

PLANNED DEVELOPMENT APPLICATION

Lake Street Single-Family Development
839 S and 843 S Lake Street



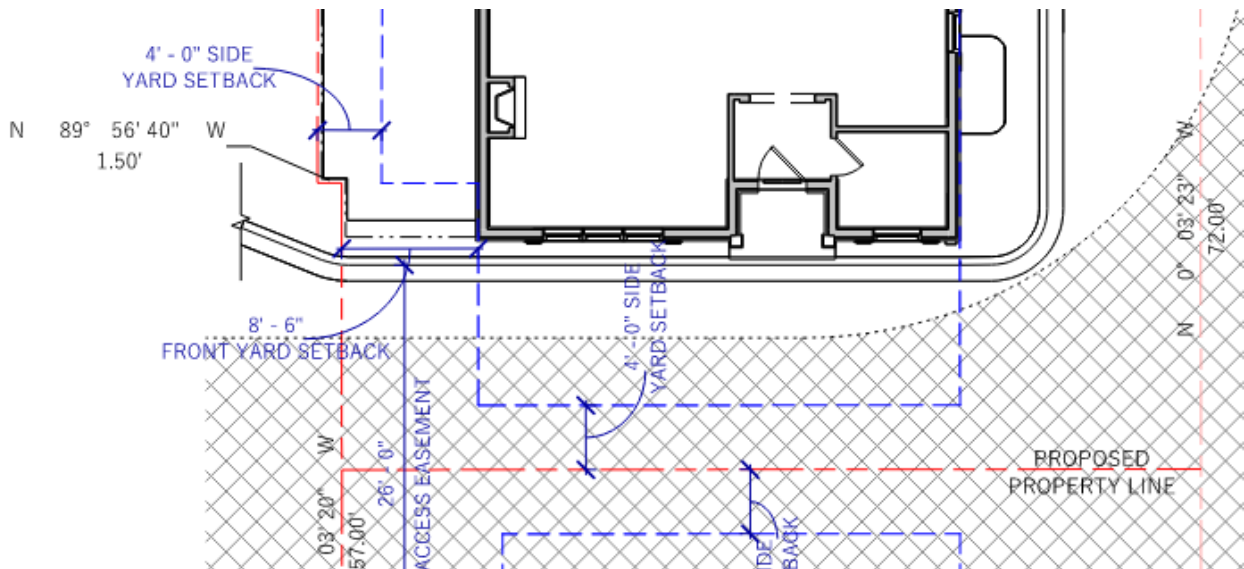
843 S Lake St. Residence

1. DEVELOPER REQUESTS

The developer, Michael Colligan, is requesting relief from the following requirements for Lot 1 through the Planned Development process:

- 1) The standard requirement of 30' of street frontage be given an exception, instead authorizing the proposed 18' of street frontage for the northern lot.
- 2) A reduced front setback for the north building. The front setback for the north property at the southwest corner of the building has been reduced to 8' - 6" from 10' - 0". The north property exhibits an irregular jog on its western side. It should be noted that the front setback is only applicable to a narrow section of the building, measuring 3' - 5" in width. Adhering to the front setback requirement would necessitate the removal of the southwest corner of the building. The building's overall footprint is already quite limited due to the fire access turnaround we have incorporated for the fire department. This new fire access turnaround ensures that all the homes on Lake Street are now in compliance with the existing fire department regulations for the fire truck. Consequently, the available area for

construction on the site is exceedingly small, and removing this particular corner further exacerbates the challenges faced. Furthermore, it is worth mentioning that the southwest corner is situated at the termination of Lake Street and the building does not directly face Lake Street. Thus, it can be regarded more as a side yard. The image below shows the corner where the street ends and where we are requesting the reduced setback.



