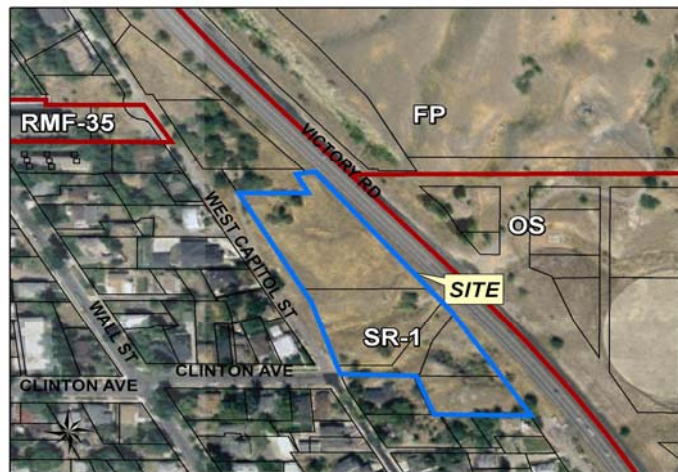


**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION**

**REQUEST TO CONSTRUCT NINETEEN NEW SINGLE-FAMILY
RESIDENTIAL UNITS ON AN EXISTING VACANT LOT LOCATED AT
APPROXIMATELY 690 N. WEST CAPITOL STREET
IN THE CAPITOL HILL HISTORIC DISTRICT.
CAPITOL PLACE PLANNED UNIT DEVELOPMENT, CASE NO. 006-06
MAY 17, 2006**

OVERVIEW:

Cooper Roberts Simonsen Architects, representing the property owners, Jeremy Jones and Rob Reinhold, is requesting approval of new construction in the Capitol Hill Historic District consisting of nineteen new single-family residential dwelling units. The subject property is located at approximately 690 N. West Capitol Street and is zoned SR-1, Special Development Pattern Residential District. The purpose of this district is to, *“maintain the unique character of older predominantly low-density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.”* The proposed development is subject to the Salt Lake City Zoning Ordinance and the Design Guidelines for Residential Historic Districts in Salt Lake City, and will also require Planned Development and Subdivision approval by the Planning Commission.



The subject property is comprised of several vacant parcels, approximately 2.81 acres in size, located between Victory Road and West Capitol Street. The proposed nineteen single-family residential units consist of six different housing designs. The homes would be positioned on either side of an extension to Darwin Street that would connect to West Capitol Street, allowing circular traffic flow and a street pattern that is historically appropriate. The applicant proposes to widen West Capitol Street from Clinton Street heading north to the northern end of the project. The increased street width will

accommodate an additional travel lane, sidewalk, curb and gutter, and a six to eight foot retaining wall.

BACKGROUND & PROPOSAL:

Prior to the applicant's submittal of the proposal to the Planning Division, a joint subcommittee meeting was held with members of the Historic Landmark Commission and the Planning Commission on January 1, 2006. The developer and members of the development team, as well as members of Planning Staff were present for this meeting. The developer provided an overview of the project and comments were noted from various individuals in attendance. In general, the review process was discussed, as well as various design items including building height, building materials, building siting, massing, scale, density, single-family versus multifamily development, and roadway design.

On April 5, 2006, the Historic Landmark Commission held an "Issues Only" hearing to discuss this proposal and take public comment. The minutes from this hearing are attached (Exhibit 1). The primary issues that the Commission considered during this hearing were as follows:

1. The height of the proposed dwelling units, particularly those that front West Capitol Street.
2. The proposed materials and design of the dwelling units;
3. The width of the proposed garages;

The applicant provided revised plans to address these issues. Attached is a new site plan (Exhibit 3) noting the location and style of the proposed dwellings as well as revised elevation drawings (Exhibit 2) of each of the six types of units proposed. These plans will be analyzed in this Staff Report and a recommendation will be made for Historic Landmark Commission consideration and action. The applicant also provided a letter outlining proposed revisions following the Historic Landmark Commission meeting on April 5, 2006 (Exhibit 5). Additionally, Planning Staff has received written comment from various members of the public and the Capitol Hill Community Council regarding this proposal (Exhibit 6).

To recap, this proposal will be considered and analyzed in a three step process. The first step in the process is consideration of the project by the Historic Landmark Commission. The items that fall under the review of the Historic Landmark Commission include Zoning Ordinance standards for the H-Historic Preservation Overlay District for new construction, as well as compliance with the adopted Design Guidelines for Residential Historic Districts in Salt Lake City. As in the past, the Historic Landmark Commission's review will include, but is not limited to, a study of the materials used for residential construction, the proposed massing, scale, height and design of the residential units, and subdivision layout.

