



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slcgov.com
Date: September 13, 2023
Re: PLNPCM2023-00245

Planned Development

PROPERTY ADDRESS: 1518, 1530, 1540, 1546 S Main & 1515 Richards St

PARCEL ID: 15-13-278-020-0000, 15-13-278-017-0000, 15-13-278-012-0000, 15-13-278-011-0000, 15-13-278-013-0000, 15-13-278-014-0000

MASTER PLAN: [Ball Park Master Plan](#)

ZONING DISTRICT: FB-UN2 Form Based Urban Neighborhood

REQUEST:

Ryan Mackowiak of AE Urbia, representing the property owner, is requesting a Planned Development for the properties at 1518, 1530, 1540, 1546 S. Main Street and 1515 S. Richards Street. They are proposing a 241 residential unit apartment building with 1,137 square feet of commercial space on the ground floor. The property is located in the FB-UN2 zone. They are requesting the following exceptions to zoning:

1. Street fronting building façades over 200 feet in length.
2. The following exceptions for Richards Street façade only:
 - a. Entryway every 75'
 - b. Ground floor transparency of 60% between 2' and 8' above grade of sidewalk
 - c. 70% of façade shall be durable materials
 - d. All residential units above ground floor shall contain useable balcony
 - e. Required build-to of 50% of the façade to the minimum (0') setback line
3. A reduction in the number of required balconies on street facing facades.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Lighting plan approval delegated to staff at time of building permit
2. All lots to be consolidated
3. Alley to be purchased from the city before building permit submittal
4. Alternate location of loading berth to be approved by Transportation

5. A solid fence between 4' and 6' tall must be provided along the rear property line that abuts the residential lots (shown in renderings but not site plan)
6. Driveway materials shall be a different color, texture, or paving material than the sidewalk

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: FB-UN2 Zoning Standards](#)
- E. [ATTACHMENT E: Planned Development Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

Background Information



In 2021, Urban Alfandre petitioned to amend the zoning map for their six parcels to go from General Commercial and single family residential, to the FB-UN2, Form Based Urban Neighborhood District., They also petitioned to vacate the alley down the center of these properties. The rezone and alley vacation were approved by the City Council on December 13, 2022. A Development Agreement was also provided with this rezone, the details of which will be discussed below.

Existing Conditions

As the previous zoning would suggest, the existing land uses on the properties are a mix of commercial and single family residential. The former Golden Dragon Chinese restaurant is located on the corner and the Main Street Motel takes up the middle properties. The rest of the properties are single family homes. This area is re-developing and there are two recent projects of three-story townhomes adjacent to the subject parcels along Main Street. There is a mix of single-family homes and older commercial sites along this corridor. While the project takes up the majority of the block between Andrew Ave and Van Buren, a row of single-family home along Van Buren and two on Main Street will remain that are not part of the project.



Two single family homes that will remain along Main Street on the same block as the proposed project

The property to the north on Andrew Ave has the same ownership as the applicant and plans to be developed in a similar style, although does not have the FB-UN2 zoning attached to the property.

Building Design

AE Urbia has designed a four story, mixed use project with 241 residential rental units and 1,137 square feet of commercial facing Main Street. The unit mix consists of two-bedroom, one-bedroom and studio apartments. Amenities include a dog wash station, bike maintenance and storage facility, pool, fitness room, and clubhouse.

Zoning regulations prohibit street facing facades over 200 feet in length. The Main Street and Andrew Ave façade lengths along the street exceed the 200' limit. The majority of the building materials consist of brick and black and gray fiber cement paneling. The massing on the corner of Andrew Ave and Main Street has a 5' parapet and no balconies which differentiates this mass from the



rest of the building’s residential makeup. Towards the west and south ends of the façade the materials shift to majority gray and white fiber cement paneling, which gives the appearance of multiple buildings in contrast with the black and brick throughout the rest of the façade.

Location and Mobility

This project is located in the Ballpark neighborhood. It is approximately .7 miles from the Ballpark Trax line, and one block away from the State Street bus route. Main Street provides a major north-south bike lane, and the future Kensington Avenue Neighborhood Byway, is planned along Andrew Ave to the north. This Byway will provide another pedestrian and bicycle friendly corridor in this neighborhood. This location provides a variety of transportation options for those living in this neighborhood to travel around the city without the use of a car.

Quick Facts

Units	241 units
Unit Mix	151 1-BR 25 2-BR 65 studio
Parking	232 stalls
Height	50’ +5’ parapet
Materials	Brick, Fiber Cement Siding, Concrete, Stucco, Synthetic wood
Amenities	Dog wash, bike maintenance, pool, lobby, fitness, clubhouse, courtyard

Parking

Despite the access to bike lanes and transit, the project is provided a nearly one to one ratio of units to parking at 232 vehicle parking stalls and 241 residential units. The parking structure is within the building on the underground level and ground level and includes 7 ADA and 11 EV stalls. There will be one two-way vehicle access into the parking garage along Andrew Ave, and a small entrance for mechanical equipment to the east of the driveway.

The new parking ordinance would require 121 bike parking stalls for this number of units (at .5 bike stalls per unit), but the Development Agreement that was completed during the rezone process only required them to have 15 plus a bike maintenance facility. The bike storage facility the applicant provided is 380 square feet, which would house approximately 40 bikes.

Landscaping & Buffering

The project has included lush landscaping around the perimeter of the project within the park strip and shrubs within the setbacks of the building where they exist. The Zoning Ordinance requires a seven-foot landscape buffer consisting of trees, shrubs and a four-to-six-foot solid fence

when a property in the FB-UN2 abuts a single-family zoning district. The proposed project meets this requirement as shown in Attachment D.



APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district (FB-UN2), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compliance with Zoning Requirements
3. Requests for exemptions from zoning
4. Development Agreement Compliance

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

Plan Salt Lake

Plan Salt Lake is the guiding document for the city's development, growth, and vision. It outlines priorities and goals, including specific initiatives for Growth and Housing.

Specific initiatives for these goals are as follows:

Growth

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

Housing

- ❖ Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- ❖ Promote high density residential in areas served by transit.

The proposed project fulfills the goals of Plan Salt Lake by providing high density housing near transit, offering a variety of land uses within the neighborhood, and locating the project in underutilized land where infrastructure and amenities exist.

Ballpark Plan

The Ballpark Neighborhood plan was adopted in 2022 and outlines a vision of this neighborhood. Goals associated with this plan are:

- ❖ Take advantage of current development opportunities, existing services, and amenities to enhance neighborhood livability.
- ❖ Increase urban design quality.

In regard to this section of the neighborhood, the plan states that *“Main Street between Kensington Avenue and 1700 South should be considered for redevelopment into a medium density area that utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment no taller than 3 stories with front doors on Main Street, stoops, and yards. Parking should be setback from the street and located to the side or rear of buildings, or in garages.”*

While this project is more than 3 stories in height, they are in compliance with the FB-UN2 zone of a height up to 50'. The plan recommended that *“building heights of 3-4 stories would be appropriate between the Utah Pride Center and Kensington Avenue along Main Street.”* Since this project location was right on the boundary of that differentiation, the City Council permitted their rezone.

The project also enhances the urban design quality in the neighborhood by providing a pedestrian oriented building with active uses along Main Street and porches and balconies that liven the streetscape.

Consideration 2: Exceptions from Zoning Requirements

The applicant is seeking the following exceptions from zoning requirement in the FB-UN2 Zone:

Exception 1: Street facing building facades over 200'. The length along both Main Street and Andrew Ave are over 200' and therefore must seek relief from this zoning standard.



Staff analysis: The façade along Main Street will be the most prevalent as most traffic is along this street. This façade will be nearly 300' in length. The Main Street façade incorporates durable materials such as brick and black fiber cement paneling for the first 200' starting from Andrew Ave. Towards the last 90' of the façade the color pallet transitions to gray and white toned fiber cement instead of brick and black. This differentiates the sections of building and makes them appear as two. Balconies and front stoops on the ground floor throughout the façade add horizontal variation. While the building height to the roof remains 50' through the façade, the parapets between 2-5' add some limited vertical variation.



Along Andrew Ave is mix of brick, which transitions to gray fiber cement and stucco after a solid break of black fiber cement to break up the masses along Andrew Ave. This façade also has some height variation with parapets and balconies through that add interest throughout the façade. The Main bulk of the building on the intersection of Main and Andrew is brick with black fiber cement accents on top.

Exception 2: Exceptions to Richards Street

Staff analysis: According to Salt Lake City records, Richards Street exists as a public right of way of 13-14' wide extending to the rear end of 1530 Main Street property.

When visiting the site, there is no way to determine what is the street and what is a private driveway belonging to the church to the west. The Church has fenced off their driveway where Richards Street is shown to exist. Staff could not find any records of a vacation, or transfer of ownership of this public right of way.

But because the right of way exists, the project is required to treat the façade along Richards Street as a “public street facing façade” and would be subject to the following requirements:

- Entryway every 75'
- 70% durable materials along the façade
- 60% ground floor transparency between 2' and 8' above sidewalk grade
- All residential units above ground floor shall have useable balcony
- Required build-to of 50% of the façade to the minimum (0') setback line

Richards Street does not function as a public street. There is no “public” street here to speak of and no traffic, pedestrians, or public use exists. Therefore, staff finds it acceptable that the west-facing side of the project be treated as an interior side yard, without the above listed requirements that are required for a street facing façade.

Exception 3: A reduction in the number of balconies on street facing residential units

21A.27.030B.10 requires that “all street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet in depth. Balconies may overhang any required yard.” While the majority of the street facing residential units have balconies that are 4'10” in depth, there are some units towards the northeast corner of the building on the intersection of Main and Andrew Ave, that do not. Staff believes that the absence of balconies on this section of building mass creates a more striking architectural appearance on the corner, giving the corner building mass a more commercial look that differs it from the rest of the building. This adds to the building variation and helps to break up the length of the façade, therefore staff finds this exception acceptable.



Consideration 4: Development Agreement Compliance

The City Council rezoned the subject properties to FB-UN2 in 2022. As a condition of the rezone, the applicants were required to sign a development agreement with the following stipulations:

That the Project shall provide a minimum of ½ onsite parking space per dwelling units in the development;

Response: This project has 241 units and 232 parking stalls. This exceeds the amount required per the DA.

To include a minimum of 1,000 square feet of commercial space with frontage on Main Street;

Response: This project includes 1,137 SF of commercial space along Main Street, exceeding the DA requirements.

To include a minimum of 10 two-bedroom units;

Response: This project provides 25 two-bedroom units, exceeding the DA requirements.

To provide an onsite bicycle maintenance facility;

Response: A bike facility has been provided for on Level 1 for tenants.

To provide onsite secure storage for a minimum of 15 bicycles;

Response: A bike storage facility has been provided that will accommodate approximately 40 bicycles.

The housing being removed from the site must be replaced;

Response: 241 units are being built in place of the 4 residential units and motel that will be demolished.

The property for the vacated alley must be integrated into the future development;

Response: The vacated alley is incorporated into the existing development and not left abandoned. The applicant is currently working on the purchase of this property.

The rezoned parcels must be consolidated through the City's lot consolidation process; and The proposed method of disposition of the alley property shall be consistent with the method of disposition set forth in Section 14.52.040, Chapter 2.58 of the Salt Lake City Code, and all other applicable laws.

Response: The applicants are in the process of purchasing the alley, but remains to be finalized with Real Estate Services. The purchase must be complete before any building permits can be submitted for this project.

STAFF RECOMMENDATION

Staff is of the opinion that the Planned Development proposal meets the intent of the FB-UN2 zoning district, the Planned Development objectives and standards of review, and is compatible with the various master plans of the city. The proposal complies with the FB-UN2 standards, except for the modifications being requested as part of the Planned Development. Staff recommends approval of the proposed project.

NEXT STEPS

Approval of the Request

If the proposal is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant may only submit a Building Permit after the alley purchase and lot

consolidation has been completed. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If this request for a Planned Development is denied, the applicant would still be able to develop the property according to the zoning standards in the FB-UN2 zone.

ATTACHMENT A: Vicinity Map

This map does not reflect the rezone of these properties to FB-UN2

Vicinity Map



ATTACHMENT B: Plan Set

Main St. Apts - Planned Development

Project Description – 18 Aug 2023

The Main St. Apartments, located at 1512 S. Main St. in Salt Lake City, Utah, is comprised of eight parcels with existing buildings/uses on these parcels including very old homes, a Chinese restaurant and a motel. These structures will be demolished.

Main St. Apts will be a 241-unit mixed-use project with approx. 1,700 sf of commercial space. Overall project density is 130 units/acre.

The reasons for the Planned Development application are:

- 1) To request the approval to provide a building longer than 200' in the FB-UN2 zone. The building has been designed to read as separate and distinct buildings. Changes in material, color, texture and opening types and configuration serve to separate the building visually.
- 2) To request that the design standards for a street-facing façade not be applied to the west elevation of this project. The west elevation faces Richards St. While Richards St. is technically a city street, it is located on private property and is gated from public access.
- 3) To request that the requirement for every street-facing unit to have a balcony be reconsidered. The FB-UN2 zone requires all street-facing units to have a balcony. Most of the street-facing units do have a balcony; however, the three units at the northeast corner of the building do not have a balcony. This was done in order to preserve the strong corner presence as shown on the exterior renderings.

The building will be four stories total: a two-story concrete parking structure (partially sub-grade) will be wrapped with 4-stories of housing units. The main entrance, leasing office & commercial space will be at the same level as the existing sidewalk. The first level of housing will be slightly raised above the sidewalk level.

Main Street should be an active and lively street, which is why we have programmed ground floor commercial space. This ground floor space will enhance the public realm through walkability and vibrancy. It is our hope that Main St Apts will set the bar for future mixed-use, walkable developments along Main St.

The proposed parking ratio for the south building is just over 1 stall per unit. The project will have 1 bedroom, 2 bedroom, and studio apartments to provide housing options to a broad spectrum of the market and encourage diversity in our tenants. Studio units will be approx. 453 sf average; 1-br units will be approx. 562 sf average; 2-br units will be approx. 841 sf average.

The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include an outdoor swimming pool, hot tub, outdoor courtyard, common lounge/clubhouse, fitness room, yoga/pilates studio, study areas, valet trash and bike lockers.

21A:55.010

One of the main goals of a planned development is to encourage the efficient use of land and resources, and to promote the use of public services. The proposed density for this project is approx. 132 dwelling units/acre. With attractive units, we are encouraging more people to live in the downtown area. With just over one parking stall per unit, we are encouraging our tenants to use the public transportation, with it being so easily accessible. We are very close to the mass transit system which is within walking distance to the North of the property.

The more people that are active and close to the downtown area, the better this will be for all of the business that operate in the downtown area. The more people that we bring to the downtown the more we will help promote and encourage new growth in the city and help current business.

The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. We are providing an outdoor deck area where occupants can get outside and enjoy fresh air and daylight. All tenants will be given access to these areas. This area will be private with an enclosed courtyard area; the courtyard may include landscape boxes and turf area, along with a pool and deck with chairs, fire pits and an outdoor grill to enjoy. Many of our units will have private outdoor decks, balconies or Juliette balconies. Our club room and fitness area will have tall and spacious ceilings with large windows that look out from the 2nd level.