- 3) Reduced front setback for the south property to be 10'-0" minimum. The front setback for the south property has been proposed to be reduced to a minimum of 10'-0". It is important to note that the south building, similar to other properties on the street, directly faces Lake Street. As per the zoning regulations, the front setback requirement dictates that it should be equivalent to the average of all the front yards on the block face, which would be approximately 13'-0". However, due to the limited building area available on the lot, we are seeking a reduction of the setback to 10'-0". This adjustment is necessary due to the significant portion of the property occupied by the fire access turnaround, resulting in an exceptionally small building area. Having an additional three feet would greatly contribute to maintaining the functionality of the building. The following image shows the proposed south building and the front yard area. The subsequent images show the two homes to the south. The front yards still look similar even with the reduced front setback.



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2. PROJECT DESCRIPTION

Proposed Use

The developer, Michael Colligan, proposes to build two single-family homes on 0.12-acre parcel located at 839 S and 843 S Lake Street in Salt Lake City. The north proposed home has two stories and a basement with a one-car garage. The home has 2,862 SF of living space including four bedrooms. The south proposed home has two stories and a basement with a parking space to the rear of the building. The home has 1,593 SF of living space including three bedrooms.

Existing Use

The site is located at 843 S Lake Street, Salt Lake City, UT. Currently there is a residential house that is being demolished.

Building Materials

The building façades will consist of materials including red brick and contrasting shake siding. The surrounding residential buildings contain brick and aluminum siding.

3. PLANNED DEVELOPMENT INFORMATION

Planned Development Purpose and Objectives

The Lake Street Residence project meets the Planned Development purpose and objectives as follows:

Master Plan Implementation

The project is located within the East Central North neighborhood of the Central Community. The East Central North Community Master Plan supports a mix of housing from single-family dwellings to high-rise apartments. This project would be considered Medium-Density Residential with two single-family units on the property. The goals of this neighborhood are to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns, and to preserve the existing character of the neighborhood. The Lake Street project addresses each of these goals by focusing on a more urban design while using materials that match the surrounding residential structures.

Efficient Use of Land

The project proposes efficient use of the land with approximately 12 units/acre. The zoning district for this property is the SR-3 Special Development Pattern Residential District. This project aligns with the purpose statement for this district which includes providing a variety of housing types that are in scaled with the character of development located within the interior portion of the city block it is located in.

Design Standards

Master Plan Compatibility

This project maintains the visual character of the neighborhood by using similar materials to the residential structures surrounding the property. This building is aligned to the goals of the neighborhood which include providing a safe and comfortable place to live and play.

Design And Compatibility

The building is oriented facing south with a small private yard on the west side and the garage entrance on the east side. The proposed orientation of the building provides adequate access for vehicles to efficiently access the building in relation to the nearby neighbors.

Architectural Detailing

The front façade of the building provides an architectural style that emphasizes function and form while maintaining the integrity of the design in the surrounding neighborhood. The building materials and roof slope provide a clean look that introduce a modern feel to an older neighborhood while being cohesive with the materials and design features on the neighboring homes.

Landscaping

The existing landscape on the lot has not been maintained for many years. The proposed landscape includes adding ornamental grasses, evergreen shrubs, and medium-sized trees appropriate to the scale of the development.

Lighting

The lighting is designed for safety and visual interest while minimizing impacts on surrounding property.

Exterior Lighting

The wall mounted cylindrical lights on the front of the building provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. These lights produce light to the spaces directly below while minimizing the impact on surrounding property.

Mobility

The site promotes safe and efficient circulation within the site and surrounding neighborhood. There is a connection from Lake Street that comes through the site and connects to Mendon Court. This connection improves circulation for the neighborhood.

Existing Site Features

The existing residential home located on the site does not positively contribute to the character of the neighborhood. The existing site has not been maintained for many years. The proposed project will beautify the site with an improved building and new landscaping that will complement the site itself as well as the surrounding neighborhood.

Utilities

The planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. The water will be provided from Lake Street and the sewer will tie into the existing line on Lake Street.