In terms of the Historic Landmark Commission review, this proposal does differ from proposals that the Commission has seen in the past because it is located in an area that is subject to *Ordinance 91 of 2005 – Enacting Temporary Zoning Regulations for Compatible Residential Infill Development in Certain Geographic Areas of the City*. This Ordinance was adopted by the City Council on December 13, 2005, and will remain in effect for six months. Under this temporary Ordinance that will expire June 13, 2006, the issue of building height in the H-Historic Preservation Overlay District falls under the purview of the Historic Landmark Commission. The applicant is requesting building heights (albeit revised since the HLC hearing on April 5, 2006) that exceed the height allowed under the temporary ordinance. The Historic Landmark Commission has the authority to determine if the proposed heights are appropriate for the Historic District.

The second and third steps in the overall process require the consideration of the Planning Commission. Assuming that the applicant’s proposal receives an approval from the Historic Landmark Commission, the applicant will be required to file applications for a Planned Development and a Subdivision. As part of the Planned Development process, items that will be reviewed by the Planning Commission, include but are not limited to the overall density of the development, overall maximum building coverage, a reduced road width and road radius, and reduced yards/setbacks. In addition, this process will address such issues as sewer capacity, traffic, and storm water runoff. The final step in the process is the consideration and approval of a Preliminary Subdivision request.

APPLICABLE REGULATIONS AND POLICIES:

Requirements of the Zoning District Regulations

The project must conform with the base yard and bulk requirements of the SR-1 zone, which includes minimum lot area and lot width, maximum building height, minimum yard requirements and maximum building coverage, maximum lot size and standards for attached garages.

Section 21A.24.080(C) of the Zoning Ordinance addresses minimum lot size in the SR-1 zone and states that the minimum lot area for single family development is 5,000 square feet. The applicant is proposing nineteen units on 2.19 acres (total acreage less right-of-way) or an overall lot area of 5,020 square feet per dwelling unit. This overall density meets the minimum lot area for a single-family detached dwelling which is 5,000 square feet.

Section 21A.24.080(F) of the Zoning Ordinance addresses maximum building coverage and states that the “*surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.*” The calculated footprint of the 19 units is 31,150 square feet, and the overall lot coverage based on the total acreage of 2.19 acres, is approximately 33%.

Section 21A.24.080(H) of the Zoning Ordinance addresses standards for attached garages, specifically the width of an attached garage, and reads, *“The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house.”* All proposed units have garages that exceed this width limit. The Historic Landmark Commission has the authority to modify this criteria if it is deemed appropriate given the context of the development in the historic district, and finding that the given design is consistent with Historic Landmark regulations and guidelines. It should be noted that the proposed garages will face the new street (extension of Darwin Street) which is the internal street proposed for the project. During the April 5, 2006, hearing, the overall sentiment regarding this issue was that the garages will face internally toward Darwin Street, and therefore the impact will be on those property owners who would own property in this development and not other adjacent landowners. Planning Staff concluded from this discussion that the garage width issue was minor and a redesign unnecessary.

As noted previously, the subject property is located in an area that is subject to *Ordinance 91 of 2005 – Enacting Temporary Zoning Regulations for Compatible Residential Infill Development in Certain Geographic Areas of the City*. This Ordinance addresses height and states that the maximum building height shall be twenty-three feet (23’) to the ridge of the roof, or the average height of other principal buildings on the block face. Section 6 of Ordinance 91 of 2005 states that, *“Requests for additional building height for properties located in the H Historic Preservation Overlay District shall be reviewed only by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.”*

In the original proposal seen by the Historic Landmark Commission on April 5, 2006, the applicant was requesting building heights that exceeded the 23’ height limit allowed under the temporary Ordinance. Proposed maximum building heights for the units ranged from 28’ to greater than 30’, based on a measurement of the building foundation at grade to the highest point on the structures. The concern for building height is most sensitive for those structures that front on West Capitol Street. As a result of the discussion, the applicant redesigned units along West Capitol to remain sensitive to the height issue. The units that front on this street are the B and D units. The applicant has modified the roof and porch structures on these units to significantly decrease the building height along the street frontage. While the height of the B-2 units and both D units does exceed 23 feet at certain points, these points are located such that they do not front West Capitol Street. This redesign should significantly reduce the perception of height of the proposed structures at the street front. The following is a summary of the heights of the proposed units and the roof style as they were originally designed, and the heights and roof styles proposed currently:

Unit Style	Location (Unit facing this street)	Roof Style 1 (Previous)	Roof Style 2 (Current)	Height (Previous)	Height 2 (Current)
A	Darwin	Cross Gable	Cross Gable	30'	30'
B-1	West Capitol	Cross Gable	Cross Gable	28'	28'
B-2	West Capitol	Cross Gable	Shed Profile	28'	Less than 23' at street front, rising to 28'
C	Darwin	Cross Gable	Cross Gable	28'	28'
D-1	West Capitol	Wide Gable	Hipped	> 30'	20' – 27'
D-2	West Capitol	Wide Gable	Shed Profile	> 30'	17 – 23'

In addition, the applicant has varied the style of homes proposed for West Capitol Street, proposing two styles of B units and two style of D units. This revision was in response to the comments from the public as well as members of the Historic Landmark Commission regarding a “varied” as opposed to “uniform” streetscape. Planning Staff points out that Unit 1 at the far north end of the project site is a B-1 unit. Unlike the B-2 Units that have a height less 23’ at the street front, this B-1 unit approaches 28’ at the street front. The applicant noted that this Unit and associated height is proposed to add variety to the houses proposed to be located along West Capitol Street.

Planning Staff notes that the existing residences on the west side of West Capitol Street are typically one story in height and many are located below the elevation of the existing street. The proposed residences built on the east side of West Capitol Street will be built above the street level. This pattern is consistent with the existing pattern of homes along West Capitol Street: houses along the east side of the street are higher in elevation than those homes on the west side due to the steep topography in the area. Planning Staff also notes that there are several retaining walls on properties that are on the east side of West Capitol Street. The retaining wall proposed as part of this project is not out of character on West Capitol Street as this feature is quite common up and down the street.

All other criteria noted for the SR-1 Zoning District as found in Section 21A.24.080 of the Zoning Ordinance, for which the applicant is seeking modification, will fall under the purview of the Planning Commission through the Planned Development process. These criteria include roadway width and required yards and setbacks. The applicant is pursuing a Planned Development which allows the Planning Commission the ability to change, alter, modify or waive any provision of the Zoning Ordinance standards based on criteria as set forth in Section 21A.54.150C of the Salt Lake City Code. Planning Staff requests that the Historic Landmark Commission make a recommendation to the Planning Commission relating to whether the requested modifications will help ensure a compatible development in the Historic District.

Historic Preservation Overlay Zoning Ordinance and Design Guidelines

Zoning Ordinance:

21A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the City.

1. Scale and Form.

a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Applicable Design Guidelines:

Mass and Scale

11.4 Construct a new building to reinforce a sense of human scale.

A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block.

Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block.

The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

Height

11.7 Build to heights that appear similar to those found historically in the district.

This is an important standard which should be met in all projects.

11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.

Width

11.9 Design a new building to appear similar in width to that of nearby historic buildings.

If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

Building form standards

11.11 Use building forms that are similar to those seen traditionally on the block.

Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block.

Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

Capitol Hill Historic District Architectural Standards

Building form

13.18 Design a new building to be similar in scale to those seen historically in the neighborhood.

In the Marmalade sub-district, homes tended to be more modest, with heights ranging from one to two stories, while throughout Arsenal Hill larger, grander homes reached two-and-half to three stories. Front facades should appear similar in height to those seen historically on the block.

13.19 Design a new building with a primary form that is similar to those seen historically.

In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller, subordinate masses were then attached to this primary form. New buildings should continue this tradition.

DISCUSSION: Nearby buildings in this area are residential structures. Generally, the buildings in the vicinity of the subject property are characterized by a mix of styles, forms, and materials, and vary from single-family houses to multi-family structures (duplexes to apartments). In addition, the styles range from contemporary to traditional.

The eastern boundary of the project is bordered by Victory Road, a State Highway. The western boundary of the project fronts on West Capitol Street. There is a mix of homes along this stretch of roadway; older homes and modern construction. In short, it is difficult to relate the proposed development to any particular development pattern in this area other than the fact that all of the development is residential. There is no one particular residential style or pattern that sets a tone or precedent for new construction.

In terms of the proportion of principal facades and roof shapes, there is such a wide variety of housing types in the vicinity, with no one particular style, type, design predominating, the proposed structures will be in scale with or compatible with surrounding structures. The proportion of the principal facades of the proposed homes and the roof structures will not be out of character in this neighborhood.

