



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: March 7, 2018 (For March 14 hearing date)
Re: PLNSUB2016-00792 Turiya's Expansion Planned Development at 1569 South 1100 East

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 1569 South 1100 East
PARCEL ID: 16-17-257-001
MASTER PLAN: Central Community
ZONING DISTRICT: RB (Residential Business)

REQUEST: The applicant requests approval for a planned development for a proposed expansion of an existing retail business (Turiya's gift store). The request includes a reduction of the front yard building setback from 25 feet to 9 feet. This project is being reviewed as a planned development because of the requested setback reduction. The Planning Commission has decision-making authority for this petition.

RECOMMENDATION: Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission approve the Turiya's Expansion Planned Development subject to conditions.

In order to comply with the planned development standards, Staff recommends the following conditions of approval:

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Additional applicant Information](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Comments](#)

PROJECT DESCRIPTION:

1. Proposal Details

The project involves expanding the existing building to increase the retail sales and services areas, and do so in a manner that locates the retail area and viewing window closer to the public way along 1100 East. The proposal would also add a limited second level to the building for the purpose of storage and employee break room.

The building is on a corner lot at the intersection of 1100 East and Bryan Ave. The retail expansion would extend the building closer to 1100 East, considered the front yard, thereby encroaching into the required front yard area. The second level addition would extend the building up but would remain within the existing footprint and allowed building height limit of 30 feet.

The applicant submitted an application for planned development seeking a reduction in the front yard building setback, to move a display window closer to the sidewalk along 1100 East (front yard). If approved as proposed, the front yard setback would be reduced from the existing 30 feet (regulation is 25 feet) to 9 feet.

The current total floor area is approximately 1,150 square feet and the expansion would increase this to approximately 2,000 square feet. The added second story would be approximately 465 square feet in size for the break room and storage; while the ground-level retail addition would add 350 square feet.

The vehicle parking area would remain on the eastern portion of the property where it currently is located. The number of parking stalls provided complies with city requirements when considering allowed reductions when bicycle racks are provided.

Project Details

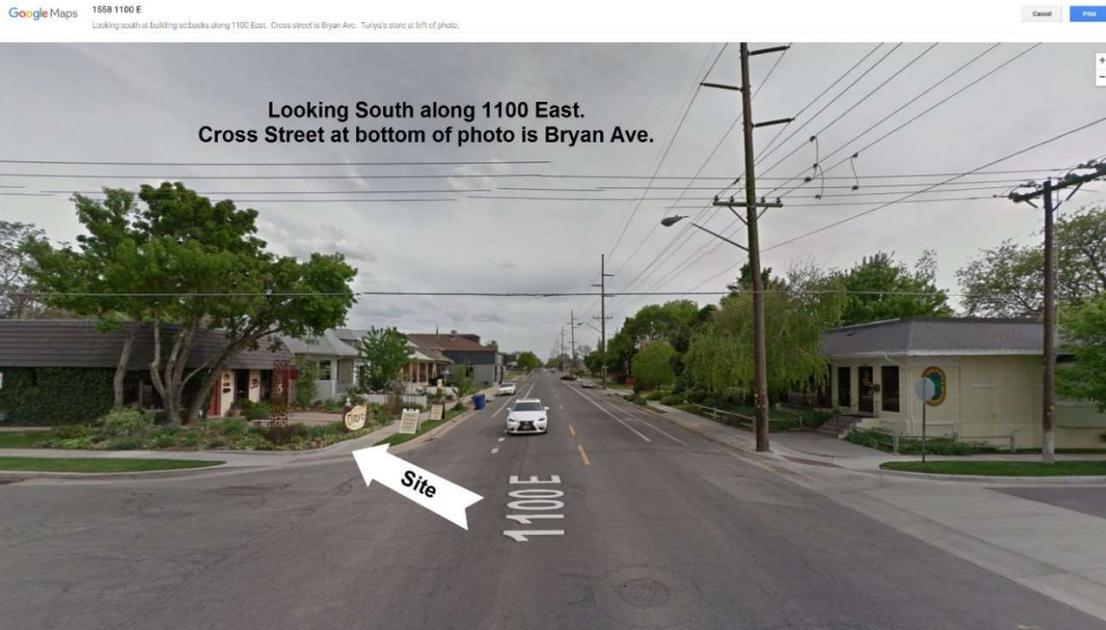
Item	Zone Regulation	Proposal
Height	30 feet	23.5 feet (complies)
Front Setback (1100 East)	25 feet	9 feet
Corner Side Setback (Bryan Ave)	10 feet	10 feet
Rear Yard Setback	30 feet	54 feet (complies)
Side Yard Setback	4 feet (existing building establishes setback)	4 feet (complies)
Parking (retail)	0 stalls (bike rack provided per 21A.44.040.B.8.b)	2 stalls (complies)

KEY ISSUES:

The key issues associated with this proposal is the front yard building setback.

Issue: Front Setback – resolved

Of the five existing buildings along the block face of 1100 East (including the subject building), one has a front setback measurement of roughly 30 feet, three have front setback measurements of roughly 15 feet, and the last building on the next corner south of the subject property has a front setback of zero feet. That creates an average front setback of 15 feet, with the two corner properties being the outliers.



Considering other corner properties in the immediate area north and south of the subject property (1,000 feet both directions and the east side of the street), there are at least eight instances of commercial-use buildings having smaller or minimal front setbacks. In that case, there is a pattern of reduced setback along 1100 East for commercial type uses and the proposed 9 foot setback would be considered in character with other corner properties nearby on the same street. The front setback encroachment would occur with a 17-foot wide section of the building and the very corner of the lot is kept free of the primary building, which reduces somewhat the impact of the full front yard being occupied by the building.

A reduction in the building setback along 1100 East is reasonable, given the current building has a 30-foot setback, in order to better match the pattern established by adjacent buildings. It is also supported by the analysis of the planned development standards, as found in [Attachment F](#) of this report.



Image to roughly compare existing front yard building setbacks along 1100 East and Bryan Ave.

