

McClelland Single Family Planned Development Proposal

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561 McClelland Project Description

Welcome to 561 McClelland a proposed 2 lot subdivision in the heart of the McClelland Enclave Subdivision. There is an existing single family home on a property that has enough room to build another single family home. The plan is to subdivide the lot to keep the existing structure and then create a new parcel that will have the ability for a single family home to be built.

The new house will have a roughly 2,600 Square Foot Footprint including a 2 car garage. The new house will have 3 bedrooms and 2 ½ bathrooms. This will be a for sale product to the general public to promote home ownership if approved. The new house will have a separate entrance basement area that can be used as an ADU / mother-in-law apartment if the buyer decides to use it that way.

The new house and existing home will have access of McClelland Street. Both units will have sufficient parking with the existing home having a 1-car garage with a driveway parking stall, and the new home will have a 2-car garage with 2 driveway parking stalls.

This project requires planned development approval for having a lot without public street frontage, amending an previously approved Planned Development application from 2016, and also a request for a reduced rear setback modification from 15' to 10' to stay within the character of the existing neighborhood.

The long term and annual maintenance of this infrastructure would be the responsibility of the property owners whose lot it is within. Shared infrastructure items such as utilities, drainage, etc. would have shared responsibility among all property owners.

The conditions of this project location allow for a unique opportunity to add vitality and for-sale housing options in a small-scale development without disrupting the scale and character of the existing neighborhood AND without demolishing any existing structures.





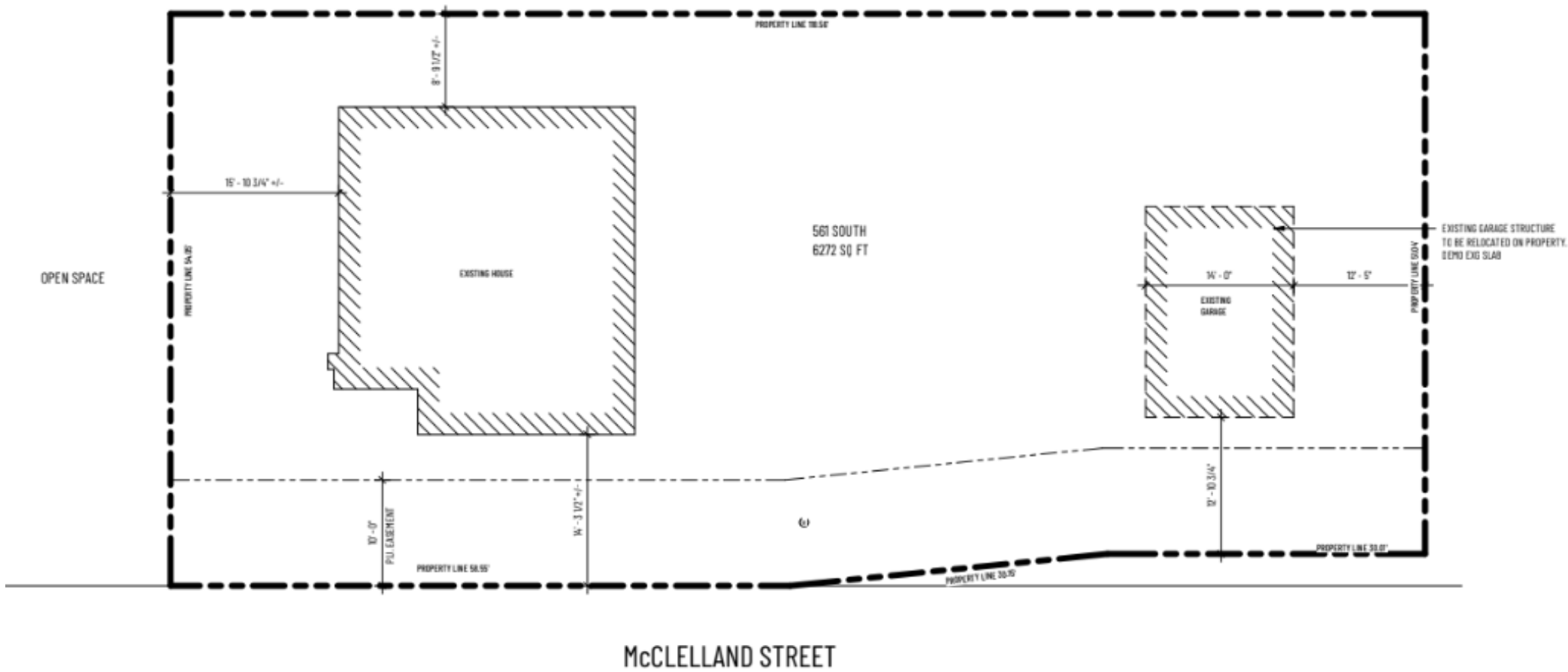
Project Information

We believe that we meet the requirement of 21A.55.010.B.1 for planned development which states “Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the city either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.” Since we are preserving the existing single-family home and adding to the housing stock which is a goal stated in 21A.55.010.C

