

# TheABBIE

## Planned Development Proposal

C.W. URBAN

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### PROJECT DESCRIPTION

The existing property is located at 1739 South Main Street, in Salt Lake City. It is currently zoned as CC Commercial Corridor and is used as a vacant lot for storing inoperable vehicles. The Central Community Master Plan shows this site as Medium Residential/Mixed Use. It is surrounded by a small apartment building to the north, a used car lot to the east and south, and adapted single-family residences to the west. It sits on Main Street, which provides direct access to designated bike lanes.

CW Urban is proposing eleven three-story townhomes split between two buildings. This plan is compatible with the neighborhood in both scale and use. Residences are needed all across the Salt Lake Valley, and the proposed project provides a responsible density of growth. And the project will contribute to the mixed-use urban nature of the area. These townhomes will be marketed primarily to owner-occupants.

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## PLANNED DEVELOPMENTS

### Housing (21A.55.C.2)

*“The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.”*

Downtown Salt Lake City demonstrates a variety of intermingled housing types and commercial uses of varying scales, all of which are conglomerated into a unique mixed-use urban area. Most commonly are: adapted single-family homes that function as multi-unit dwellings, small scale apartment buildings, townhomes, and large apartment complexes.

The urban nature of this downtown adjacent neighborhood demands a housing type that is responsible in addressing density, compatible in scale, and feasible for existing land infill availability. This project maintains a responsible level of both density and scale, which qualify it for a planned development.

### Planned Development Objectives (21A.55.050.A)

*“The Planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.”*

Existing parcels in this area are long and deep, with minimum street frontage. To provide several residences on a parcel of this configuration requires a linear layout and multiple stories, and entrances that face a private drive or access walkway.

This plan will require a PD application, for the purpose of permitting one (1) exception to the existing code:

1. An exception to build units that don't face the public street.

This exception will allow multiple access points to provide greater interaction between the public and the residents, without sacrificing privacy.

Without this exception, the project would be single building with the main entrance on Main Street with a single point of access, and limited outdoor connection for the residents. The project would be less appealing, and its contribution to the overall neighborhood feeling would be diminished.

### Master Plan Compatibility (21A.55.050.B)

*“The proposed planned development is generally consistent with the adopted policies set forth in the city-wide, community, and/or small area master plan that is applicable to the site where the planned development will be located.”*

The Central Community Master Plan seeks to protect and improve the quality of life in this area. It emphasizes livable communities and neighborhoods, and increased mobility for pedestrians and bicycles. This project, with the requested exception, will contribute to a culture of urban living intermingled with businesses, and enhance the quality of the downtown area for both residents, commuters, and visitors

#### Design and Compatibility (21A.55.050.C)

*“The proposed planned development is compatible with the area where the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:*

1. *Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building site and design.”*

As stated, the project is laid-out in such a way as to maintain resident connection to the neighborhood, by incorporating multiple entry points while still incorporating itself into the public space.

2. *“Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design.”*

The project is oriented and designed specifically with the goal of responsible density, and neighborhood connectivity.

3. *“Whether building setbacks along the perimeter of the development:*

- a. *Maintain the visual character of the neighborhood or the character described in the master plan.”*

The architectural style of the project will be modern and minimal, contributing to the diversity of styles present in the downtown adjacent neighborhoods of Salt Lake City.

- b. *“Provide sufficient space for private amenities.”*

The site plan allows for significant green space along the southern side with front door “pedestrian only” access. It is anticipated that the residents will make the best determination on the vegetation and presentation of their respective front entrances. The forthcoming CC&Rs will dictate how those decisions are made by the members of the community.

- c. *“Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.”*

Specific landscape buffer requirements including setbacks, and green space are all included on the site plan of this proposal.

- d. *“Provide adequate sight lines to streets, driveways and sidewalks.”*

All units have a clear line of site from their front entrance landing to Main Street. The separation of vehicular and pedestrian access will help contribute to safety, navigability, and visibility across the site without compromising privacy.

e. *“Provide sufficient space for maintenance.”*

The drive will be at least twenty-four feet (24') wide and meets all spacing requirements for safe and efficient access for multiple vehicles.

4. *“Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian, interest and interaction.”*

The two (2) end units are oriented and designed specifically to engage the pedestrian and present the project as part of the neighborhood – rather than exclusive from it.

5. *“Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property.”*

All lighting on this project will be downlit and pedestrian oriented.

6. *“Whether dumpsters, loading docks and/or service areas are appropriately screened.”*

The dumpsters located at the rear of the project will be screened effectively but with inconspicuous design.

7. *“Whether parking areas are appropriately buffered from adjacent uses.”*

There is no proposed surface parking; each of the units will have a two-car garage.

#### Landscaping (21A.55.050.D)

*“The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:*

1. *Whether mature native trees located along the periphery of the property and along the street are preserved and maintained.*
2. *Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved.*
3. *Whether proposed landscaping is designed to lessen the potential impacts created by the proposed planned development.*
4. *Whether proposed landscaping is appropriate for the scale of the development.”*

The project will necessitate the removal of several existing mature trees that have not been properly maintained and are not possible to retain due to their central location on the site. The landscape plan will include the addition of grassy areas, and a landscape buffer along the southern boundary.

#### Mobility (21A.55.050.E)

*“The proposed planned development supports city-wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:*

1. *Whether drive access to local streets will negatively impact the safety, purpose and character of the street.*
2. *Whether the site design considers safe circulation for a range of transportation options including:*
  - a. *Safe accommodating pedestrian environment and pedestrian oriented design.*
  - b. *Bicycle facilities and connections where appropriate, and orientation to transit where available.*
  - c. *Minimizing conflicts between transportation modes.*
3. *Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities.*
4. *Whether the proposed design provides adequate emergency vehicle access.*
5. *Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way."*

This project features a drive aisle that will improve circulation with the adjacent apartments and provide a clear distinction between vehicular and pedestrian traffic areas.

#### Existing Site Features (21A.55.050.F)

*"The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment."*

The character of the neighborhood is one of diverse commercial and urban residential uses, this project contributes to the overall experience of the area.

#### Utilities (21A.55.050.G)

*"Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area."*

The various city departments involved with review of the project are currently being consulted to determine the best way to provide the needed utilities to service the project. Details to the required improvements and upgrades are forthcoming.

#### Minimum Area (21A.55.060)

*"A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section."*

There is no minimum area required of a planned development in the commercial corridor.