DISCUSSION:

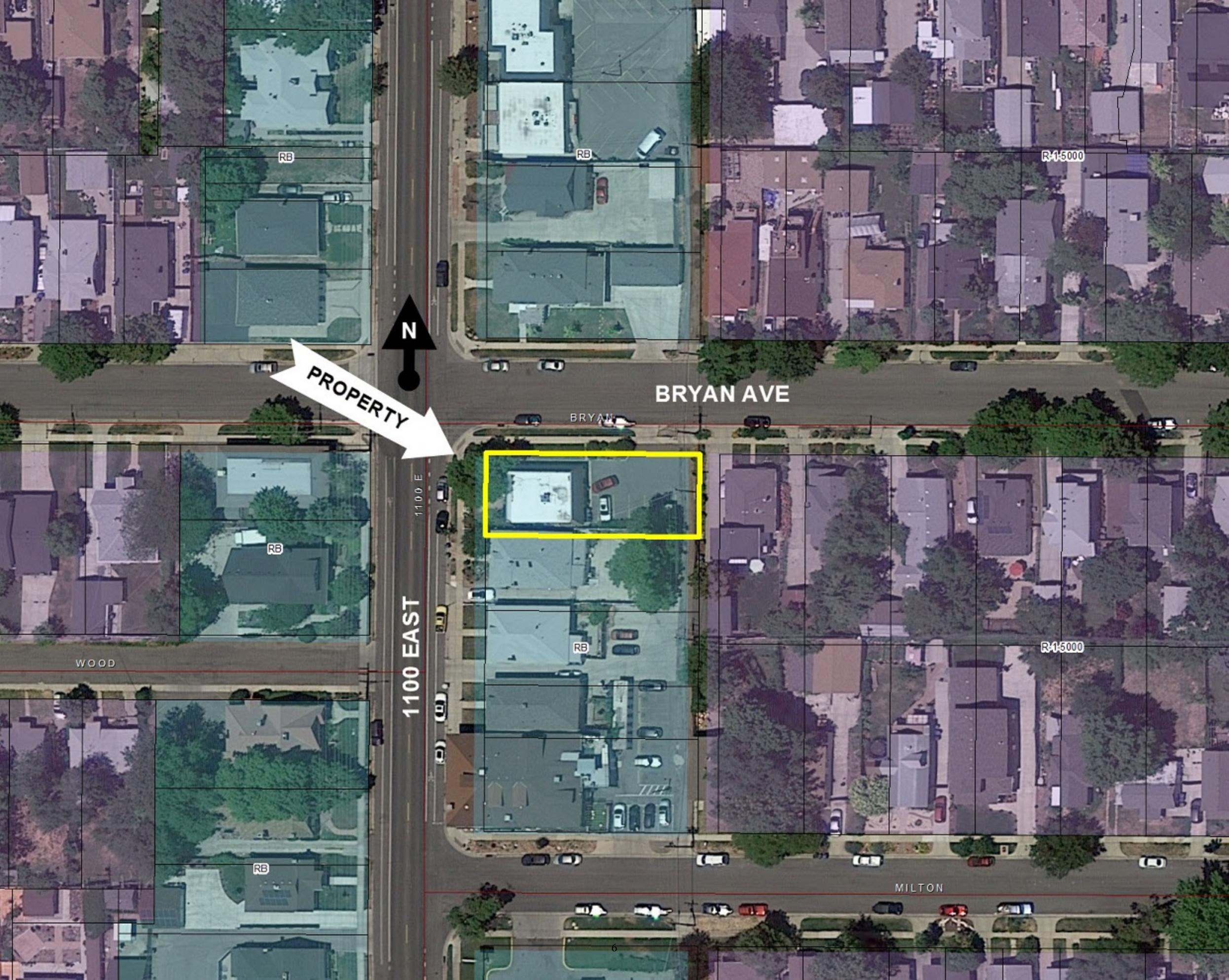
Regarding the objectives and standards for planned developments, staff finds that this proposal adequately meets them. The analysis of the approval standards in *Attachment "F"* of this report further details the issues as they relate to the standards and offer more insight on staff's overall recommendation.

In general, an expansion for the building could be accommodated on the lot and comply with the required setbacks, but that would limit this corner commercial use from enjoying setbacks found on other nearby corner properties. The existing successful neighborhood commercial business would be limited in its growth opportunity, while continuing with a limited presentation to pedestrians and public traffic. This small proposed expansion would be a benefit to the community while still retaining compatibility with surrounding uses.

NEXT STEPS:

If approved or approved with conditions and/or modifications the applicant may proceed with the project, subject to any conditions, and will be required to obtain all necessary permits. If denied the applicant would still be able to construct a smaller addition and add a second level but the project would be subject to all of the RB setbacks and zoning standards.

