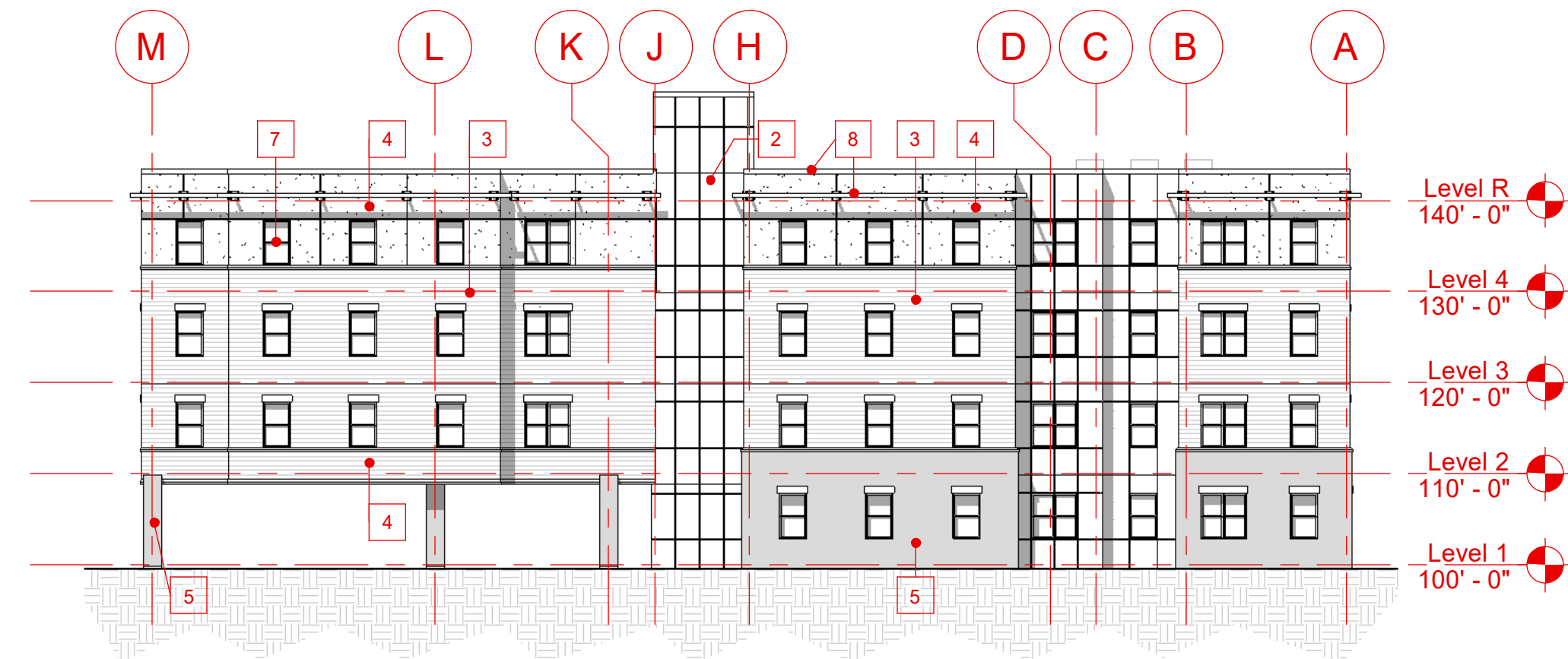
	
1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
	
3 EIFS (COLOR 1)	4 Lap Siding
	
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
	
7 Windows & Storefront Color	8 Metal Accents and Trim Color

General Notes

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4. All Signage Areas and Locations are Conceptual and are Subject to the Approval by the Building Inspection Division.

Datum Reference

Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'



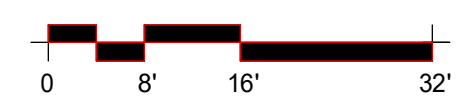
4 Elevation - East - Overall.
1/16" = 1'-0"



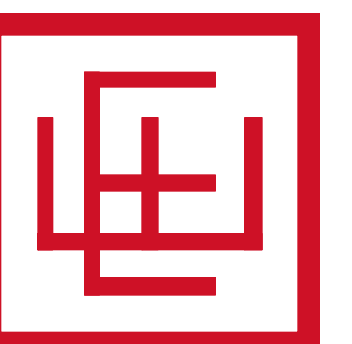
3 Elevation - North - Overall.
1/16" = 1'-0"

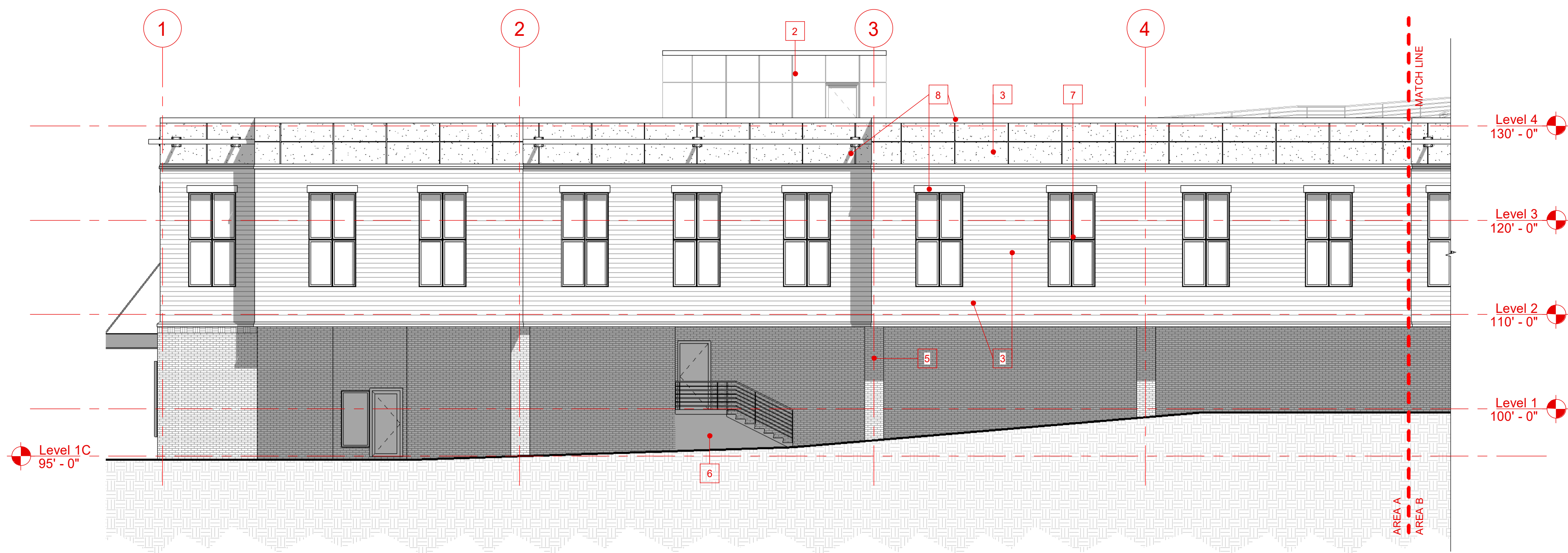
Elevations - Building North & East

Bueno Ave. Apartments
2022.07.28




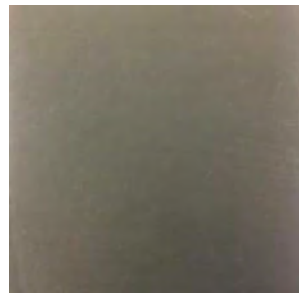





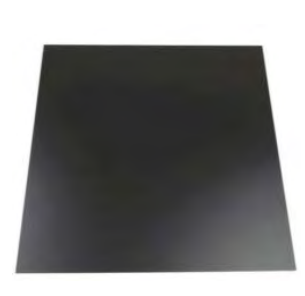
A-202





1A Elevation - South - Area A.
1/8" = 1'-0"

Legend - Finish Keynotes

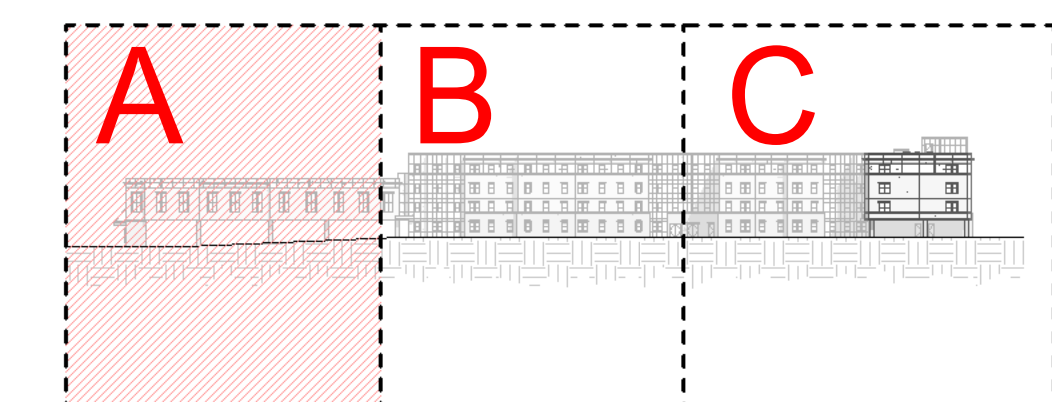
	
1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
	
3 EIFS (COLOR 1)	4 Lap Siding
	
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
	
7 Windows & Storefront Color	8 Metal Accernts and Trim Color

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Datum Reference

Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'



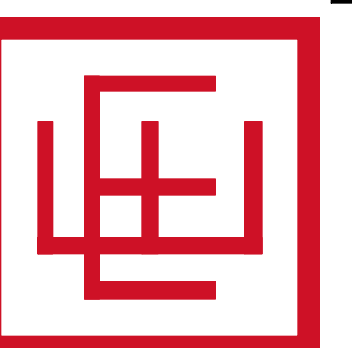
K SOUTH ELEVATION KEY - AREA A
1" = 100'-0"

South Elevation

Bueno Ave. Apartments
2022.07.28



A-211A





1B Elevation - South - Area B.
1/8" = 1'-0"

Legend - Finish Keynotes

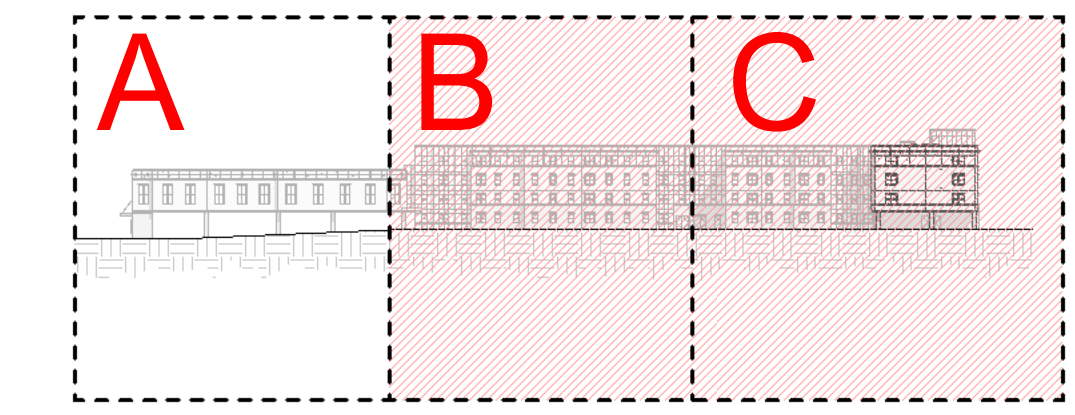
1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
3 Siding 12" Reveal	4 Siding 6" Reveal
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
7 Windows & Storefront Color	8 Metal Accents and Trim Color

General Notes

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Datum Reference

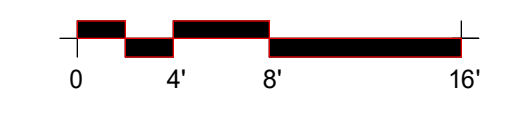
Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'



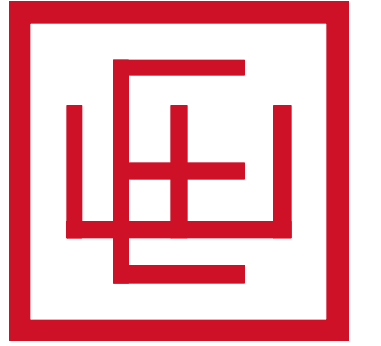
K SOUTH ELEVATION KEY - AREA B&C
1" = 100'-0"