Safety and security are very important to our tenants and to Salt Lake City. Exterior doors have will have electronic controls for access to both the parking structure and the housing portion of the building.

The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the area. The exterior design is architecturally pleasing and will greatly enhance the visual character of downtown Salt Lake City.

21A.55.050

Main St. Apts is designed to be no more than 50' tall at its highest point. The allowable building height for this zone is 50'. We are meeting the requirements and compatibility of the Master Plan with this project. The project is similar in size & scale to other multi-family buildings planned or built in the area. Exterior material selection has been done with the express goal of creating a building that looks like it's been part of the urban fabric for decades. The main material will be brick/thin brick masonry. Other architectural features of the building will be finished with manufactured stone, painted fiber cement board panel/siding and Stucco or EIFS. Exposed concrete will be used sparingly, primarily at areas of the building that are not visible to the public view.

The building has been designed with minimal setbacks and will be built at or near the property line, adjacent to public sidewalks on the north, west and east. The exterior of the building will have storefront glass at the common spaces. Glazing will be provided at the housing units along the street level. This will activate the street level, welcoming current tenants & their guests as well as prospective tenants. The project will provide good sidewalk and street lighting to provide safety along pedestrian routes.

All resident parking will be internal and fully enclosed behind common & housing spaces. The landscaping will be well maintained and esthetically pleasing for this site. A maintenance company will be employed to maintain the property and landscaping. Trash receptacles for the housing units will be located inside of the parking structure or will be inside an enclosure with adequate screening.

This project promotes city wide transportation by providing just over 1 car per unit for parking. The project allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

The building will connect into the existing city water and sewer infrastructure. It has been determined that the current city underground utilities will be adequate for this project.

The project is also located near mass transit and allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

- A. **Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Response: A mixed-use project like this provides options for shopping, dining, working and living all in the same property. The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. By providing affordable options for housing ownership near the downtown core of Salt Lake City, the project will generate a sense of place for tenants and their guests as well as shoppers and diners.

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

Response: The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the neighborhood. The exterior design of this project is a modern take on a traditional housing type. The building design is architecturally pleasing and will greatly enhance the visual character of the surrounding area. Please see below for additional information with regards to the Ballpark Master Plan.

- C. **Design and Compatibility:** The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design.

Response: The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the neighborhood.

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

Response: The exterior design of this building is a modern take on a traditional housing type. The building design is architecturally pleasing and will greatly enhance the visual character of the surrounding area.

3. Whether building setbacks along the perimeter of the development:

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

Response: The setbacks match the requirements for the associated zoning designation.

- b. Provide sufficient space for private amenities.

Response: The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include outdoor hot tubs, outdoor courtyard, common lounge/clubhouse, fitness room and bike lockers.

- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

Response: The setbacks and landscape buffers match the requirements for the associated zoning designation.

- d. Provide adequate sight lines to streets, driveways and sidewalks.

Response: Sight lines to these elements have been provided/maintained.

- e. Provide sufficient space for maintenance.

Response: Sufficient space for maintenance of the building has been provided.

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

Response: The street-facing façade of the main level is primarily glazing to provide visual interest and connection between the building occupants and the street and sidewalk.

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

Response: There will be adequate security/accent lighting at all levels of the building, though it will be screened appropriate to minimize impact to adjacent property owners.

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

Response: These service areas are primarily inside the building and will be appropriately screened.

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

Response: The setbacks and landscape buffers match the requirements for the associated zoning designation.

- D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

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

Response: Very few mature trees exist along the street. While these will be demolished, new landscaping will be put in place.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved.

Response: Wherever possible, existing mature trees/landscaping will be protected and maintained.

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Response: The landscape buffers along the east property line will be maintained and improved as needed.

4. Whether proposed landscaping is appropriate for the scale of the development.

Response: The landscaping proposed is scaled appropriately.

- E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street.

Response: The proposed development reduces the number of curb cuts that currently exists on the property. No negative impacts are anticipated.

2. Whether the site design considers safe circulation for a range of transportation options including:

- a. Safe and accommodating pedestrian environment and pedestrian oriented design.

Response: The main level of the building will have multiple access points to the building for pedestrian access and visual interest.

- b. Bicycle facilities and connections where appropriate, and orientation to transit where available

Response: Bicycle parking will be provided as required by the zoning ordinance.

- c. Minimizing conflicts between different transportation modes.

1. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities.

Response: With multiple pedestrian access points and pleasing sidewalks around the property, there will be adequate access to adjacent uses and to the public way.

2. Whether the proposed design provides adequate emergency vehicle access; and

Response: The main level of the building will have multiple access points to the building for emergency personnel access. Site design provides adequate emergency vehicle access.

3. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Response: Service areas are primarily inside the building and will be appropriately screened.

- 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.

Response: The existing buildings on the site are antiquated; the new development will be a significant visual update.

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

Response: The building will connect into the existing city water and sewer infrastructure that run in State St. or 1300 S.

21A.55.110

Private infrastructure may be required for the Main St. Apts. If provided, such infrastructure that would require inspection and maintenance include an underground stormwater storage vault. If it's determined that such a facility would be required, annual inspections will be performed. Visual inspections shall be performed above ground by opening the access lid. If it is necessary to enter the structure, it shall be done by qualified personnel.

Maintenance shall be performed by qualified personnel. Disposal of removed contents shall be done in accordance with local and state regulations. Routine maintenance should be planned at least every three years unless inspections indicate more frequent servicing needs.

21A.31.010.G

Rocky Mountain Power requires private electrical gear to be on the property to service this project. Public equipment, such as switchgear that services this and neighboring properties, is typically allowed within the public right-of-way. Transformers and metering gear will be placed on the property, at least 1' off of the property line. These will be screened with an operable screen or gate that provides the required access and clearance to the equipment while still hiding it from public view when not in use.

** The following points address the Main St. Apts with respect to the Ballpark Master Plan

Ballpark Master Plan

Create a sense of place at and around the Ballpark. Create a sense of place through investment in community gathering spaces, streetscapes, and uses that encourage activity and interaction.

Main Street Apartments achieves this objective by designing active ground floor uses all along Main Street, including ground floor corner retail, to enhance the streetscape and create community gathering spaces.

Repurpose parking lots and underutilized properties to add activity to the Heart of the Neighborhood

Main Street Apartments adds new housing and ground floor retail to an underutilized site and parking lot.

Increase urban design quality. Neighborhood identity refers to the ability of residents and visitors to distinguish a place by unique and distinct characteristics. Supporting the neighborhood as a distinguishable place involves consideration for creating a balanced mix of uses, ensuring architectural and landscape character, embracing historic character and elements, spotlighting neighborhood and regional amenities, and considering the surrounding land use and transportation context of the area.

Main Street Apartments incorporates a distinctive residential architecture, including bay windows that add depth and timeless character to complement the surrounding neighborhood. A bifurcated exterior design has been incorporated to create the feel of two separate buildings and to break up the long facades and add more granularity to the design. The design of Main Street Apartments takes inspiration from current neighborhood architecture especially the brick facade and window detailing with sills (see neighborhood images below). We believe that by continuing the brick aesthetic our building will assimilate into the neighborhood and perpetuate the existing character.

Create a dense, urban environment and entertainment zone around the Ballpark

Main Street Apartments will be built at 132 housing units/acre, along with commercial spaces adjacent to the sidewalk. The project is located directly in front of a main bike route leading directly into downtown Salt Lake City with many future bike routes planned and in the works.

Improve safety

The current uses of this property are primarily an old motel and a restaurant, neither of which interact with the sidewalk nor do they provide sidewalk lighting. By bringing the Main Street Apartments near to or at the property line, pedestrian interaction is increased and encouraged. City sidewalks will be well lit and engaging.

Increase affordability and attainability of housing for current and future residents. Provide a diversity of housing types and options for different incomes, familial status, age, and needs.

Main Street Apartments brings much needed market rate housing and retail space to the Ballpark neighborhood that is designed for single residents and families. A mix of different unit types will provide opportunities for residents of most socio-economic levels to add to the current fabric of the neighborhood.

Improve pedestrian experience and safety by requiring ground level uses in new buildings to incorporate pedestrian-level strategies

The design of Main Street Apartments is intended to activate ground floor uses with residences and commercial space along the length of Main Street and Andrew Avenues. This will increase safety and vibrancy by having more pedestrian activity along the public facing streets.

Neighborhood photos



Main Street Apartments images





OWNERSHIP

ARCHITECT & STRUCTURAL ENGINEER



909 West South Jordan Parkway
south jordan , utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

GENERAL CONTRACTOR

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER



10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

LANDSCAPE ARCHITECT

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MAIN STREET APTS

SALT LAKE CITY, UTAH



ZONING FB-UN2 ZONE

PROJECT BOUNDARY 81,001 SF (1.86 ACRES)

BUILDING HEIGHT (TABLE 21A.27.050.C)
ALLOWED 50'
PROPOSED 50'-0"

SETBACKS (TABLE 21A.27.050.C)
FRONT 0' MIN - 10' MAX
BUILD TO 50% SHALL BE BUILT TO MIN. SETBACK
INTERIOR SIDE YARD 15' (ADJACENT TO R-1-5000 ZONE)
REAR YARD 20' (ADJACENT TO R-1-5000 ZONE)

EXTERIOR FINISH MATERIALS
BRICK / THIN BRICK
HORIZONTAL FIBER CEMENT SIDING (PAINTED OR PRE-FINISHED)
VERTICAL FIBER CEMENT SIDING (PAINTED OR PRE-FINISHED)
FASCIA PANEL (SYNTHETIC WOOD OR METAL)
EXPOSED CONCRETE (NATURAL)

NOTE: 70% OF THE EXTERIOR MATERIALS ON STREET-FACING FACADES SHALL BE OF DURABLE MATERIALS

DENSITY 130 UNITS / ACRE

BUILDING DATA
2 LEVELS CONCRETE (STRUCTURED PARKING - TYPE I CONSTRUCTION)
1 LEVEL STEEL- OR FR- FRAMED HOUSING (TYPE I CONSTRUCTION)
3 LEVELS WOOD-FRAMED HOUSING (TYPE III CONSTRUCTION)

HOUSING UNIT MIX	
1-BR	570 SF AVG. 151 UNITS
2-BR	882 SF AVG. 25 UNITS
STUDIO	440 SF AVG. 65 UNITS
TOTAL	241 UNITS

COMMERCIAL SPACE (SOUTH BUILDING)
TOTAL 1,143 SF

PARKING (SOUTH BUILDING)
REQUIRED (TABLE 21A.44.030)
HOUSING NO MINIMUM
RETAIL/RESTAURANT/OFFICE NO MINIMUM

PROVIDED
P2 LEVEL 109 STALLS
P1 LEVEL 123 STALLS

TOTAL 232 STALLS	
ADA STALLS	7 STALLS
BV STALLS	11 STALLS
BIKE	13 STALLS
LOADING	1 SHORT STALL

AREA CALCULATIONS, PARKING STALL COUNTS, UNIT COUNTS AND SIZES ARE SUBJECT TO CHANGE AFTER ACCOUNTING FOR
• JURISDICTION REQUIREMENTS
• SECONDARY BUILDING SPACES (MECH. ELECT. TELECOMM. JANITOR, ETC.)
• UTILITY REQUIREMENTS (GAS & ELECT METERS, GENERATOR ROOM, ETC.)

DESIGN STANDARDS (21A.27.0308)
MAXIMUM BUILDING LENGTH 200'
STEPBACK REQUIREMENT 15' SETBACK ABOVE 30' ADJACENT TO RESIDENTIAL ZONES
GLAZING REQUIRED 15% AT ALL LEVELS
GROUND FLOOR TRANSPARENCY 60%
BUILDING MATERIALS 70% OF FACADE MUST BE DURABLE MATERIALS
OPEN SPACE REQUIREMENT 10% OF THE LOT MUST BE OPEN SPACE
BUILDING FENSTRATION MAX. 30' UNINTERRUPTED WALL
RESIDENTIAL BALCONIES BALCONIES MUST BE 4' DEEP MIN.



VICINITY MAP

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan , utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

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7/28/2023 10:30:18 AM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Date

AE2022.395

COVER

DATE: 7/28/2023
10:30:18 AM

SHEET #:

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PLANT LEGEND					
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)					
CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	JSM	1	Juniperus scopulorum 'Moonglow' Moonglow Juniper Tc2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B	6'
DECIDUOUS TREES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AGT	5	Acer griseum 'Fireburst' Fireburst Paperbark Maple moderate; 25x18; sun to part shade; z5	B & B	2"Cal
	AAO	11	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry T22, 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	B & B	1.25"Cal
	GBP	7	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo T22, 50x15; AV 70; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	MPR	4	Malus x 'Prairie Rose' Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QUP	3	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak T33, 55x25; AV 125; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	UPL	4	Ulmus parvifolia 'Emer II' Alice Lacebark Elm T33, 50x35; AV 49; sun; z4; Utah Lake water tolerant	B & B	2"Cal
DECIDUOUS SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AMG	28	Aronia melanocarpa 'Ground Hog' Ground Hog Spreading Chokeberry Sd3, 14"x30"; AV28; sun to part shade; z3; Utah Lake water tolerant	5 gal	
	CBM	7	Caryopteris x clandonensis 'CT-9-12' TM Beyond Midnight Blackbeard Sd2, 2.5x2.5; AV12.5; sun; z5	5 gal	
	CMF	46	Chamaebatiaria millefolium Fernbush Sd0, 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	HLK	31	Hibiscus syriacus 'SHIMRR38' TM Lil' Kim Red Rose of Sharon Sd1, 3x3; AV50; full to part sun; z5; Utah Lake water tolerant	5 gal	
	PWB	25	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninesbark Sd2, 5x5; AV 28; sun to light shade	5 gal	
	PBP	24	Prunus besseyi 'D115' TM Pioneer Buttes Sand Cherry Sd1, 1.5 x 6; AV19.5; sun; z4;	5 gal	
EVERGREEN SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	HPP	44	Hesperaloe parviflora 'Perpa' TM Beckleights Red Yucca P1, 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal	
	JHT	21	Juniperus horizontalis 'Monter' TM Ice Blue Juniper GV1, 4" x 8"; AV 50; sun; z3; Utah Lake water tolerant	5 gal	
GRASSES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CBK	43	Calamagrostis brachytricha Korean Feather Reed Grass Tw2, 2x3; AV 3; sun to part shade; Utah Lake water tolerant	1 gal	
	MML	3	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2, 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	
	PVS	75	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2, 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal	
PERENNIALS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	GWB	71	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Wandflower P1, 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	1 gal	
	HSD	53	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3, 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal	

SITE MATERIALS LEGEND			(NOTE: SITE MATERIAL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
SYMBOL	LANDSCAPE DESCRIPTION	QTY	
	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.	15,170 sf	
	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.	15,170 sf	
SYMBOL	LANDSCAPE DESCRIPTION	QTY	
	BOULDERS - DECORATIVE-DARK CHARCOAL	145	