ATTACHMENT A: Vicinity Map



RB

RB

R-1-5000

N

PROPERTY

BRYAN AVE

BRYAN

1100 E

RB

RB

R-1-5000

WOOD

1100 EAST

RB

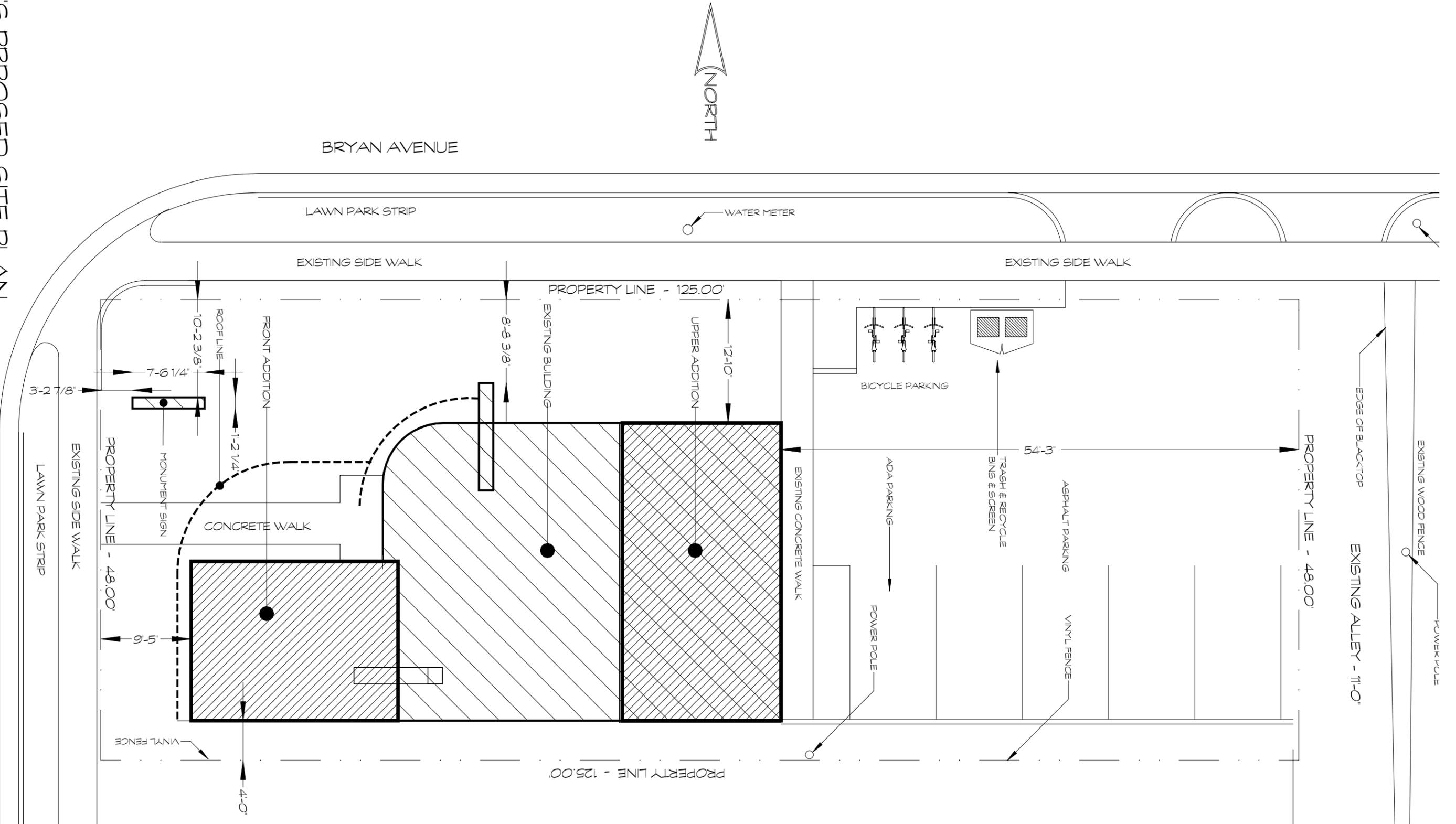
MILTON

ATTACHMENT B: Site Plan

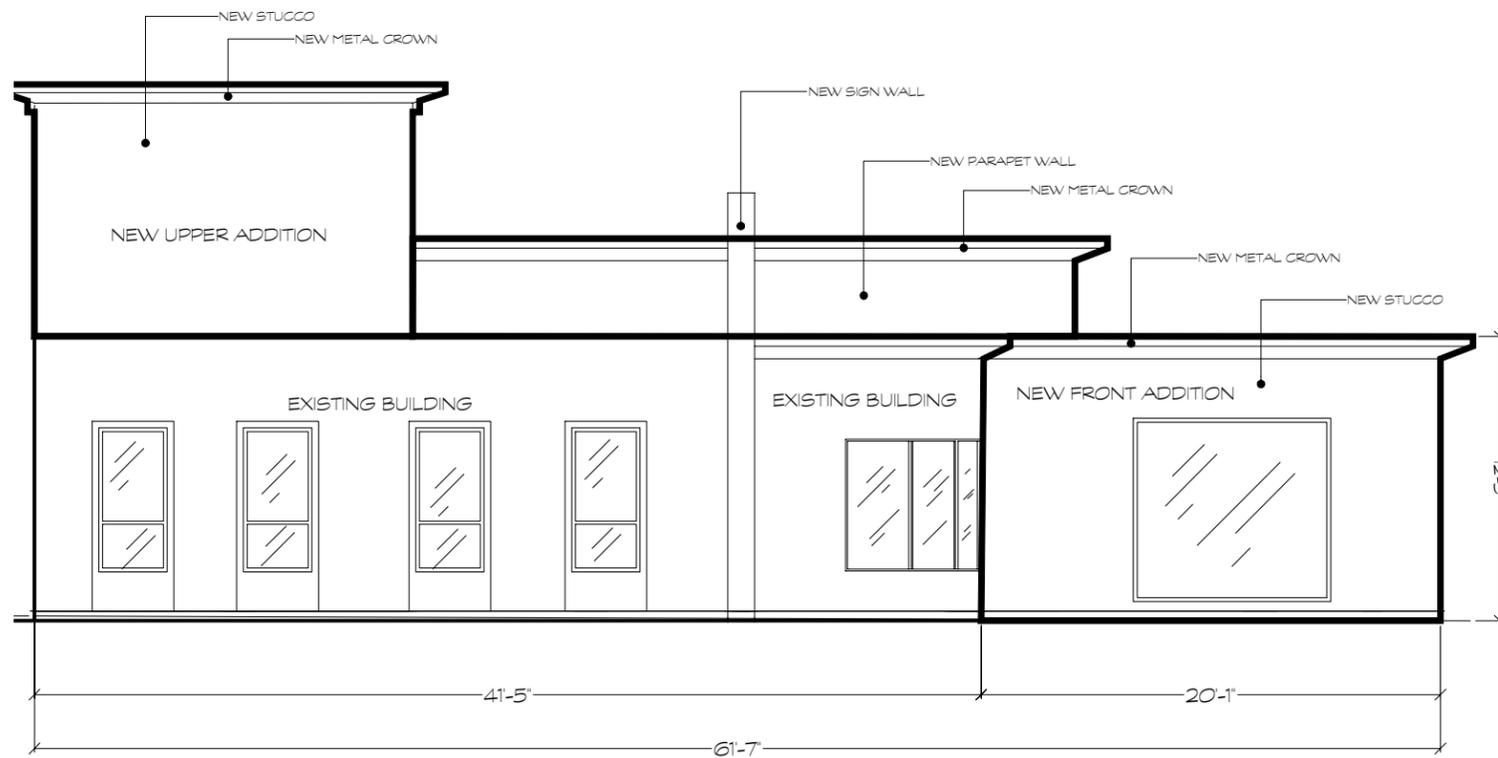
TURRYAS PROPOSED SITE PLAN

SCALE: 1" = 10'