South Elevation

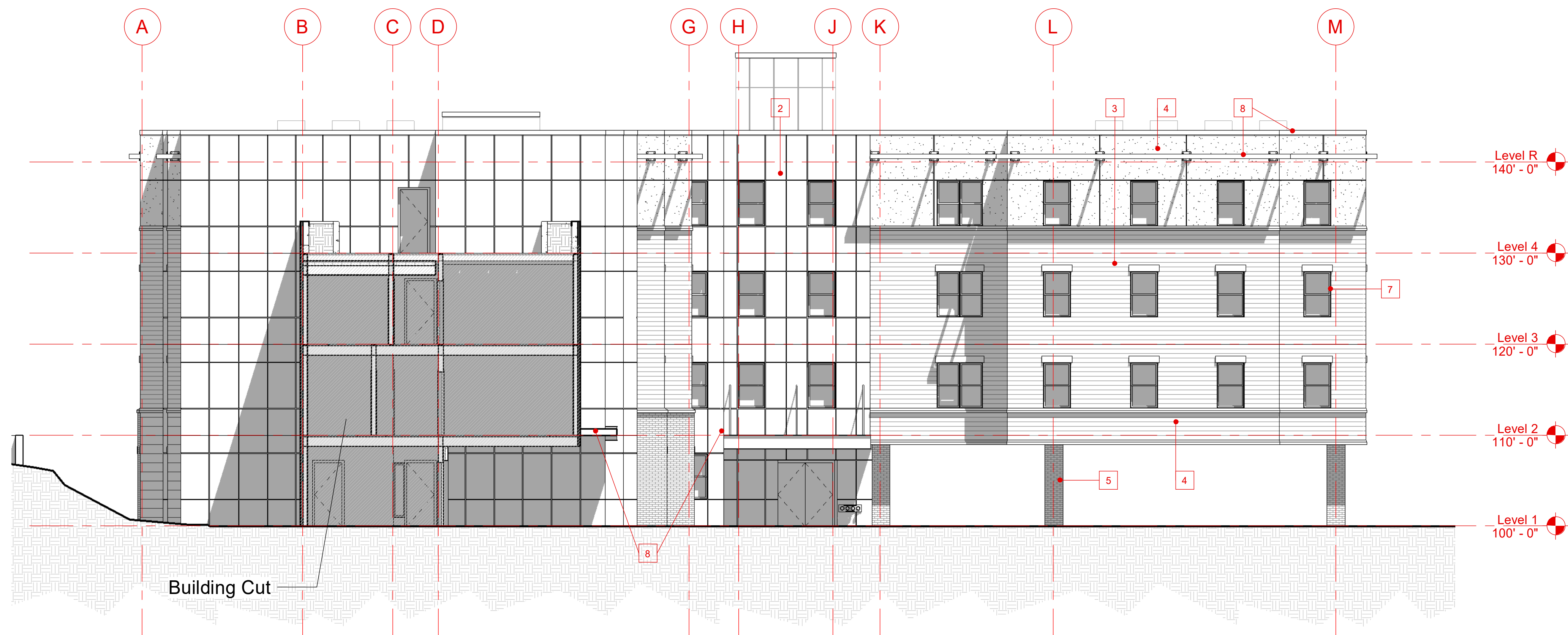
Bueno Ave. Apartments
2022.07.28



A-211B



ELLIOTT WORKGROUP



2B Elevation - West 2B - Beyond.
1/8" = 1'-0"



2A Elevation - West.
1/8" = 1'-0"

Legend - Finish Keynotes

1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
3 Siding 12" Reveal	4 Siding 6" Reveal
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
7 Windows & Storefront Color	8 Metal Accernts and Trim Color

General Notes

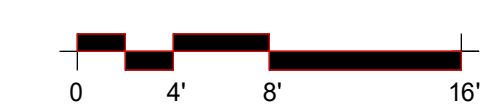
1. Building Facades and Finish Materials are for Conceptual Design and Planning Review Purposes Only. All Building Finish Materials Require Review and Approval from the Building Inspections Division.
2. All Mechanical Equipment Shall be Screened from the Public View. Rooftop Mounted Equipment Shall be Screened by a Parapet Wall or Screening Wall. Screening Walls Shall be to the Specifications of the Zoning Ordinance.
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4. All Signage Areas and Locations are Conceptual and are Subject to the Approval by the Building Inspection Division.

Datum Reference

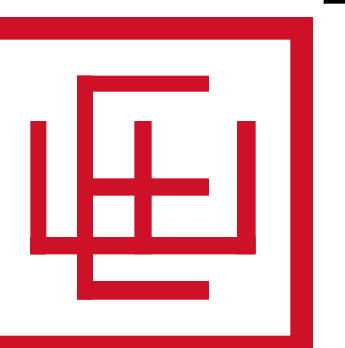
Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'

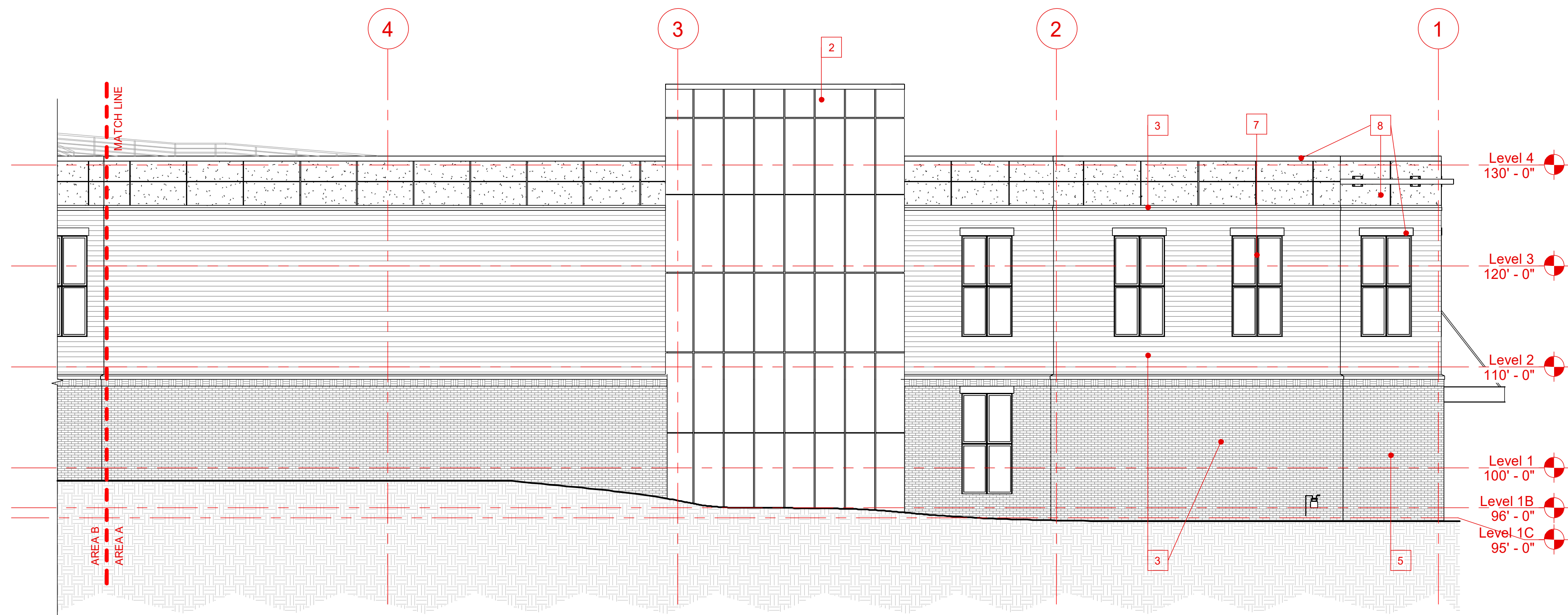
West Elevation

Bueno Ave. Apartments
2022.07.28



A-212





3A Elevation - North - Area A
1/8" = 1'-0"

Legend - Finish Keynotes

1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
3 EIFS (COLOR 1)	4 Lap Siding
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
7 Windows & Storefront Color	8 Metal Accernts and Trim Color

General Notes

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3. When Permitted, Exposed Utility Boxes and Conduits Shall be Painted to Match the Building.
4. All Signage Areas and Locations are Conceptual and are Subject to the Approval by the Building Inspection Division.

Datum Reference

Architectural Elevation 1'00'-0" = USGS Elevation 4381.90'

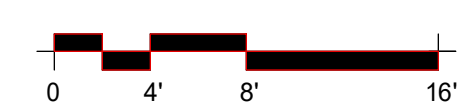


K NORTH ELEVATION KEY - AREA A
1" = 100'-0"

North Elevation

Bueno Ave. Apartments

2022.07.28



A-213A





3B Elevation - North - Area B
1/8" = 1'-0"



3C Elevation - North - Area C
1/8" = 1'-0"

Legend - Finish Keynotes

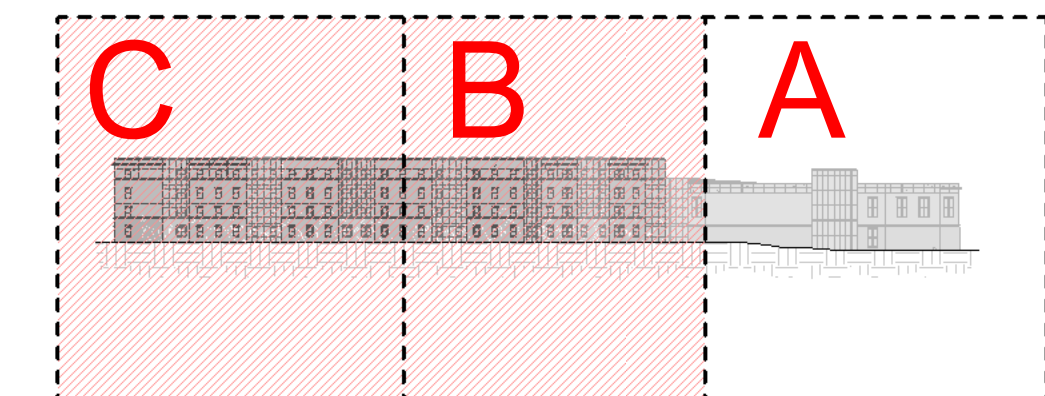
1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
3 Siding 12" Reveal	4 Siding 6" Reveal
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
7 Windows & Storefront Color	8 Metal Accents and Trim Color

General Notes

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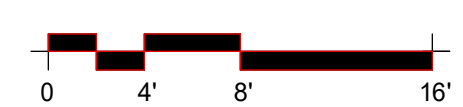


K NORTH ELEVATION KEY - AREA B&C
1" = 100'-0"

North Elevation

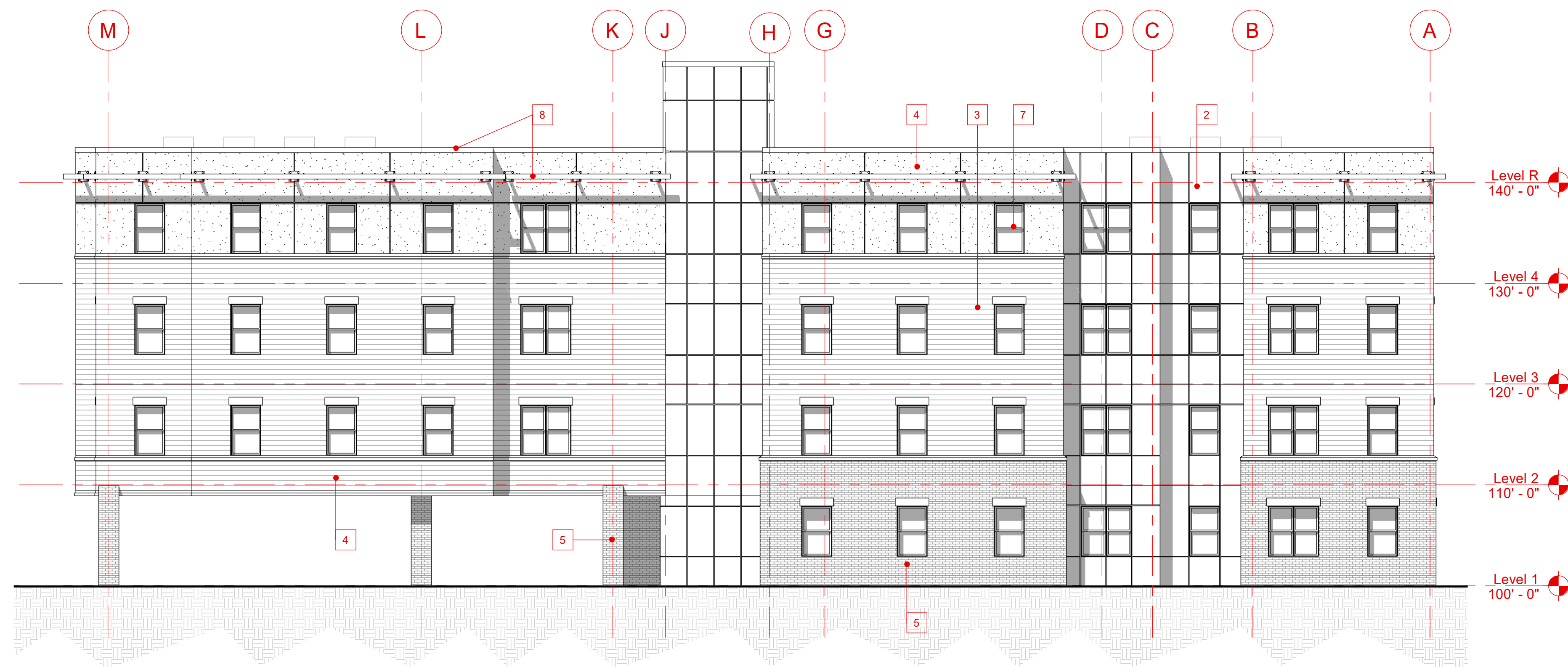
Bueno Ave. Apartments

2022.07.28




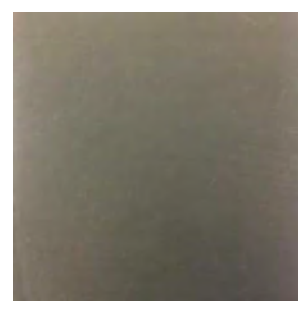



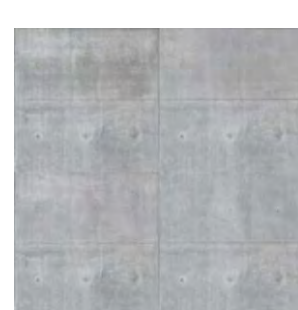

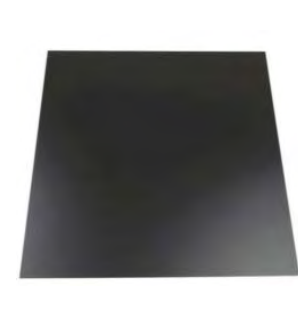
A-213B





4A Elevation - East
1/8" = 1'-0"