7/25/2023

UT23046

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

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MAIN ST. APARTMENTS
ANDREW ST. & MAIN ST.
SALT LAKE CITY, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
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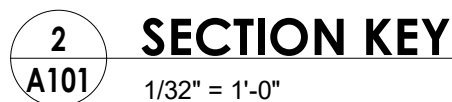
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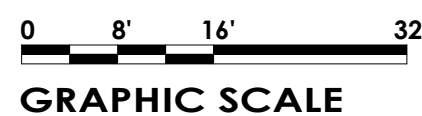
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CITY PERMIT SET
LP-COLOR

PLOT DATE:	7/25/2023
CHECKED:	JMA
DRAWN:	SAV
PM:	JTA

25



1 **LEVEL P1 PARKING - OVERALL RCP PLAN**
A101 1/16" = 1'-0"



1.1.1	70
1.1.2	23
1.1.3	9
1.1.4	1
1.1.5	2
1.1.6	8
1.1.7	3
1.1.8	1
1.1.9	13
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	13
2.2.2	3
2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	2
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total: 241	

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIMENSIONS. REFER TO DIMENSION LINES AND DIMENSION DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS PROVIDING CAULKING AND MIN. 9" COUNTERFLASHING AT ALL PENETRATIONS. FLASHINGS SHALL BE INSTALLED AT ALL WINDOWS AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PENETRATIONS. FLASHINGS SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" Drip Edge Angle Extended Beyond the Finish Edge. FLASHINGS SHALL BE REQUIRED AT ALL LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
4. ALL EXISTING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
5. ALL FIRE ALARMS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
6. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODES AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING.**
7. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROJECT REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
8. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ALL EFFECTS OR OMISSIONS TO THE ARCHITECT'S IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
9. CONTRACTOR SHALL COME INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

KEYNOTE LEGEND

PARKING PROVIDED

<u>PARKING GARAGE</u>	
LEVEL 1	120 STALLS
LEVEL 2	120 STALLS
TOTAL PARKING	240 STALLS

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MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

Revision Schedule	
MARK	DESCRIPTION Revision Date

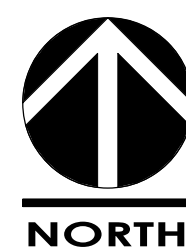
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**P1 LEVEL
FLOOR PLAN**

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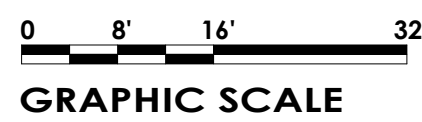
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7/28/2017

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LEVEL 01 FLOOR PLAN

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1.1.2	23
1.1.3	9
1.1.4	1
1.1.5	2
1.1.6	8
1.1.7	3
1.1.8	1
1.1.9	13
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	12
2.2.2	3
2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	2
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total: 241	

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3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS PROVIDING GASKET AND MIN. 9" COUNTERFLASHING AT ALL PENETRATIONS. FLASHINGS AND DOWNS SHALL BE INSTALLED AND INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL TRANSITIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE FIRE RESISTANT. FLASHING SHALL BE INSTALLED AT ALL EXISTING PLAC THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
4. ALL FINISHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
5. ALL FIRE ALARMS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
6. ALL DETAILS OF THIS SPEC SHALL COMPLY WITH THE AMERICAN SPECTRUM OF DISABILITY (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE DETAIL.
7. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROJECT REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
8. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ALL EFFECTS OR OMISSIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
9. ALL MATERIALS THAT COME INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

KEYNOTE LEGEND

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

Revision Schedule		
MARK	DESCRIPTION	Revision Date

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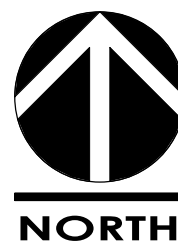
LEVEL 01 FLOOR PLAN

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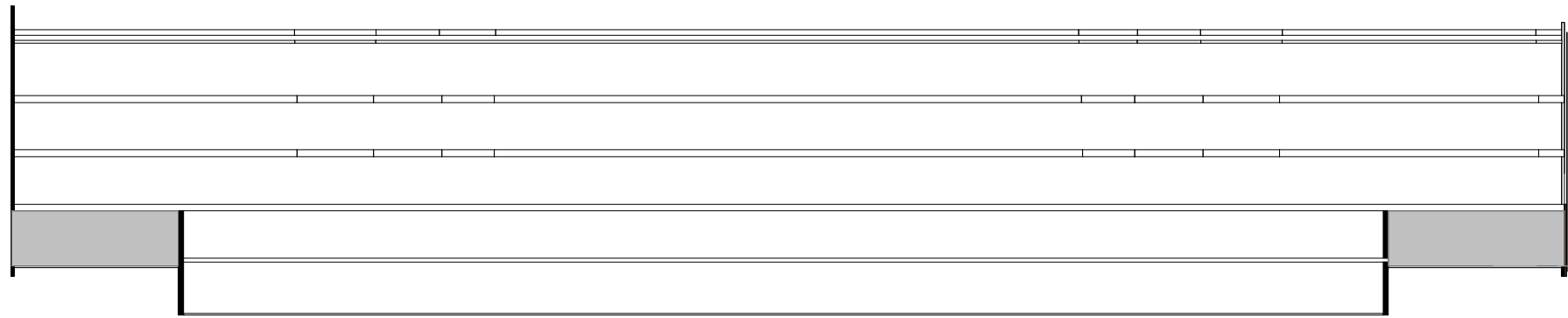
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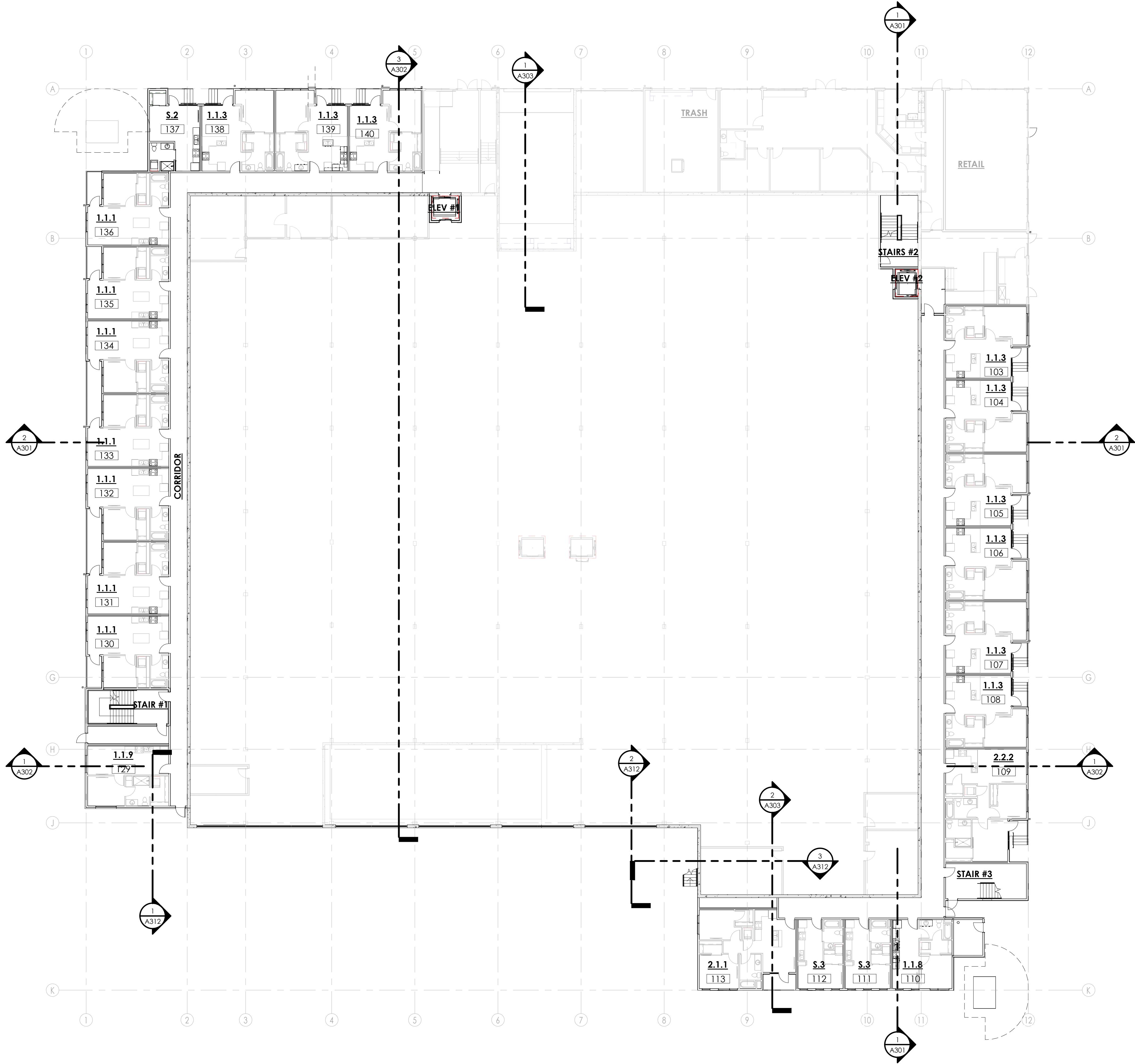
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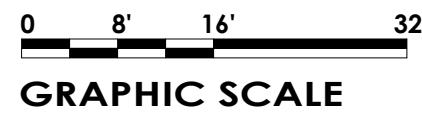
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2
A103
SECTION KEY
1/32" = 1'-0"



1
A103
LEVEL 1-R
1/16" = 1'-0"



UNIT COUNT - BLDG 1

1.1.1	76
1.1.2	27
1.1.3	9
1.1.4	1
1.1.5	2
1.1.6	8
1.1.7	3
1.1.8	1
1.1.9	17
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	12
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2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	24
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total:	241

GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

KEYNOTE LEGEND

aeurbia
architects and engineers
909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

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MAIN STREET APTS
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MARK	DESCRIPTION	Revision Schedule	Revision Date
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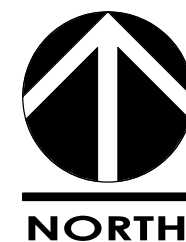
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LEVEL 01-R
FLOOR PLAN

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PLANNED DEVELOPMENT RESPONSE #2 27 JULY 2023

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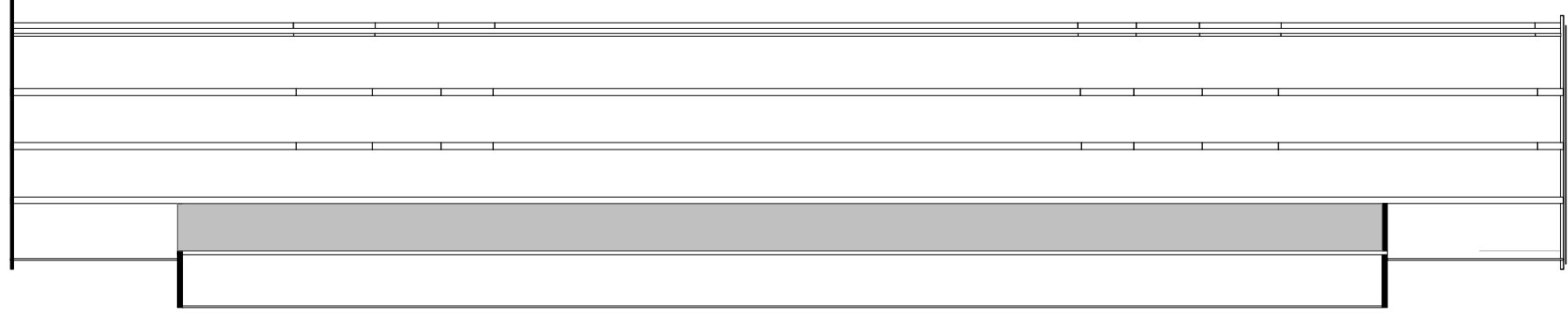
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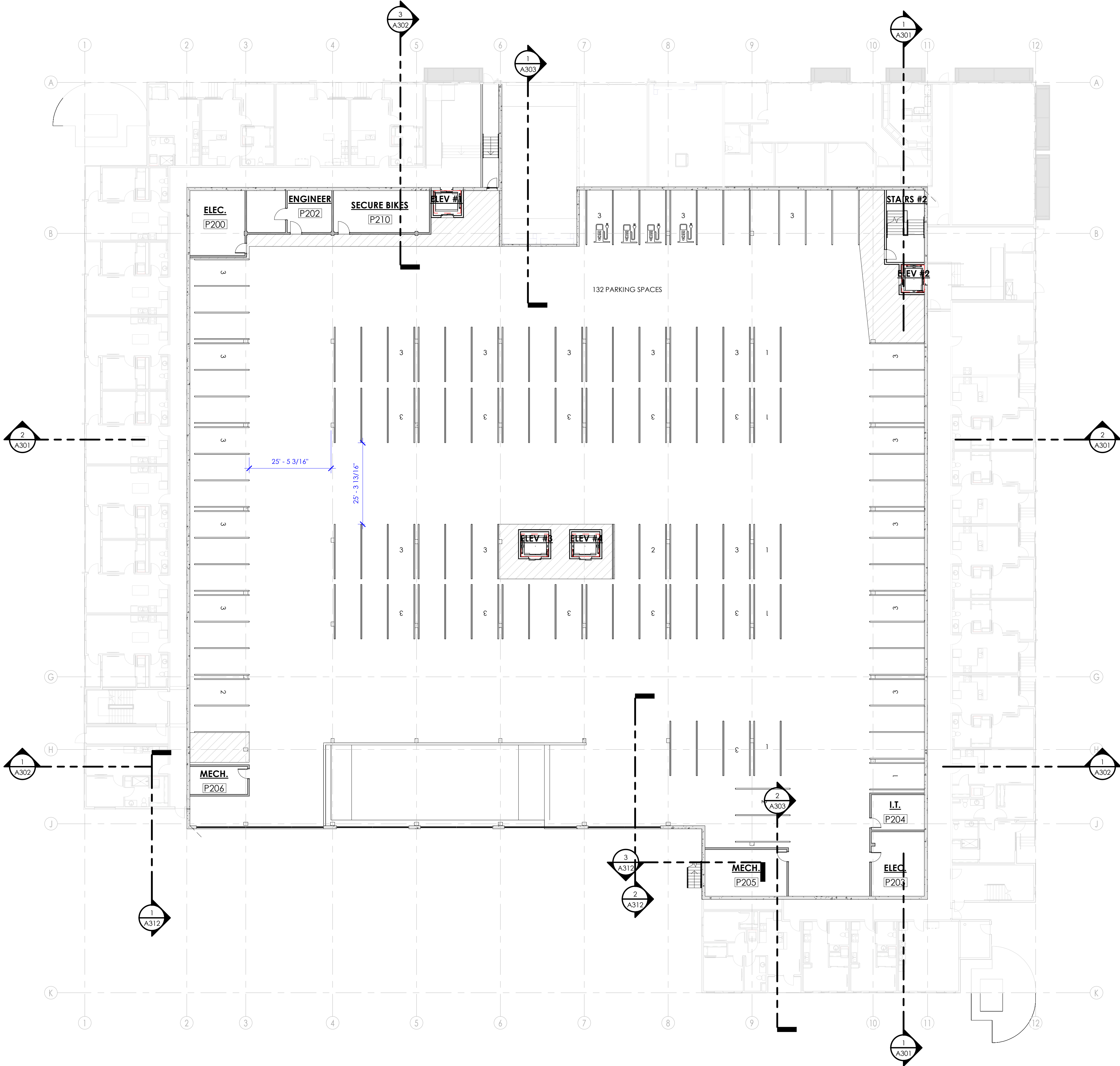
A