It is apparent to Planning Staff that considerable consideration has been given to the issue of building height, and the subsequently impact, of the proposed structures that front West Capitol Street. The applicant has redesigned the project to remain sensitive to this issue and considerate of the concerns expressed by Planning Staff, the Historic Landmarks Commission, adjacent land owners and neighbors, while maintaining an economically viable product. While the construction of new homes on this vacant lot will be a change to the neighborhood, the applicant has made a justifiable effort to limit building height along West Capitol. Again, it is the Historic Landmark Commission's prerogative to make the determination if the proposed building heights are appropriate for the Historic District.

FINDINGS: Due to the wide variety of styles, forms, and materials of the existing residential structures in the vicinity of this proposed project, the proposed development is compatible with surrounding development in terms of scale, mass, and form (height, width, size, and roof shape).

Zoning Ordinance:

2. Composition of Principal Facades.

- a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;*
- b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;*
- c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and*
- d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.*

Applicable Design Guidelines:

Solid-to-void ratio

11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district.

Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

Proportion of building facade elements

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.

The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

Rhythm and spacing

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area.

This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Materials

11.15 Use building materials that contribute to the traditional sense of scale of the block.

This will reinforce the sense of visual continuity in the district.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

13.20 Use building materials that are similar to those used historically.
Appropriate primary building materials include brick, stucco and painted wood.

Architectural Character

11.17 Use building components that are similar in size and shape to those found historically along the street.

These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features.

Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

11.19 Contemporary interpretations of traditional details are encouraged.

New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.

Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.

11.20 The imitation of older historic styles is discouraged.

One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.

Windows

11.21 Windows with vertical emphasis are encouraged.

A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.

11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

Double-hung windows with traditional depth and trim are preferred in most districts. (See also the rehabilitation section on windows as well as the discussions of specific historic districts and relevant architectural styles.)

11.23 Windows shall be simple in shape.

Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

DISCUSSION: In general, a discussion of the compatibility of the composition of the principal facades of the proposed homes is difficult due to the fact that the existing residences on West Capitol Street are so varied. Again, there is no one particular housing style, type, or design predominating.

From the submitted drawings, it appears that the proposed homes are visually compatible with the surrounding structures and streetscape in terms of Proportion of Openings, Rhythm of Solids to Voids in Facades, Rhythm of Entrance Porch and Other Projections. While it is evident that the configuration and design of the six types of units varies, the materials proposed for construction of each different unit is comprised of the same materials. It is proposed that all of the homes will have a combination of the following materials:

Siding: Smooth Lap – Hardiplank
Staggered Edge Shingle - Hardishingle
Stone veneer
Brick veneer
Stucco

Windows: Vinyl clad material resembling wood – single or double hung as well as some divided light windows.

Doors: Entry doors - Fiberglass paneled doors to resemble wood. All the main entry doors have divided light windows at the top of the doors.

Railings: Pre-finished metal or painted engineered/wood trim railing

Roof
Shingles: Low profile architectural shingles

Exterior
Lighting
Fixtures: Unspecified

The proposed windows are appropriate, however Planning Staff does note that “narrow” profile vinyl windows should be used, and divided light windows need to be true divided light or the dividing muntin needs to be on the exterior of the window.

The garage doors proposed for this development do not meet the standard for garage width as outlined in Zoning Ordinance Section 21A.24.080H – Standards for Attached Garages. The section reads, *The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house.*” In this particular case, all of the garages will face the extension of Darwin Street. The primary intent of this section is to mitigate the impact that a garage may have on the streetscape of an existing residential neighborhood. Because this project will be developed all at once, and the fact that the impact of the proposed garages would only be on the proposed new structures, Planning Staff contends that a relaxation of this standard is warranted. The Historic Landmark Commission has the discretion to make a decision regarding the

proposed garages in terms of this standard. This decision can be made under the premise of appropriate and compatible design for the Historic District.

The use of sandstone is unusual for Capitol Hill, probably because this has always been a more expensive material than brick, stucco or wood. The Commission has allowed stone veneers on houses recently constructed in the district. Although unusual, Staff does not take issue with the use of stone, as it will be laid in a coursed rubble pattern (stones to be irregular in size and shape, but laid in roughly horizontal courses). Sizes and samples of the stone have not been provided to staff as of this writing, but the Commission should require that the size of the stones will be of a module that is consistent with the masonry patterns seen in the district.

Should the proposed project progress, and as the applicant begins to finalize building materials, Planning Staff suggests that the decision of appropriate materials be delegated by the Historic Landmark Commission to Staff for administrative consideration and approval. Any major deviation from the current proposal in terms of building materials would be deferred to the Historic Landmark Commission for consideration.