Legend - Finish Keynotes

	
1 Cement Panel (COLOR 1)	2 Cement Panel (COLOR 2)
	
3 EIFS (COLOR 1)	4 Lap Siding
	
5 Atlas Structural Brick - Obsidian	6 Architectural Concrete
	
7 Windows & Storefront Color	8 Metal Accernts and Trim Color

General Notes

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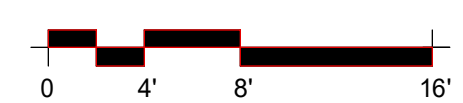
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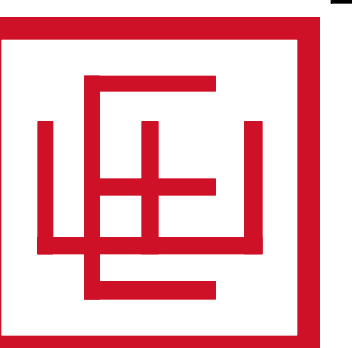
East Elevation

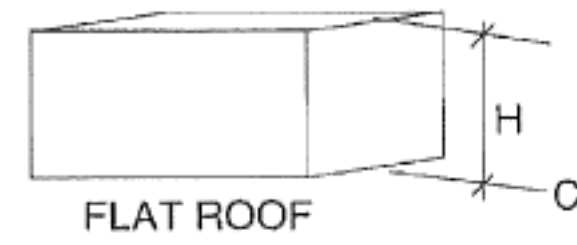
Bueno Ave. Apartments

2022.07.28

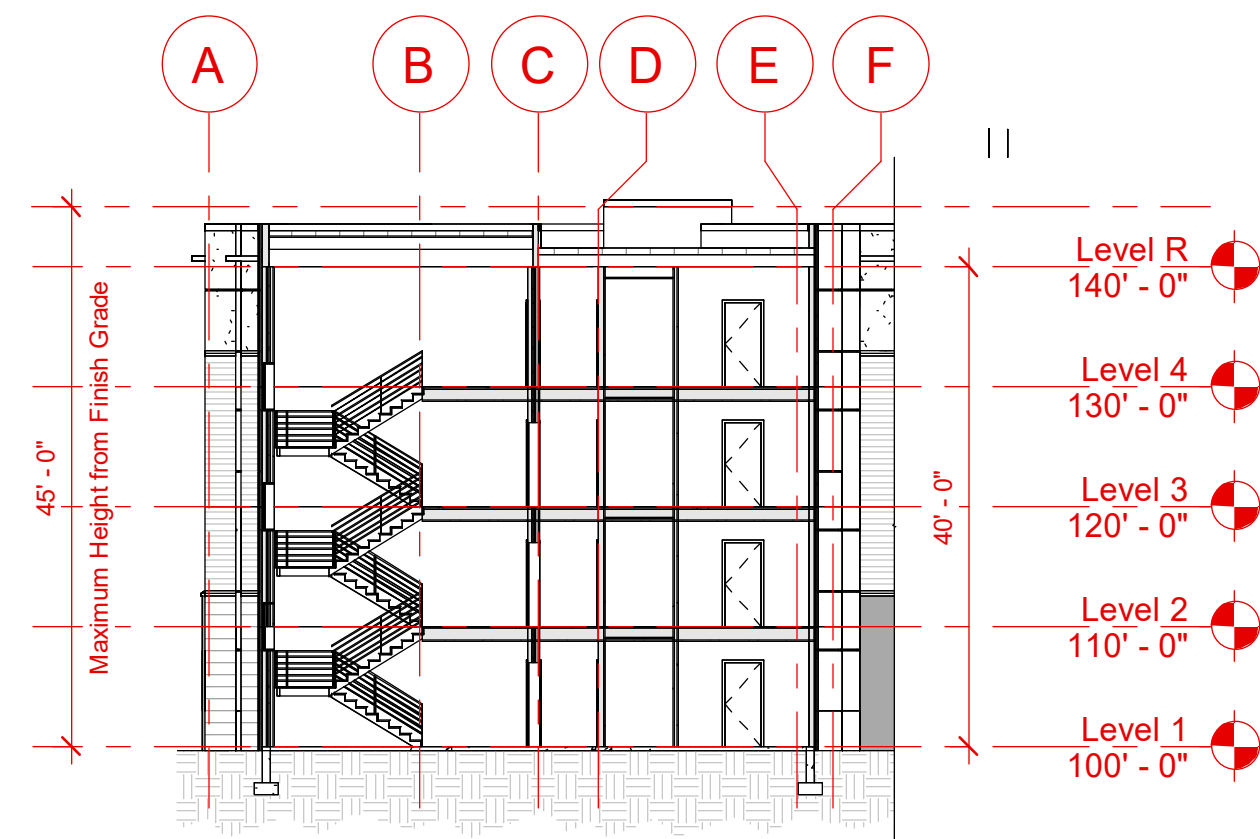


A-214

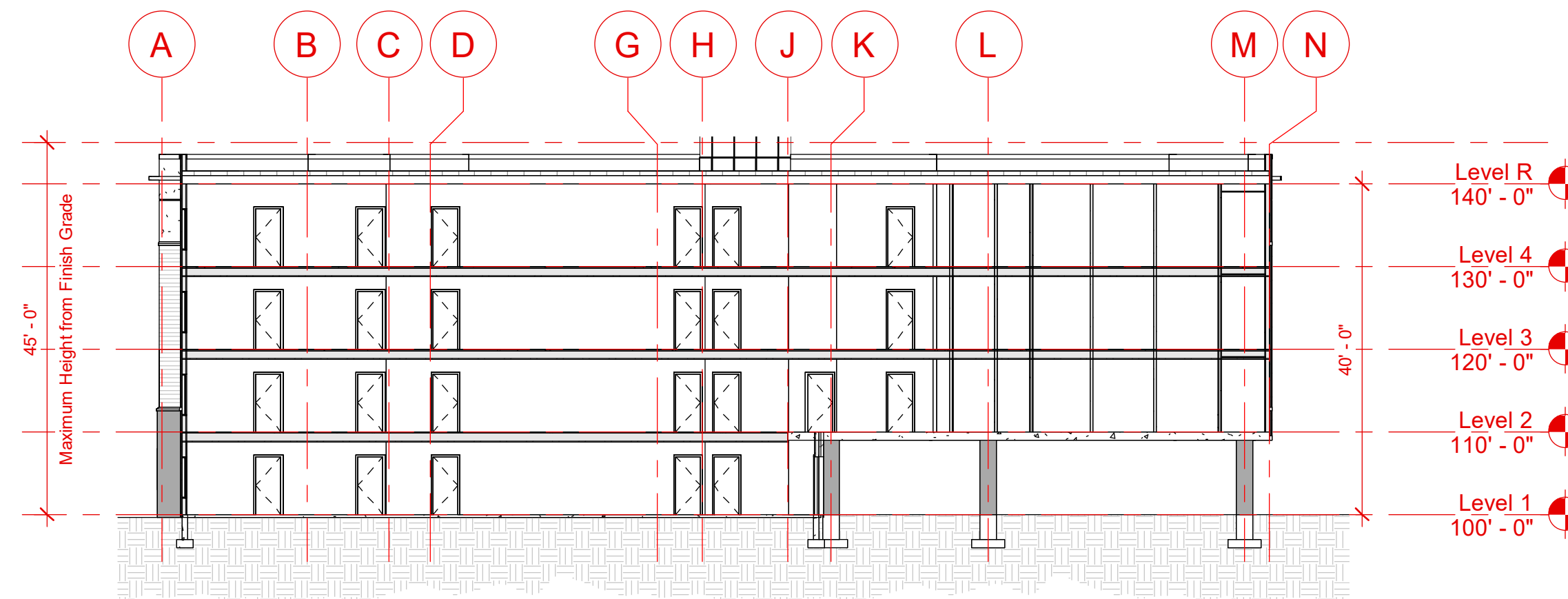




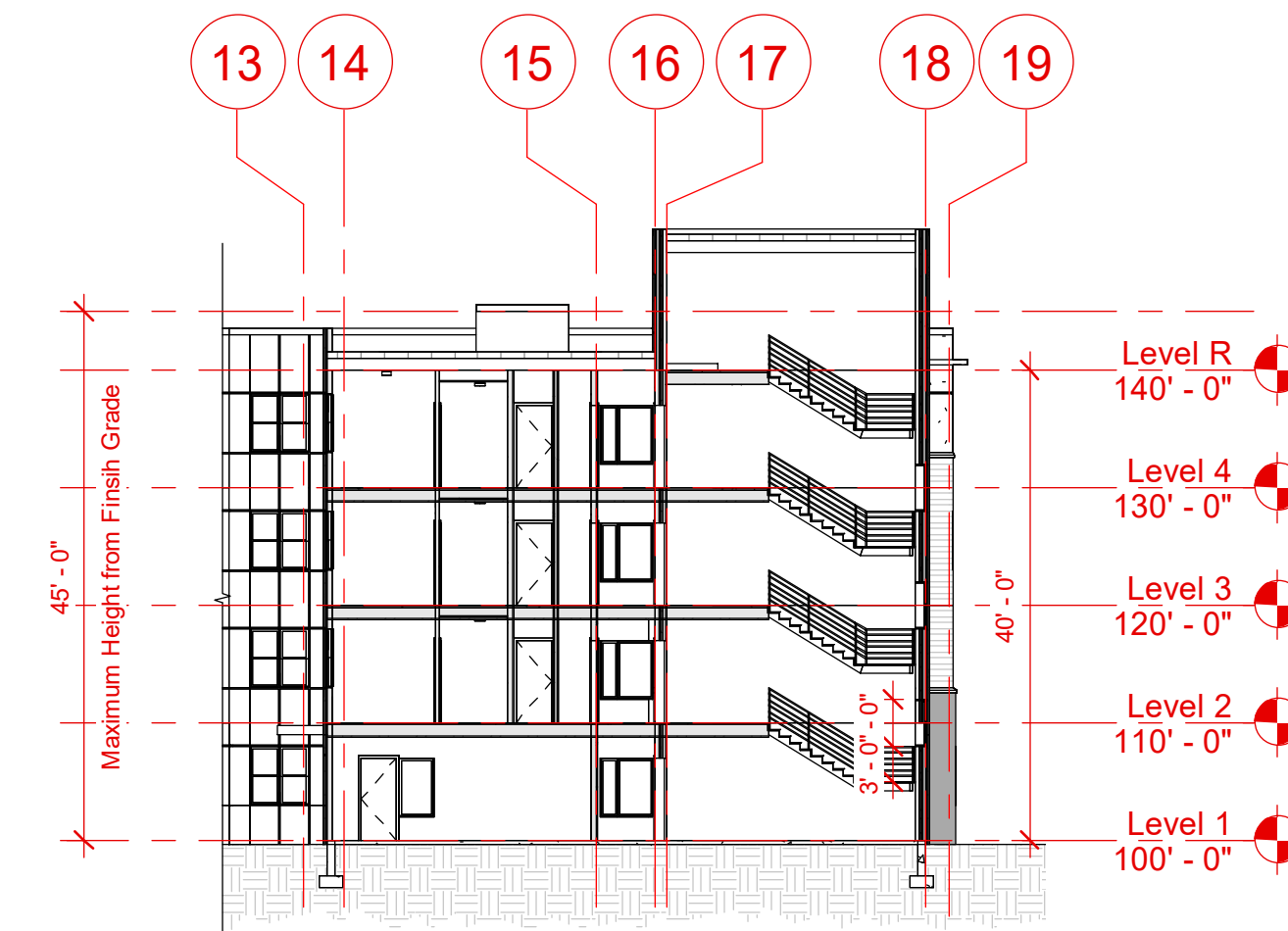
DEFINITION :
Building Height
 The vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof; the deck line of a mansard roof, or the average height of the gable on a pitched, gambrel, hip or shed roof.



