



Legislation Details (With Text)

File #:	CPC DP 21-00152	Version:	1	Name:	Wahsatch & Rio Grande Apartments
Type:	Planning Case	Status:	Passed		
File created:	11/19/2021	In control:	Downtown Review Board		
On agenda:	12/1/2021	Final action:	12/1/2021		
Title:	A Form-Based Zone Development Plan with Density Bonus provisions and a Building Envelope Warrant to allow construction of a 6-story, 207-unit apartment project on 1.4 acres. The site is located on the northwest corner of E. Rio Grande St. and S. Wahsatch Ave., and is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B)				
	Presenter: Ryan Tefertiller, Planning Manager, Urban Planning Division				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Wahsatch and Rio Grande Apartments DRB Staff Report, 2. FIGURE 1 - Development Plan, 3. FIGURE 2 - Project Statement, 4. FIGURE 3 - Zoning Exhibit, 5. FIGURE 4 - Stakeholder Letter of Support

Date	Ver.	Action By	Action	Result
12/1/2021	1	Downtown Review Board	approved	Pass

A Form-Based Zone Development Plan with Density Bonus provisions and a Building Envelope Warrant to allow construction of a 6-story, 207-unit apartment project on 1.4 acres. The site is located on the northwest corner of E. Rio Grande St. and S. Wahsatch Ave., and is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Proposed Motion:

Approve the Wahsatch and Rio Grande Apartments form-based zone development plan with Density Bonus Points to allow a six-story building and a Building Envelope Warrant, based upon the findings that the application includes adequate density bonus provisions and complies with the criteria for granting a Warrant, subject to compliance with the following conditions of approval and technical plan modifications:

Technical and Informational Modifications to the Form-Based Zone Development Plan:

1. Gain acceptance of the project's drainage report and update the development plan (if needed) to reflect consistency with the report.
2. Finalize approval of the necessary revocable permits for the project.
3. Update the Legal description on sheet 1 to accurately reflect the project site.
4. Clarify or correct the parking provided figure on sheet one to reflect the number of stalls provided

on site.

5. Provide additional details for the above ground utility infrastructure near the alley access point to ensure that sight visibility is adequate.
6. Complete the grading plan to tie proposed contours into off-site existing contours.
7. Update the bench detail to show a center rail.
8. Modify the landscape plan proposed shrubs at the dog run area to account for minimal solar exposure.
9. Update the labels for the projects water quality and detention facility as required by Stormwater Staff.
10. Update the plan to illustrate new Wahsatch bike lanes as required by the City's Bike Planner.
11. Update the preliminary utility sheet to address CSU staff concerns including retaining wall details, meter locations, and gas main sizing.
12. Revise the plan to clarify and correct property boundary dimensions and easement details as required by the City's Surveyor.