1100 EAST STREET

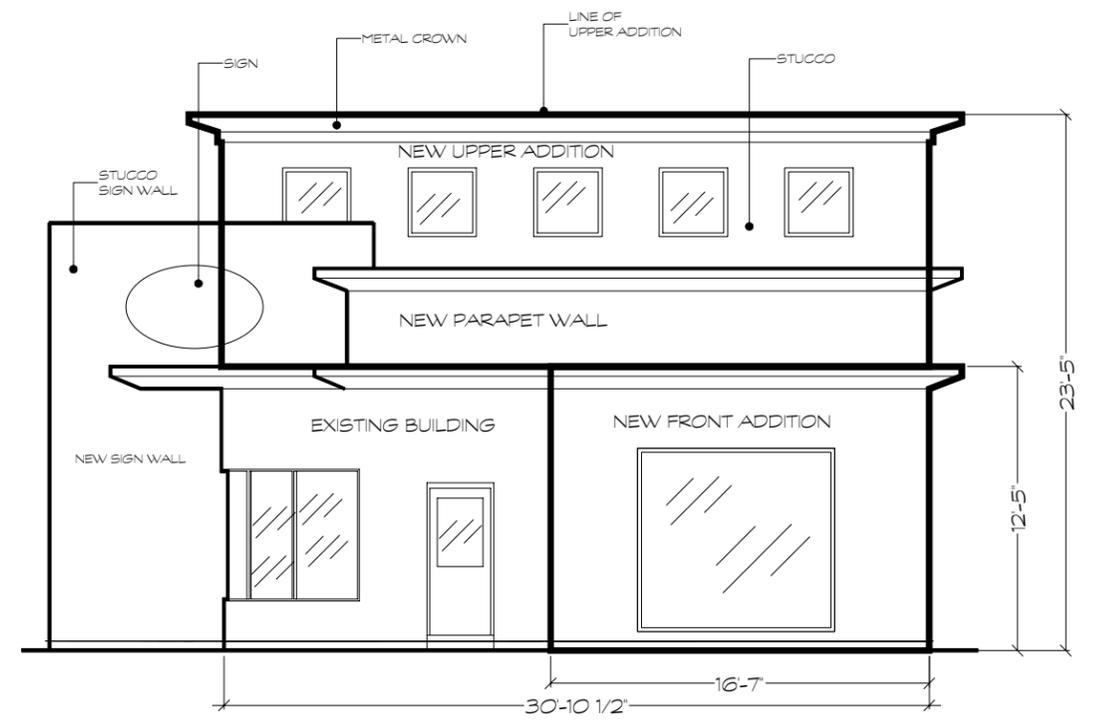


ATTACHMENT C: Building Elevations



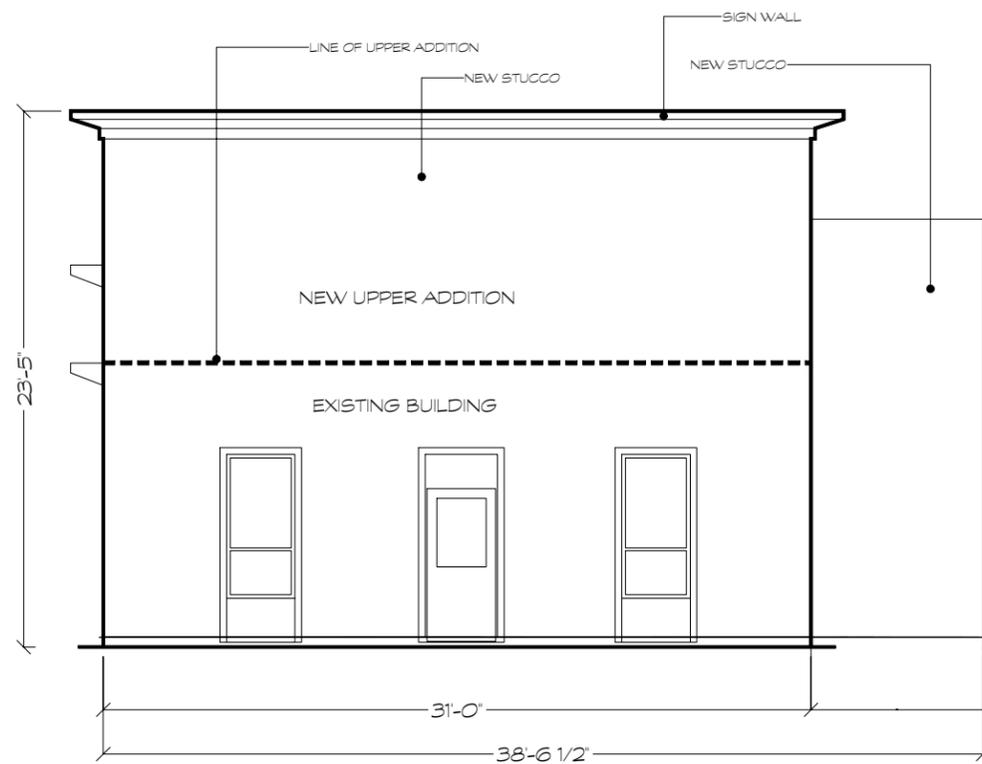
TURIYA'S - PROPOSED ADDITION

LEFT ELEVATION - 1/8" = 1 FOOT



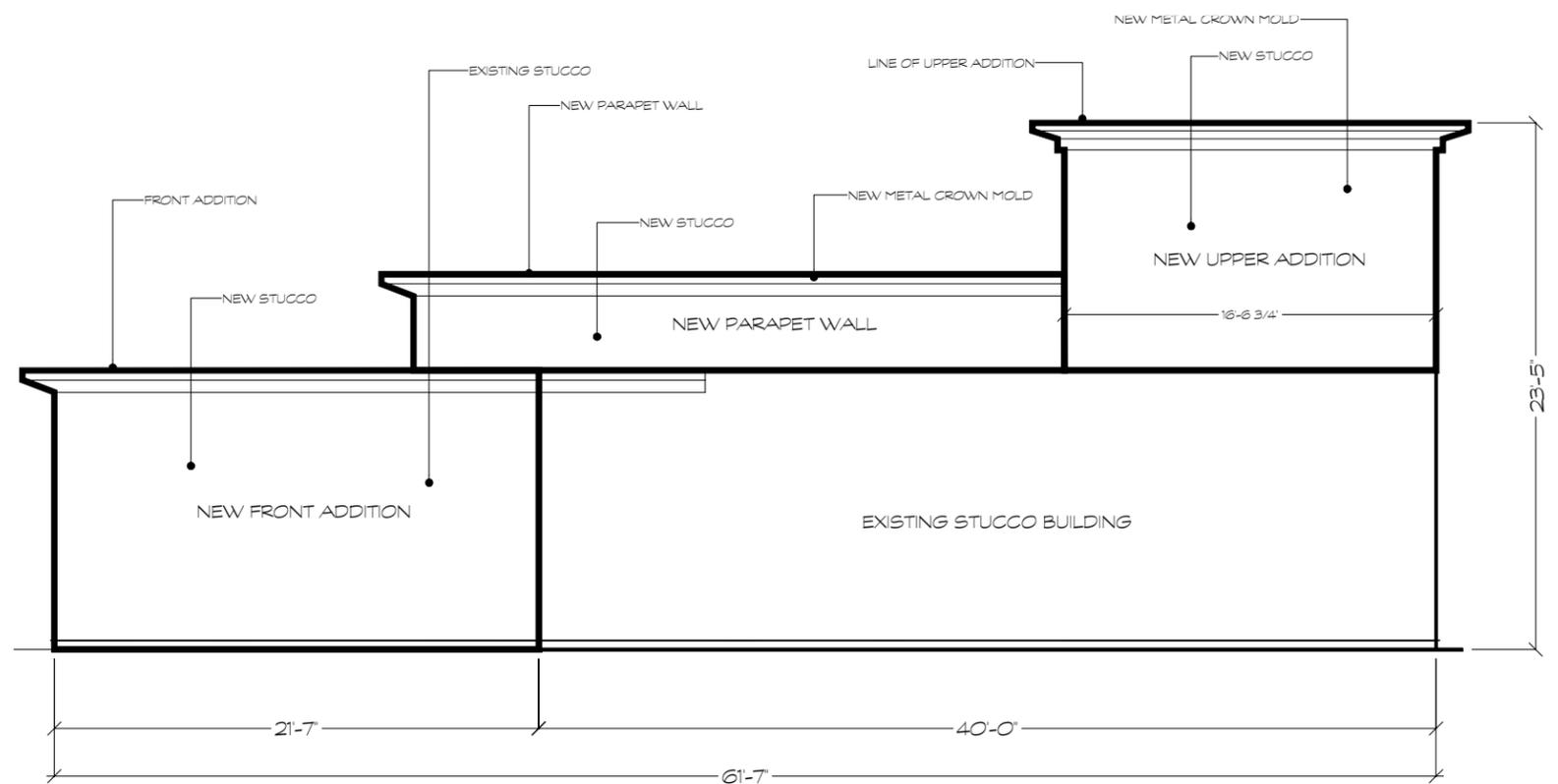
TURIYA'S - PROPOSED ADDITION

FRONT ELEVATION - 1/8" = 1 FOOT



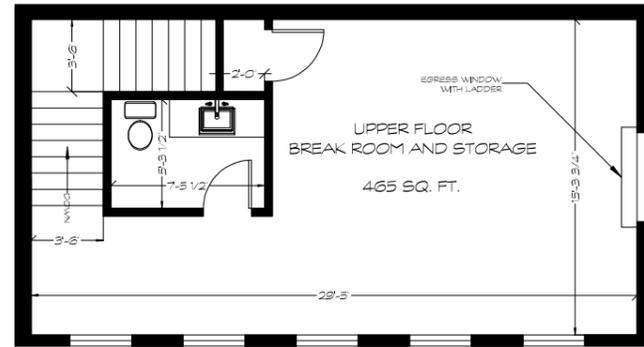
TURIYA'S - PROPOSED ADDITION

REAR ELEVATION - 1/8" = 1 FOOT



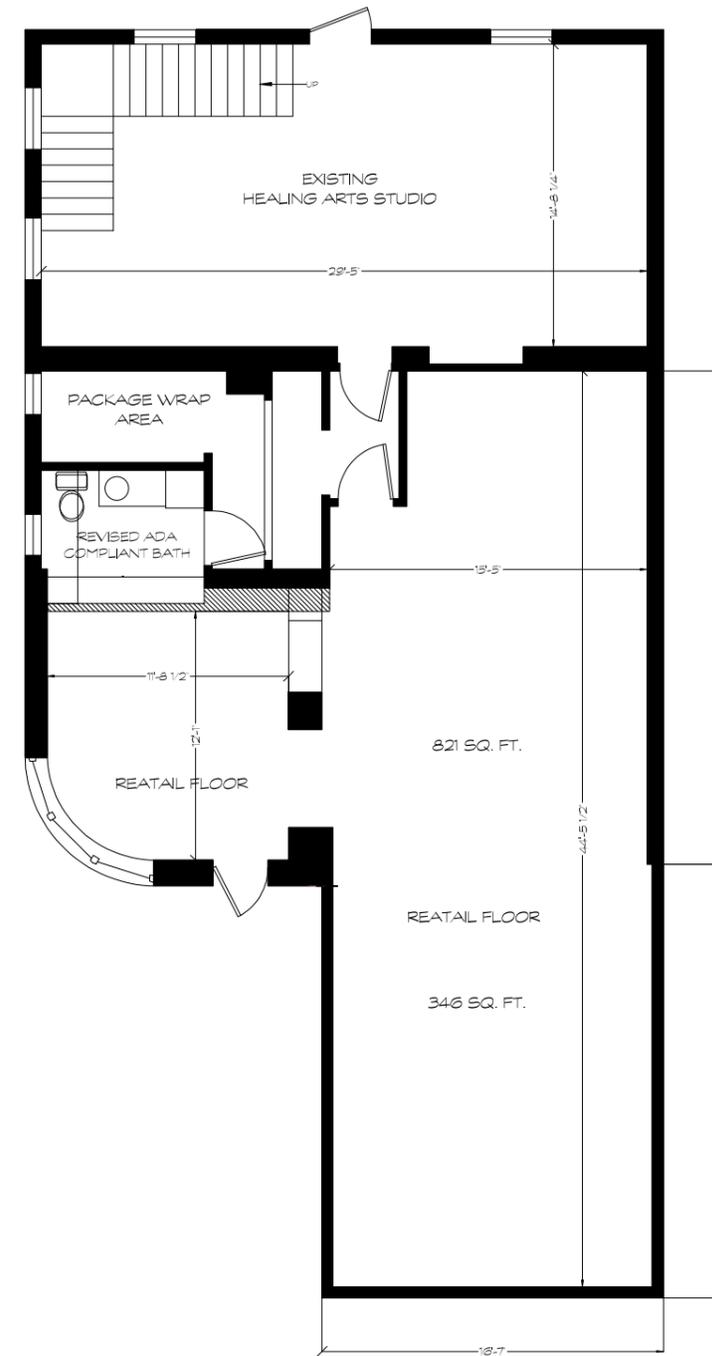
TURIYA'S - PROPOSED ADDITION

RIGHT ELEVATION - 1/8" = 1 FOOT



TURIYA'S PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1 FOOT



TURIYA'S PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1 FOOT

ATTACHMENT D: Additional Applicant Information

Proposed Planned Development for Turiya's Gifts & Healing Arts

1. Project Description

The proposed addition for Turiya's Gifts and Healing Arts is designed to expand the crowded existing retail floor space and create a studio apartment above. The addition includes two sidewalk display windows and a new bike rack adjacent to the existing parking lot.

2. Planned Development Objectives

OBJECTIVE D

USE OF DESIGN, LANDSCAPE, OR ARCHITECTURAL FEATURES TO CREATE A PLEASING ENVIRONMENT;

Turiya's Gifts and Healing Arts is an established Sugarhouse business and has been in this building for more than eight years.

The Turiya's addition is a project that is designed to transform a building that whose original facade has covered over by an uninspiring faux mansard roof . The mansard roof detracts from Art Deco feel of the building's earlier facade. Through this addition / remodel Turiya's owners seek to restore the original style of the building and create a pleasing unified look that reflects Art Deco style seen in period houses and buildings in Sugarhouse. The new design reflects the profile of the buildings curved window and new display windows allow passers by to see the wares of this fanciful shop.

Turiya's Shop Hours Are:

Weekdays 10:00 a.m. - 7:00 p.m.

Saturdays 11:00 a.m. - 6:00 p.m.

Sunday 11:00 a.m. - 5:00 p.m.

Turiya's employes eleven (11)