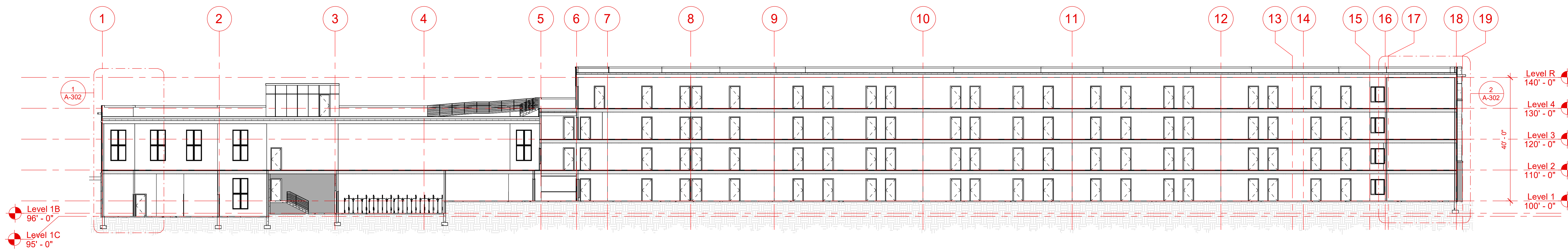
2 Building Section 2.
 1/16" = 1'-0"



3 Building Section 3.
 1/16" = 1'-0"



4 Building Section 4.
 1/16" = 1'-0"

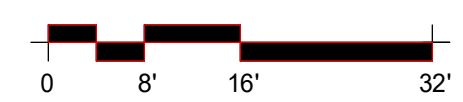


1 Building Section 1.
 1/16" = 1'-0"

Sections - Building

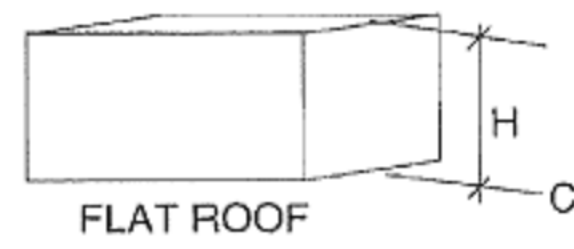
Bueno Ave. Apartments

2022.07.28

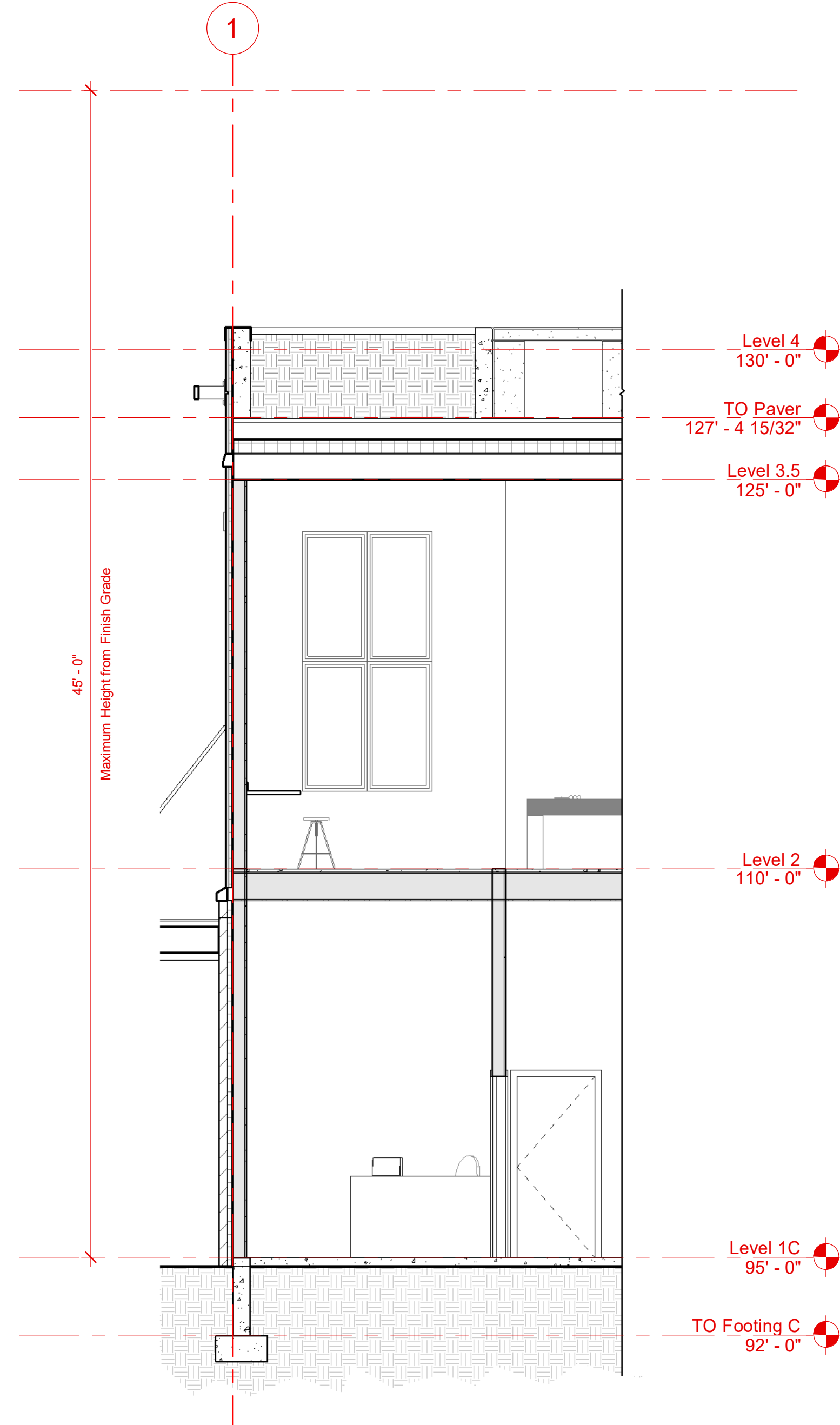


A-301

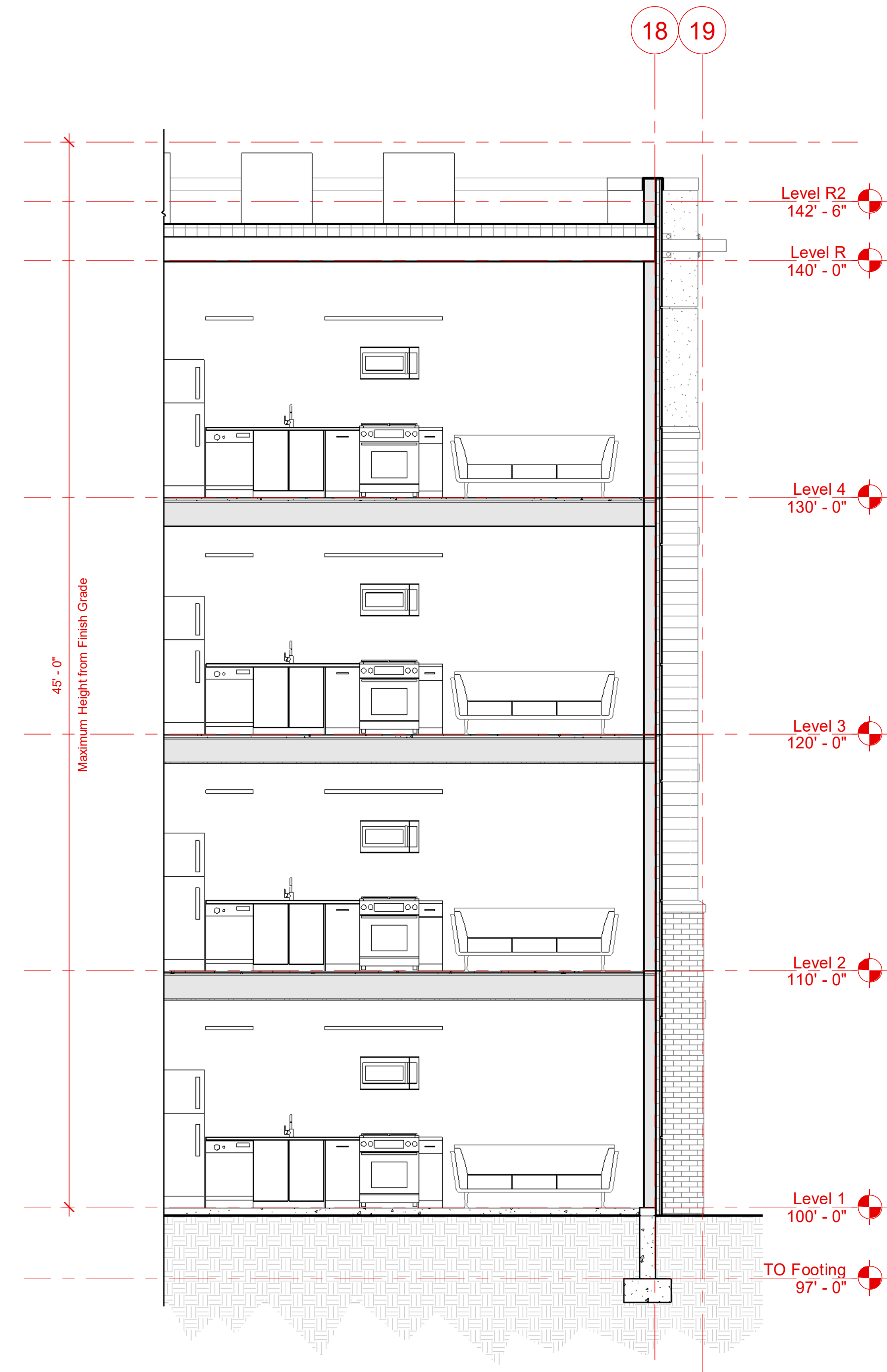




DEFINITION :
Building Height
 The vertical distance measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof; the deck line of a mansard roof, or the average height of the gable on a pitched, gambrel, hip or shed roof.



1 Building Section 1. - Callout 1
 1/4" = 1'-0"

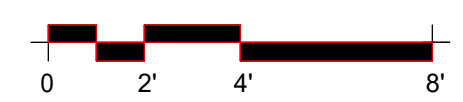


2 Building Section 1. - Callout 2
 1/4" = 1'-0"

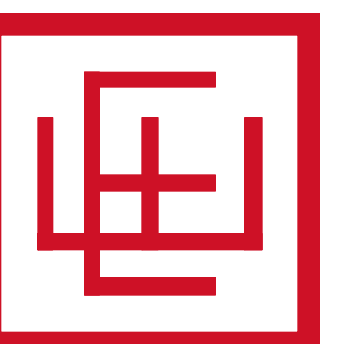
Sections - Wall

Bueno Ave. Apartments

2022.07.28



A-302





CALL BLUESTAKES
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CONSTRUCTION.

BENCHMARK

STREET MONUMENT
INTERSECTION OF
700 EAST STREET &
100 SOUTH STREET
ELEV = 4385.35'

*PARKING REQUIREMENTS FOR A ROOMING HOUSE IN THE RMF-45 ZONE REQUIRE 1 STALL PER 2 BEDROOMS. THERE IS ALSO A 25% REDUCTION IN PARKING ALLOWED BY IMPLEMENTING THE TRANSPORTATION DEMAND MANAGEMENT STRATEGIES SHOWN BELOW:
1. AT LEAST FIFTY PERCENT (50%) OF THE REQUIRED BICYCLE PARKING PROVIDED IN THE FORM OF SECURED LONG TERM BICYCLE PARKING LOCATED IN THE INTERIOR OF A BUILDING AND MADE AVAILABLE TO RESIDENTS, EMPLOYEES OR PATRONS OF THE DEVELOPMENT.
2. PERMANENTLY SHELTERED, COVERED OR SECURE FACILITIES FOR THE REQUIRED BICYCLE PARKING.
3. AN ON PREMISES GYM OR WORKOUT FACILITY FOR RESIDENTS OR EMPLOYEES WITH AT LEAST FOUR HUNDRED (400) SQUARE FEET OF SPACE DEDICATED TO WORKOUT EQUIPMENT.

