



# Bolanos Planned Development, Preliminary Subdivision & Accessory Dwelling Use (ADU)

**1<sup>st</sup>-Petition Number:** Preliminary Subdivision Plat - PLNSUB2022-00248

**2<sup>nd</sup>-Petition Number:** Conditional Use -Accessory Dwelling Use (ADU) - PLNPCM2022-00249

**3<sup>rd</sup>- Petition Number:** Planned Development - PLNPCM2022-00250

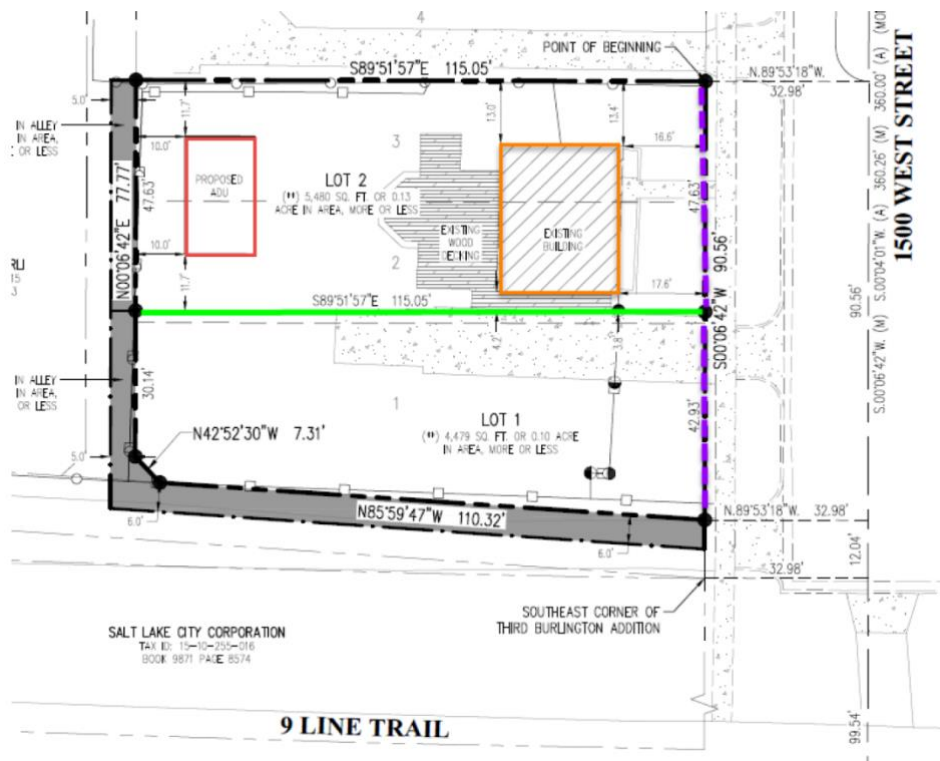
**Project Location:** 918 South 1500 West

**Zoning District:** R-1-5,000 (Residential) Zoning District

**Council District:** #2- Represented by Alejandro Puy



Accessory Dwelling Unit (ADU) Elevations



Preliminary Subdivision Plat/Site Plan (existing dwelling in orange/ADU in red)

### **What is the request? (Brief Project Description)**

The property owner, Victoria Bolanos, is requesting three application approvals for the property at 918 South 1500 West.

