



Recognized Organization Input Notification

Planned Development – 1701 South 1100 East

TO: Jason Stevenson, Co-Chair, East Liberty Park Community Council
 Darryl High, Co-Chair, East Liberty Park Community Council
 Landon Clark, Chair, Sugar House Community Council

FROM: Amy Thompson, Principal Planner, Salt Lake City Planning Division

DATE: July 28, 2017

RE: PLNSUB2017-00519: Salt Lake Costume Company Planned Development

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Planned Development
Location: 1701 South 1100 East
Zone: RB (Residential Business)

Request Description:

James Glascock, the applicant representing the property owner, *Salt Lake Costume Properties, Inc.*, has submitted an application for a Planned Development. The proposal is to renovate the existing building into 19 apartment units. The applicant is requesting relief from the zoning ordinance requirements through the Planned Development process for the following items:

1. Decorative balconies and planters that project 18" into the required front and corner side yard,
2. 5 FT of additional building height
3. 3 water tower stealth antennas on the roof of the building



PROJECT LOCATION – 1701 S 1100 EAST

I have attached information submitted by the applicant relating to the project to facilitate your review.



Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also

take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

September 11, 2017

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

Open House:

The Planning Division will hold an Open House to solicit comments on this project. The project is scheduled for a city open house on August 17th. Once details regarding the open house are finalized, they will be posted on our website here:

<http://www.slcgov.com/planning/planning-2017-open-houses>

Guidance for Submitting Comments:

Public comments can be submitted up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the Staff Report that is prepared for the Planning Commission meeting.

As a Recognized Organization, you should be able to address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues
- The number of persons that attended the meeting (not including those with the applicant or City Staff)
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for the Planned Development Request

For your reference, the following are the criteria that the Planning Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the following approval criteria:

Planned Development Criteria (21A.55.050)

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#)) and will achieve at least one of the objectives stated in said section;

B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:

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

2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

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:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
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:
 - 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;
 - 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;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;
3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
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;
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 disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and
6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

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.

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;

- E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;
- F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

Specific Standards for Planned Developments in Certain Zoning Districts:

Planned developments within the TC-75, **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;
- B. The primary access shall be oriented to the pedestrian and mass transit;
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction;
- D. Architectural detailing shall emphasize the pedestrian level of the building;
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood;
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods;
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure; and
- H. Signage shall emphasize the pedestrian/mass transit orientation.

You may submit your written comments to the Planning Division within 45 days of this notice before **September 11, 2017 via e-mail at amy.thompson@slcgov.com or by mail at:**

**ATTN Amy Thompson
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-7281 or contact me via e-mail.

Thank you.