PARKING DATA TABLE	
TOTAL BEDROOMS (SINGLE OCCUPANCY)	192
REQUIRED PARKING STALLS (1 STALL/2 BEDROOMS)	96
25% TRANSPORTATION DEMAND REDUCTION (STALLS)	24
FINAL REQUIRED PARKING STALL COUNT	72
ADA - ACCESSIBLE STALLS PROVIDED	3
TOTAL STALLS PROVIDED	73
ELECTRIC VEHICLE STALLS PROVIDED	3

* 1 ELECTRIC VEHICLE PARKING SPACE REQUIRED PER 25 PARKING SPACES PROVIDED.

GENERAL NOTES

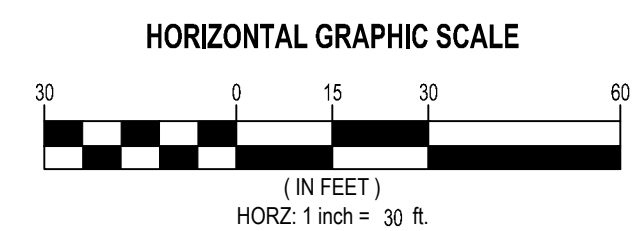
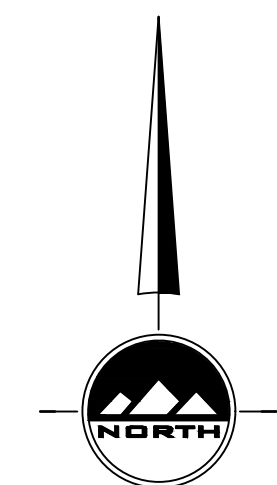
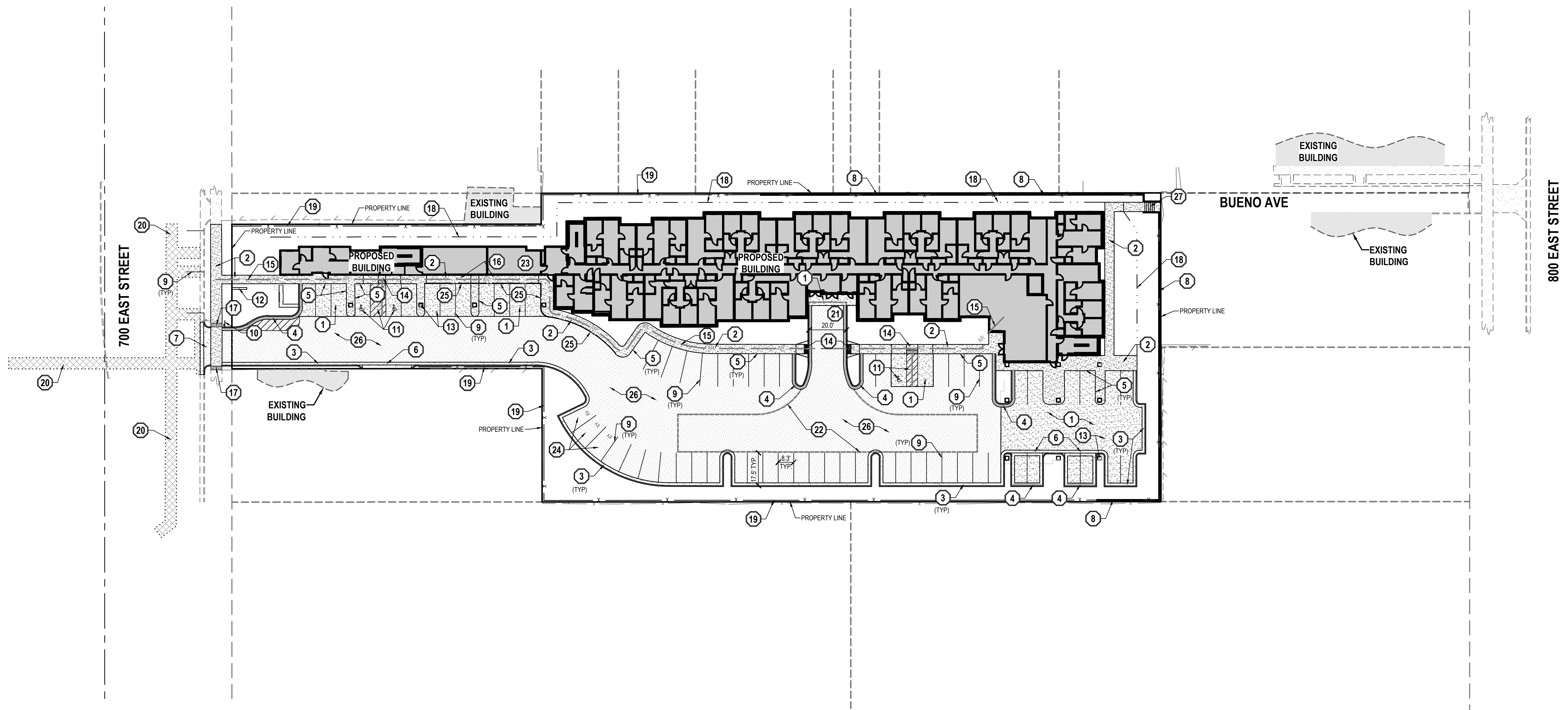
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 24" TYPE 'A' CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-600.
- 6" TALL MONOLITHIC CURB PER DETAIL 10/C-600.
- 3" WATERWAY PER APWA STANDARD PLAN NO. 211.
- OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
- RETAINING WALL WITH 3' TALL VINYL FENCE. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- RELOCATED STOP SIGN.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- MONUMENT SIGN.
- BREEZEWAY AND COLUMNS PER ARCHITECTURAL PLANS.
- HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- DESIGNATED ACCESSIBLE ROUTE. RUNNING SLOPE SHALL NOT EXCEED 5.00% (1:12 OR 8.33% FOR RAMPS) AND CROSS SLOPES SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.

- ADA ACCESSIBLE RAMP. RAMP RUNNING SLOPE SHALL NOT EXCEED 1:12 OR 8.33% AND CROSS SLOPE SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.
- DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- DRAINAGE SWALE PER DETAIL 8/C-600.
- 6" TALL VINYL FENCE.
- BITUMINOUS PAVEMENT T-PATCH PER APWA STANDARD PLAN NO. 255 AND SPECIFICATIONS.
- TRASH AND RECYCLING ENCLOSURE LOCATED INSIDE BUILDING. SEE ARCHITECTURAL PLANS FOR INFORMATION.
- FIRE TURNAROUND PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS. SEE DIMENSION PLAN SHEET C-201 FOR ADDITIONAL INFORMATION.
- SECURE INDOOR BIKE PARKING LOCATED INSIDE BUILDING. 12 BIKE RACKS (24 TOTAL BIKE SPACES) PROVIDED. SEE ARCHITECTURAL PLANS FOR INFORMATION.
- ELECTRIC VEHICLE PARKING PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
- VARYING HEIGHT MONOLITHIC CURB SIMILAR TO DETAIL 10/C-600. SEE GRADING PLAN FOR ELEVATION INFORMATION. HANDRAIL FOR FALL PROTECTION PER OWNER/ARCHITECT SPECIFICATIONS.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9/C-600.
- STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.



SALT LAKE CITY
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
ALTATERRA REAL ESTATE
3100 PINEBROOK RD, SUITE 1250-C
PARK CITY, UT 84098
CONTACT:
KEVIN PERRY
PHONE: 435-604-0840

BUENO AVENUE APARTMENTS
129 SOUTH 700 EAST
SALT LAKE CITY, UTAH

SITE PLAN

PROJECT NUMBER: 8784L
PRINT DATE: 3/21/22
DRAWN BY: T. MAZEJY
CHECKED BY: J. FORD
PROJECT MANAGER: J. FORD

C-200

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BENCHMARK
STREET MONUMENT
INTERSECTION OF
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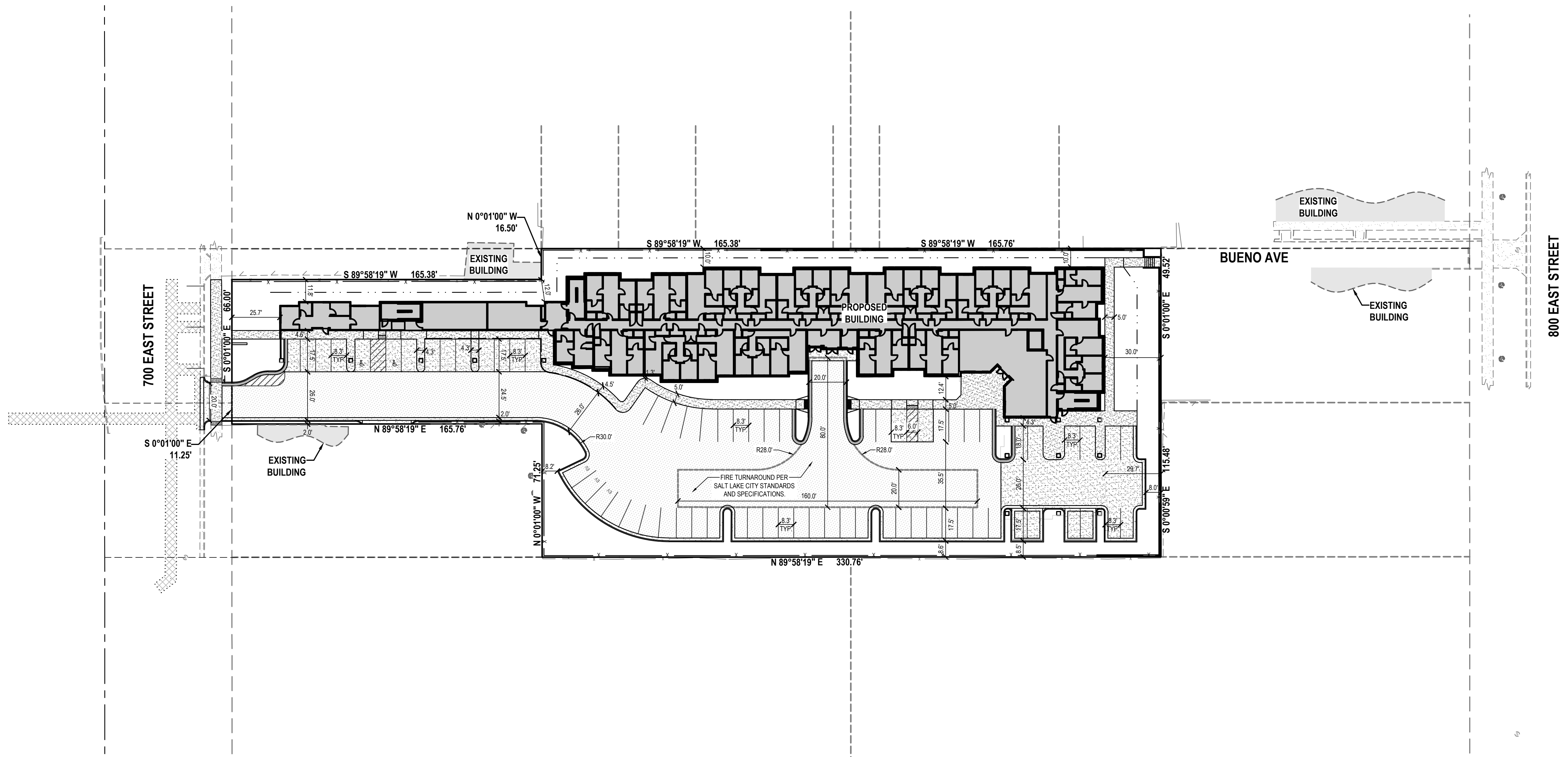
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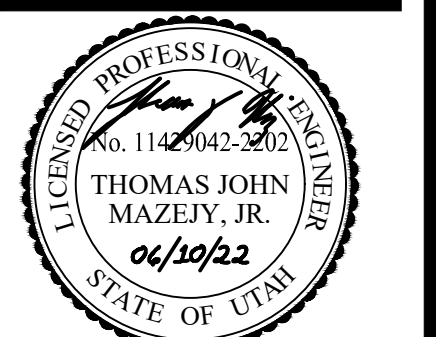
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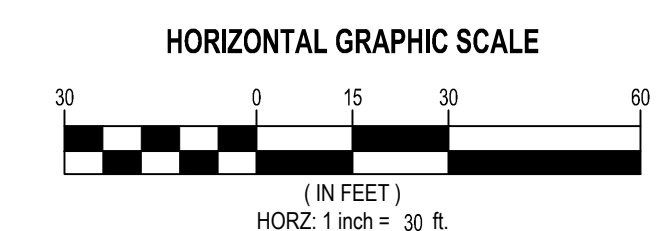
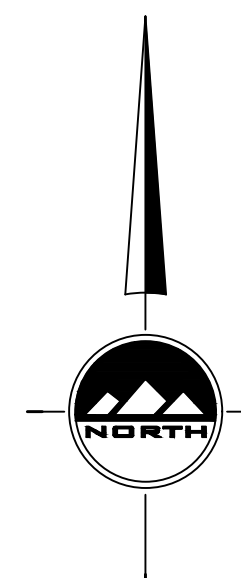
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CONTACT:
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PHONE: 435-604-0840



BUENO AVENUE APARTMENTS
129 SOUTH 700 EAST
SALT LAKE CITY, UTAH



2022-06-10 FOR REVIEW



DIMENSION PLAN

PROJECT NUMBER: 8784L
PRINT DATE: 3/21/22
DRAWN BY: T. MAZEJY
CHECKED BY: J. FORD
PROJECT MANAGER: J. FORD

C-201

Bueno Avenue Apartments

Statement on Tree Preservation

On July 13th, the applicant met with Urban Forestry (Rick Nelson) on site to discuss preserving 3 trees in the Southeast Corner of the property. During this visit, we identified the following trees to be preserved.