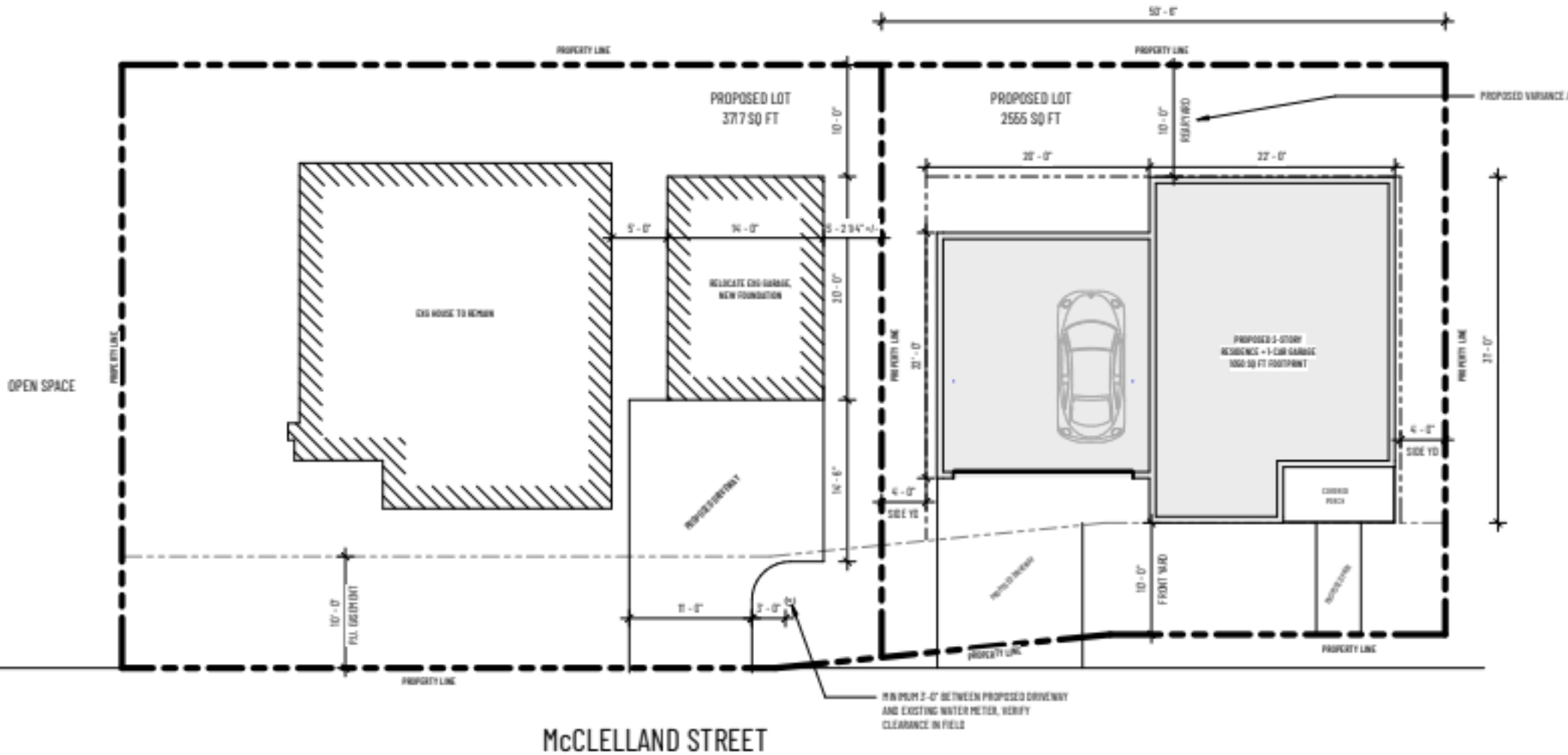
In section 21A.55.050.C of the zoning code for a planned development, it requires that the project is compatible with the neighborhood and is designed to achieve a more enhanced product. We believe that the reduction of the rear yard from 15’ to 10’ will be more compatible with the existing house on the property which has a setback of 8’ 8”. This will also allow more space inside the new house for a comfortable layout.