ATTACHMENT E: Existing Conditions

Existing Conditions:

The subject site consists of one lot, 6,000 square feet in total area (0.14 acres), containing one commercial building. The site is generally level with one existing tree in the front corner.

The adjacent uses include:

- North: single family dwelling
- East: single family dwellings
- South: commercial business (Kosher deli delivery)
- West: commercial/office (travel agency)

21A.24.140: RB RESIDENTIAL / BUSINESS DISTRICT:

A. Purpose Statement: The purpose of the RB residential/business district is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable master plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

[...B, C, and D are satisfied and not critical to this application]

E. Maximum Building Height: The maximum building height permitted in this district is thirty feet (30').

F. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.
2. Corner Side Yard: Ten feet (10'). For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard
3. Interior Side Yard: Six feet (6'); provided, that on interior lots one yard must be at least ten feet (10'). For buildings legally existing on April 12, 1995, the required yard shall be no greater than the existing yard.
4. Rear Yard: twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

G. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

H. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

I. Design Standards: All principal buildings constructed or remodeled after April 12, 1995, shall conform to the following design standards:

1. All roofs shall be of a hip or gable design, except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

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

1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and
2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and
3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.

K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 66-13, 2013; Ord. 62-13, 2013; Ord. 12-11, 2011; Ord. 23-10 § 2, 2010; Ord. 61-09 § 8, 2009; Ord. 3-05 § 3, 2005; Ord. 8-97 §§ 1, 2, 1997; Ord. 26-95 § 2(12-15), 1995)

