

1. Project Description

918 South 1500 West is a single-family residence with a 11,107 square foot lot. The project location is zoned as R-1-5,000. The proposed project is to subdivide the existing lot into two separate lots and add an Accessory Dwelling Unit. The Accessory Dwelling Unit will be added to the lot that contains the existing residence. The second lot will have a new single-family residence built on it. This project requires an allowance to the 50 feet street frontage, allowing for 42.93' for Lot 1 and 47.63' for Lot 2.

2. Planned Development Information

- a. The proposed project use helps Salt Lake City accomplish its objective in 21A.55.010 subsection 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". The neighborhood this project is located in is full of houses built throughout the 1900s according to county records and the Westside Master Plan. Currently, there aren't new detached single-family homes being built in the neighborhood. This project would be built on a scale similar to the neighborhood with Lot 1 having 5,389 sq ft and Lot 2 having 5,718 sq ft. The surrounding neighborhood contains homes with small lot sizes and not overly wide lots. This project would look similar to the surrounding neighborhood. The proposed project will require an allowance of the 50 feet street frontage to 42.93' for Lot 1 and 47.63' for Lot 2. Below are examples of existing houses within 0.1 miles or less of the project with similar sized lots as the proposed project.


Example 1: 50 ft from project (Lot Size: 5,662 sq. ft.)



Example 2: 100 ft from project (Lot Size: 4,791 sq. ft.)




Example 3: 300 ft from project (Lot Size: 3,920 sq. ft.)



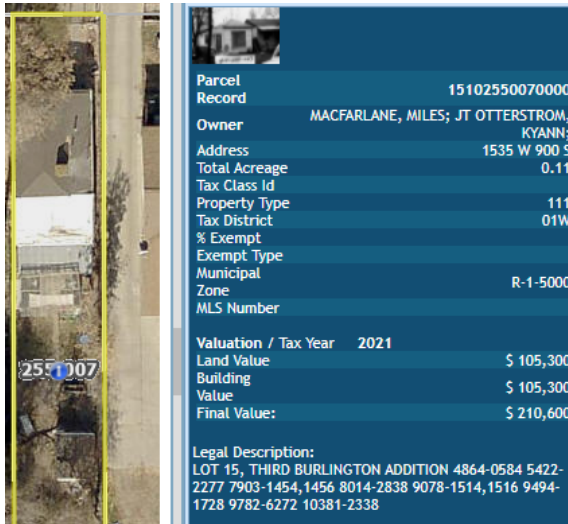
Parcel	
Parcel Record	15102550100000
Owner	HERNANDEZ, REYES & RODRIGUEZ, RAMONAS, JT
Address	1513 W 900 S
Total Acreage	0.09
Tax Class Id	
Property Type	111
Tax District	01W
% Exempt	
Exempt Type	
Municipal Zone	R-1-5000
MLS Number	
Valuation / Tax Year 2021	
Land Value	\$ 102,500
Building Value	\$ 114,100
Final Value:	\$ 216,600
Legal Description:	
THE W 52 FT LOTS 6, 7 & 8, THIRD BURLINGTON ADDITION 4754-1166 5774-1640 5774-1641 6158-1245 6176-368 6176-0369 6311-1687 6501-2189 6793-1238 6842-1506 7190-974 7190-0976 7271-2897 8306-7620 8406-8954 8423-8140 8470-6269 8623-1262 8665-0043 8743-0208	

Example 4: 300 ft from project (Lot Size: 4,791 sq. ft.)



Parcel	
Parcel Record	15102530210000
Owner	RU POOL 2, LLC
Address	1504 W 900 S
Total Acreage	0.11
Tax Class Id	
Property Type	111
Tax District	01W
% Exempt	
Exempt Type	
Municipal Zone	R-1-5000
MLS Number	
Valuation / Tax Year 2021	
Land Value	\$ 64,000
Building Value	\$ 166,900
Final Value:	\$ 230,900
Legal Description:	
THE W 8 FT OF LOT 30, ALL LOT 31, THIRD BURLINGTON ADD 3912-0067 3810-0284 5197-0080 6761-1345 7118-0768 7586-2736 8247-9791 8263-4933 8587-3786 8809-0929,0941 9115-1320 9168-3127 9178-2332 9265-4336 10090-2964 10270-6607 10295-6476 10407-1944	

Example 5: 0.1 miles from project (Lot Size: 4,791 sq. ft)



b. The proposed project meets the Standards for Planned Developments as stated in 21A.55.050 in the following ways:

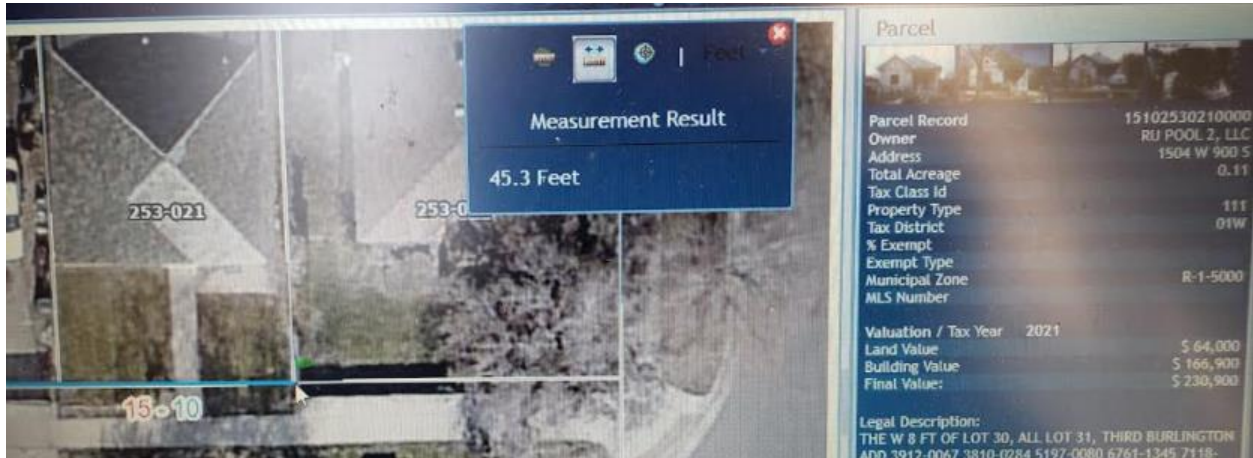
A. Planned Development Objectives

The proposed planned development achieves the objective C.2. of 21A.55.010. This section of ordinance is intended to provide affordable housing in the City by including housing types that are not commonly found in the existing neighborhood but are of scale that is typical to the neighborhood. The proposed planned development would create two additional affordable housing options for the City. One would be an Accessory Dwelling Unit and the other would be a new single-family residence on a new lot. An allowance for the street frontage of 50' would need to be adjusted to 47.63' and 42.93' for the proposed project. This allowance would still allow for the proposed planned development to be of scale to the existing neighborhood. A street frontage allowance for less than 50' was approved by the City for a planned development that is 300 ft away from the project area. Below are examples of homes in the neighborhood that have a street frontage less than 50'. This allowance is needed to provide the City a more enhanced product by allowing additional affordable housing options.

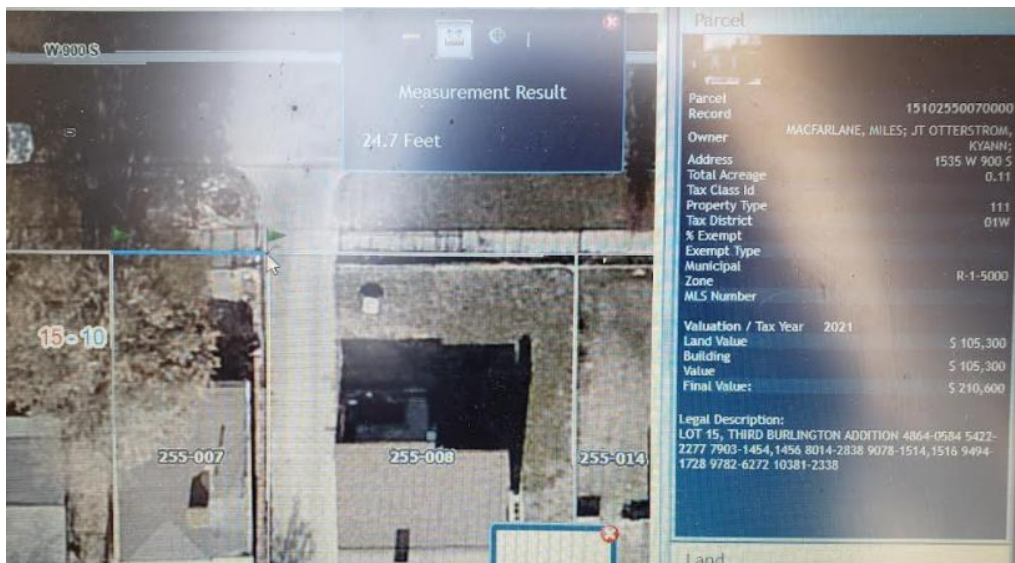
Example 1: 300 ft from project area (Street frontage: 41.8'**Was granted approval for a street frontage that is less than 50'. This is a similar project to the proposed planned development)