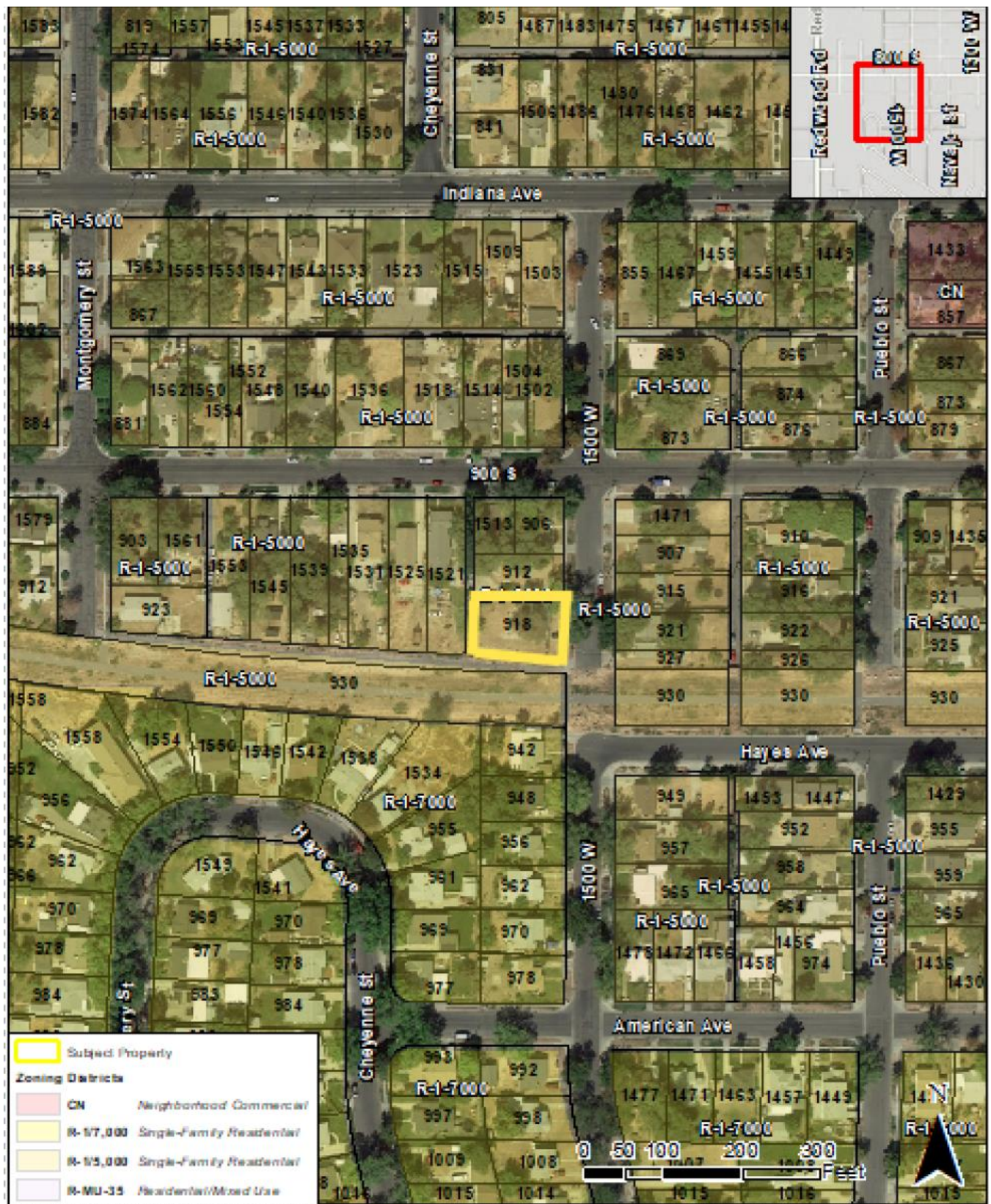
The first request is for a Preliminary Subdivision Plat approval to subdivide the property into two-lots. The lot width requirement for both lots in the R-1-5,000 zone is 50 feet and the lot area requirements for both lots is 5,000 square feet. To subdivide the property into two legal lots the applicant will need to request modifications from the code to meet the lot width requirements.

The second request is for a Planned Development approval for modifications to the lot width requirement:

- Lot width modification from 50 feet to 42.93 feet on Lot 1, and 47.63 feet on Lot 2.

The third request is for a Conditional Use approval for an Accessory Dwelling Unit (ADU) to be built on Lot 2 in the rear yard, detached from the existing dwelling. The proposed ADU will have an approximate square footage of 345 square feet and will be 11 feet tall.

This zone is a single-family residential district, where ADUs that are separate from the primary residence must be processed as a conditional use and approved by the Planning Commission. All additional code requirements can be reviewed in Section 21A.40.200 of the Zoning Ordinance.



Vicinity map for the subject property.

## What are the next steps?

- Notice of this application has been sent to the Chair of the Poplar Grove Community Council where the property is located, and the Glendale Neighborhood Council Chair (which is within 600 feet of the subject property) 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:
  - Esther Stowell, Poplar Grove Community Council, 801-232-3163 // [esther.stowell@poplargroveslc.org](mailto:esther.stowell@poplargroveslc.org) or [info@poplargroveslc.org](mailto:info@poplargroveslc.org)
  - Turner Bitton, Glendale Neighborhood Council, 801-564-3860 // [chair@glendaleutah.org](mailto:chair@glendaleutah.org) or [council@glendaleutah.org](mailto:council@glendaleutah.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 and make the final decision on the matter.

## 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.

## Where can I get additional 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 at <https://www.sl.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 comment or question please contact the staff planner via email or leave a voicemail, your comments will be accepted up until the hearing time with the Planning Commission.

- **Start of Comment Period:** April 18, 2022
- **End of Comment Period:** June 2, 2022

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.

**Project Planner:** Diana Martinez, Principal Planner, [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com), 801.535.7215