2
A104

SECTION KEY
1/32" = 1'-0"



P2 PARKING
103' - 6"



1
A104

P2 PARKING
1/16" = 1'-0"



GRAPHIC SCALE

UNIT COUNT - BLDG 1

1.1.1	76
1.1.2	27
1.1.3	9
1.1.4	1
1.1.5	2
1.1.6	8
1.1.7	3
1.1.8	1
1.1.9	17
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	12
2.2.2	3
2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	24
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total:	241

GENERAL NOTES

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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

KEYNOTE LEGEND

ae urbia
architects and engineers
909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

7/28/2023 9:09:27 AM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

Revision Schedule
DESCRIPTION Revision Date

AE2022.395

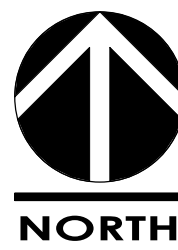
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FLOOR PLAN**

DATE: 7/28/2023
9:09:27 AM

SHEET #:

A104

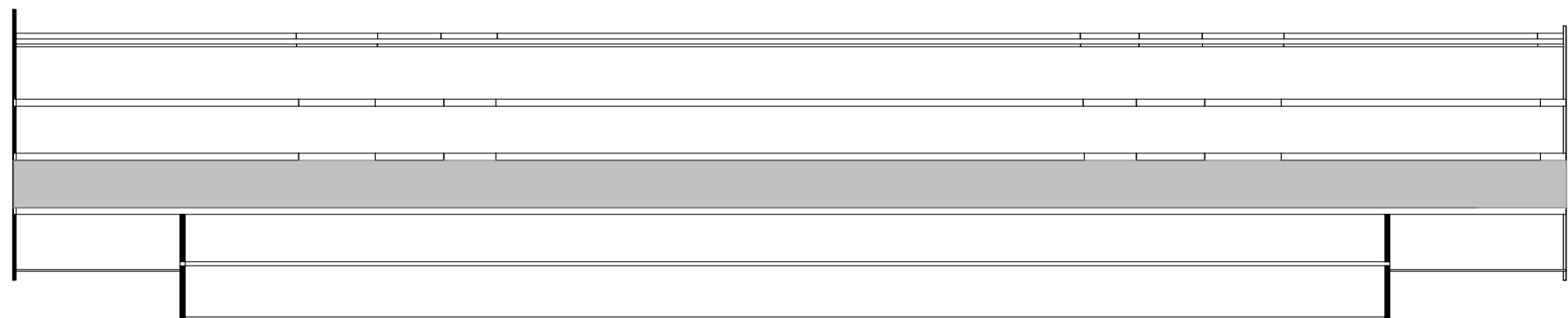
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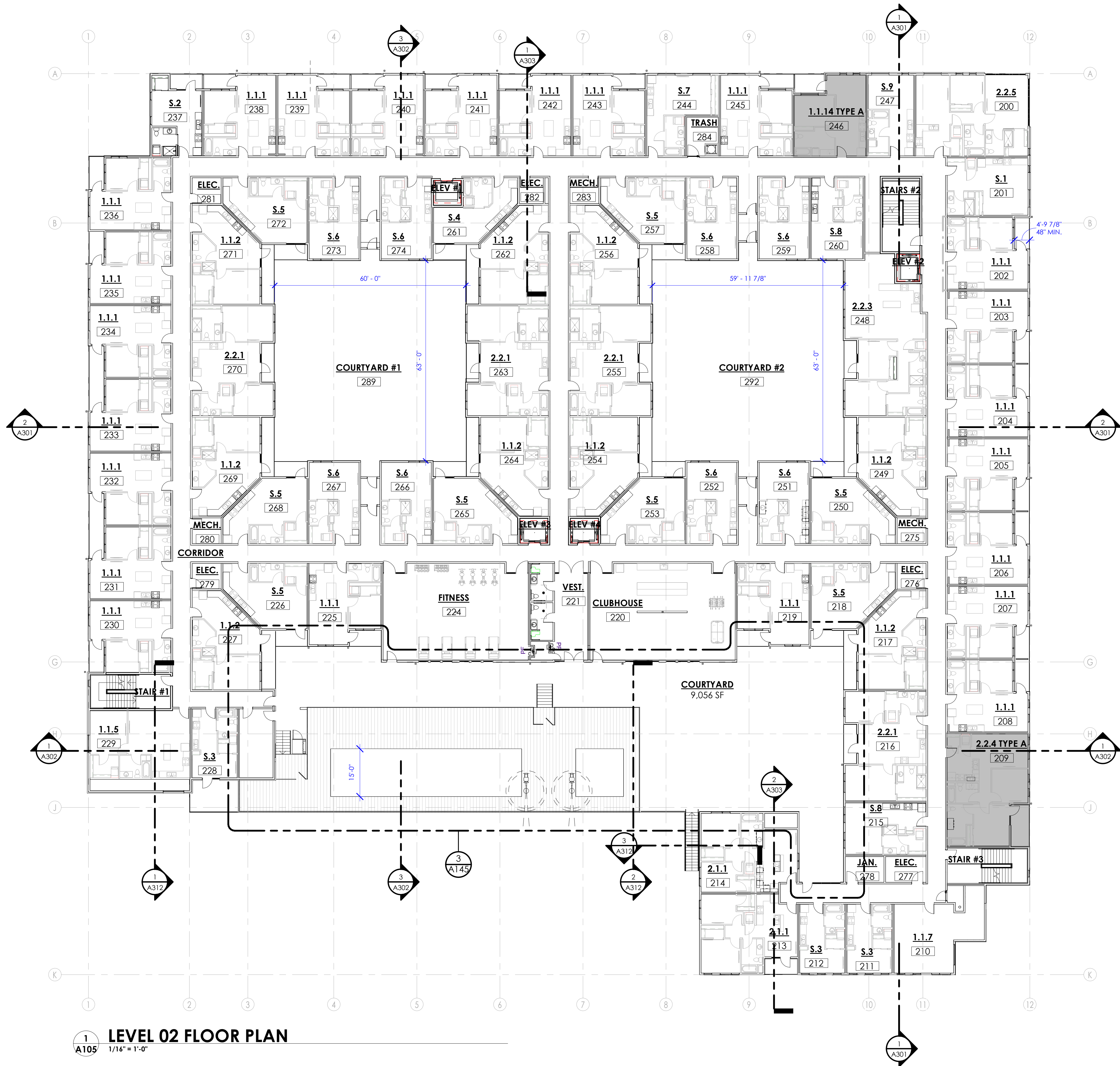
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PLANNED DEVELOPMENT RESPONSE #2 27 JULY 2023

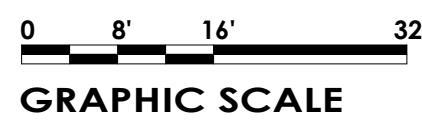
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2 SECTION KEY
A105 1/32" = 1'-0"



1 LEVEL 02 FLOOR PLAN
A105 1/16" = 1'-0"



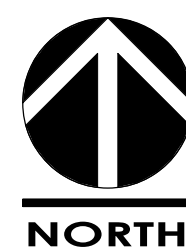
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1.1.7	3
1.1.8	1
1.1.9	17
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	12
2.2.2	3
2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	24
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total:	241

GENERAL NOTES

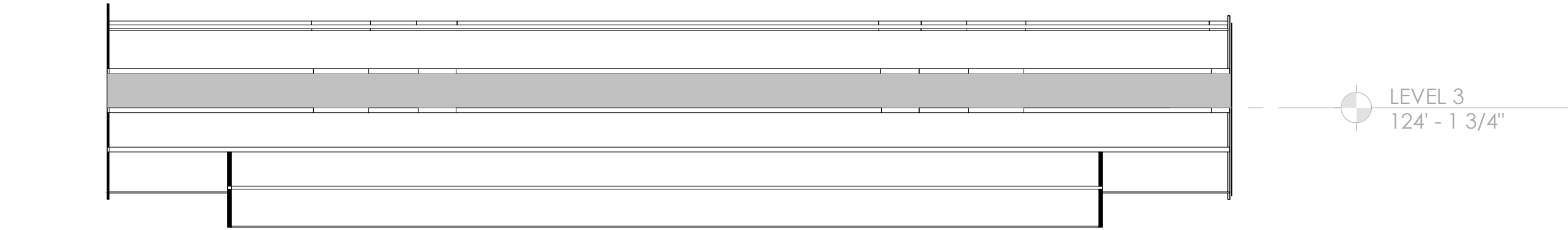
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KEYNOTE LEGEND

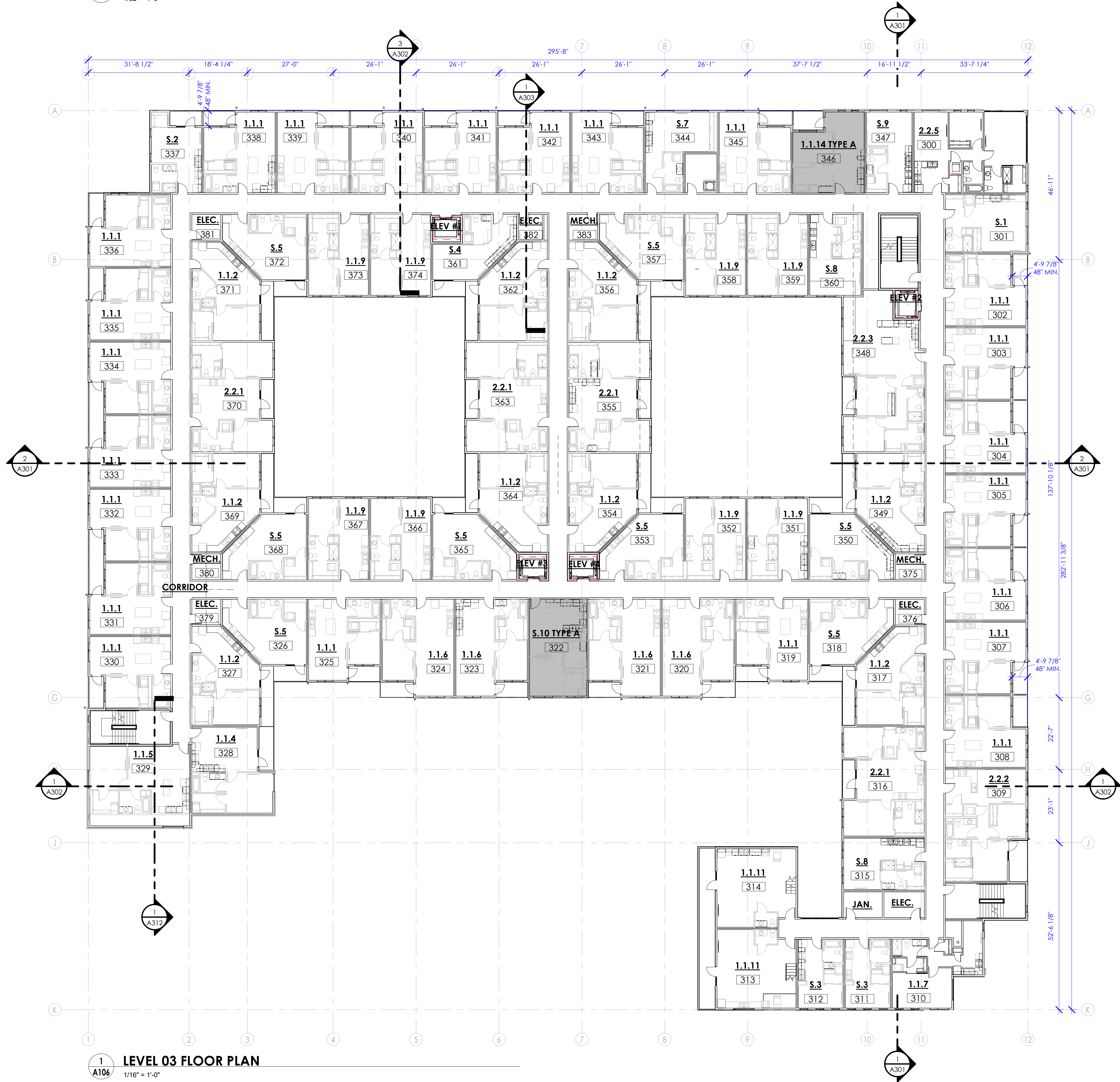


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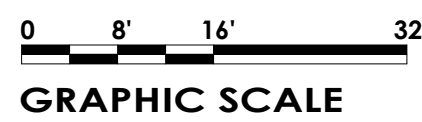
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2 SECTION KEY
A106 1/32" = 1'-0"



1 LEVEL 03 FLOOR PLAN
A106 1/16" = 1'-0"



UNIT COUNT - BLDG 1

1.1.1	76
1.1.2	27
1.1.3	9
1.1.4	1
1.1.5	2
1.1.6	8
1.1.7	3
1.1.8	1
1.1.9	17
1.1.11	2
1.1.12	1
1.1.13	1
1.1.14 TYPE A	3
2.1.1	3
2.2.1	12
2.2.2	3
2.2.3	3
2.2.4 TYPE A	1
2.2.5	3
S.1	3
S.2	4
S.3	9
S.4	3
S.5	24
S.6	8
S.7	3
S.8	6
S.9	3
S.10 TYPE A	2
Grand total: 241	

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**PRELIMINARY
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CONSTRUCTION**

7/28/2023 9:09:46 AM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	REVISION	SCHEDULE	DATE

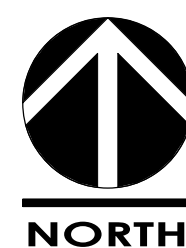
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LEVEL 03
FLOOR PLAN