Example 2: 300 ft from project area (Street Frontage: 45.3')



Example 3: 0.1 miles from project area (Street Frontage: 24.7')



B. Master Plan Compatibility

The proposed planned development facilitates the implementation of section B.1 of the Westside Master Plan to determine unique and compatible ways to add incremental density through infill development. The proposed planned development uses strategy B.1.a of Infill Development. The proposed planned development would adhere to the immediate neighborhood by having a lot size that is similar to the neighborhood. Height will be used for the new single-family residence to increase the density. This will look similar to the planned development that was approved, 300 ft away from the project site at 873 South 1500 West.

c. Design and Compatibility

1. The proposed planned development will also execute the strategy of section B.1.b of the Westside Master Plan to have special single-family allowances. The proposed planned development will need an allowance for having a street frontage of less than 50'. The purpose of this allowance is to provide an opportunity for a unique and compatible affordable single-family residence option to the City. The lot size and street frontage for the proposed planned development is similar to the neighborhood.

2. The building material used for the ADU will be the same as the existing single-family residence so it matches. The building orientation of the ADU will face the same direction as the existing single-family residence. The new single-family residence will use similar building materials as the existing single-family residence. The building orientation of the new single-family residence will face the same direction as the existing homes on the street.

3. The proposed planned development meets local setback requirements. The proposed planned development meets the visual character of the neighborhood described in the Westside Master Plan by creating unique housing options. The housing options are unique in the senses that they are newer homes since the neighborhood consists of homes built in the 1900s. The proposed planned development contains sufficient space for private amenities for both lots. There is sufficient open space buffering between the proposed planned development and the neighboring properties. The 9 Line Trail is adjacent to the south end of the proposed planned development. This allows for sufficient spacing and still provides privacy for the proposed planned development. There are adequate sight lines to streets, driveways, and sidewalks. A sidewalk is currently in place. A new driveway will be added to the existing single-family residence on the north side of the lot. There is sufficient space for all maintenance.

4. The proposed ADU will be ground level. It will contain short steps to access the front door and porch. This architectural design will facilitate pedestrian interest. The porch will create a space for pedestrian interaction.

5. There is an existing light pole on the proposed planned development. This allows for sufficient lighting for safety and visual interests. Since this light pole is existing, it minimizes impacts on the surrounding area. The ADU will contain exterior lights on a timer that will provide lighting for safety and will turn off automatically to lessen the impact to surrounding neighbors and to limit light pollution.

6. Weekly waste and recycling services currently exist for the proposed planned development area. The proposed planned development is already screened for these services.

7. Parking areas are already buffered for adjacent uses. The existing driveway would be used by the new single-family residence and a new driveway will be added to the north side of the existing single-family residence.

D. Landscaping

1. The mature trees along the park strip will be preserved and maintained.

2. The existing landscape that provides additional buffering to the abutting properties will be maintained and preserved.

3. The existing landscape will be preserved and maintained to lessen the impact of the proposed planned development.

4. The proposed landscape is to preserve and maintain the existing landscape. This is appropriate for the proposed planned development because it will keep the existing appearance of the project area the same. The trees in the backyard of the existing single-family residence will be preserved and maintained.

E. Mobility

1. Drive access to local streets will not negatively impact the safety, purpose, and character of the street. The street the proposed planned development is on, 1500 West, is an established residential

roadway that is not a thru street. The proposed planned development would not impact the safety, purpose, or character of the street.

2. The proposed planned development already contains a sidewalk and is adjacent to the 9 Line Trail. These create a safe and accommodating pedestrian and bicycle environment. The nearest bus stop is 0.3 miles from the proposed planned development. The proposed planned development will not conflict with different transportation modes.

3. The proposed planned development promotes access to the adjacent 9 Line Trail by allowing more individuals access to the trail.

4. The proposed planned development provides adequate access for emergency vehicles. The roadway is an established residential roadway.

5. An extended driveway for both single-family residences will allow for adequate loading access. The extended driveway will minimize impacts to the surrounding areas and the public rights-of-way.

F. Existing Site Features

The proposed planned development will preserve the natural trees on the existing park strips and in the backyard of the existing single-family residence. The new single-family residence will be built to add character to the existing neighborhood.

G. Utilities

The proposed planned development already contains utilities in place that will adequately serve the ADU by connecting to the existing utilities.

- c. 1500 West already contains necessary infrastructures in place such as roads, sidewalks, utilities, gutters, and drainage systems. The proposed project area already has roads and sidewalks established.

3. Minimum Plan Requirements

Please see attached ADU Plans.

4. Site Plan

Please see attached Preliminary Plat drawing.