

Nunez Accessory Dwelling Unit (Conditional Use)



Planning Petition Information for PLNPCM2019-01053

Request Type: Conditional Use for an Accessory Dwelling Unit

Location: 2127 East 2100 South

Zone: FR-3/12,000 Foothills Residential District

Overlay District: None

What is the request?

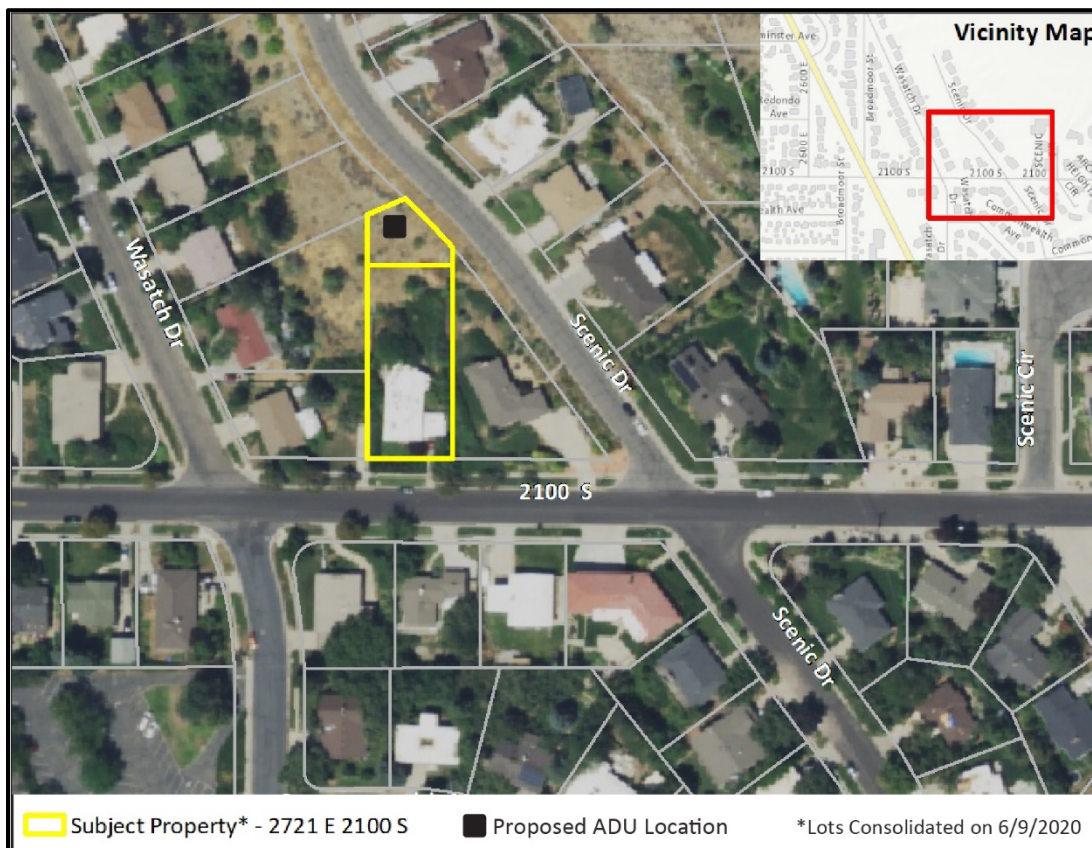
Andrea Palmer, representing the property owner and Modal Living, is requesting conditional use approval for a 14.5-foot tall, 352-square-foot accessory dwelling unit (ADU) that will be situated in the rear, northwest corner of the property located at 2721 East 2100 South. The property is zoned FR-3/12,000, Foothills Residential District, where ADUs must be processed as a conditional use, and is located within Council District #6, represented by Dan Dugan.

What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a single-family residential lot. ADUs can be attached to or part of the primary residence or be detached as a separate building in a backyard or a garage conversion. An ADU provides completely separate living space including a kitchen, bathroom, and its own entryway.