FINDINGS: The proposed residential structures are consistent with the Zoning Ordinance and the applicable Design Guidelines given the context of the proposal in the surrounding neighborhood. Specifically, the proportion of openings, rhythm of solids to voids in facades, rhythm of entrance porches and other projections, as well as materials are compatible with surrounding structures and the streetscape. Further, the architectural character and building materials of the proposed structures are appropriate and compatible with surrounding residential development. Regarding the proposed garages, the widths are compatible due to the internal configuration of this element to the new street extension and the impact they would have on the existing neighborhood.

Zoning Ordinance:

3. Relationship to Street.

a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Applicable Design Guidelines:

Setback

13.15 Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns.

Historically, the Marmalade District developed irregular setbacks and lot shapes. Many homes were built toward compass points, with the street running at diagonals. This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. Staggered setbacks are appropriate in this part of the district because of the historical development. Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

13.16 Keep the side yard setbacks of a new structure or an addition similar to those seen traditionally in the sub-district or block.

Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. In response, consider varying the setback and height of the structure along the side yard.

13.17 Orient the front of a primary structure to the street.

Define the entry with a porch or portico.

Landscaping

12.7 Maintain established native or acclimated plantings on site.

Established trees should be preserved on site when feasible. Protect established vegetation during construction to avoid damage. Replace damaged, aged or diseased trees. If street trees must be removed as part of a development, replace them with species of a large enough scale to have a visual impact in the early years of the project.

12.8 Incorporate indigenous plant materials in new landscape designs.

Drought-tolerant varieties that are in character with plantings used historically are preferred. The use of gravel and other inorganic surface materials in front yards is prohibited in the Salt Lake City Zoning Ordinance. A list of drought-tolerant plants is available from the Salt Lake City Planning Division.

12.9 The use of traditional site structures is encouraged.

Constructing retaining walls and fences that are similar in scale, texture and finish to those used historically is appropriate.

DISCUSSION: Planning Staff notes that the proposed houses along West Capitol Street will be arranged so that the wall of continuity and the rhythm of spacing of the structures will be visually consistent and therefore compatible with the streetscape. The proposed homes located between Darwin Street and West Capitol Street have two streets fronts and therefore, these homes should have an orientation to each street. The applicant has designed these homes to be sensitive to this issue, and has proposed a design that orients both facades of these homes in a manner that is interactive with the street and surrounding neighborhood.

The applicant is proposing to widen West Capitol Street (an unimproved street at this section of roadway). Sidewalks, curb and gutter will be provided which will render this portion of the street consistent with West Capitol Street to the south. The extension of Darwin Street with the connection into West Capitol Street is more of an historically sensitive street design than that of a cul-de-sac. This proposed extension will be consistent with the character of streets in the area.

FINDINGS: The proposed structures meet the standards of the Zoning Ordinance in terms of directional expression of the principal elevations, the rhythm of spacing and structures on the street, and the walls of continuity. The proposed siting of the structures is consistent with the Design Guidelines as they are oriented to the streets (Darwin and/or West Capitol).

Zoning Ordinance:

4. Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

DISCUSSION: The applicant is proposing to subdivide the proposed parcel into nineteen single-family lots. The minimum required lot size in the SR-1 zone is 5,000 square feet for a single-family detached home such as the ones proposed by the developer. Through the Planned Development process, lot size can be averaged to meet the overall density. The density proposed by the applicant is consistent with the zoning requirement.

Attached to this staff report is a map showing surrounding lot configurations and acreages. Planning Staff notes that the lots proposed for this development are not out of character for this area; they are not unusually small. There are many lots in the 5,000 square foot (.11 - .12 acre) range in this area. Certainly, there are some larger lots in the general vicinity, however these are the exception rather than the rule. The Planning Commission will review the preliminary subdivision plat proposal in conjunction with the proposed Planned Development.

FINDING: The proposed lot sizes, and therefore proposed density, are consistent with the zoning requirement for the SR-1 zone.

RECOMMENDATION:

Based on the submitted plans, the discussion, analysis and finding of fact in this Staff Report, Planning Staff recommends that the Historic Landmark Commission approve the proposed Capitol Place Planned Development subject to the following conditions:

1. The proposed building heights shall conform to the plans submitted for each unit (A, B-1, B-2, C, D-1, and D-2), and attached to this staff report.
2. Any substantial changes to the design or proposed building materials shall require reconsideration by the Historic Landmark Commission.

Lex Traughber
Principal Planner
Salt Lake City Planning Division

Attachments:

- Exhibit 1 – HLC Minutes – April 5, 2006
- Exhibit 2 – Elevations
- Exhibit 3 – Site Plan
- Exhibit 4 – Vicinity Map
- Exhibit 5 – Applicant Letter Outlining Revisions
- Exhibit 6 – Public Comment