ATTACHMENT F: ANALYSIS OF STANDARDS

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

Standard	Finding	Rationale
<p>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:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>The applicant, in their written project description, claims the project achieves objective D. Staff's response follows:</p> <p>D: The "pleasing environment" cited in objective D and outlined by the applicant could be achieved with or without the reduced setbacks. However, staff concedes that some level of front setback reduction along 1100 East, similar to adjacent buildings, would contribute to a pleasing environment and the compatibility of the building with its surrounding buildings. The proposed setback improves the pedestrian focus of the building, thereby contributing to a pleasing environment. The proposed wall encroachment into the corner-side yard setback is minimal and contributes to the overall character of the building and the pleasing environment.</p> <p>There are no other objectives that relate to this proposal.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Complies</p>	<p>Plan Salt Lake (general plan) supports the growth of locally owned businesses such as this one. Additionally, the Central Community Master Plan states that compatible development is "...structures that are designed and located ...consistent with the development patterns, building masses, and character of the area..." The proposed front yard setback is similar to other buildings on the block face, and especially other corner businesses, and considered compatible with the immediate area. The proposed wall encroachment into the corner-side yard is minimal and will not detract from the policies of either the master plan or the zoning ordinance.</p> <p>The proposed commercial and residential uses are both allowed and anticipated in the RB zoning district, so this aspect of the project is consistent with both the master plan and zoning ordinance. The RB district strives to increase compatibility of commercial and office uses with design</p>