Where is the project located?

The proposed accessory Dwelling Unit (ADU) will be located in the rear, northwest corner of the property located at 2721 E 2100 South, on the block between Wasatch Drive and Scenic Drive. A site plan is included at the end of this information sheet.



Why is this request going through a planning process?

Accessory dwelling units (ADUs) require conditional use approval (by the Planning Commission) in the FR-3/12,000 Foothills Residential District. This means that because of their unique characteristics and potential impacts on surrounding neighbors, ADUs may require certain conditions that mitigate or eliminate their negative impacts. Unless it is impossible to apply conditions to mitigate any negative impacts, conditional uses (like ADUs) must be approved by the Planning Commission

What are the next steps?

- Notice of this application has been sent to the Chairs of the East Bench and Sugarhouse Community Councils, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact Community Council chairs for more information on whether the East Bench or Sugarhouse Community Councils will review this petition and when and where that meeting will occur. Information regarding the community councils can be found at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.
- If the Planning Commission approves the request, the applicant will be able to submit a building permit for the project, which would be reviewed by the Building Services Division.

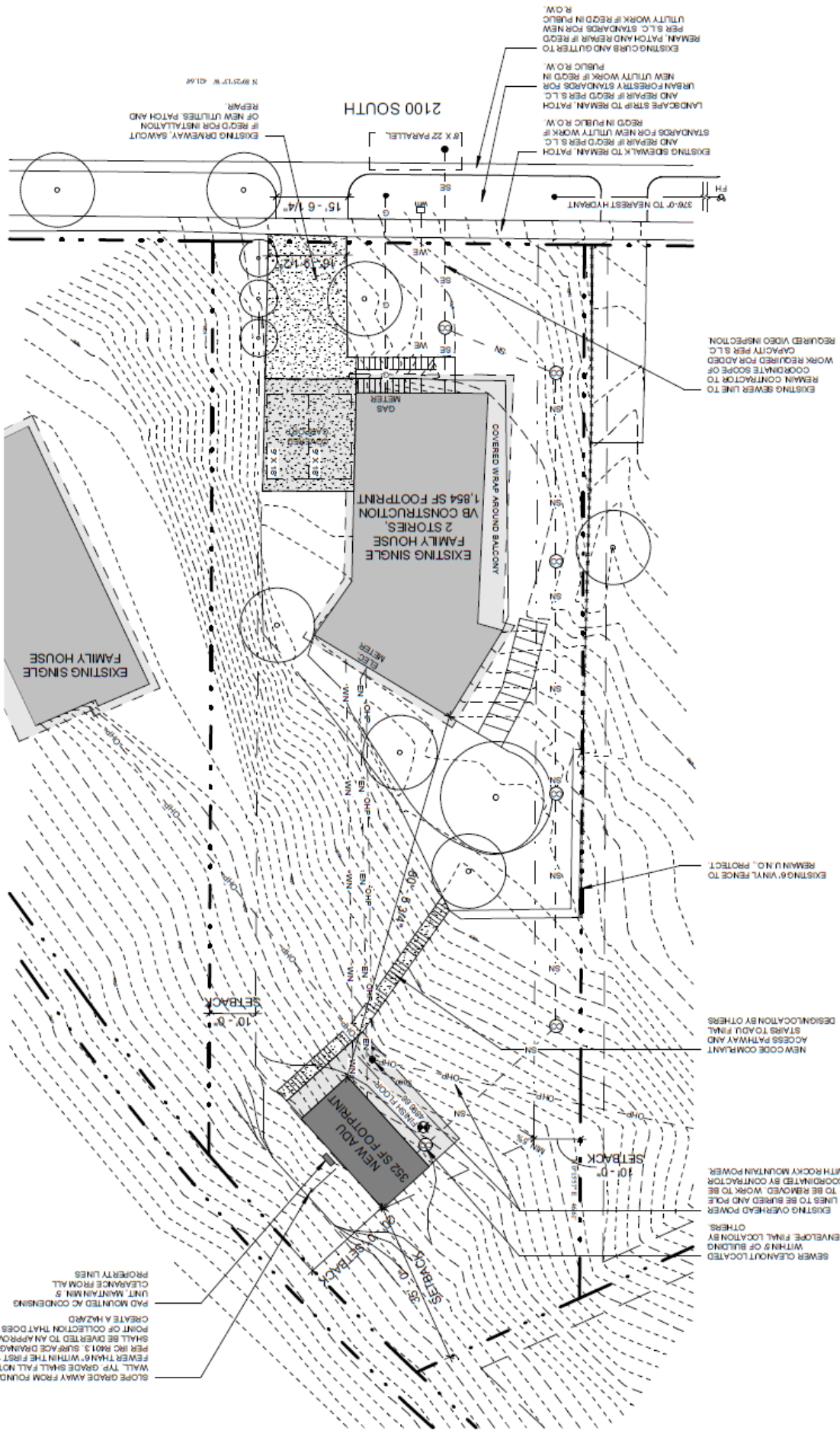
Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition
2. Click "Additional Information"
3. Click any applicant-submitted item to download submitted plans

