

Cannon Oaks Subdivision

Project Description

The purpose of this application is to obtain approval to subdivide an existing lot. The existing lot is described as follows:

- Lot serial number: 15142530280000
- Lot legal description: COM 50 RDS E & 1119.75 FT N FR CEN SEC 14 T 1S R 1W SL MER N53 FT W 280 FT S 53 FT E 280 FT TO BEG 00000-0000
- Lot size: 0.34 acres = 14,848 sf
- Zoning: R-1-7
- Existing property address: 1532 S 900 W, Salt Lake City, UT
- Property description: the north and south property lines of the lot measure approximately 280 ft, and the east and west property lines measure 53.03 ft. The east property line faces the west side of S 900 W, and this side is considered the front of the existing property. There is only one existing structure on the lot which is facing the east side, or the front, of the property. The footprint of the existing property measures 1040sf . The main entrance is positioned 32.2 ft away from the east property line. The side setbacks are approximately 14.4 ft and 14.1 ft on the north and south property lines respectively. Rear setback is approximately 202.5 ft. The north west corner of the property extends past the dead end of the S Cannon Oaks St. by about 1.5ft (see subdivision plat)



Figure 1 - Existing lot obtained from the Assessor Parcel Viewer

Proposed Use

The goal of this planned development is to subdivide the described lot above into two new lots by separating the lots with a division line running north to south at the midspan of the property. This will create two new lots, east and west.

The east lot is the lot containing the existing structure described on the previous section. The west lot will have a new single-family dwelling.

The purpose of the planned development process is to address two changes from the specified zoning laws as follows:

1. Reduction in the frontage requirement.
 - a. Current code mandates that each property have at least 50ft of frontage to a main public road.
 - b. The south end of S Cannon Oaks St ends at the existing north west section of the lot. The plans show that a private driveway will be built from the end of the public road to access the property. This will reduce the frontage of the property (per the code definition) to about 23'-0".
2. Rotation of the definition of setbacks
 - a. Front, side and rear setbacks are defined relative to the main public road by which the property has access.
 - b. Along with item 1, which places the frontage definition of the home to be the north west corner, we are requesting that the definitions of the front, side, and rear setbacks to be defined by the new west property line or that the setbacks be rotated 90 degrees counterclockwise. The lot will then be able to provide all of the required setbacks per code.

It is not expected that this planned development incurs into any private infrastructure costs that need to be notified to neighbors and future owners per 21A.55.110 of the planned development ordinance.

In summary, the end vision of the existing lot is to allow one single-family dwelling on each of the subdivided lots. Existing structure will not be moved or modified. Schematic designs of the new structure proposed with this planned development are attached for review.

Planned Development Information

The purpose of this project aligns with the main goal of the planned development process which is encouraging the efficient use of land. Existing conditions surrounding the lot demonstrate that subdivisions, like the one being proposed, are encouraged to allow for an efficient use of land. It is believed that the first subdivision of lots surrounding the vicinity of the proposed lot happened with the lots located north and south of W Cannon Oaks Pl (see lots marked in red on Figure 2). After some time, S Cannon Oaks St was created with the subdivision of lots to the east and west of that street (see lots marked in orange on Figure 2). Based on what is observed on existing plat maps, most of the lots to the west of S Cannon Oaks St follow the same concept that is being proposed in the this planned development. Overtime these lots have extended the length of S Cannon Oaks St to allow new single-family homes to be built.