		standards, including building setbacks. The proposed setback increases the pedestrian focus of the design, is compatible with adjacent buildings, and is anticipated to improve the longevity of this local business.
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</p> <p>b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual</p>	<p>Complies</p>	<p>In most aspects of this criterion, except building setbacks, the proposal is compatible:</p> <ul style="list-style-type: none"> -vehicle ingress/egress onto property - no unusual vehicle or pedestrian traffic patterns - parking areas (in rear yard) - vehicle and pedestrian circulation - access to adequate public facilities <p>- building setbacks / buffering: The proposed front yard setback of 9 feet is similar to existing setbacks along 1100 East, particularly with other corner properties. The width of the addition, 17 feet, keeps the bulk of the building toward the center of the lot and reduces the visual impact of the front encroachment. Staff finds the proposed front setback along both streets is compatible with the character of the site and adjacent properties. The proposed wall encroachment into the corner-side yard is minimal and will not detract from the policies of either the master plan or the zoning ordinance.</p> <p>The proposed use is not classified as a conditional use and is not subject to the additional design criteria of the “conditional building and site design review”.</p>

<p>disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>The site contains one existing mature tree (not a designated specimen tree), which is in the front yard area. That tree would be removed with this proposal and replaced with additional vegetation.</p> <p>The proposed front and corner side yard landscaping includes shrubs and ground cover in appropriate amounts for the scale of the project and compliant with landscaping regulations. The proposed vegetation would primarily consist of drought tolerant species.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>There are no historical, architectural, or environmental features on this site that warrant preservation.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The proposal complies with all other regulations.</p>

21A.55.090: SPECIFIC STANDARDS FOR PLANNED DEVELOPMENT IN CERTAIN ZONING DISTRICTS:

Planned developments within the **RB**, R-MU, MU, CN, CB, CSHBD Districts, South State Street Corridor Overlay District and CS District (when the CS District is adjacent to an area of more than 60 percent residential zoning located within 300 feet of the subject parcel to be developed, either on the same block or across the street), may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot;

The ground level addition extends closer to 1100 East, the primary front street, thus orienting the project to the street more than the existing condition. The addition has windows along 1100 East to engage the pedestrian. These elements meet this standard.

B. The primary access shall be oriented to the pedestrian and mass transit;

The primary entrance will continue to be oriented toward to the pedestrian and mass transit along 1100 East and Bryan Ave. The proposal meets this standard.

C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction;

The façade of the proposed addition will have significant glass to create visual interest for the passing public, particularly pedestrians. The proposal meets this standard.

D. Architectural detailing shall emphasize the pedestrian level of the building;

The remodeling of the existing building steps down toward the primary street, keeping the pedestrian scale of the building. The project also includes a large amount of windows to facilitate pedestrian interest. The proposal meets this standard.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood;

The parking area will remain basically the same as the existing configuration, which is located to the rear of the building. Landscaping will be provided along shared property lines to minimize the impact. The proposal meets this standard.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods;

No parking lot lighting is proposed, nor is it required for this 5 stall parking lot. If parking lot lighting were installed in the future, it would be required to eliminate excessive glare or light onto adjacent property.

G. Dumpsters and loading docks shall be appropriately screened or located within the structure; and

Waste will be handled with typical residential waste containers, which are proposed to be screened with a fence enclosure. The proposal meets this standard.

H. Signage shall emphasize the pedestrian/mass transit orientation.

The proposed monument sign complies with the applicable signs standards for height, setback, area, etc. These aspects emphasize the pedestrian/mass transit orientation and are deemed compatible with the residential and small business nature of the immediate area. The proposal meets this standard.

ATTACHMENT G: City Department Comments

Public Utilities (Brad Stewart): Check with Fire Review for fire flow requirements and if the building needs to be fire sprinkled. If a fire sprinkler is required a new connection to the water main is required. Will need interior plumbing plans. Can connect roof drains to the storm drain in 1100 by core drilling into a storm drain inlet box. There is a large storm drain conduit near or under the sidewalk. This will need to be shown on the civil site plan and protected during construction (may want to require heavy construction trucks to enter off of the side street).

Zoning: (Ken Brown):

- The site plan does not document property line dimensions or lot area, however; the lot appears to be noncomplying as to minimum lot width and is subject to 21A.38.060.
- The site plan shows that the front yard setback will require modification through the planned development process.
- The site plan shows that the corner side yard setback will require modification through the planned development process. **[resolved]**
- The site plan shows that the interior side yard setback will require modification through the planned development process. **[resolved, not required]**
- An arbor is generally defined as a structure constructed of lattice work which is covered with vines or branches, and arbors located within the front or corner side yard setbacks are limited to 120 square feet in area with a maximum height of 12 feet. The site plan and elevation drawings show a roofed structure that does not appear to be an arbor, and does not document the size or height of the proposed structure. **[resolved, removed]**
- 21A.48.170 Landscaping Provided As A Condition Of Building Permit Issuance states: The landscaping required by this chapter shall be provided as a condition of building permit issuance for any addition, expansion or intensification of a property that increases the floor area and/or parking requirement by fifty percent (50%) or more. Although it is clear that the floor area is being increased beyond fifty percent (50%), no information has been provided for park strip landscaping or front and corner side yard landscaping.
- The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area. No information has been provided to document compliance. **[resolved]**
- 21A.24.160 I Design Standards states: All roofs shall be of a hip or gable design, except additions or expansions to existing buildings may be of the same roof design as the original building. It appears that this requirement will require modification through the planned development process. **[resolved]**
- The site plan does not identify the location of a permanent recycling collection station as required by 21A.36.250
- The site plan does not document the minimum parking requirement to verify compliance. **[resolved]**

Engineering (Scott Weiler): No objections.