If you have any questions or comments regarding this proposal, please contact:

Aaron Barlow, Principal Planner
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(385) 386-2764



SLOPE GRADE AWAY FROM FOUNDATION
WALL TYP. GRADE SHALL FALL NOT
FEWER THAN 6" WITHIN THE FIRST 10'
PER IBC INT. 3 SURFACE DRAINAGE
SHALL BE OVERTOPPED TO AN APPROVED
POINT OF COLLECTION THAT DOES NOT
CREATE A HAZARD.
UNIT, MAINTAINMIN. 5"
CLEARANCE FROM ALL
PROPERTY LINES.

SEWER CLEANOUT LOCATED
WITHIN 5' OF BUILDING
ENVELOPE. FINAL LOCATION BY
OTHERS.

EXISTING OVERHEAD POWER
LINES TO BE REMOVED AND POLES
TO BE REMOVED. WORK TO BE
COORDINATED BY CONTRACTOR
WITH ROCKY MOUNTAIN POWER.

NEW CODE COMPLIANT
ACCESS PATHWAY AND
STAIRS TO ADU/FINAL.

DESIGN LOCATION BY OTHERS

REMAIN U.O. PROTECT.

EXISTING SEWER LINE TO
REMAIN. CONTRACTOR TO
COORDINATE SCOPE OF
WORK REQUIRED FOR ADDED
CAPACITY PER S.L.C.
REQUIRED VIDEO INSPECTION.

EXISTING SIDEWALK TO REMAIN. PATCH
AND REPAIR IF REQ'D PER S.L.C.
STANDARDS FOR NEW UTILITY WORK IF
REQ'D IN PUBLIC R.O.W.
LANDSCAPE STRIP TO REMAIN. PATCH
AND REPAIR IF REQ'D PER S.L.C.
URBAN FORESTRY STANDARDS FOR
NEW UTILITY WORK IF REQ'D IN
PUBLIC R.O.W.
EXISTING CURBS AND GUTTERS TO
REMAIN. PATCH AND REPAIR IF REQ'D
PER S.L.C. STANDARDS FOR NEW
UTILITY WORK IF REQ'D IN PUBLIC
R.O.W.

376'-0" TO NEAREST HYDRANT

15'-6 1/4"

8" X 22" PARALLEL.

N 89°17'W 41.66'

EXISTING DRIVEWAY, SAWCUT
IF REQ'D FOR INSTALLATION
OF NEW UTILITIES. PATCH AND
REPAIR.

2100 SOUTH

NEW ADU
392 SF FOOTPRINT

EXISTING SINGLE
FAMILY HOUSE
2 STORIES,
VB CONSTRUCTION
1,854 SF FOOTPRINT

EXISTING SINGLE
FAMILY HOUSE