1. Flowering Plum – Located on East Property Line- Prune and Save
2. Apple – Located on East Property Line Prune and Save
3. Apricot – Located in Southeast Corner – Prune and Save

These 3 trees were specifically called out in the previous Planning Commission Meeting with a request to make further efforts to preserve these trees. The applicant has adjusted the site plan to accommodate this request and agrees to make reasonable efforts to preserve these trees.

The applicant and Urban Forester also reviewed other species of trees along the perimeter of the property. It was observed that nearly all the perimeter trees are low value species and have been harshly cut back due to their proximity to power lines. Most trees on the perimeter of the property have substantial damage to them due to the pruning that has occurred. It was determined that the most appropriate course of action is to replace these trees with newly planted, lower height species to avoid further conflict with overhead powerlines in the future.

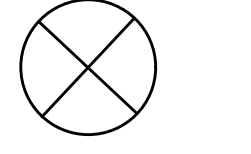
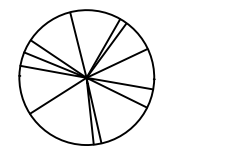
811
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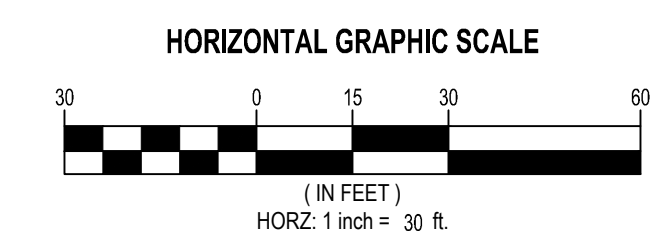
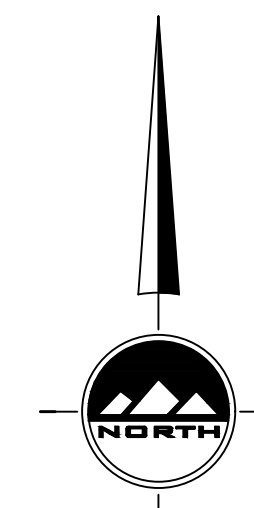
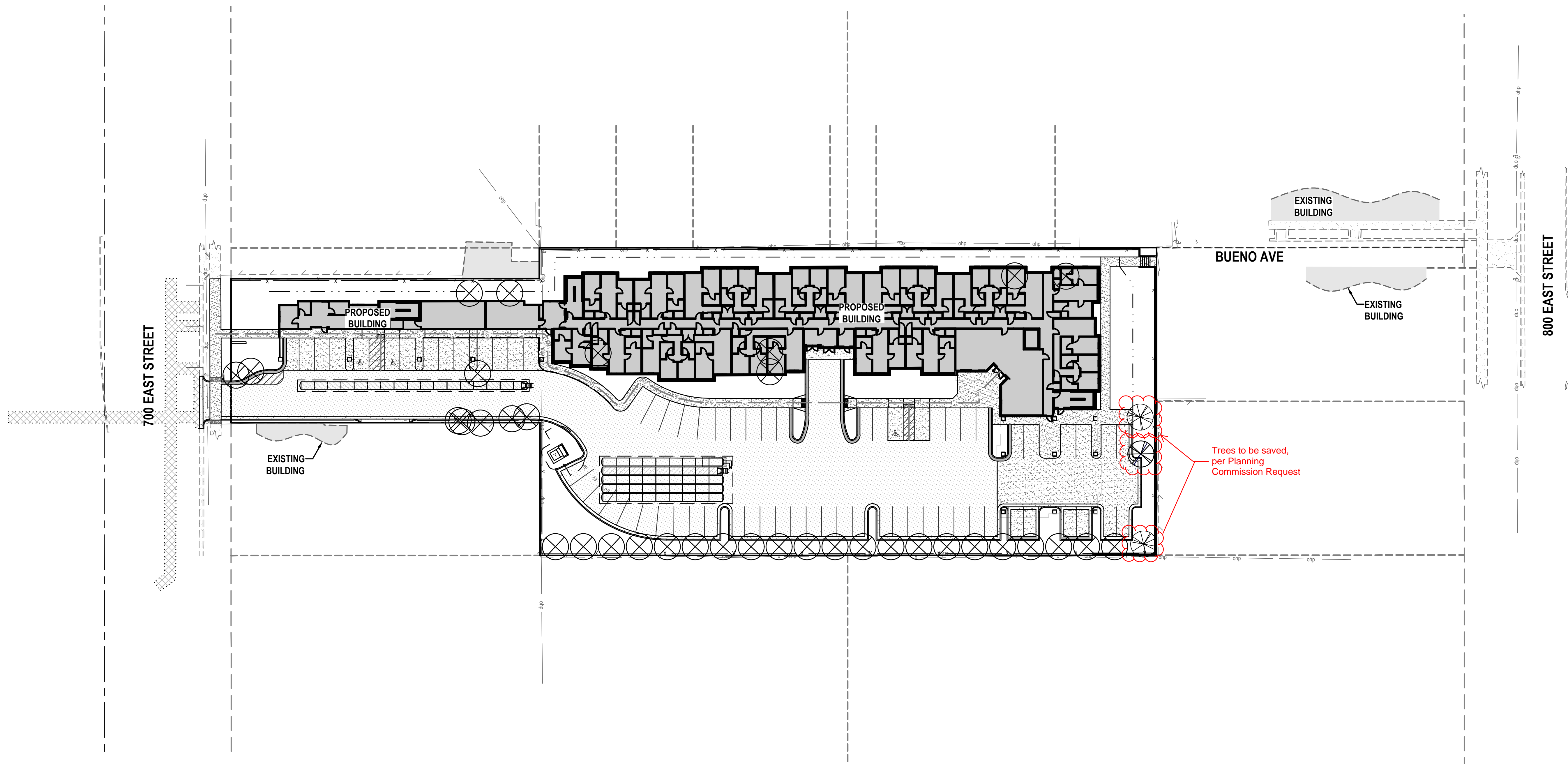
BENCHMARK
STREET MONUMENT
INTERSECTION OF
700 EAST STREET &
100 SOUTH STREET
ELEV = 4385.35'

Landscape

Trees

Qty	Symbol	Description
37*		Tree to be removed
2* 3*		Tree to be preserved (if possible)

*Trees being Removed meet one or more of the following conditions:
 -Location of existing trees do not work with design layout
 -Condition of existing trees is typically bad and not worth saving. Many are trash trees that have been badly trimmed numerous times over the years because of the existing power lines. They are twisted and many don't appear to be very healthy as well as other factors.



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KEVIN PERRY
PHONE: 435-604-0840

BUENO AVENUE APARTMENTS

129 SOUTH 700 EAST

SALT LAKE CITY, UTAH

TREE DEMOLITION PLAN

PROJECT NUMBER: 8784L
PRINT DATE: 3/21/22

DRAWN BY: T. MAZEJY
CHECKED BY: J. FORD

PROJECT MANAGER: J. FORD

L-100

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ELEV = 4385.35'

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
2		Existing Tree to be Preserved	N/A	N/A	N/A
6		Eastern Redbud	Cercis canadensis	2" Cal.	2
7		Amur Maple	Acer ginnata	2" Cal.	2

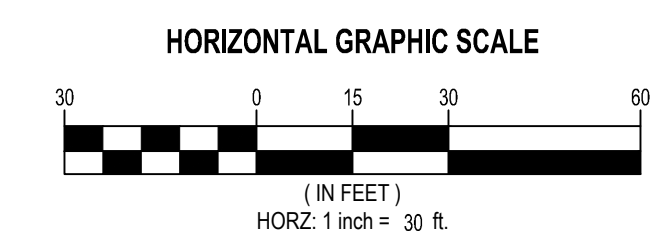
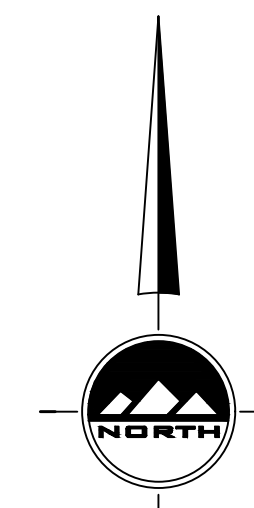
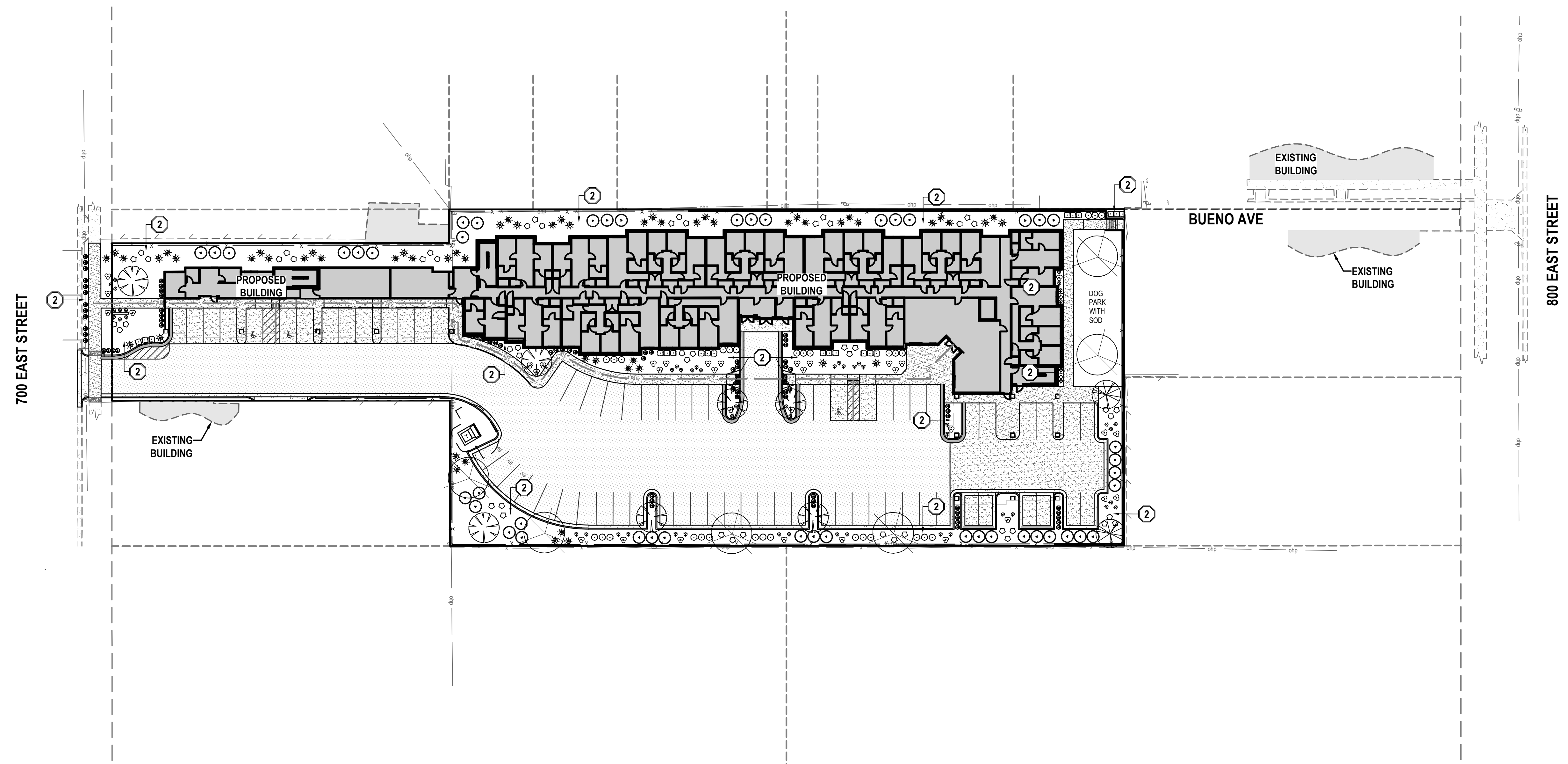
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
30		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	1-2
21		Boxwood, Littleleaf	Buxus microphylla	5 Gallon	2
51		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	1
46		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon	2
57		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	1
69		Fountain Grass	Pennisetum setaceum	1 Gallon	0

