

Y|O|W ARCHITECTS

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**525 and 531 S. Weber St.
Site Improvement Plan, Parking Warrant, and Plat (TSN: 6418415040, 6418415019)**

Project Description:

YOW Architects proposes to submit an application for a Site Improvement Plan that shall show us changing the existing buildings to a multi-tenant retail development. We intend to rejuvenate the existing buildings to allow for 5 new retail spaces. The existing buildings are 5,360 square feet and 6,168 square feet respectively. These new spaces shall have patio space for possible outdoor dining options as well. The property is located at 525 and 531 S. Weber St. and is located in the Form based Zone in the transition 2 area. The building frontage is categorized as shopfront, The façade is aligned close to the frontage line with the building entrance at sidewalk grade.

The parking requirement for these retail buildings shall be based within the FBZ as 1 space per 250 square feet under commercial restaurant. This brings our parking requirement to 46 spaces based on 11,528 square feet of building. We are currently providing 31 spaces on site, along with approximately 5 on street parking spaces. This delinquency of spaces requires a parking warrant application to account for the shortage.

Parking Warrant:

The Parking warrant request shall be approved by the authority of the Downtown Review Board. The intent for access to this development is mostly pedestrian based on its close proximity to multi-family residential units and it shall promote alternative modes of transportation. The existing building (522 S Wahsatch to the east of the development (warehouse) has parking along the alley towards Wahsatch has 10 available spaces for use as well to further alleviate parking concerns. This parking warrant request shall not have a detrimental effect on the design guidelines of the form based code, the development shall incorporate many design aspects that encourage an open and inviting atmosphere.

Is the requested warrant consistent with the intent of the form-based code? This warrant request is consistent with the FBZ intent by allowing for more walkable commercial destinations. We feel that the renovation of this adds to the downtown character.

Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code? This request is consistent with section 4, all signage and aesthetics of the renovation shall be upgrades to the area.

Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design? This request is reasonable to allow for more walkable

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destinations for the many new residential units in the area.

Is the requested warrant consistent with the Downtown Master

Plan? This request is consistent with the Downtown Master Plan, it allows for a more dense commercial spaces.

Is the requested warrant consistent with the City's Comprehensive

Plan? This request is consistent with the City's Comprehensive plan by the uses and density proposed.

Plat:

These applications shall require a RePlat to join the two lots together for the development. We shall include the Plat to show the two existing buildings as one retail development.

This project is harmonious with adjacent land uses and will serve the downtown community with retail opportunities. The landscaping along Weber shall be designed to extend the streetscape from the multi-family apartments to the north. Vehicular circulation encourages safe travel around and within the site. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is encouraged within the neighborhood to allow for pleasant travel throughout the area.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,



Brad Nichols / Planner
YOW Architects PC