



## Capitol Park Cottages

### Planning Petition Information

**Petition Numbers:** PLNPCM2020-00334/00335, PLNPCM2021-00656, PLNSUB2021-01175

**Application Types:** Zoning Map (Rezone), Master Plan Amendment, Planned Development, and Preliminary Subdivision Plat

**Project Location:** 675 N F Street

**Zoning District:** FR-3/12,000 (Current), SR-1 (Proposed)

**Council District:** District 3, represented by Chris Wharton

#### What is the request?

Peter Gamvroulas, representing Ivory Development, is seeking to develop a 19-lot single-family dwelling development on the property located at approximately 675 N F Street. In order to develop their proposal, they have submitted four applications to the City. These include a Zoning Map Amendment, Master Plan Amendment, Planned Development, and Preliminary Subdivision Plat. Each application is described below.

- 1. Zoning Map Amendment (Rezone):** The applicant is requesting to change the zoning of the property from the FR-3/12,000 “Foothills Residential District” to the SR-1 “Special Development Pattern” zoning district. Both zones primarily only allow for low-scale residential development but have differing regulations for such development, including regulations on allowed dwelling types, lot sizes, and setbacks. The final decision maker on this petition is the City Council.
- 2. Master Plan Amendment:** The applicant is requesting to amend the master plan designation for the property. The current *Avenues Community Master Plan’s* Future Land Use map matches the current zoning designation of FR-3/12,000. The applicant is requesting that the Future Land Use map be amended to a designation that aligns with the proposed SR-1 zoning. The final decision maker on this petition is the City Council.
- 3. Planned Development:** The applicant is seeking Planned Development approval of a single-family housing development under their requested proposed SR-1 zoning designation. The proposal includes 19 single-family detached dwelling lots. Each single-family home is proposed to include an internal accessory dwelling unit. Two additional parcels are proposed to be reserved for a private park and small guest parking area. Through the Planned Development process the applicant is seeking to modify zoning lot and structure dimensional standards, including requirements for public street frontage for lots (lots will be accessed from a private drive), lot size, width, and setbacks. Density cannot be modified through the Planned Development process and modifications to that are not being requested. The final decision maker on the Planned Development is the Planning Commission.





- 4. Preliminary Subdivision Plat:** The Planned Development request includes a preliminary subdivision plat that will divide the ~3.21-acre property into 19 single-family home lots and two parcels to be used for a private park and guest parking area. A decision by the Planning Commission on the Planned Development and Subdivision requests would be conditional and not effective until a decision is made by the City Council on the Zoning and Master Plan Amendment requests.

The property is currently vacant and is approximately 3.2 acres in size. Under the current FR-3/12,000 zoning, the property could be developed for 11 single-family detached homes. Each home may include an accessory dwelling unit or accessory guest/servant's quarters.

The applicant has provided a narrative explaining their requests and has also provided site plans, landscape plans, elevations, and subdivision plat plans as part of the Planned Development and Subdivision applications. Those materials can be downloaded from the Additional Information section below.

### **What are the next steps?**

- Notice of this application has been sent to the Chair of the Greater Avenues Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
  - [gaccchair@slc-avenues.org](mailto:gaccchair@slc-avenues.org) (Dave Alderman, Chair), [www.slc-avenues.org](http://www.slc-avenues.org)
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. 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. The Commission will then decide on the Planned Development and Subdivision applications. The Planning Commission will also provide a recommendation to the City Council on the Zoning Map and Master Plan Amendment applications.
- The City Council will then hold an additional public hearing on the Zoning Map and Master Plan Amendment applications. They will then make a final decision on those applications.

### **What is the role of the Planning Staff in this process?**

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community. Through this process the applicant may make changes and adjustments to their plans. The City's Planning Staff also evaluates the proposal against adopted policies and regulations and ultimately provides a recommendation to the Planning Commission.

The adopted regulations for each type of proposal can be found at the links below:



- Zoning Map/Master Plan Amendment: [21A.50.050.B](#).
- Planned Development: [21A.55.050](#)
- Preliminary Subdivision Plat: [20.16.100](#)

In evaluating a zoning map and master plan amendment proposal, City staff evaluates the proposal against applicable adopted City Master Plan documents. This proposal is located in the City's [Avenues Community Master Plan](#) (1987) and will be analyzed with regard to the policies in that plan. That plan can be downloaded [here](#). City Staff also evaluates the proposal against applicable Citywide Master Plans, including [Plan Salt Lake](#) and the City's [Five Year Housing Plan](#).

To assist in understanding the current and proposed zones, a summary of those zones is located the Additional Information section. See the FR-3 and SR-1 Zoning Summary Information sheets.

### **Where can I get additional information?**

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

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section.
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

### **Public Comments and Questions**

We want to hear from you! To submit a public comment or if you have any questions please contact the staff planner via email or phone at their contact information below.

- **Start of Comment Period:** November 29, 2021
- **End of Comment Period:** January 13, 2022

Written comments can be provided up until the date of the Planning Commission public hearing, which has not yet been scheduled.

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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