

TREASURE CONDITIONAL USE PERMIT

Planning Department Presentation
July 13, 2016

Treasure CUP Tonight

- Staff Report Format
- CUP Criterion No. 1: Size and Scale of the Location of the Site
 - ▣ Discussion Requested
- Review CUP Criterion No. 9: Usable Open Space
 - ▣ Discussion Requested
- Additional Discussion Requested: Site Visit.

Staff Report Format

- Exhibits/Links format
- Historic Documents

Size – Hillside Properties

- Creole Gulch, 7.75 acres
 - ▣ 161.5 residential UEs
 - ▣ 15.5 support commercial UEs
- Mid-station, 3.75 acres
 - ▣ 35.5 residential UEs
 - ▣ 3.5 support commercial UEs

UEs – Hillside Properties

SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

Parcel	Acres	Residential Unit Equivalents	Commercial Unit Equivalents	Maximum Building Height ¹	Minimum Open Space (%)
Coalition Properties					
East	0.986	40	Maximum Commercial space not to exceed PAR of 1:1	55'	39.8 ¹
West	0.543	13	---	25'	54.9
Hillside Properties					
Creole Gulch	7.75	161.5	15.5	35' * 75	70
Town Lift Mid-Station	3.75	35.5	3.5	35' * 45	70
Three 1/4-acre Single Family Lots	1.5	3	---	25'	63.9
Develop RR-1 Properties					
Carr-Sheen	0.388	3	---	38'	60
HFE	0.161	<u>3</u>	<u>---</u>		
		258 U.E.	19 U.E.		

¹ Does not include Town Lift base facility

² Maximum roof height, excludes elevator shaft

* Subject to revised conditions as stated in the Motion by City Council 04/16/22

Sheet P.16 Summary

Summary of Building Area by Use									Basement Spaces				Grand Total
Bldg. No.	Residential (net)	Common Space & Circulation (gross)	Allotted Commercial (MPD UE's) (gross)	Support Commercial (gross)	Meeting space (gross)	Accessory Space (gross)	Parking (gross)	Subtotal	Parking (gross)	Common Space & circulation	Accessory Space	Subtotal	
Prkng							3,661	3,661	218,535	6,753	33,175	258,463	262,124
R&R									22,867			22,867	22,867
1A	12,230	1,353						13,583					13,583
1B	30,803	12,028				1,220		44,051		5,365	4,382	9,747	53,798
1C	23,478	2,002						25,480		739	5,681	6,420	31,900
2	6,369	654	1,397			750		9,170				9,170	9,170
EH						6,669		6,669				6,669	6,669
3A			3,746					3,746				3,746	3,746
3B	23,781	9,093	8,273			3,936		45,083				45,083	45,083
3C	8,191	1,176	4,054					13,421				13,421	13,421
Plaza		450				972		1,422				1,422	1,422
4A	17,231	18,077		21,100	16,127	26,709		99,244					99,244
4B	152,608	57,678		5,626		24,517		240,429		5,148	6,634	11,782	252,211
5A	36,926	15,473				1,692		54,091		5,944	237	6,181	60,272
5B	9,445	1,070						10,515			4,426	4,426	14,941
5C	42,939	1,9079	1,393	6,686		2,833		72,930		3,182	5,012	8,194	81,124
5D	29,910	7,522				1,074		38,506		424	6,382		45,312
Total	393,911	145,655	18,863	33,412	16,127	70,372	3,661	682,001	241,402	27,555	65,929	334,889	1,016,887

Prkng – Parking, R&R – Ramp & Roadway, EH – Employee Housing, Plaza – Plaza Buildings.

Sheet P.16 Totals

Building area by Use	Square feet
Residential (net):	393,911
Commons space & circulation (gross)	145,655
Allotted Commercial (MPD UE's, gross)	18,863
Support Commercial (gross)	33,412
Meeting Space (gross)	16,127
Accessory Space (gross)	70,372
Parking (gross)	3,661
Subtotal	682,001
<i>Basement areas:</i>	
Parking (gross)	241,402
Common Space & Circulation (gross)	27,555
Accessory Space (gross)	65,929
Subtotal	334,886
Grand Total	1,016,887

Residential Unit Types and Sizes

Type	Units < 650 s.f.	Units 650-1,000 s.f.	Units 1,000-1,500 s.f.	Units 1,500-2,000 s.f.	Units > 2,000 s.f.	Total by Type
Residences				4	42	46
Hotel	161	4	35	1	1	202
Club			13	11	33	67
Total by size	161	4	48	16	76	305

Residential Unit Overall Area

Unit Size	Quantity	Overall area in Square feet
Units < 650 s.f.	161	76,330
Units 650-1,000 s.f.	4	3,936
Units 1,000-1,500 s.f.	48	43,702
Units 1,500-2,000 s.f.	16	29,159
Units > 2,000 s.f.	76	230,781
Total	305	393,911

Overall Building Area by Use

Overall Building area by Use	Square feet
Residential (net):	393,911
Commons space & circulation (gross)	173,210
Allotted Commercial (MPD UE's, gross)	18,863
Support Commercial (gross)	33,412
Meeting Space (gross)	16,127
Accessory Space (gross)	136,301
Parking (gross)	245,063
Grand Total	1,016,887

2004 CUP Application

Use	Square Footage
Residential	483,359
Ancillary	86,037
Support Commercial	22,653
Parking	256,958
Total	849,007

2008 Updated Application

Use	Square Footage
Residential (net):	393,911
Common space & circulation, Accessory Space (gross)	309,511
Allotted Commercial (MPD UE's, gross)	18,863
Support Commercial (gross)	33,412
Meeting Space (gross)	16,127
Parking (gross)	245,063
Grand Total	1,016,887

Update Comparison

Use	2004 Square Footage	2008 Update Square Footage
Residential	483,359	393,911
Ancillary / Common space & circulation, and Accessory Space	86,037 (identified as Ancillary)	309,511 (identified as common space & circulation, and accessory space)
Support Commercial	22,653	(18,863 + 33,412 + 16,127) = 68,402
Parking	256,958	245,063
Total	849,007	1,016,887

Open Space

- Mid-Station Site
 - 84.94%
- Creole Gulch
 - 70.58% Open Space

Site Visit

- August 10, 2016
- 4:30 pm

Public Input

- Attending Planning Commission meeting and giving comments in the public hearing
- Preparing comments in an e-mail to treasure.comments@parkcity.org.
- Visiting the Planning office and filling out a Comment Card.
- Preparing a letter and mailing/delivering it to the Planning Office.