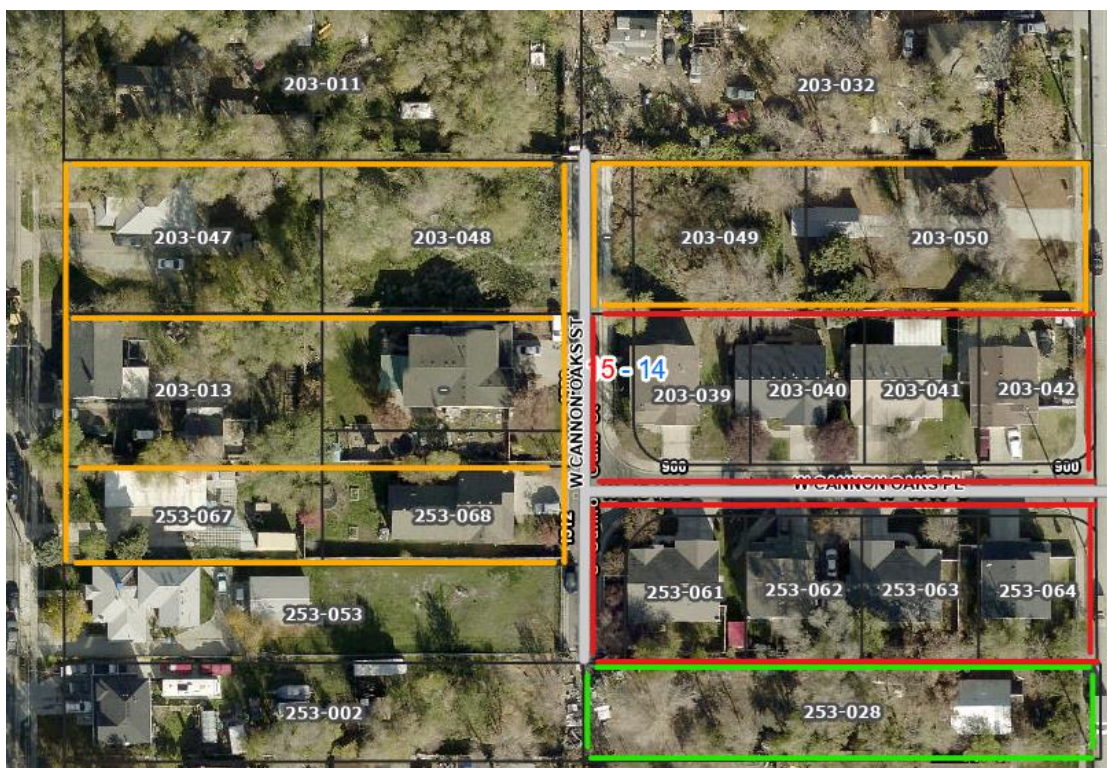


Figure 2 - Existing distribution of lots around S Cannon Oaks St

This project will also bring multiple benefits to the surrounding neighborhood as outlined within the purposes of the planned development. It is our belief that the expansion of S Oaks St will start generating a sense of community in the area, and start providing existing neighbors with other families to bond. New families will also enhance the area, by providing a greater quantity of watchful eyes, to ensure the safety, security and proper maintenance of the area.

This project is created to meet or exceed the expectations and guidelines of the city's Master Plan Implementation. The main reason why this property is going through a planned development is allow the definitions of the front, side and rear to be rotated 90 due north to allow the construction of a new property. The rotation of the definitions will allow the structure to meet all of the other requirements provided by the regulations of the city's Master Plan.

The new proposed structure will adhere to the existing design and compatibility, landscaping, mobility, existing site features, and utilities standards of the land use regulations by meeting or exceeding the following requirements:

1. Scale, mass and intensity – existing land use regulations state that only single-family dwellings are allowed.
2. Building orientation, and materials – proposed structure will meet all of the requirements listed in the zoning laws.
3. Building Setbacks – positioning of the new structure will adhere to the standards of the land use regulations of the R-1-7 zoning which are as follow per section 21A.24.060
 - a. Front yard: 20 ft
 - b. Interior side yard: 6 ft on one side and 10 ft on the other
 - c. Rear yard: 25 ft
4. Landscaping and site features – provide information to the planning commission regarding existing vegetation in the lot to determine the best course of action for the planned development
5. Mobility – since the development proposes the extension of S Cannon Oak St, it is understood that multiple agencies will be involved to ensure that the proper decisions are made to follow land use regulations.
6. Utilities – during discussions with the planning department, it was understood that obtaining approval for this project meant creating a new connection to the existing sewer lines and utilities found on the existing properties on S Cannon Oaks St, and W Cannon Oaks Pl.

Site Plan, Floor Plans, Elevations, and Building Materials

Please see attached plans

Preliminary Subdivision Plan

Please see site plan on attached plans, and document prepared by Ensign Engineering. A proposed subdivision of the lot is provided that demonstrate the objectives or the planned development.