In section 21A.55.050.B of the zoning code for a planned development, it requires master plan compatibility. The master plan for this area stated that the main priority is to keep primarily residential and add to diversity in housing types. This project will use a portion of the lot that is underutilized and unmaintained. This development has been designed to mesh with the residential neighborhood, maintain medium density of 10-20 units per acre, building is medium scale with 3 stories with the 3rd story below grade except at the entrance. Parking is planned in the garage to use off-street parking to help avoid congestion of street parking.

Site Plan Existing



Site Plan Proposed

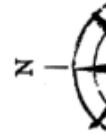


Plat Map Existing

McCLELLAND ENCLAVE

(A PLANNED DEVELOPMENT SUBDIVISION)

A PORTION OF LOT 3, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY
(SE1/4 OF SECTION 5, T1S, R1E, SLB&M)
SALT LAKE CITY, UTAH



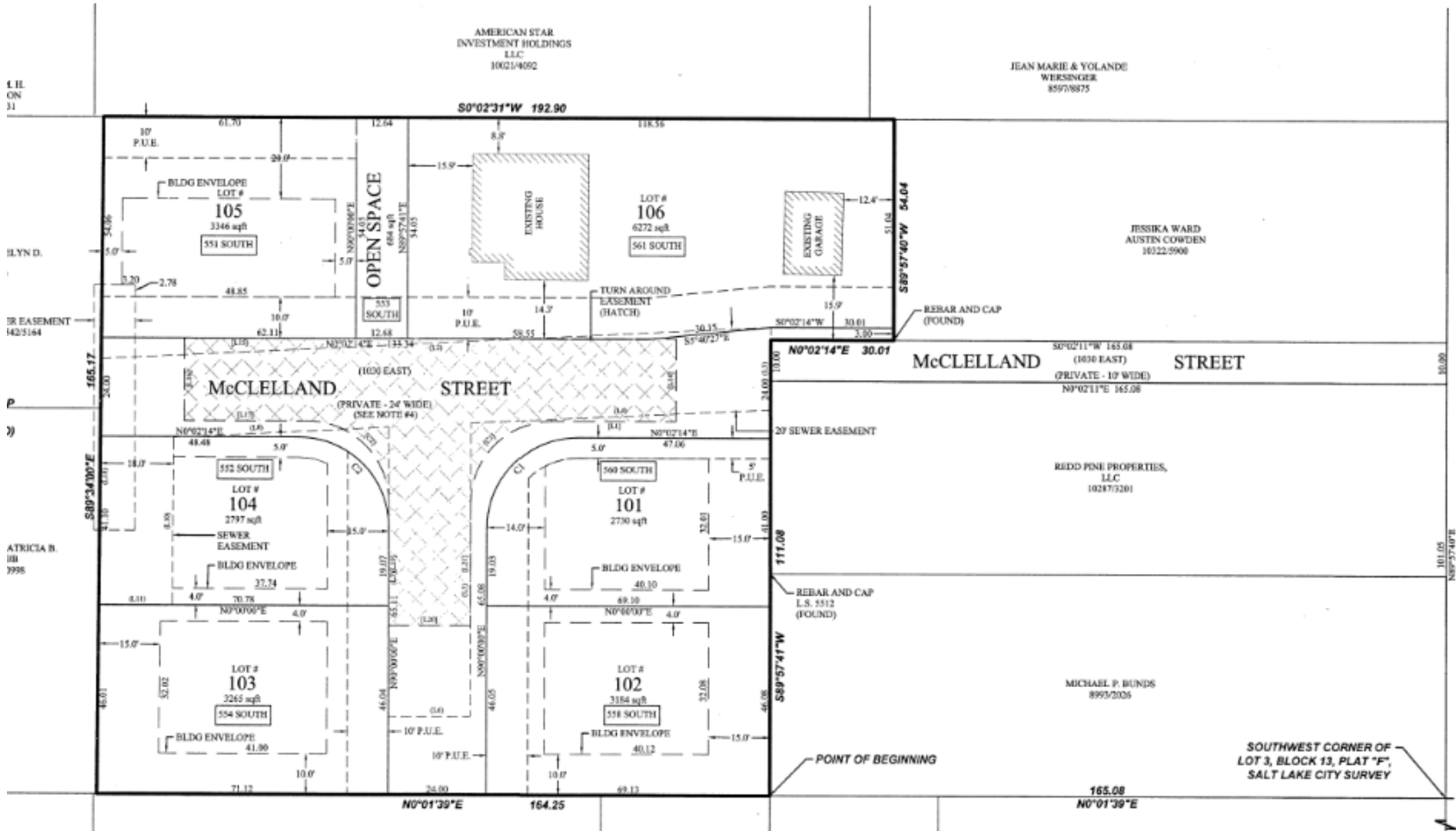
GRA



DIRECTION	CHORD LENGTH
P58°53'W	31.12
S01°07'E	31.10

DIRECTION	CHORD LENGTH
P09°00'E	28.28
T00°30'W	28.28

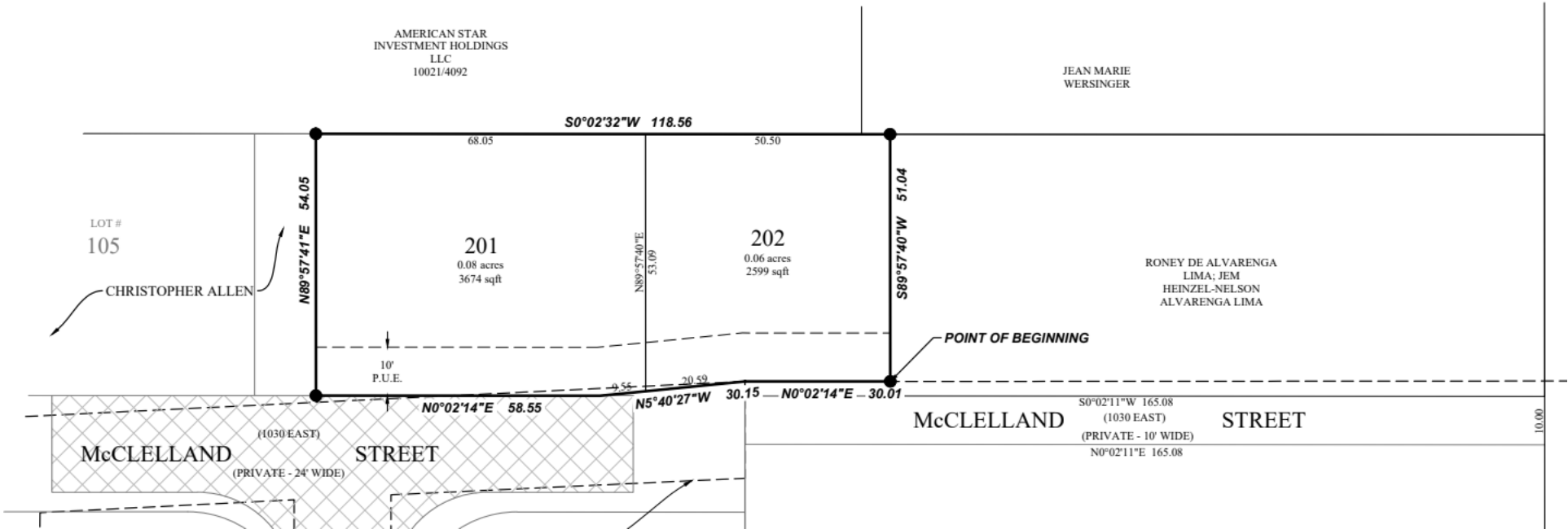
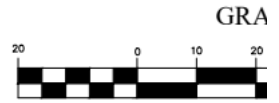
PROPRARY TURN AROUND EASEMENT TAG
SEWER EASEMENT TAG



Plat Map Proposed

McCLELLAND ENCLAVE AMENDED

VACATING & AMENDING LOT 106 OF THE McCLELLAND ENCLAVE PUD
 A PORTION OF LOT 3, BLOCK 13, PLAT "F", SALT LAKE CITY SURVEY
 (SE1/4 OF SECTION 5, T1S, R1E, SLB&M)
 SALT LAKE CITY, UTAH



