

# Planning Application Information for the Other Side Academy

## Case Numbers:

PLNPCM2016-01020

PLNPCM2016-01021

PLNPCM2016-01023

PLNPCM2016-01024

## **INTRODUCTION**

The Other Side Academy (The Academy) is a 2-year residential self-help community for long-time substance abusers, convicts, homeless and others. Residents are required to stay for a minimum of 2 years, though some may stay longer until they feel ready to re-enter society. The Academy's model is a "learning by doing" approach to education that allows students/residents to have a hands-on experience running actual businesses.

The Academy would like to serve approximately 120 individuals at this site. The Academy does not receive government assistance, it is funded entirely through charitable contributions and the revenues generated by its facilities.

The Salt Lake City Planning Division has determined through the Administrative Interpretation process that The Academy is classified under the Large Group Home land use designation, subject to a Conditional Use approval.

## **REQUEST**

The Academy is requesting a Conditional Use approval to operate as a Large Group Home within the following properties:

- 667 East 100 South – commonly known as the historic Armstrong Mansion, and which is zoned RMF-45 (PLNPCM2016-01020)
- 54 South 700 East – commonly known as Annie's Cottage, and which is zoned RMF-35 (PLNPCM2016-01021)
- 50 South 700 East – commonly called the Middle House by The Academy, and which is zoned RMF-35 (PLNPCM2016-01023)
- 45 South 700 East – commonly known as the Beverly Apartments, and which is zoned RMF-45 (PLNPCM2016-01024)

Although each individual property is being submitted through separate applications, the combined properties are intended to be used collectively.

## **GENERAL INFORMATION**

The Academy is different from traditional recovery residences in that it does not provide traditional medical or clinical substance abuse "treatment" programs. Instead, The Academy operates multiple vocational training programs through affiliated business entities—presently including a moving service, a food truck service, a landscape maintenance service, and an auto detailing service.

Administrative operations of these training programs, such as marketing, sales, accounting and business administration, occur on-site. However, all of the services are "mobile" or are provided at other residential and business properties.

Students enter the apprenticeship model of on-the-job training. During their required two-year minimum enrollment, students are required to live on-site at The Academy where they acquire

the skills and habits they need to function well in society, through a positive, professional oriented environment.

***Operating Hours***

The Academy business hours are from 7:00 am to 6:00 pm. On-site business is limited to the administrative functions of The Academy and its affiliated training programs and services. Customers or clients are not served from this location.

Residential use is 24-hour, and after business hours the nature of The Academy will function much like a dormitory, with education programming, group meetings and discussion, and recreation activities. A total of six staff members are expected to reside on-site in individual apartment units located within each of the three residential buildings.

***Deliveries***

All deliveries to The Academy will either be from the parking lot located to the north of the Armstrong Mansion, or at the rear of the Middle House, accessed from a shared access easement north of the Middle House.

***Employees***

There are eight regular employees and staff of The Academy, as well as board members and advisors who occasionally visit the site.

***Adjacent Uses***

North – Anniversary Inn Bed & Breakfast, Masonic Temple  
East – Apartment, Medical Building and Bryant Middle School  
West – Avenues Courtyard Assisted Senior Living  
South – Parklane Independent Senior Living  
Southeast – Wasatch Touring Outdoor Recreation retail shop

***Dining Facilities***

The Academy proposes to remodel and renovate the Middle House with a commercial kitchen to serve its residents. The commercial kitchen will also be used for the food truck storage, prep and operations, and possible off-site catering. Storage and loading will occur at the back side of the Middle House and Annie’s Cottage.

***Parking***

None of the program participants of The Academy have a personal vehicle—a condition of their participation in the program. The campus currently provides a total of 33 parking spaces:

- 14 spaces to the rear of the Armstrong Mansion with a drive entry from 700 East
- 4 spaces behind Annie’s Cottage accessed by a shared private drive from 700 East
- 3 spaces behind the Middle House accessed by a shared private alley from 700 East
- 4 spaces at the rear of the 46 South 700 East property accessed by a shared private drive from 700 East
- 8 spaces on the Beverly Apartment building site with a drive entry from 700 East

The Academy would like to use the parking behind the Armstrong Mansion as the primary parking for the campus.

In addition to the on-site campus parking, there is also a remote overflow parking lot located at 120 Heather Street, located approximately a half block west of the campus on the south side of 100 South. This additional lot has capacity for about 14 vehicles. This lot served as overflow for

the former bed and breakfast, and was acquired with the Armstrong Mansion property.

### ***Waste Collection***

A commercial waste collection container is currently located at the west end of the Armstrong Mansion parking lot, providing direct driveway access from 700 East for loading and unloading. This will serve as the central waste collection service area for the entire campus of properties. There is sufficient space in this location to accommodate a second container for mixed recyclables.

### ***Armstrong Mansion***

The historic Armstrong Mansion is the primary building of The Academy's campus, and will function for multiple uses—business, educational, and residential. The maximum proposed residential occupancy as a Group Home in this building is 40 individuals.

No substantial exterior alterations, structural modifications, or remodel of inside rooms or spaces are proposed for this building.

### ***Annie's Cottage***

Annie's Cottage will be used exclusively as a residential building. Individual apartments may also be used for on-site staff residency. The maximum proposed residential occupancy as a Group Home in this building is 26 individuals.

No substantial exterior alterations, structural modifications, or remodel of inside rooms or spaces are proposed for this building.

### ***Middle House***

This structure is proposed to serve primarily as a multipurpose assembly space for both education and dining, serving residents of the campus. A commercial kitchen is proposed at the rear of the building.

The Middle House is a former residence that was moderately damaged by a fire at the rear (west) end of the structure prior to being purchased by The Academy. A minor addition at the east (back) end is proposed. This addition will provide space for rest rooms, kitchen, food and equipment storage, and a loading and food handling area. Any exterior alteration and improvements will be designed to comply with the Historic District Design Guidelines.

### ***Beverly Apartments***

The entire apartment building is leased by The Academy for exclusive use as a part of the Group Home campus. The building is currently subdivided into eight apartment units. Six apartments are in the front building, and two of the apartments are in the rear building. Apartments are proposed to be used for dormitory-style residences with 4 to 8 occupants per residence. Individual apartments may also be used for on-site staff residency. The maximum proposed residential occupancy as a Group Home in the buildings on this property is 56 individuals.

No substantial exterior alterations, structural modifications, or remodel of inside rooms or spaces are proposed for this building.