DATE: 7/28/2023
9:09:46 AM

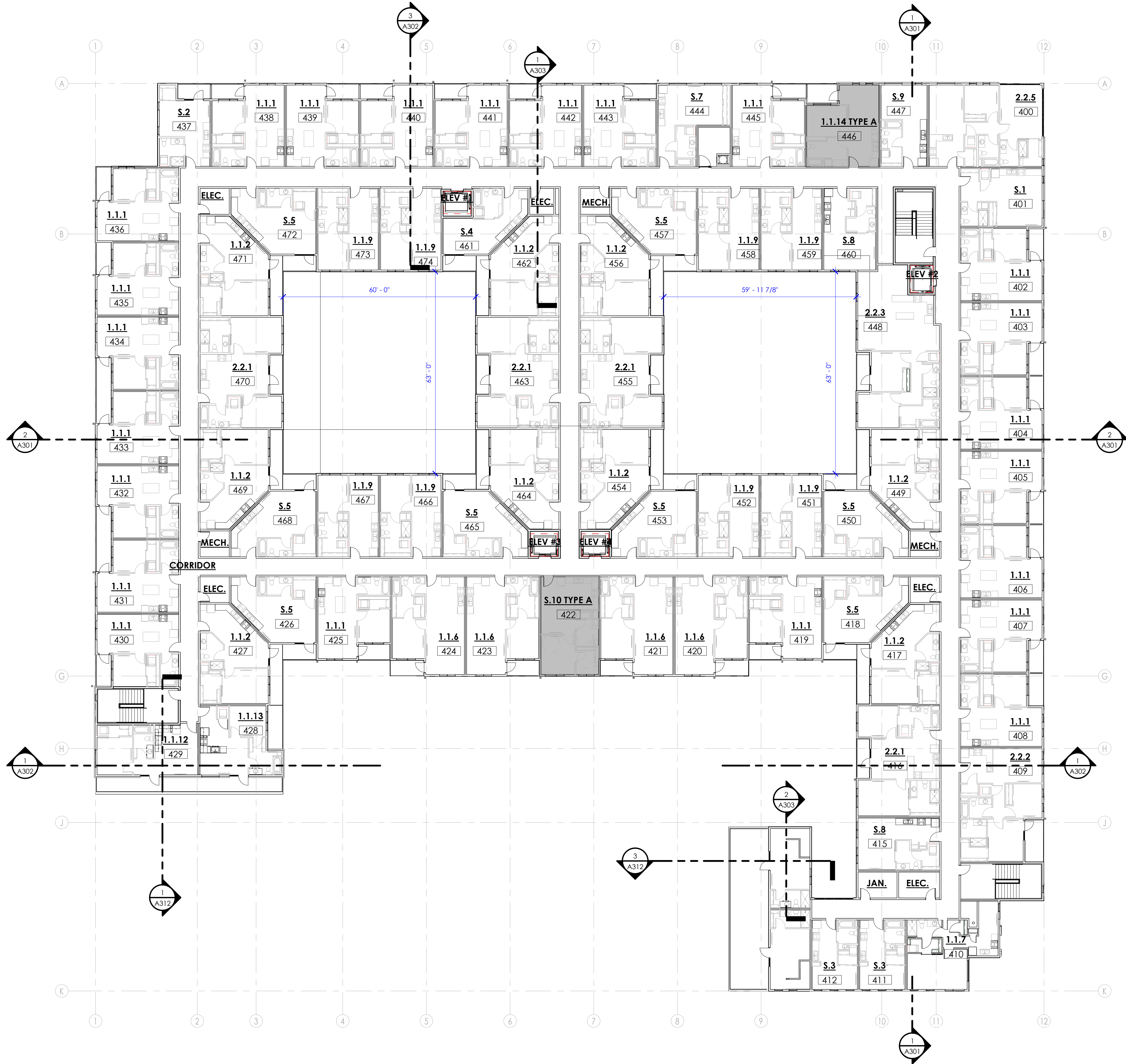
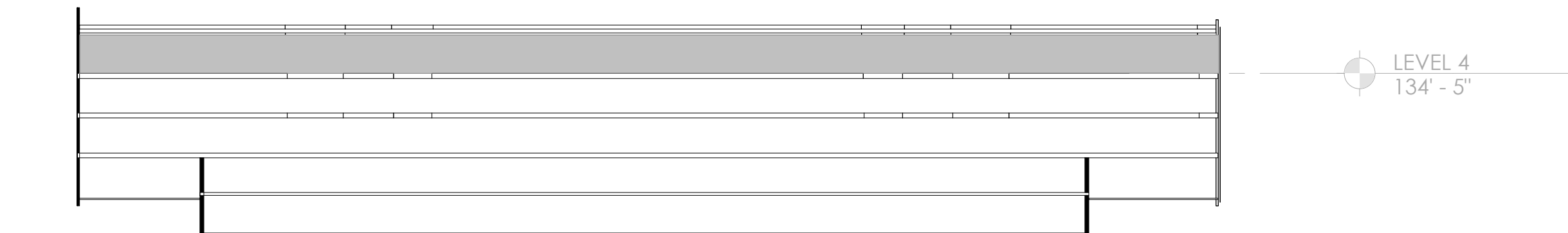
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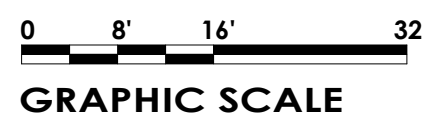
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PLANNED DEVELOPMENT RESPONSE #2 27 JULY 2023



1 LEVEL 4
1/16" = 1'-0"



UNIT COUNT - BLDG 1

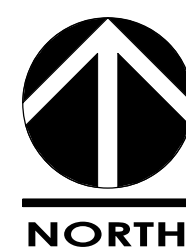
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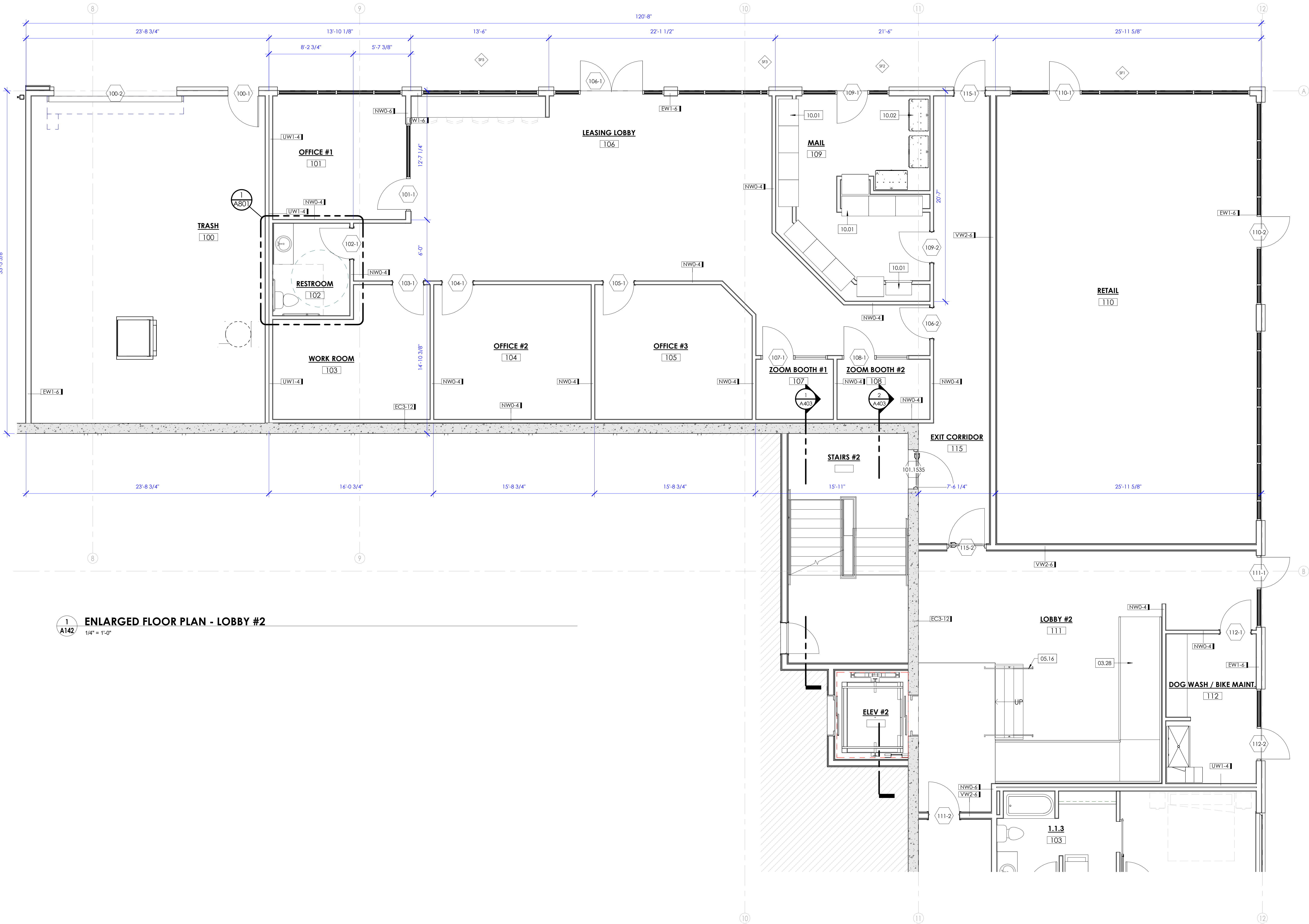
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KEYNOTE LEGEND

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/28/2023





1
A142
ENLARGED FLOOR PLAN - LOBBY #2
1/4" = 1'-0"

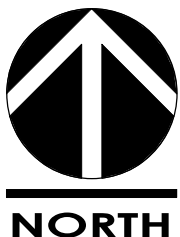
GENERAL NOTES

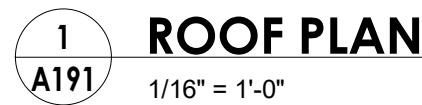
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KEYNOTE LEGEND

- | | |
|-------|---|
| 03.28 | NEW ADA-COMPLIANT CONCRETE RAMP - 1:12 MAX. SLOPE |
| 05.16 | 1 1/2" DIA. STEEL HANDRAIL AT BOTH SIDES OF STAIRS - PAINT (2 COATS) TYP. |
| 10.01 | UNIT MAILBOXES IN ACCORDANCE WITH LOCAL POST OFFICE. PROVIDE ACCESSIBLE BOXES TO COMPLY WITH ADA. |
| 10.02 | PARCEL DELIVERY LOCKERS |

0 2' 4' 8'
GRAPHIC SCALE





0 8' 16' 32'

GRAPHIC SCALE



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3. FINISH RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS THROUGH WALLS, FLASHING SHALL BE INSTALLED AT ALL EXTERIOR WINDOW SILLINGS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PENETRATIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE FIRE RESISTANT AND SHALL BE INSTALLED AT ALL EXTERIOR LOCATIONS THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
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5. FIRE STOPPERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
6. **EFFECTS OF THIS CONTRACT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.**
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9. ANY WORK WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

1. PROVIDE FULL MANUFACTURERS WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR. UNDO
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND DESIGN TEAM
3. PROVIDE PRODUCE SUBMITTALS FOR PRE APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. PROVIDE PROOF OF FLUENT CONTROLS SEE SHEET A402
5. PROVIDE STEP FLASHING CORNER FLASHING, STEP EDGES AS REQUIRED, CAULK AND SEAL, ROOFING TO EXTEND 18" UP ADJACENT WALLS AND DISCONTINUITIES THUS MINIMUM 18" ROOF PER FOOT MINIMUM SLOPE. FOR COMMUNICATIONS AND SPECIFICATIONS, MANUFACTURER TO INSPECT INSTALLATION AS REQUIRED FOR WARRANTY, PROVIDE 1/4" PER FOOT MIN. SLOPE.
6. PROVIDE DRAINING PREFERENCES REFER TO DETAILS ON A402 AND PLUMBING DRAWINGS
7. FOR MISC. ROOF DETAILS SEE A402
8. TYPICAL MINIMUM ROOF SLOPE IS 1/4" MIN. PER FOOT ALL PLACES.
9. PROVIDE MECHANICAL PLUMB FOR ROOF MOUNTED EQUIPMENT AND CURBS ETC.

KEYNOTE LEGEND

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2022.395

OVERALL ROOF PLAN

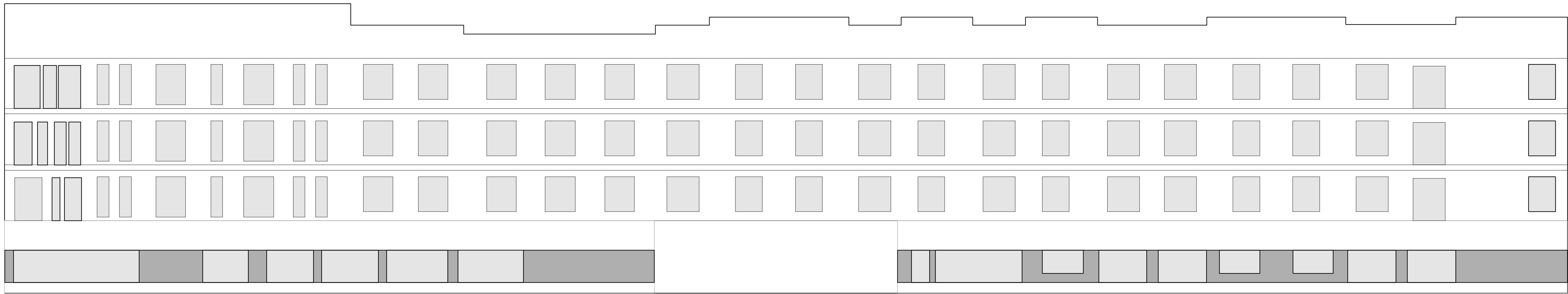
DATE: 7/27/2023
4:20:04 PM

SHEET #

A191

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AREA OF EXTERIOR WALL: 15,110 SF
AREA OF GLAZING: 5,294 SF = 35%
AREA OF FIBER CEMENT SIDING: 2,761 SF = 18%
AREA OF STUCCO: 3,559 SF = 24%
AREA OF CONCRETE: 683 SF = 5%
AREA OF BRICK: 2,813 SF = 18%



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KEYNOTE LEGEND

- | | |
|-------|---|
| 03.04 | CAST-IN-PLACE CONCRETE WALL - NATURAL COLOR |
| 04.02 | BRICK/THIN BRICK - RED/BROWN TONES |
| 05.07 | CANOPY/ROOF - CHARCOAL |
| 05.18 | METAL AWNING/CANOPY - PAINT BLACK/CHARCOAL |
| 05.19 | METAL PICKET FENCE & GATES AT UTILITY AREA - PAINT BLACK (2 COATS) |
| 05.23 | PRE-FINISHED METAL DOWNSPOUTS - CHARCOAL |
| 07.30 | FIBER CEMENT SIDING - VERTICAL - BLACK |
| 07.32 | FIBER CEMENT SIDING - HORIZONTAL - LIGHT GRAY |
| 07.35 | STUCCO - MEDIUM TEXTURE - LIGHT GRAY |
| 07.36 | FIBER CEMENT SIDING - VERTICAL - LIGHT BROWN |
| 07.37 | FIBER CEMENT SIDING - VERTICAL - DARK BROWN |
| 07.38 | FIBER CEMENT SIDING - HORIZONTAL - DARK BROWN |
| 07.39 | STUCCO - MEDIUM TEXTURE - MEDIUM GRAY |
| 08.05 | PRE-FINISHED ALUMINUM STOREFRONT SYSTEM |
| 10.04 | SUSPENDED BAR & OVERHEAD CLEAR HEIGHT SIGNAGE AT GARAGE RAMP ENTRANCE |

AREA OF FOURTH LEVEL EXTERIOR WALL = 2,717 SF
AREA OF FOURTH LEVEL EXTERIOR WALL GLAZING = 945 SF = 35% (15% MIN. REQ'D)

AREA OF THIRD LEVEL EXTERIOR WALL = 2,766 SF
AREA OF THIRD LEVEL EXTERIOR WALL GLAZING = 930 SF = 34% (15% MIN. REQ'D)

AREA OF SECOND LEVEL EXTERIOR WALL = 2,735 SF
AREA OF SECOND LEVEL EXTERIOR WALL GLAZING = 931 SF = 34% (15% MIN. REQ'D)

AREA OF MAIN LEVEL EXTERIOR WALL = 1,472 SF
AREA OF MAIN LEVEL EXTERIOR WALL GLAZING = 879 SF = 60% (60% MIN. REQ'D)