Transportation: [No comments]

Fire: [No comments]

Police: [No comments]

ATTACHMENT H: Public Process and Comments

Public Notice, Meetings, Comments

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

Community Council meeting

October 27, 2016 at the Tracy Aviary in the East Liberty Park community.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on November 16, 2017

Public hearing sign notice posted on November 17, 2017

Public notice posted on City and State websites and Planning Division list serve: February 26, 2016

Public Comments

The proposal was forwarded to the East Liberty Park Community Council for comments. The community council discussed the proposal at their general meeting on October 27, 2016, and followed up with a summary letter. The applicant subsequently revised the project to increase the front setback and the community council responded in favor of the revised project, preferring it over the original design. A copy of the initial comments and the updated comments/support are included in the following pages of this *attachment "G"*.

The initial comments indicated objections the initial proposed setbacks which were zero feet for the corner side yard along Bryan Ave, and 2 feet for the front yard along 1100 East. The applicant has since revised the project to only request a front yard setback of 9 feet, along with revised architecture. The community council is generally in favor of the revised proposal.

Stewart, Casey

To: Dave Richards
Subject: RE: TURIYA GIFTS EXPANSION

From: Dave Richards [mailto:dave@daverichards-architects.com]
Sent: Thursday, March 1, 2018 4:26 PM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Cc
Subject: Re: TURIYA GIFTS EXPANSION

Casey,

This new proposal looks much better in my opinion. I'll discuss with the ELPCO board, but it looks good to me.

Dave

On Mar 1, 2018, at 3:58 PM, Stewart, Casey <Casey.Stewart@slcgov.com> wrote:

Dave,

The staff report is not quite complete; however, I have included both the first version (11-21-16 file) and the most recent plans (Attachments file) for your reference. I can say that we are recommending approval of the latest proposal, which is a reduction of one setback, the front yard along 1100 East. They brought that portion back to 9 feet, instead of 4 feet.

CASEY STEWART
Senior Planner

TEL 801-535-6260
casey.stewart@slcgov.com

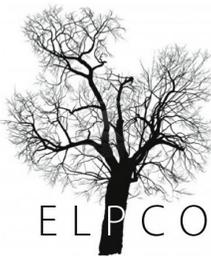
PLANNING DIVISION
SALT LAKE CITY CORPORATION
WWW.SLCGOV.COM

From: dave richards [mailto:dave@daverichards-architects.com]
Sent: Thursday, March 1, 2018 3:46 PM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Cc:
Subject: TURIYA GIFTS EXPANSION

Hi Casey,

I'm contacting you about the proposed Turiya Gifts expansion request coming before the PC on Mar. 14th. As the land use advisor for ELPCO, I like to stay up to speed on projects in our neighborhood. The applicant presented their project to ELPCO a number of months ago. At that time, they were asking for relief from a number of setback requirements. We felt that they were asking for too much and if granted would have a detrimental effect on the streetscape fabric, thus we voiced our opposition to the project.

It looks like they might have scaled things back with this latest proposal. We would like to review this new request ASAP so that our residents can discuss how they feel the new proposal. I



East Liberty Park Community Organization (ELPCO)

November 17, 2016

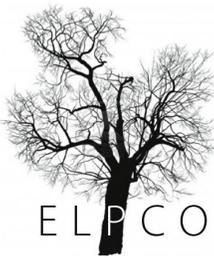
Dear Salt Lake City Planning Commission:

During the October 27 East Liberty Park Community Organization (ELPCO) community meeting we received a presentation from Chris Dallimore, the general contractor/designer for a proposed addition to the Turiya business located at 1569 South 1100 East. The project was generally well received and the members of ELPCO are supportive of the businesses in our neighborhood. However, we do have concerns about the request for reduced front yard and corner side yard setbacks for the proposed addition.

This project is located in the Residential Business (RB) zoning district that is fairly contiguous along 1100 East from 1300 to 1700 South. The development pattern consists mostly of single-family homes that have been converted to small neighborhood businesses. These are characterized by consistent front-yard setbacks and corner-side yard setbacks. There are several property exceptions along 1100 East where buildings are very close to the sidewalks and are quite disruptive to the overall pattern of the neighborhood. None of these properties “blend in” with their neighbors and most likely were constructed prior to the enactment of zoning regulations requiring setbacks. When walking along 1100 East, these buildings protrude close to the sidewalk and loom over pedestrians, disrupting views and the rhythm of the building fronts along the street in this small residential scale neighborhood business district. This is not a development pattern we want to encourage on 1100 East by allowing further encroachments towards the sidewalks and streets.

The RB zone calls for a 10-foot minimum corner-side setback and a front setback of 25 feet or 20% of the lot depth, whichever is smaller. According to the site plan drawing provided to ELPCO, the applicant is asking for the corner-side setback be reduced from 10 feet to ½ inch and the front setback reduced from 25 feet to 1 foot 11 inches. This is a significant deviation from the RB zone requirements which we feel is detrimental to the neighborhood. If approved, it sets a bad precedent for future requests. Also, the proposal is a significant enlargement of the existing structure. The submitted drawings indicate that the building will be expanded from an existing 1,253 SF to 3,578 SF total and add a second story.

The project is being submitted for approval through the Planned Development Review because it does not meet the requirements for the underlying RB zone. Quoting from the SLC Planning Dept. website under the Planned Development Initiative “A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better



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project than what could be allowed under strict zoning regulations.”
This process is intended to allow for compatible “better projects,” not necessarily bigger projects.

We contend that the project as submitted to us does not meet the Planned Development Standard 21A.55.050 C: “Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located.”

The ELPCO members and the applicant discussed the project for over 30 minutes at the October 27th meeting. Because of outreach by ELPCO board members, the audience included owners of residential and business properties adjacent to the proposed development. Eventually, a motion was made and approved by a vote of 9 to 7 with one abstention.

The motion is as follows:

“ELPCO recommends that the Planning Commission require increased front and corner side yard setbacks from what the applicant has proposed for the project.”

We’d like to thank the SLC Planning Staff and the members of the Planning Commission for their efforts and we hope that they will take our recommendations under serious consideration.

Darryl High – ELPCO Co-chair

Jason Stevenson – ELPCO Co-chair

Dave Richards – ELPCO Land Use Chair