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Dec 18, 2023

RE: Proposal Preliminary Plat and Planned Development at 1176 W 2100 S

We feel that the proposed project qualifies for the planned unit development per SLC zoning code chapter 21A.55. This project qualifies per 21A.55.010.C.2.

### **Project Summary**

The project is one planned development application and two separate preliminary condo applications. The condo applications will be known as the Chambers and Dechain subdivisions. In total will replace two exterior storage businesses with 231 condominium Units in 24 buildings. The total site is 6.64 acres and will have a density of 34.8 units / acre.

The project consists of twenty four separate wood frame buildings. Including 22 residential buildings and two small office and clubhouse/amenities space. One office for each of the clubhouses. The office, clubhouse, all onsite utilities, and green space will be managed by the property owner through an HOA. The exterior materials are stucco and fiber cement siding. There will be 1 unit type, which will have 1 bedroom and 1.5 bath.

The primary access to the units will be from 2100 South. The garages will be accessed via a private drivelane in between the buildings.

The most recent master planning document for this area is the Westside Master Plan amended in 2014.

Sincerely,

**Jarod Hall, AIA**  
Manager  
di'velept design LLC

## 21A.55.010 Purpose Statement

This project qualifies per 21A.55.010.C.2.

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

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 surrounding area is mostly commercial and industrial buildings. The only residential buildings located close to the site are single family homes to the South. This provides another denser housing type to the area, giving residents more choices.

## 21A.55.050 Standards for Planned Developments

### A: Planned Development Objectives

Referencing the Westside Master Plan, this project addresses several stated goals:

1. It Protects the quality of life and the ability for people to live in the neighborhood regardless of age or ability by providing an additional housing type that is not widely available in SLC. As Housing prices have increased, single family homes have become increasingly difficult for many to afford. Attached homes provide housing at a lower cost therefore allowing access to the neighborhood to more people.
2. The master plan talks about promoting walkable development. Without increased residential density a neighbor can not become walkable. It creates a compact development that is in line with walkable neighborhood best practices. Increases residential density from 0.0 DU/Acre up to 34.8 DU/Acre.
3. Meets master plan objective for new medium/high density housing opportunities in certain appropriate locations.
4. The site provides separated circulation patterns for vehicular and non-vehicular traffic movement to limit car sidewalk interactions to increase the site's safety.

### B: Master Plan Compatibility

The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

1. This proposed plan is consistent with the policies set forth in the Westside Master Plan because it is increasing the density to align with the target residential density, bringing more multi-family housing opportunities to the area, and providing the medium density house along the Jordan River specifically, which is considered an area of focus for future development.

### C. Design And Compatibility

The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
  - a. The area is currently large commercial buildings surrounded by parking. Our project is more in line with the master plan's goal for development along the river, by bringing density and people to the area.
2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
  - a. This project faces/engages the street as the pedestrian and vehicular entrances are along 2100 S. The materials are appropriate to the area and will likely be similar materials to the project under development/construction to the east.
3. Whether building setbacks along the perimeter of the development:
  - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
    - i. Yes, Our units are as close to the sidewalk as the front easement allows, with the entry door facing the street.
  - b. Provide sufficient space for private amenities.
    - i. We have provided a garage for each unit. The site will have a trail along the Jordan River. There will also be a Clubhouse and a Pool for residents and their guests.
  - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
    - i. Most of the site is bordered by the Jordan River, we have a setback with landscaping acting as a buffer.
  - d. Provide adequate sight lines to streets, driveways and sidewalks.
    - i. We have provided sufficient sightlines to safely traverse onto and off of the property.
  - e. Provide sufficient space for maintenance.
    - i. Maintenance will be provided by a third party, so there is no need for maintenance space.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
  - a. The building facades visible from the public way have many windows. See sheet 03 through 10 for elevations.
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
  - a. There will be lights at each of the entry door awnings.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
  - a. There are multiple dumpster locations on the site. They will be screened from view. See sheet 01 for site plan showing dumpster location.
7. Whether parking areas are appropriately buffered from adjacent uses.
  - a. Parking will be located in each unit. Driveways have been separated from the primary pedestrian circulation on the site. See sheet 01 for site plan.

## D. Landscaping

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
  - a. There are few existing trees, any plants located within 25' of the Jordan River will not be touch.. Private trees will be provided along 2100 S and in the setback between the project and the neighboring property. See Landscape plans.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
  - a. The existing landscape provides almost no buffering to abutting properties.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
  - a. We are providing fencing to buffer the property from the adjacent properties.
4. Whether proposed landscaping is appropriate for the scale of the development.
  - a. We feel that the proposed landscaping is appropriate for the scale of this development. See Landscape plans.

## E. Mobility

The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
  - a. The project will have a positive impact on the safety of the street, and should add a sense of activity by adding more residences to the area who will engage with the River Trail and create more 'eyes on the street'.
2. Whether the site design considers safe circulation for a range of transportation options including:
  - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
    - i. There will be separated pedestrian walkways and driveways to create a safer access for pedestrians. See sheet 01 for site plan.
  - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
    - i. Bicycle hooks will be provided inside the garages of each unit.
  - c. Minimizing conflicts between different transportation modes;
    - i. We believe that through the strategies we have mentioned above we are minimizing conflicts between different transportation modes.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
  - a. The increase of residential density that this project provides will enable adjacent uses and amenities by adding customers to the area for future businesses.
4. Whether the proposed design provides adequate emergency vehicle access; and
  - a. We have complied with the required codes.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
  - a. This project is small enough that it will not have any major loading or service areas.

## **F. Existing Site Features**

The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

1. The site currently has zero public access and has neglected the riverfront. Our project will use the Jordan River as an amenity instead of a storage area .

## **G. Utilities**

Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

1. We have had a DRT meeting and they feel that our plan for the utilities is acceptable.
2. We understand that all utilities on the property are private utilities that are to be maintained by the property owner(s)

# 21A.37 Design Standards

## 50.A.1 Ground Floor Use

- Required: None

## 50.B.1 Building Materials Ground Floor

- Required: None

## 50.B.2 Building Materials Upper Floors

- Required: None

## 50.C.1 Glass Ground Floor

- Required: None

## 50.D Building Entrances

- Required: At least one operable building entrance on the ground floor is required for every street facing facade with a maximum of 40' of wall between entrances.
- Provided:
  - One street-facing entrance is provided on each unit along 2100 S. See sheet 03 through 10 for elevations.

## 50.E Max. Blank Wall

- Required: None

## 50.F Max Wall Length

- Required: None

## 50.H Exterior Lighting

- Required: None

## 50.I Parking Lot Lighting

There will be a light at each garage door to illuminate the private drives..

## 50.J Screening of Mechanical Equipment

Mechanical equipment has been screened by roof parapets.

### **50.K Screening of Service Areas**

Dumpsters for the project are located on the South side of the buildings inside of an enclosure.

### **50.L Ground Floor Residential Entrances**

- Required: None