*AREAS CALCULATED BETWEEN 2' AND 8' ABOVE SIDEWALK LEVEL



1 MAIN BUILDING - NORTH ELEVATION
A201 3/32" = 1'-0"

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South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
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7/28/2023 9:55:28 AM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Date

AE2022.395
EXTERIOR
ELEVATIONS

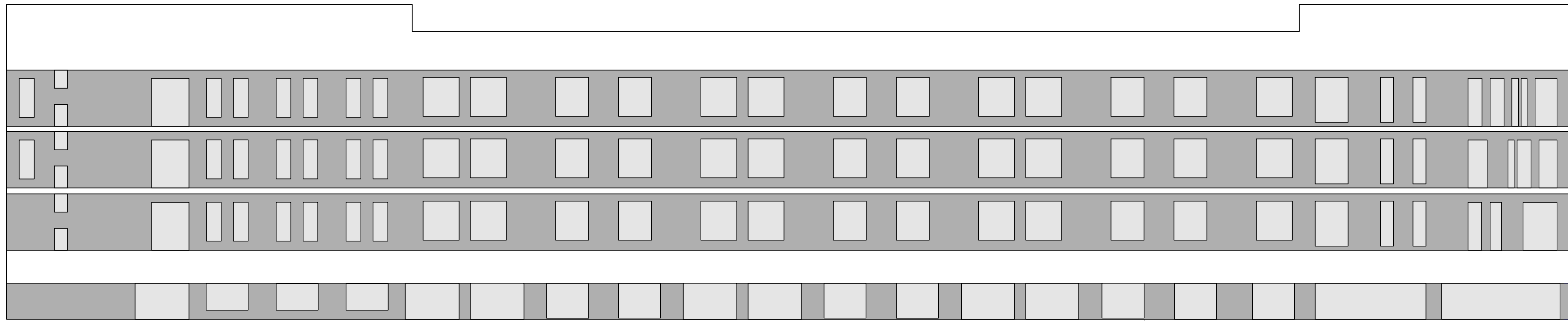
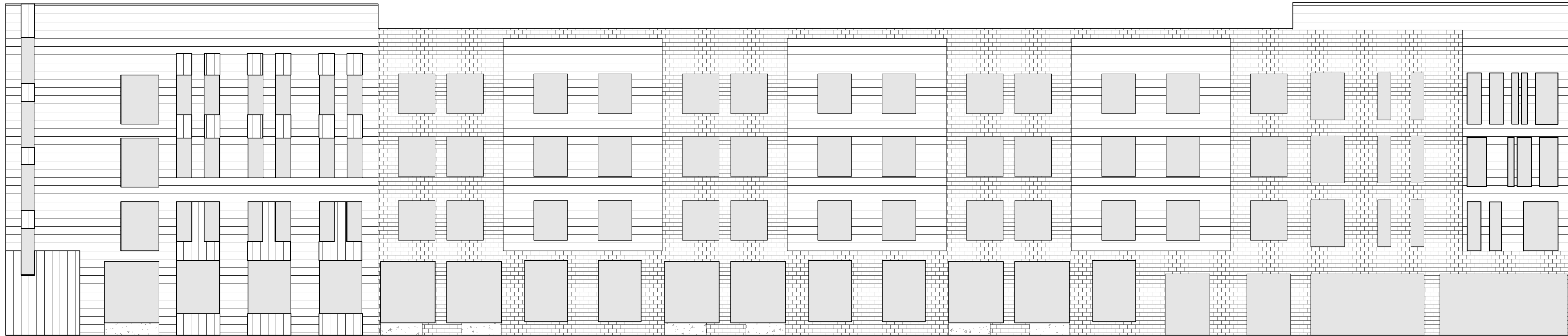
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A201

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AREA OF EXTERIOR WALL: 13,183 SF
AREA OF GLAZING: 4,121 SF = 31%
AREA OF FIBER CEMENT SIDING: 4,641 SF = 35%
AREA OF CONCRETE: 99 SF = 1%
AREA OF SYNTHETIC WOOD: 478 SF = 4%
AREA OF BRICK: 3,845 SF = 29%



AREA OF FOURTH LEVEL EXTERIOR WALL = 2,449SF
AREA OF FOURTH LEVEL EXTERIOR WALL GLAZING = 814 SF = 33%
(15% MIN. REQ'D)

AREA OF THIRD LEVEL EXTERIOR WALL = 2,449 SF
AREA OF THIRD LEVEL EXTERIOR WALL GLAZING = 814 SF = 33%
(15% MIN. REQ'D)

AREA OF SECOND LEVEL EXTERIOR WALL = 2,449 SF
AREA OF SECOND LEVEL EXTERIOR WALL GLAZING = 800 SF = 33%
(15% MIN. REQ'D)

AREA OF MAIN LEVEL EXTERIOR WALL = 1,563 SF
AREA OF MAIN LEVEL EXTERIOR WALL GLAZING = 987 SF = 63%
(60% MIN. REQ'D)

*AREAS CALCULATED BETWEEN 2' AND 8' ABOVE SIDEWALK LEVEL



1
A202
MAIN BUILDING - EAST ELEVATION
3/32" = 1'-0"

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| 04.02 | BRICK/THIN BRICK - RED/BROWN TONES |
| 05.01 | 42" STEEL GUARDRAIL - PAINT BLACK (2 COATS) - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL |
| 05.07 | CANOPY/ROOF - CHARCOAL |
| 05.18 | METAL AWNING/CANOPY - PAINT BLACK/CHARCOAL |
| 05.23 | PRE-FINISHED METAL DOWNSPOUTS - CHARCOAL |
| 07.30 | FIBER CEMENT SIDING - VERTICAL - BLACK |
| 07.31 | FIBER CEMENT SIDING - VERTICAL - MEDIUM GRAY |
| 07.32 | FIBER CEMENT SIDING - HORIZONTAL - LIGHT GRAY |
| 07.33 | FIBER CEMENT SIDING - HORIZONTAL - GRAY/BROWN |
| 07.34 | SYNTHETIC WOOD SIDING/PANEL - CHERRY WOOD |

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MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

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DESCRIPTION
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Revision Date

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EXTERIOR
ELEVATIONS

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PLANNED DEVELOPMENT RESPONSE #2 27 JULY 2023

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2 MAIN BUILDING - WEST ELEVATION
3/32" = 1'-0"



1 MAIN BUILDING - SOUTH ELEVATION
3/32" = 1'-0"

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| 05.05 | BLACK VINYL COATED CHAIN LINK FENCE IN ALUMIUM FRAME AT GARAGE OPENINGS |
| 05.06 | 72" TALL METAL FENCE AT POOL - PAINT BLACK (2 COATS) - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL |
| 05.07 | CANOPY/ROOF - CHARCOAL |
| 05.23 | PRE-FINISHED METAL DOWNSPOUTS - CHARCOAL |
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MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

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AE2022.395

EXTERIOR
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VIEW FROM NORTHEAST CORNER OF MAIN ST. & ANDREW AVE.



VIEW FROM SOUTHEAST ALONG MAIN ST.



VIEW FROM NORTHWEST CORNER ALONG ANDREW AVE.

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MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2022.395
**PERSPECTIVE
RENDERINGS**

DATE: 7/28/2023
9:55:57 AM

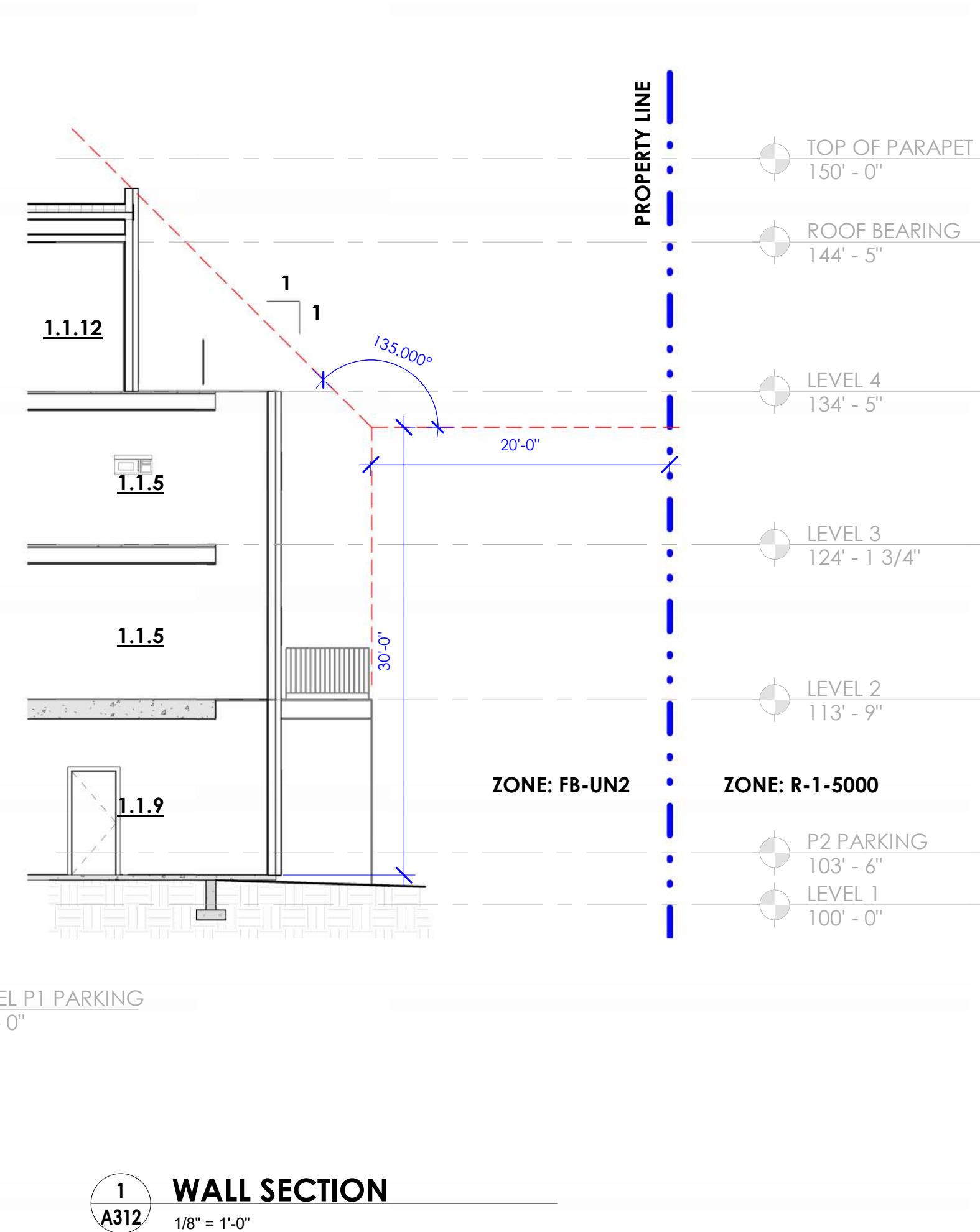
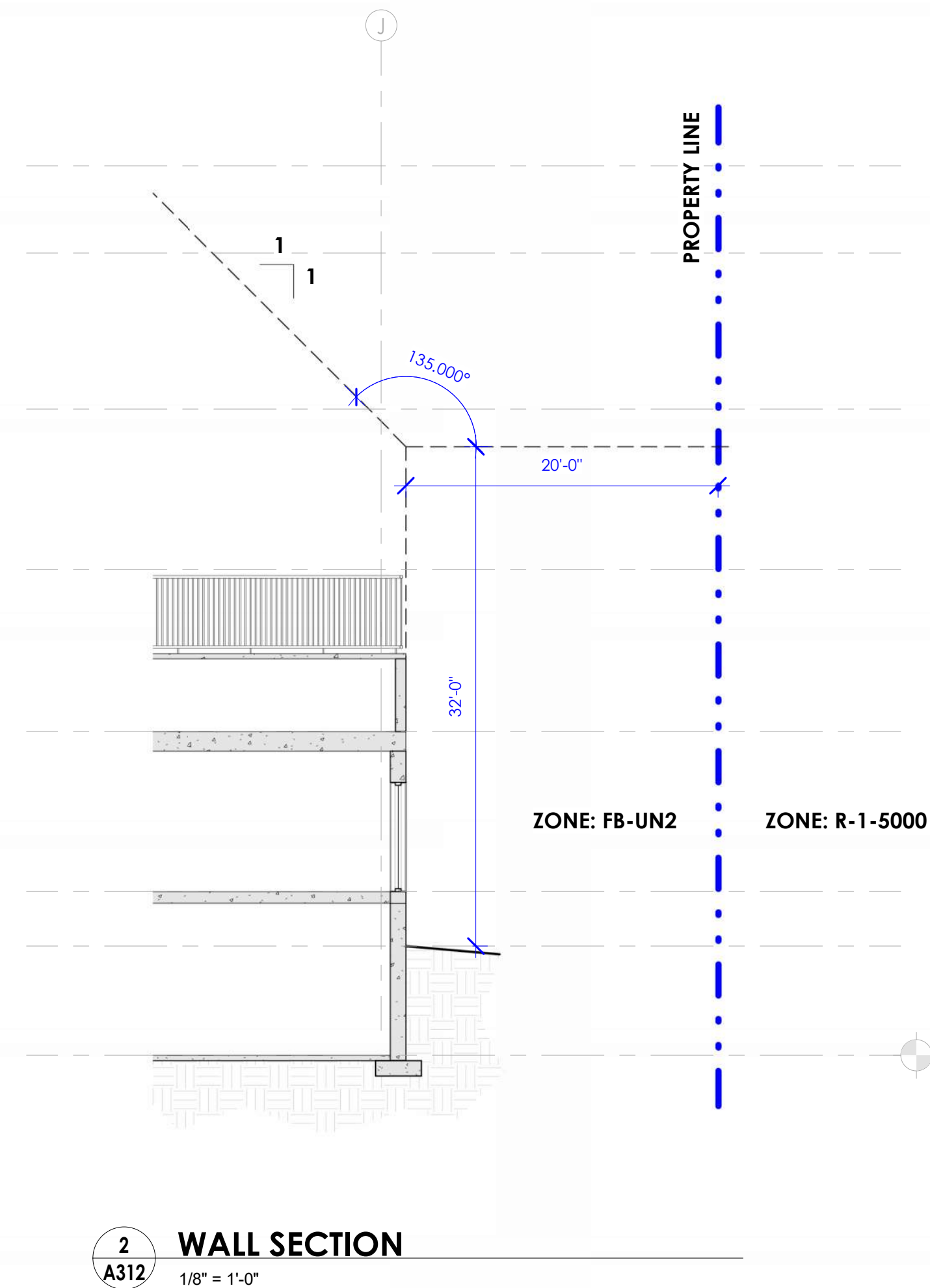
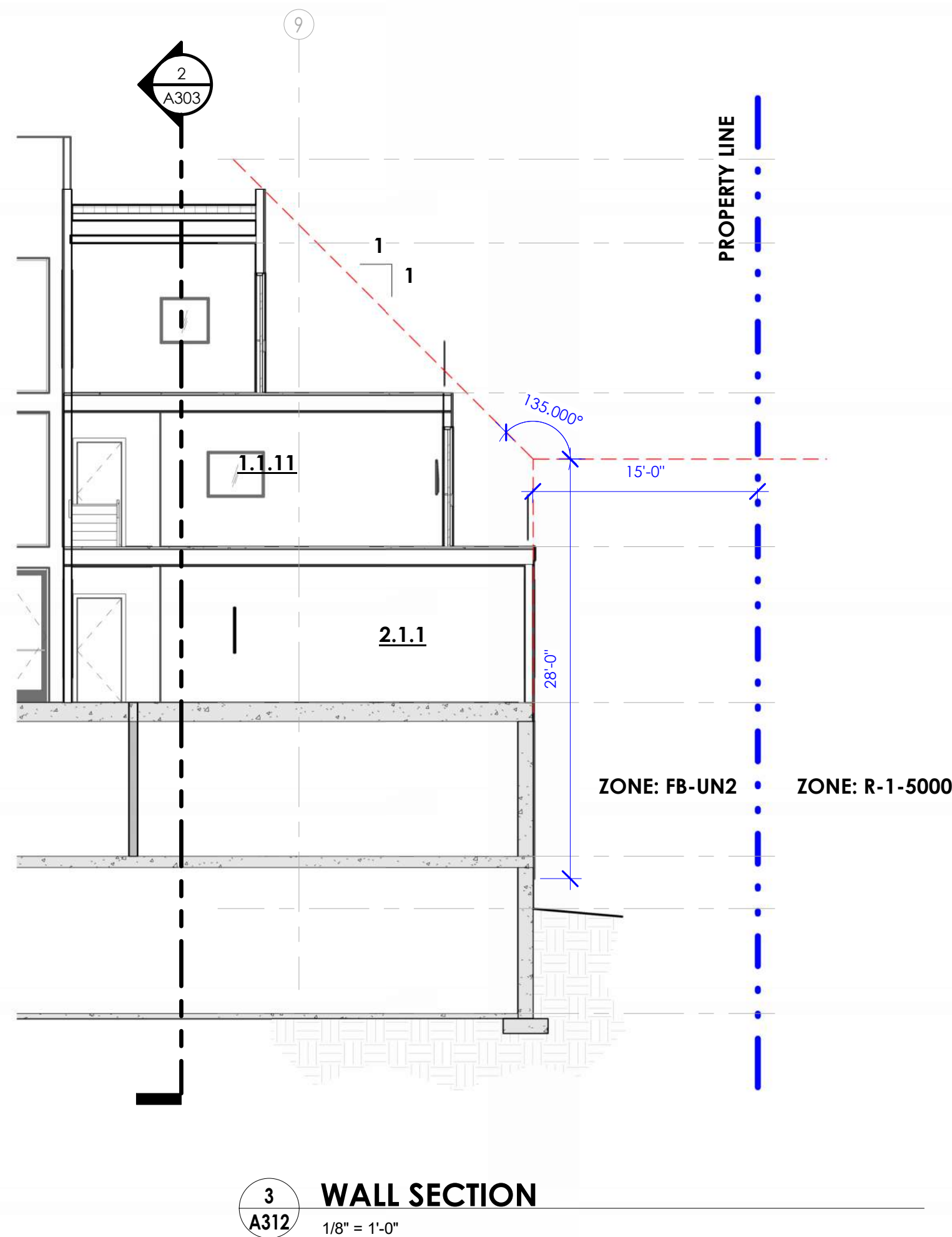
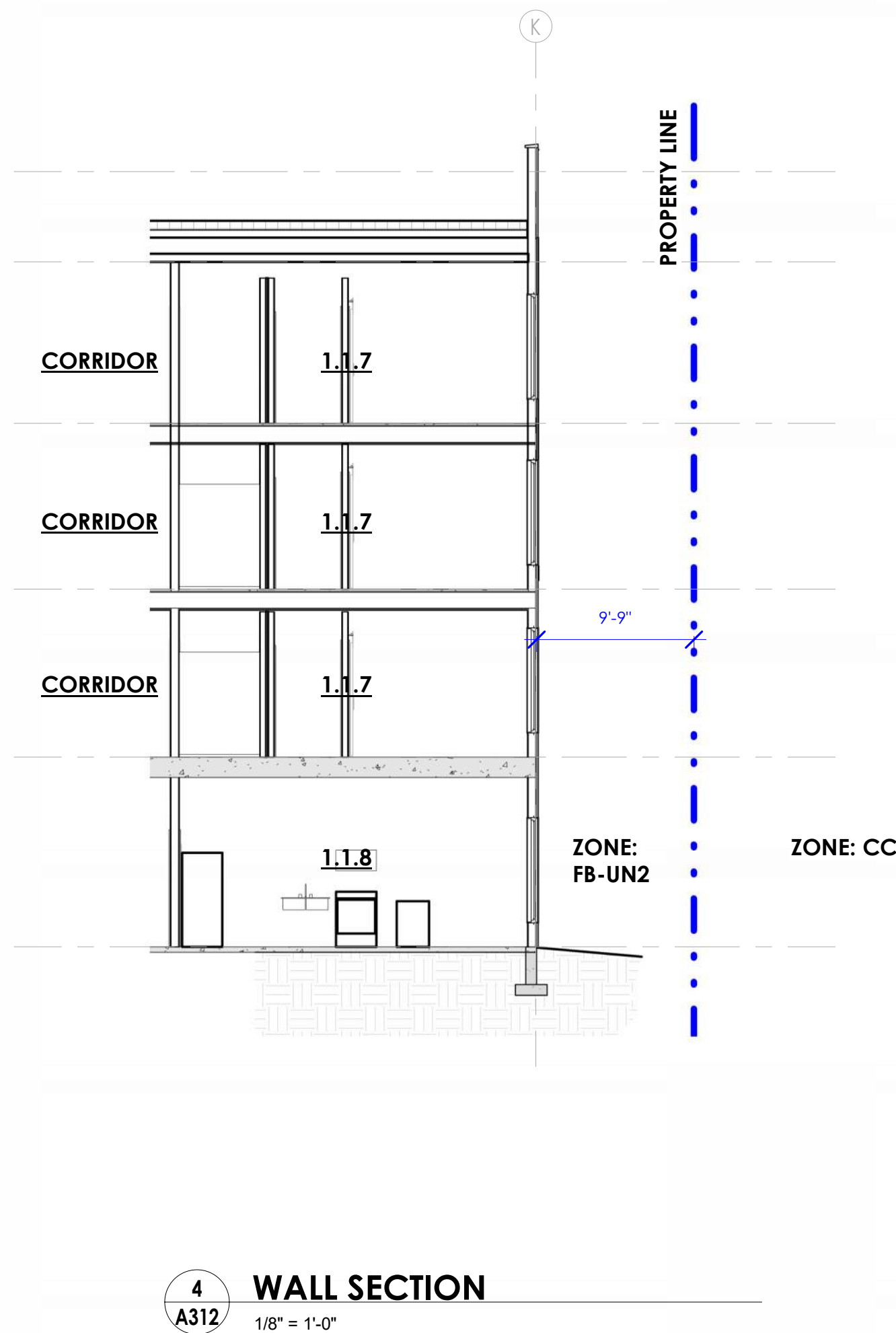
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KEYNOTE LEGEND



