Conditional Use Permit	1560 S IH 35	
CUP-21-24	Loft Apartments	

Summary

Request:	New Conditional Use Permit to Convert Hotel into Loft Apartments		
Applicant:	Mountain Classic Real Estate 462 E 200, Ste. 102 Salt Lake City, UT 84111	Property Owner:	Vaka LTD 900 Barnes Dr San Marcos, TX 78666
CUP Expiration:	N/A	Type of CUP:	Loft Apartment
Parking Required:	82	Parking Provided:	Yes

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	6/17/2021
Response:	None as of the date of this report		

Property Description

Legal Description:	A F Weatherford #1, Lot 9		
Location:	South corner of the southbound IH35 Service Rd and Weatherford St		
Acreage:	1.68 Acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial (GC)	Proposed Zoning:	N/A
Existing Use:	Hotel	Proposed Use:	Loft Apartments
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	Victory Gardens	Sector:	4
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Strip Retail/Office & Audio Outlet	Existing Neighborhood
South of Property:	Mixed Use	IH35	Existing Neighborhood
East of Property:	Mixed Use	IH35	Existing Neighborhood
West of Property:	Heavy Commercial	Ernie's Paint & Body Shop	Existing Neighborhood

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Staff Recommendation

	Approval as Submitted	X	Approval with Conditions		Denial

1.   The site shall meet all interior lot landscaping requirements associated with multifamily development.
2.   The site shall meet the bicycle parking requirements associated with multifamily development.
3.   The site shall meet the mailbox location and design requirements associated with multifamily.
4.   The site shall meet the pedestrian access and circulation requirements associated with multifamily development.
5.   The developer shall pay the required parkland dedication and parking development fees in lieu associated with multifamily development.
6.   Current requirements of the International Fire Code, as amended, shall be met.
7.   If another use other than loft apartment occupies any portion of the site, the minimum parking requirements for all uses must be met.

Staff: Will Rugeley, AICP	**Title:** Planner	**Date:** 6/29/2021

History

This property has been used as a hotel since its construction in 2008. Its 4-stories total approximately 50,795 sq. ft. and it currently has 82 rooms.

Additional Analysis

The applicant is requesting to convert each of the existing 82 hotel rooms into long-term rental units. The land use matrix in chapter 9 of the Development Code identifies "Loft Apartments" as a conditional use. While the current development code does not provide a definition for this use, staff has referred to the previous code's definition of:

> *A residential living space that is located on the second floor (or above) of a structure that has a nonresidential use, such as an office or retail shop, operating on the first floor. This definition includes a similarly located space (but may include the first floor) within a structure that has been converted into a residential living area from some other originally intended use.*

After reviewing the request, staff has recommended several conditions to ensure that the proposed development meets the current multifamily standards of the City's Development Code.

Comments from Other Departments

Police	No Comment
Fire	The Fire Marshal stated that this development will need to meet current fire code
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	**Inconsistent**	**Neutral**	
_X_			**The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.** _This proposed use is consistent with the goal of diversified housing options to serve citizens with varying needs and interests._
		_N/A_	**The proposed use is consistent with any adopted neighborhood character study for the area.** _Studies were not completed at the time of this request._
	_X_		**The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.** _The GC district is intended for light commercial and service-related uses._
_X_			**The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.** _While there may be potential for disruption to the adjacent 8 single-family residences, staff has recommended conditions to address potential noise concerns._
_X_			**The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**
		_N/A_	**The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.**
_X_			**The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.** _Staff recommends conditions which will minimize adverse visual impacts to adjacent properties._
_X_			**The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**