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
56		Red Hot Poker	Kniphofia uvaria	1 Gallon	1
36		Russian Sage	Perovskia atriplicifolia	1 Gallon	1

- 1 Install 4" metal edging between all planter bed and sod areas.
- 2 In all planter bed areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



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BUENO AVENUE APARTMENTS

129 SOUTH 700 EAST

SALT LAKE CITY, UTAH

LANDSCAPE PLAN

PROJECT NUMBER: 8784L
PRINT DATE: 3/21/22

DRAWN BY: T. MAZEJY
CHECKED BY: J. FORD

PROJECT MANAGER: J. FORD

L-200

Attachment C

Zoning Standards

RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONING DISTRICT STANDARDS AND OTHER APPLICABLE ZONING ORDINANCES

The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty-five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty-three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Requirement	Standard	Development Proposal	Compliance/Impact on Development
21A.24.140			
Front Yard Setback	(20%) of lot depth, but need not exceed twenty-five feet (25')	25 feet	Complies
Side Yard Setback	8 feet	10 feet and 26 feet.	Complies
Rear Yard	(25%) of the lot depth but need not exceed thirty feet (30').	30 feet	Complies
Lot Area	1,000 square feet for each dwelling unit	Approximately 67,518 square feet.	Complies
Lot Width	80 feet	77.25 feet	Requested modification through the Planned Development process.
Maximum Height	45 feet	45 feet	Complies
Building Coverage	Not to exceed 60% of the lot area.	Building coverage is 28%.	Complies
Required Landscape Yards	For interior lots, one of the interior side yards shall be maintained as a landscape yard.	Lot is irregular shape the north side will be landscaped, and part of the south side will be landscaped.	Complies
21A.36			
One Principal Building Per Lot	Not more than one principal building shall be located on any lot.	The proposal is for one principal building.	Complies
21A.40			
Ground Mounted Utilities		Behind front façade.	Complies

21A.44			
Parking	1 parking stall per 2 bedrooms	<ul style="list-style-type: none"> • Required: 96 stalls. • Minus 25% reduction from TDR*: 24 stalls • Will provide 72 stalls. 	Complies
Accessible Spaces	3 parking stalls	3 parking stalls	Complies
Electric vehicle	At least one (1) parking space dedicated to electric vehicles shall be provided for every 25 parking spaces provided.	Three dedicated electric vehicles parking spaces will be provided.	Complies
Bicycle	Five percent (5%) of the vehicular parking spaces required for such use. At least two (2) bicycle parking spaces are required.	<p>Indoor bike parking located inside building.</p> <p>Will provide 12 bike racks (24 total bike spaces).</p>	Complies
21A.48			
Disposal Dumpsters	Screened, not less than 6 feet but not more than 8 feet.	Trash and recycling enclosure located inside north of Apartment Building.	Complies

* Transportation Demand Strategies to be implemented:

1. Indoor bike parking located inside building.
2. An on-premises gym or workout facility for residents or employees.

Attachment D

Analysis of Standards – Planned Development

STANDARDS FOR PLANNED DEVELOPMENTS

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

Standard	Finding	Rationale
<p>A. The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p> <p>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD purpose statement, developments should also incorporate characteristics that help achieve City goals.</p>	<p>Complies</p>	<p>The applicant has noted that their development meets objective C.2, D.2 and F.1:</p> <p><i>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i></p> <p><i>2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.</i></p> <p>Growing SLC: Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <ul style="list-style-type: none"> Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city Remove impediments in City processes to encourage housing development. Lead in the construction of innovative housing solutions. <p>Plan Salt Lake:</p> <ul style="list-style-type: none"> Access to a wide variety of housing types for all income levels throughout the City. Increase diversity of housing types for all income levels throughout the City. <p>Central Community Master Plan:</p> <ul style="list-style-type: none"> Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community. <p>Findings: Planning staff finds that the master plan policies above support the proposed development. The proposed project would be a housing type that is not commonly found in Salt Lake City but is of a scale typical to the neighborhood.</p> <p>The “by the bedroom” leasing and design strategy would provide for rentals at attainable rates.</p>

*D. **Mobility:** Enhances accessibility and mobility:*

2. Improvements that encourage transportation options other than just the automobile.

Plan Salt Lake:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote high density residential in areas served by transit.
- Minimize impact of car emissions.
- Increase mode-share for public transit, cycling, walking, and carpooling.

Findings: Planning staff finds that the master plan policies above support the proposed development. The location of this site is ideal for walkability. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations.

Furthermore, a major benefit to the project is an emphasis on the use of bicycle transit. The project would provide indoor and secured bike parking facilities, bike repair amenities. A pedestrian and bicycle connection on the rear of the property from 700 East to 800 East has been retained along with a pathway through the project. In addition, the site is adjacent to a bike shop and is surrounded by dedicated bike routes on 800 East and 200 South.

The mobility of this project would also help minimize impact of car emissions.

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.

Findings: The goals mentioned above are from the different master plans that the project meets. Furthermore, development on this site under the current zoning and master plan designation could result in the removal of affordable housing stock, to be replaced by higher

		<p>priced housing. This would be counterproductive to the growing need of increasing attainably priced housing stock in the area.</p> <p>The requested master plan amendment would promote the redevelopment of this site and would help meet City growth and housing goals.</p>
<p>B. The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>The proposed use is consistent with zoning standards for the RMF-45 zoning district. The project is consistent with the following adopted master plans:</p> <p>Growing SLC: Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <ul style="list-style-type: none"> • Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city • Remove impediments in City processes to encourage housing development. • Lead in the construction of innovative housing solutions. <p>Plan Salt Lake:</p> <ul style="list-style-type: none"> • Access to a wide variety of housing types for all income levels throughout the City. • Increase diversity of housing types for all income levels throughout the City. <p>Central Community Master Plan:</p> <ul style="list-style-type: none"> • Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.
<p>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p>	<p>Complies</p>	
<p>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;</p>	<p>Complies</p>	<p>The updated front façade of the building will be taller, the design changed to better relate with the apartment building on the south and other taller buildings on the block face. The project tries to be compatible to the existing development of the block face and take in consideration the potential future development of the single-family structures that could be replaced with taller buildings.</p>

			Moreover, the bulk of the massing is in the interior of the block which will provide additional buffer for the existing low-scale development.
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 policies stated in an applicable Master Plan related to building and site design;	Complies	<p>The Central Community Master Plan describes this neighborhood with “a wide variety of land uses from single-family dwellings to high-rise apartments, small commercial developments, offices and major institutions.” The plan’s goal related to this project is to “ensure new multi-family development is carefully sited, well designed, and compatible in scale.”</p> <p>The proposed front façade of the building oriented to 700 East, is now taller, roughly matching the multifamily building next door (to the south). This was done to achieve compatibility with the block face development as was raised as a concern by the Planning Commission.</p> <p>The proposed façades and materials have changed to better address the character of the surrounding neighborhood. The proposed exterior materials are brick, EIFS, fiber cement lap siding and panel. These materials are found in other surrounding projects.</p>
C3	<p>Whether building setbacks along the perimeter of the development:</p> <ul style="list-style-type: none"> f. Maintain the visual character of the neighborhood or the character described in the applicable master plan. g. Provide sufficient space for private amenities. h. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. i. Provide adequate sight lines to streets, driveways and sidewalks. j. Provide sufficient space for maintenance. 	Complies	<p>By incorporating the accessory use and the principal use into one building, and changing the orientation of the building, the proposed project can meet all the setbacks, including the rear yard setback and allow additional room for landscaping and open space in the rear of the property.</p> <p>Staff finds that the proposed spacing between the development, seen from the street, will not change significantly from the existing block pattern since the proposed footprint of the building facing 700 East will be approximately on the same location as the current building.</p> <p>Furthermore, there are 11 parcels abutting this site. Of these parcels only two parcels have less than 60 feet between the principal structures and the periphery of this site. The two parcels abutting this site that are closer, are the properties that front 700 East and will keep approximately the same existing setback.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The front entrance faces 700 East that will give access to a leasing office and elevator. There will be three other entrances on the south side that will face a parking lot.

			At the front entrance at the ground level, the building was designed with a glass window and an overhanging canopy to provide pedestrian engagement. The RMF-45 doesn't have a minimum glass requirement.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	Building lighting is proposed in focal points near entrances to the building. Site lighting will consist of pole and building mounted down lighting to illuminate the parking and sidewalk areas, with an effort to reduce light pollution onto other properties but also provide a safe environment for residents and guests.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The dumpsters and service areas are proposed inside of the apartment building.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Parking for this project will be outdoor and will be buffered by landscaping and fencing.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:		Complies	A landscape plan shows the planting bed areas, sod areas, type and number of plants being provided (from the SLC approved plantings list) and their respective location.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	<p>During this visit, the following trees were identified to be preserved.</p> <ul style="list-style-type: none"> • Flowering Plum – Located on East Property Line- Prune and Save • Apple – Located on East Property Line Prune and Save • Apricot – Located in Southeast Corner – Prune and Save <p>These 3 trees were specifically called out in the previous Planning Commission Meeting with a request to make further efforts to preserve these trees. The applicant has adjusted the site plan to accommodate this request and agrees to make reasonable efforts to preserve these trees.</p>
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	<p>Where the trees are old, unhealthy, and have been brutally trimmed, the trees will be removed and replaced with vegetation and sod.</p> <p>The applicant and Urban Forester also reviewed other species of trees along the perimeter of the property. It was observed that nearly all the perimeter trees are low value species and have</p>

			<p>been harshly cut back due to their proximity to power lines. Most trees on the perimeter of the property have substantial damage to them due to the pruning that has occurred. It was determined that the most appropriate course of action is to replace these trees with newly planted, lower height species to avoid further conflict with overhead powerlines in the future.</p>
D3	<p>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p>	Complies	<p>A power line currently exists on the south property line of the site. Proposed new trees will be planted, they will be lower height species to avoid further conflict with overhead powerlines in the future.</p> <p>In addition, the south adjacent property has a row of trees that was placed to buffer the Trolley Regent apartments.</p>
D4	<p>Whether proposed landscaping is appropriate for the scale of the development.</p>	Complies	<p>The Landscaping Plan has been designed to comply with Salt Lake City's Landscaping Ordinance and is in harmony with the surrounding neighborhood.</p>
<p>E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:</p>		Complies	<p>One of the Planned Development objectives is mobility. The project will try to encourage options other than just the automobile.</p> <p>The location of this site is ideal for a walkable living situation. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations. The location of this proposed project would allow tenants to not need to rely on an automobile.</p> <p>Furthermore, a major benefit to the project is an emphasis on the use of bicycle transit. The project would provide indoor and secured bike parking facilities, bike repair amenities. In addition, the site is adjacent to a bike shop and is surrounded by dedicated bike routes on 800 East and 200 South.</p>
E1	<p>Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</p>	Complies	<p>There will be separated pedestrian walkways and driveways to create a safer access for pedestrians.</p> <p>Buena Avenue currently exists and has been there for approximately forty to fifty years, providing access to the eight single family homes, an apartment building, storage buildings/units. Also, 700 East is a major road that can handle additional traffic. It has 3-lanes each direction with parking on both sides and a center turn lane.</p>

			The Engineering Division contacted UDOT for review of this project and UDOT responded that 700 East at this point is not under their jurisdiction.
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	On-site there is a direct ADA accessible sidewalk access to 700 East Street that will provide both pedestrian and bike access. A pedestrian and bicycle connection on the rear of the property from 700 East to 800 East has been retained along with a pathway through the project. The project would be bike friendly, with secured bike storage and repair facilities within the building. There are existing bike lanes on 800 East and 200 South, easily accessible from this site. This project is located less than 3 blocks from 400 South that has both bus and light rail alternate modes of transportation to the University, the Airport, and many other destinations. Both 100 and 200 South streets provide major bus routes, reasonable biking and walking to the University as well as downtown.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The layout of the development includes direct access to the public sidewalk to access nearby adjacent uses and amenities. In addition, a pedestrian connection on the rear of the property from 700 East to 800 East has been retained.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	A turnaround is proposed for emergency vehicles.
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 proposed turnaround would also be used by large maintenance vehicle.
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	There are no natural or built features on the site that significantly contribute to the character of the neighborhood.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	All utilities updates will be required at the time of the building permit. The required utilities updates are as follows: - <i>Storm Drain – Is a 24-inch diameter line that flow south on the west side of 700 East just off or under the curb and gutter which also flow south. The project will connect a new 15-inch storm drain line to</i>

		<p><i>the existing 24-inch in a new storm drain box on the existing line.</i></p> <ul style="list-style-type: none"> - <i>Sewer – There is an 8-inch diameter line on the east side of 700 East Street roughly 8-feet west of the top back of curb (TBC). The project will connect to this sewer line at two locations with a 6-inch sewer lateral one for the Amenities Building and the other for Apartment Building by coring in a new 6-inch at the point of connection with both laterals.</i> - <i>Water – There is a 4-inch diameter line roughly 18-feet west of the TBC. Roughly 70-feet south of the site there is a north/south running 8-inch water line that will be extended north across the entire site frontage. This will replace the existing four- inch water line with the new 8-inch line. This new 8-inch line will be connected to three lines. The first connection is the fire line, the other two are water services to both buildings.</i>
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Attachment E

Analysis of Standards – Conditional Use

A Rooming House is an allowed land use in the RMF-45 zoning district as a conditional use. Per City Code a Rooming House is defined as follows:

DWELLING, ROOMING (BOARDING) HOUSE: A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.