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MAIN STREET APTS
1518 S MAIN ST
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PLANNED DEVELOPMENT RESPONSE #2 27 JULY 2023

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WALL
SECTIONS

DATE: 7/27/2023
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VIEW OF EAST ELEVATION FROM MAIN ST.



VIEW OF NORTH ELEVATION FROM ANDREW AVE.

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MAIN STREET APTS
1512 S MAIN ST
SALT LAKE CITY, UTAH

MARK	Revision Schedule	
	DESCRIPTION	Revision Date

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**PERSPECTIVE
VIEWS**
DATE: 8/18/2023
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50% PROGRESS SET 11 AUGUST 2023

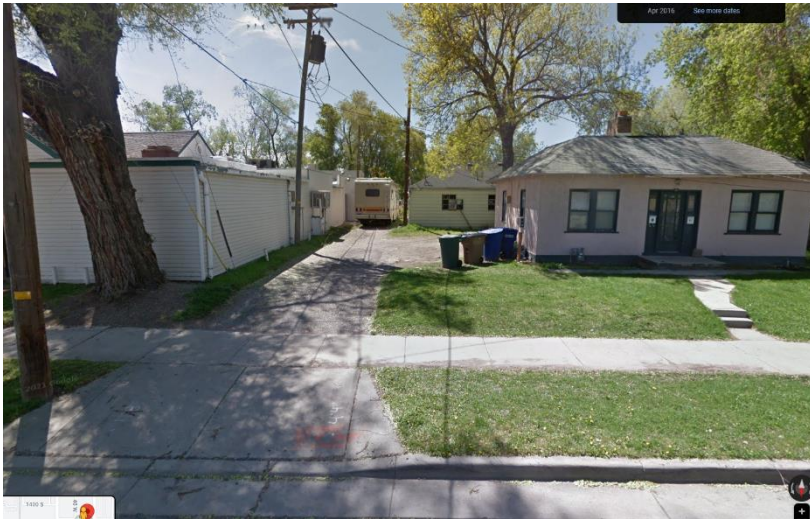
ATTACHMENT C: Property and Vicinity Photos



Subject Property: Northeast corner of Main Street and Andrew Ave



Subject Property : Main Street Motel & Single family home



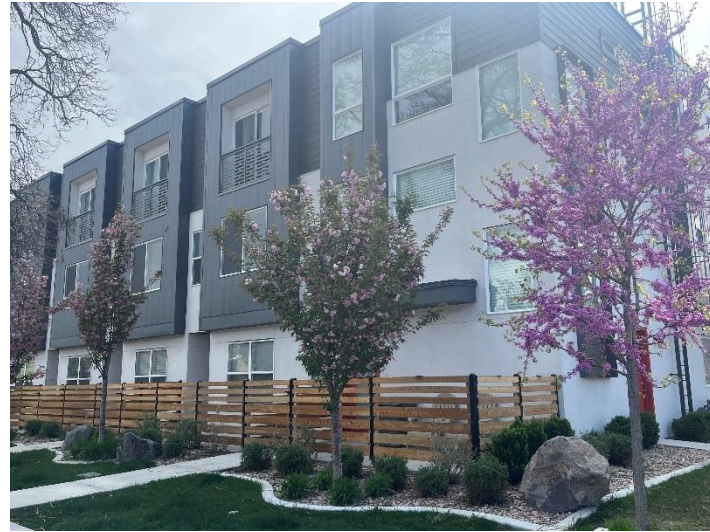
Subject property: Alley approved to be vacated down middle of site



Subject property: Richards Street being used as private drive to church



Neighboring property to the east across Main Street (Sage market)



Neighboring development to the south on Van Buren



Neighboring development kitty corner from subject property



Neighboring property to the north

ATTACHMENT D: FB-UN2 Zoning Standards

Requirement	Standard	Provided	
Front Side Yard	<p>0 Minimum 10' Maximum</p> <p>Minimum of 50% of street facing facade shall be built to the minimum setback line</p>	Andrew Ave : 50% at 0'	Complies
Corner Side Yard	<p>0 Minimum 10' Maximum</p> <p>Minimum of 50% of street facing facade shall be built to the minimum setback line</p>	<p>Along Main – 0' -</p> <p>63% of façade has 0' setback% of façade</p> <p>Richards street 4' – Exception requested</p>	<p>Main Street and Andrew – Complies</p> <p>Richard Street – <i>Exception requested</i></p>
Side Yard	Minimum of 15' along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required	NA	NA
Rear Yard	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less	<p>20' adjacent to R-1/5000</p> <p>10' adjacent to CC</p>	Complies
Lot Area	4,000 square feet	81,001 SF	Complies
Maximum Height	50'	50' with 5' parapets	Complies
Minimum lot size	4,000 SF	81,001 SF	Complies

Minimum lot width	30'	300'	Complies
DU per building form	No minimum or max	241 per building	Complies
Building form per lot	1 building per 4000 SF lot	1 building	Complies
Surface parking in front and corner side yards	Not Permitted	Parking within building	Complies
Vehicle access	Corner lots with a minimum width of 120', may have 1 vehicle access point per street frontage. Vehicle access may be one-way or multi-directional. If more than one driveway is located along a frontage, then the driveways must be separated by at least one hundred feet (100 ft.).	One vehicle access on Andrew Ave	Complies
Vehicle access width at street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional vehicle drive is included, a curb cut may not exceed 24' in width	Driveway width is 24'	Complies
Vehicle access from street design standards	Garage entry shall have a minimum 20' setback from property line; garage entry may not exceed 50% of first floor building width; one-way garage entry may not exceed 14' in width; multiway garage entry may not	Garage entry is 24' wide. The mechanical and trash access has a garage door made of pre-finished steel.	Complies

	exceed 26' in width; garage door or gate shall be constructed of durable building materials and compatible with building design		
Façade length	The maximum length of any building facade facing a street is two hundred feet (200')		<i>Requesting exception</i>
Upper level step back	Buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more. When a parcel in the FB-UN2 District is separated by an alley from a parcel in the FB-UN1 District, or any residential zoning district that has a maximum building height of 35' or less, the width of the alley may be counted toward the upper level step back	Step back of 15' is provided adjacent to the R-1/500 zone on the south side and interior side yard that is adjacent to this zone.	Complies
Glass	For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.	<p>Main street façade: 33% glazing per floor on upper floors</p> <p>Andrew Ave: 34-35% glazing per floor on upper floors</p> <p>Richards Street: 16% on upper floor</p>	Complies

Ground Uses	Floor	On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street-facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty-five feet (25') into the structure of all building forms with the exception of row houses, two-family dwellings, and cottage developments, which shall extend a minimum of ten feet (10'). Parking may be located behind these spaces.	Residential and commercial uses are >75% of the street facing buildings and extend >25' into the building	Complies
Building entry		Minimum of 1 building entry per street frontage. An additional entry feature is required for every 75' of building wall adjacent to street. Side entries for multiple dwelling unit buildings are permitted provided there is at least 1 primary entrance facing a public street	Main Street: Entryways every 50' Andrew: entryways every 50'	Main Street and Andrew Ave - Complies Richards Street- <i>Exception requested</i>
Pedestrian connections		Pedestrian access to public walkway is required	Entryways directly abut sidewalk. Along Richards street a walkway is provided to access Andrew Ave.	Complies
Ground floor transparency		Minimum of 60% of street facing facade, located between 2' and 8' above the grade	Main Street: 987 SF glazing/ 1,563 SF wall area = 63%	Complies

	<p>of the sidewalk, shall be transparent glass...There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement...Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.</p>	<p>Andrew Ave: 879 SF glazing / 1,472 SF of exterior wall = 60%</p> <p>Richards Street: exception requested</p>	
Building fenestration	No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12")	Every 30' of building a window or door is provided on street facing facades	Complies
Open space	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop	10% = 8,100 sf Courtyard provides 9,056 SF	Complies

	gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count toward the minimum open space requirement		
Upper-level outdoor space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard	<p>Provided balconies are 4'10" deep</p> <p>Not every residential unit has balcony</p>	<i>Requesting Exception</i>
Building facade materials	<p>Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.</p>	<p>Main Street façade: brick, fiber cement, and glazing = 96%</p> <p>Andrew Ave façade: Glazing, brick, fiber cement siding and concrete= 76%</p> <p>Stucco = 24%</p> <p>Richards Street façade: <i>Exception requested</i></p>	<p>Main Street: Complies</p> <p>Andrew Ave: Complies</p>
Landscape Requirements	<p>a. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer; Complies</p> <p>b. Shrubs, having a mature height of not less than four feet (4'), shall be planted along</p>	<p>All are provided. Fence is shown in renderings but not in site plan or architectural details</p>	<p>4'-6' fence must be provided on rear property line to buffer from single family homes</p>

	<p>the entire length of the landscape buffer;</p> <p>c. Landscape yards shall be maintained per section 21A.48.090 of this chapter; and</p> <p>d. A solid fence between four feet (4') and six feet (6') in height shall be erected along the property line unless waived by the Zoning Administrator.</p>		
Off street Parking requirements, vehicles	<p>No minimum ;</p> <p>Maximum Studio & 1 Bedroom: 2 spaces</p> <p>per DU 2+ bedrooms: 3 spaces per DU</p>	<p>No Min</p> <p>Maximum:</p> <p>65 (studio) + 151 (1-bd) = 216</p> <p>$216 \times 2 = 432$</p> <p>$25(2bd) \times 3 = 75$</p> <p>$432 + 75 = 507$</p> <p>Maximum 507 stalls</p>	Complies
Off street parking requirements, bicycles	1 per 2 units	$241/2 = 121$ stalls	<p>Overrode by Development Agreement to provide minimum of 15.</p> <p>Providing a bike storage room that fits approximately 40 bikes.</p>

ATTACHMENT E: Planned Development Standards

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

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

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

Discussion:

The purpose of the F-UN2 Zone aims to create neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;

6. Appropriately scaled buildings that respect the existing character of the neighborhood;
7. Safe, accessible, and interconnected networks for people to move around in; and
8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

This project provides housing options and commercial space that are close to bike lanes and transit by providing a pedestrian oriented building, with buildings close to the sidewalk and balconies to keep eyes on the street. The exceptions requested do not take away from these features and intent of the zoning district.