Elevations



1 Front Elevation (West)
A-200 SCALE (24 x 36) 1/4" = 1'-0"
 SCALE (11 x 17) 1/8" = 1'-0"

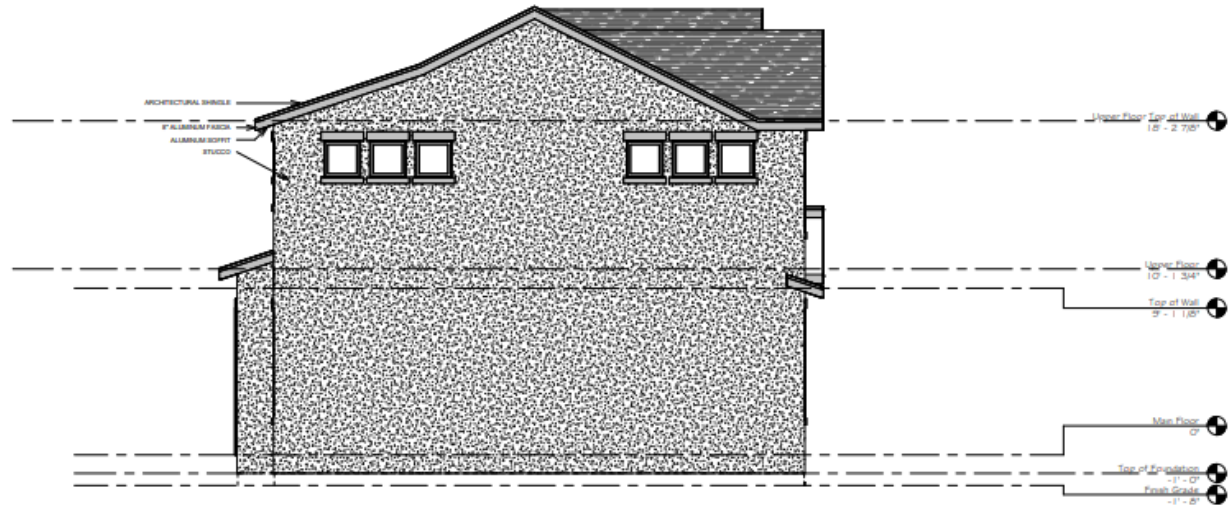


2 Rear Elevation (East)
A-200 SCALE (24 x 36) 1/4" = 1'-0"
 SCALE (11 x 17) 1/8" = 1'-0"

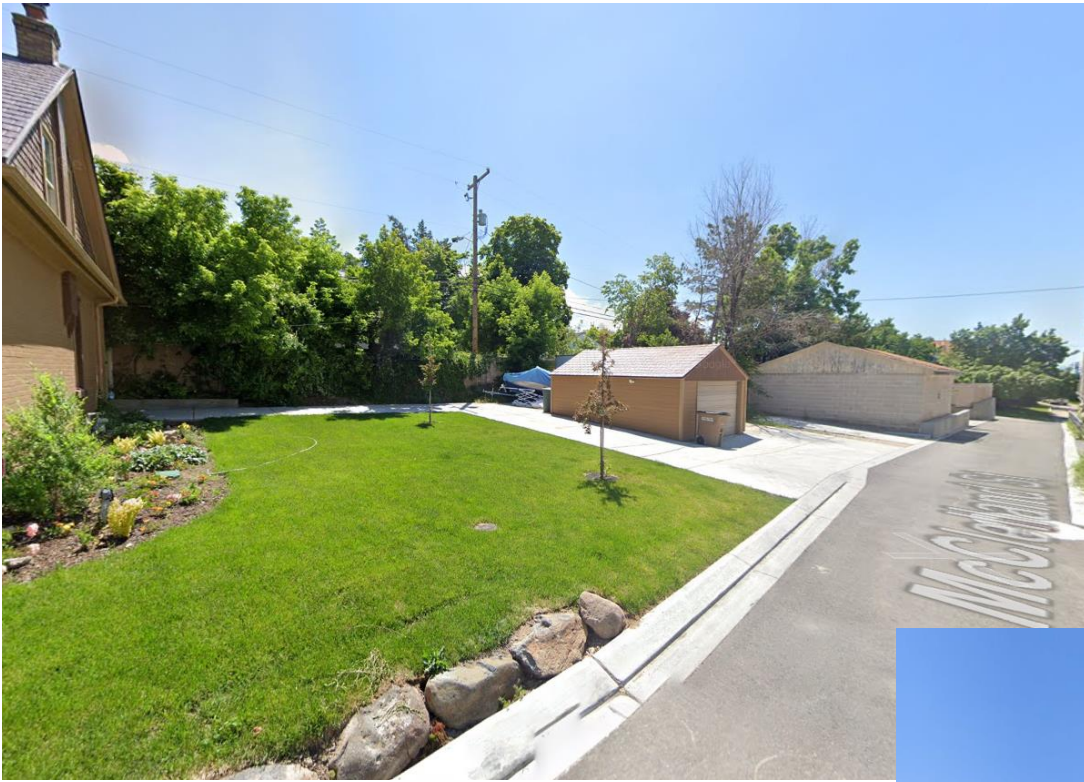
Elevations



1 Right Elevation (South)
 A-210 SCALE (24 x 36): 1/4" = 1'-0"
 SCALE (11 x 17): 1/8" = 1'-0"



2 Left Elevation (North)
 A-210 SCALE (24 x 36): 1/4" = 1'-0"
 SCALE (11 x 17): 1/8" = 1'-0"



Site View – Looking South at Proposed Single-Family Area



Site View – Looking North at Proposed Single-Family Area and Existing House to Remain