A Rooming House allows for individual bedrooms to be rented, as opposed to a full unit. The project is proposing 1-4-bedroom units where each bedroom is individually leased, and the kitchen and living room areas of the unit are shared between the tenants in that unit. The proposal is for 65 units or 192 bedrooms/bathrooms.

21A.54.080: STANDARDS FOR CONDITIONAL USES

A conditional use is a land use which, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts.

Conditional uses are allowed unless appropriate conditions cannot be applied which, in the judgment of the planning commission would mitigate adverse impacts that may arise by introducing a conditional use on the site.

Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, considering the applicant's proposals to mitigate adverse impacts through site planning, development techniques, and public improvements.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission concludes that the following standards cannot be met:

Standard	Proposal/Rationale	Finding(s)
1. The use complies with applicable provisions of this title.	"Rooming House" is an allowed land use in the RMF-45 zoning district as a conditional use.	Complies
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses.	The impact of this project would be similar to the impact of a multifamily building. The allowed density under a traditional multifamily project on this site is 67 units. The proposed density on this project	Complies

	<p>would be like the density of a multifamily project, although a Rooming House does not limit density.</p> <p>While being innovative, the character, design and public impact of the project would be consistent with other existing uses and multifamily housing developments in the area.</p>	
<p>3. The use is consistent with applicable adopted city planning policies, documents, and master plans.</p>	<p>The proposed use is consistent with zoning standards for the RMF-45 zoning district. The project is consistent with the following adopted master plans:</p> <p>Growing SLC: Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <ul style="list-style-type: none"> • Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city • Remove impediments in City processes to encourage housing development. • Lead in the construction of innovative housing solutions. <p>Plan Salt Lake:</p> <ul style="list-style-type: none"> • Access to a wide variety of housing types for all income levels throughout the City. • Increase diversity of housing types for all income levels throughout the City. <p>Central Community Master Plan:</p> <ul style="list-style-type: none"> • Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community. 	<p>Complies</p>
<p>4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.</p>	<p>Please refer to the Detrimental Impacts Chart below for details.</p>	<p>Complies</p>

21a.54.080B Detrimental Effects Determination

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

Standard	Proposal/Rationale	Finding(s)
<p>1. This title specifically authorizes the use where it is located.</p>	<p>“Rooming House” is an allowed land use in the RMF-45 zoning district as a conditional use.</p>	<p>Complies</p>
<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</p>	<p>The proposed use is consistent with zoning standards for the RMF-45 zoning district. The project is consistent with the following adopted master plans:</p> <p>Growing SLC: Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <ul style="list-style-type: none"> • Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city • Remove impediments in City processes to encourage housing development. • Lead in the construction of innovative housing solutions. <p>Plan Salt Lake:</p> <ul style="list-style-type: none"> • Access to a wide variety of housing types for all income levels throughout the City. • Increase diversity of housing types for all income levels throughout the City. <p>Central Community Master Plan:</p> <ul style="list-style-type: none"> • Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community. 	<p>Complies</p>
<p>3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area</p>	<p>The proposed land use, massing and scale will be similar to other existing multi-family homes in the block and neighborhood.</p>	<p>Complies</p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to</p>	<p>The project design will try to take into consideration the historical and existing uses of the surrounding property. The design of the front façade was designed to</p>	<p>Complies</p>

<p>the proposed have been considered</p>	<p>relate to the adjacent historic apartment building on the south.</p> <p>The project tries to be compatible to the existing development of the block face and take in consideration the potential future development of the single-family structures that will likely be replaced with taller buildings.</p>	
<p>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</p>	<p>The proposed access to the site will remain the same as the existing. There will be no changes to the existing topography. The proposed driveway should not impede any traffic flow.</p>	<p>Complies</p>
<p>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</p>	<p>A turnaround for emergency vehicles will be provided. All circulation will be happening internally. No adverse impact is expected.</p>	<p>Complies</p>
<p>7. The site is designed to enable access and circulation for pedestrian and bicycles</p>	<p>The proposed site is surrounded by dedicated bike routes on 800 East and 200 South. A pedestrian and bicycle connection on the rear of the property from 700 East to 800 East has been retained along with a pathway through the project.</p> <p>The site is also ideal for a walkable living situation. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations.</p>	<p>Complies</p>
<p>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</p>	<p>Traffic for the proposed use will be similar as other multi-family land uses in this block. The access point would be from 700 East which is an arterial road that can handle the traffic created by the land use. The entrance point would continue to be shared by the adjacent property at 135 S 700 East.</p>	<p>Complies</p>
<p>9. The location and design of off-street parking complies with applicable standards of this code</p>	<p>The proposed parking configuration will be adequate. The proposal meets all parking requirements in the zoning ordinance.</p>	<p>Complies</p>
<p>10. Utility capacity is sufficient to support the use at normal service levels</p>	<p>The proposed rooming house would be new construction and major upgrades to the infrastructure will be necessary. Upgrading the infrastructure will be a condition of the building permit.</p>	<p>Complies</p>

<p>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</p>	<p>The project includes fencing and landscaping which would provide buffering from the abutting properties.</p> <p>Furthermore, all the surrounding properties are zoned RMF-45. The surrounding uses are such that the proposed buildings will have little impact on said surrounding uses. The proposed use will be fully contained within the building. Adjoining uses are similar in nature and do not require screening or buffering. Furthermore, of the 11 abutting properties 9 of them have their principal structure at least 60 feet from the site periphery.</p>	<p>Complies</p>
<p>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</p>	<p>The proposal supports sustainability plans by proposing the project in a location that offers access to existing infrastructure. The surrounding properties are sufficiently buffered from this project. The project will not introduce any hazard or environmental damage to any adjacent property and is not located near any rivers or streams.</p>	<p>Complies</p>
<p>13. The hours of operation and delivery of the use are compatible with surrounding uses</p>	<p>This is a housing project and hours of operation are the same as other multi-family land use in this block.</p>	<p>Complies</p>
<p>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</p>	<p>All signage and lighting must meet City Code requirements at the time of building permit issuance.</p>	<p>Will comply at building permit stage.</p>
<p>15. The proposed use does not undermine preservation of historic resources and structures</p>	<p>The subject property is in the Central City Expansion National Historic District, but not in a local historic district nor are the existing buildings individually listed historic structures. Listing at the national level does not restrict what a property owner may do with a property, but it provides federal or state tax credits for rehabilitation of a project. It does not protect historic properties from alteration or demolition.</p>	<p>Complies</p>

Attachment F

Public Process & Comments

Timeline of Public Process:

- Notice of the project and request for comments was sent to the East Central Community Council and the Central City Neighborhood Council on **March 1, 2021**. The East Central Community Council wrote a letter with a negative recommendation based on the loss of affordable housing. The Central City Neighborhood Council did not respond.
- Notices were mailed to property owners/residents within ~300 feet of the proposal on **March 26, 2021**.
- Online Open House with information about the proposal, was published on **April 5, 2021**, in the Salt Lake City Planning's website <https://www.slc.gov/planning/open-houses/>.
- The Planning Commission held a public hearing on **June 23, 2021**. The commission voted to table the Planned Development and Conditional Use and voted 4-2 to forward a positive recommendation for the Master Plan and Zoning Map Amendment to the City Council.
- On **July 14, 2021**, the Planning Commission recalled the vote from the June 23, 2021, meeting because the Planning Commission is required to consider a housing loss mitigation report for zoning amendments prior to making a recommendation to the City Council.
- On **September 8, 2021**, after receiving the housing loss mitigation report the Planning Commission held a second public hearing as decided by the Chair and voted 3-2 to forward a negative recommendation to the City Council for the proposed master plan and zoning map amendment.
- The East Central Community Council met with the applicant on **November 11, 2021**.
- On **December 14, 2021**, after a work session and a public hearing the City Council voted to approve the Master Plan and Zoning Map Amendment.
- The Planning Commission held another public hearing on **March 9, 2022**. The commission voted to table the Planned Development and Conditional Use to a future date and requested better compatibility with the street wall and a way to preserve some of the existing trees on the rear yard.
- On **August 17, 2022**, staff send the updated set of plans for this project to the East Central and Central City Community Councils.

Current public outreach:

- Public hearing notice for this Planning Commission meeting, was mailed on **September 1, 2022**.
- Public hearing notice for this Planning Commission was posted on **September 1, 2022**.
- Public hearing notice for this Planning Commission meeting, was posted on City and State websites and Planning Division list serve on **September 1, 2022**.
- A sign was posted on the property on **September 2, 2022**.

Current public comments:

A phone call from a neighbor. This neighbor has expressed concerns with parking (discussed on the previous memo from March 9, 2022) and about shadow impact.

Attachment G

Department Review Comments

PLANNING DEPARTMENT (Katia Pace at katia.pace@slcgov.com or 801 535-6354)
See analysis of Planned Development and Conditional Use standards on Attachments D and E.

ZONING (Katia Pace at katia.pace@slcgov.com or 801 535-6354)
See analysis of Zoning Standards on Attachment C.

FIRE (Douglas Bateman at douglas.bateman@slcgov.com or 801-535-6619)

- 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. The applicant will need to propose an alternate means and methods for additional fire protection to accommodate this requirement.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and 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
- Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
- 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.
- Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
- 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.

POLICE (Lamar Ewell at lamar.ewell@slcgov.com)

The Police Department has no issues or concerns with these plans.

PUBLIC UTILITIES (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

There are still deficiencies in the utility design as submitted. A condition of acceptance of the Planned Development and Conditional Use needs analysis of the existing infrastructure and offsite improvements as necessary to meet city requirements and standards. These items need to be provided as part of any building permit application. Building permit cannot be provided until these items are addressed.

1. Planned Development and conditional use review does not provide utility or building permit approval.
2. The water main in 700 East will need to be replaced from 100 South to the south edge of the property. This will need to be a 12" Ductile Iron Main.
3. Building and site plans need to be submitted to building services for review.
4. The utility plan as shown will not be approved. Redline comments will be provided after building permit review.
5. Detector check and meters cannot be placed in the roadway.
6. There are existing water and sewer mains in Bueno Ave. Abandonment of these will require approval and purchase of the easement.
7. Service to the existing Bueno Ave properties will need to be capped at the main.
8. Sewer service to some of the lots is off 800 East and will need to be capped at the main in 800 East.

TRANSPORTATION (Michael Barry at Michael.barry@slcgov.com or 801-535-7147)

I have reviewed the parking for the proposed development, the calculations and the layout are acceptable based on the designated use, Rooming House. To summarize, there are 192 bedrooms yielding 96 parking spaces required, then, with a 25% reduction per 21A.44.050.C.3, a minimum of 72 parking spaces is required; 73 parking spaces are provided including 3 ADA and 3 electric vehicle (EV) parking spaces. Bicycle parking is provided interior to the building.

BUILDING CODE (Todd Christopher at todd.christopher@slcgov.com)

No Building Code comments at this phase. A full building code review will be performed after a building permit application is submitted and approved for review.

ENGINEERING (Scott Weiler at scott.weiler@slcgov.com or 801 381-4654)

I was incorrect in thinking that this requires a UDOT permit. 700 East at this location is not a state highway. The licensed contractor need only obtain SLC permits, including a Permit to Work in the Public Way from SLC Engineering, to excavate into 700 East.

URBAN FORESTRY (Rick Nelson at rick.nelson@slcgov.com or 801 972-7839)

Urban Forestry would like to see two small species trees proposed to be planted in the 700 E parkstrip adjacent to the property. This would both fulfill the code requirement for one street tree for every 30' of street frontage and improve the curb appeal of their project while staying small enough to stay out of the overhead wires. Otherwise, Urban Forestry has no concerns with this plan.

Attachment H

Planning Commission Staff Report & Memo Links

The following are links to Planning Commission Staff Reports related to this project:

June 23, 2021 -

<http://www.slcdocs.com/Planning/Planning%20Commission/2021/06.June/Bueno%20Staff%20Report%20Final%20small.pdf>

September 8, 2021 -

<http://www.slcdocs.com/Planning/Planning%20Commission/2021/09.%20September/00047.00048StaffReport.pdf>

March 9, 2022 -

<http://www.slcdocs.com/Planning/Planning%20Commission/2022/03.%20March/Bueno%20Ave%20Planned%20Development%20and%20Conditional%20Use%20Memo.pdf>