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

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

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: This project states to implement the Ballpark Area Master Plan by including a variety of housing types and enhancing the urban design elements in the neighborhood. The project creates a “dense urban environment” around the Ballpark neighborhood, which is one of the Plans main goals. Another goal of the plan is to “increase urban design quality” and maintain neighborhood character. The plan states that the Main Street Character Area is defined by the presence of local businesses, a pleasant pedestrian and bike environment, and medium density residential buildings. This project offers added density that will keep the mix of residential and commercial uses, and provides a pleasant pedestrian environment that offers its residents many transit options other than by car.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

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

Finding: Complies

Discussion:

As discussed in Key Consideration #1, this proposed development meets the goals and initiatives of both Plan Salt Lake and the Ballpark Community plan by providing housing options and commercial space that are located on major bike lanes and near to transit. The development also takes advantage of underutilized land while providing high quality redevelopment.

Condition(s): None

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The proposed project is compatible with the neighborhood by providing a mix of residential and commercial space in this mixed-use neighborhood. The project enhances the neighborhood by adding commercial space on the ground floor and a pedestrian friendly environment along Main Street with additional landscaping along the street. The scale, mass, and intensity are slightly larger than the surrounding development, but according to the Ballpark Master Plan, will likely match future development in this area.

Condition(s): None

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

Finding: Complies

Discussion:

The building orientation is towards Main Street and Andrew Ave, which is consistent with the surrounding neighborhood. The proposed building materials are mostly brick and fiber cement, which is compatible with the newer developments in the surrounding neighborhood.

Condition(s): None

3. Whether building setbacks along the perimeter of the development:

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

Finding: Complies
<p>Discussion:</p> <ul style="list-style-type: none"> a. The proposed setbacks are closer to the sidewalk than surrounding development at 0-10' instead of 20' in existing developments. Landscaping will be added to these setbacks where possible that will improve the streetscape and create a pedestrian friendly environment. b. Plenty of private amenities including a courtyard, pool, gym and clubhouse are provided within the building. c. 10-20' setbacks along the rear, along with fencing and landscaping, provide a buffer to the residential on the south side. d. Driveways and entryways to sidewalks all provide adequate visibility. e. Maintenance rooms and areas are provided with their own access. The rear yard also provides some accessible space for maintenance.
Condition(s): None
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
Finding: Complies
<p>Discussion:</p> <p>As discussed in the zoning requirements above, the ground floor offers approximately 60% glazing on the ground floor and 30-35% on upper floors. Multiple entry ways, balconies, and front stoops facilitate pedestrian interaction and eyes on the street.</p>
Condition(s): None
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Finding: Complies With Conditions
<p>Discussion:</p> <p>No lighting plan was submitted.</p>
Condition(s): Lighting plan to be approved by Staff during the Building Permit process
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies With Conditions
<p>Discussion:</p> <p>Trash dumpsters are located behind a fence. Transformers will be screened by shrubs in the far corner of the building, Loading berth requires an Alternative Location Approval and will need to be approved by Transportation prior to Building Permit submittal.</p>

Condition(s): Location of loading berth to be approved by Transportation
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: Parking is located within the structure and not visible from the public street. On the rear of the property, the parking structure will be visible from the residential units to the south. The parking structure is setback 20', a fence and trees will also be provided to help buffer and screen this area.
Condition(s): None

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies
Discussion: There are no existing trees along the periphery of the project or within the park strip. The project will be adding trees and shrubs to the park strip in compliance with code.
Condition(s): None
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: No existing landscaping is being preserved on the property. Landscaping and fencing is provided on the south side of the property to screen and buffer the development from the residential uses on the south side of the project.
Condition(s): None
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies**Discussion:**

The proposed landscaping along the streetscape and in the park strip adds greenery to the project that otherwise lacks green space in the front yards due to the limited setbacks required in this zone. Shrubs are provided along the perimeter of the site where there are 5-'10' setbacks provided, and many trees are added along the street. This landscaping softens the streetscape by adding greenery since the building is setback very close to the sidewalk.

Condition(s): None

4. Whether proposed landscaping is appropriate for the scale of the development.

Finding: Complies

Discussion: This zone does not allow for large front yards and therefore the majority of the landscaping must be in the park strip, between the 0-10 setback lines and in the rear yards. It provides abundant landscaping in all of those places. The park strip trees will add shade and greenery to an otherwise empty park strip along this road.

Condition(s): None

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Finding: Complies**Discussion:**

The two-way drive access is along Andrew Ave and will not negatively impact the safety, purpose and character of the street. Having only one vehicle access to the building reducing the number of conflicts on the street.

Condition(s): None

2. 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;
Finding: Complies With Conditions
<p>Discussion:</p> <ul style="list-style-type: none"> a. Pedestrian connections to sidewalks and along the perimeter of the site are provided. Multiple entryways along the street façade are provided, allowing easy pedestrian access from the street on all sides. b. A bicycle maintenance room is provided for residents as well a secured bike storage that fits up to 40 bicycles. The bike storage location is easily accessible from the lobby on Andrew Ave, which is developing into a Pedestrian and Bicycle Corridor in the future. c. Vehicles only have one access point on the project. Bicycles must enter the building through the access points along the sidewalk. The driveway should be a different color or material than the sidewalk to let pedestrians know there may be a vehicle crossing.
Condition(s): Driveway materials shall be a different color, texture, or paving material than the sidewalk
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies
<p>Discussion:</p> <p>The project is located in an area that is very accessible to many modes of transit, including TRAX, bus, and bike lanes. The area is remaining a mixed use neighborhood with both residential and commercial uses in the area, which encourages walking or biking.</p>
Condition(s): None
4. Whether the proposed design provides adequate emergency vehicle access;
Finding: Complies
<p>Discussion:</p> <p>Emergency vehicles can access the site from Andrew Ave or Main Street.</p>
Condition(s): None
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies With Conditions
<p>Discussion:</p> <p>The proposed loading berth is located along Andrew Ave. This has yet to be approved by Transportation.</p>

Condition(s): Loading berth will need to be approved by Transportation

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion:

There are a few old, large trees on the properties that will be cut down for this development. The Urban Forester has not required that these were to be preserved. A greater number of trees will be planted in their place along the park strip.

There are no significant natural or built features that contribute to the character of the neighborhood and environment.

Condition(s): None

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

Finding: Complies

Discussion:

Adequate utility infrastructure exists on the site and will need final approval from Public Utilities during the Building permit process.

Condition(s):None

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- April 14, 2023– The Ballpark Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- April 14, 2023- Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April – September 2021 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- September 1, 2023
 - Public hearing notice sign posted on the property
- September 1, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Public input was received on this project. Some disagreed with the applicant's original request for EIFS along street facing facades. The applicant's original request asked for this exception, this was later modified and changed to only stucco.

From: [Kyle Deans](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Planning Commission
Date: Tuesday, May 16, 2023 12:15:06 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

1018 E 900 S PLNPCM2022-01120

If the requested zone allows more flexibility in housing types I am in full support the zone change.

Mews Townhome PLNPCM2023-00200 & PLNSUB2023-00254

I support the zoning modifications the application is requesting.

Main St Apartments PLNPCM2023-00245

While I like the overall concept of having much more density in this neighborhood and the Main St Apartments will be a great addition. I do not support the zoning modifications. Over 200' of facade frontage is unacceptable, the PC and CC has approved these in the past, over objections, and the result has been a wall that is way to long and pedestrian unfriendly.

They need to follow design guidelines that have been set in place by the city. Again there are projects that meant well in the city that look horrible.

I DO NOT SUPPORT EITHER OF THE ZONING MODIFICATIONS.

Kyle Deans
SLC Resident

From: [Amy Hawkins](#)
To: [Anahi and Kyle Uhlig](#); [Younger, Cassie](#)
Subject: (EXTERNAL) Re: 1518 Main St
Date: Sunday, April 23, 2023 9:00:48 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Thanks for these comments, I'm passing them on to the city's senior planner associated with this proposal, Cassie Younger, so she can include them in remarks to the Planning Commission.

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
www.facebook.com/BallparkCC/

As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and full-time faculty member at the University of Utah School of Medicine in the Department of Biochemistry, but I am writing on my personal behalf and not on behalf of the university.

From: Anahi and Kyle Uhlig <anahiandkyle@gmail.com>
Date: Sunday, April 23, 2023 at 8:58 PM
To: Amy Hawkins <amy.j.hawkins@gmail.com>
Subject: 1518 Main St

We're frustrated by the continued proposals to replace the Motel on Main Street. We're tired of proposals that can't stick to the current code. Facade over 200', c'mon! The designer is completely ruining the current vibe of the neighborhood with these behemoth proposals. I'm all for replacing the motel but these alternatives are grotesque and not what we want to see in our neighborhood. Find something that fits the current code and goes with the rest of the neighborhood!

Kyle and Anahí Uhlig

From: [Casey McDonough](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Re: PLNPCM2023-00245 Main Street Apartments
Date: Tuesday, May 30, 2023 3:37:28 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Cassie,

Please share these comments with the planning commission members and the applicant and their architects..

Our city has a finite fabric of historic buildings, homes, and architecture. I would encourage us to take this into account on this project and look at moving or keeping the two historic homes that look like they will be demolished in this current proposal. They could possibly be moved to lots further inside the historic neighborhood to the west.

Thank you for your time and consideration.

Casey O'Brien McDonough
801-971-9053
yalpyesacnac@hotmail.com

From: [Amy J. Hawkins](#)
To: [Lisa Lewis](#); [Younger, Cassie](#)
Subject: (EXTERNAL) Re: PLNPCM2023-00245
Date: Sunday, April 23, 2023 9:02:00 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Thanks for these comments, I'm passing them on to the city's senior planner associated with this proposal, Cassie Younger, so she can include them in remarks to the Planning Commission.

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
facebook.com/BallparkCC/

As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and full-time faculty member at the University of Utah School of Medicine in the Department of Biochemistry, but I am writing on my personal behalf and not on behalf of the university.

On Wed, Apr 19, 2023 at 12:24 PM Lisa Lewis <nclisalewis@yahoo.com> wrote:

Dear Amy,

I received this notice today. I do like they want to have retail at street level. I do not want a high rise (over 200 feet), this far from city center. The current zoning is... 30 feet?

Also, this project spans Andrew Street. I do not want this street to be swallowed by this project. One of the things I've loved about my neighborhood is it's walkability. This would cut off access from Main Street to the Church, and the cute little single story neighborhood it would sever, if Andrew Street and the streets adjoining can't get to Main Street and the businesses currently there.

A high rise belongs downtown, not in a single story neighborhood a trax/bus/car ride to the North. Just my opinion. High rises belong downtown. And they should not sever local blocks. Wrong for our neighbors and neighborhood.

Thank you for your consideration.

Sincerely,

Lisa Lewis, Ballpark resident.

From: [Mike Fife](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Main Street Apartments PLNPCM2023-00245
Date: Saturday, April 22, 2023 4:23:12 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Cassie,

I'm writing to object to the second requested variance in this petition, to allow EIFS on street facing facades. In the applicant's description they state that the reason for using EIFS is because "This secondary material provides visual and textural relief and is attractive, durable and long-lasting." Any of the approved materials in the durable materials list could also serve this function so there is no sufficient reason provided by the applicant to grant this exception. In addition, I have EIFS on my less than two year old CW Urban townhouse that is already cracking and in need of repair so the assertion that this material is durable and long-lasting also seems false.

Thanks, Mike Fife.

ATTACHMENT G: Department Review Comments

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

Engineering:

No objections.

Building:

See attached document for Building redlines

Fire:

There are no comments related to building façade longer than 200' and to use EIFS along street facing facades. Everything subject to permit application and review of construction documents for code compliance

Urban Forestry:

As long as the city code requirement of providing one tree for every 30' of street frontage in the adjacent public ROW parkstrip is fulfilled, Urban Forestry has no concerns with this development

Transportation :

I recommend approval of the Planned Development. However, the old parking ordinance was used to calculate required parking. Parking calculations must be modified to comply with new parking ordinance that went into effect in February. The modified calculations will not have a significant impact on the proposed plans other than a large increase in the required number of bicycle stalls.

Police:

No Comments as of 5/9/23

Public Utilities:

Public Utilities has several comments and requirements for the proposed project to assist the applicant in obtaining a building permit.

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection, and drainage connection fees will apply. You may call 801-483-6727 to obtain the latest fee schedule.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- • All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. A watermain and sewer main upsize is highly likely for this project and its scope and extent will be determined once the water and sewer demands are submitted by the applicant.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).
- A Storm Water Pollution Prevention Plan (SWPPP). It is recommended to use the State of Utah SWPPP template. Ensure that it includes all relevant contacts, the Utah State Construction General Permit, Salt Lake City Notice of Intent (NOI), any relevant figures, and is signed by the Author, Owner, and Operator.
- A stormwater detention, retention, and treatment is required for this project. A full Technical Drainage Study must be submitted for this project to discuss, quantify, and provide calculations and a basis of design for these requirements.
- Installation of street lights may be required for this project. Please contact the SLCDPU's Street Light Program Manager at David.Pearson@slcgov.com or +1-801-483-6738 for more information.
- There will be more detailed Public Utilities comments which will be provided once the project is officially submitted to the city for review.