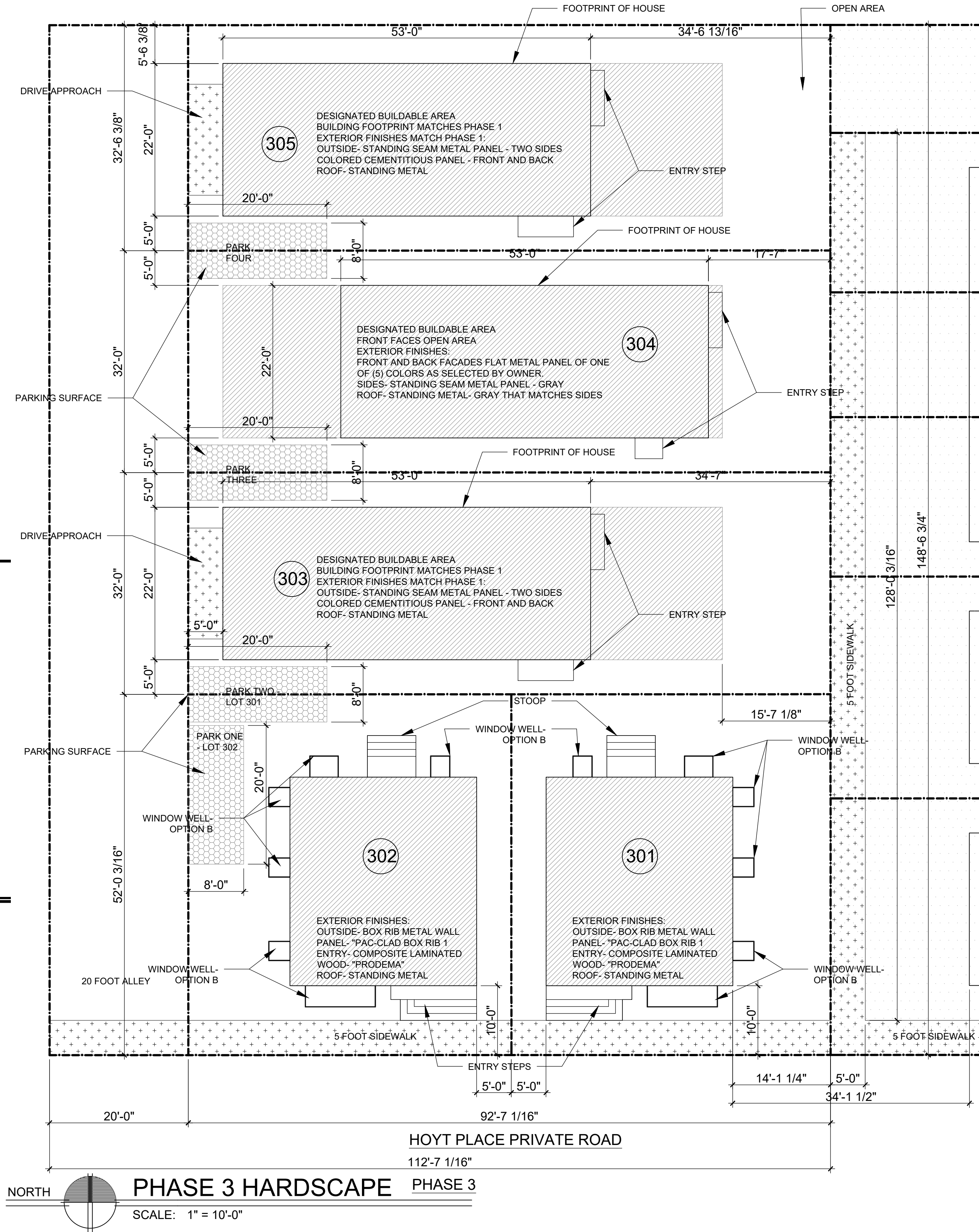


COVERAGE ANALYSIS		
TOTAL PHASE 3 SIZE - .38ac = 16,552.8 S.F.		
COVERAGE		PERCENTAGE %
IMPERVIOUS SURFACES DRIVE (ALLEY), WALK, PARKING	4,233.48 S.F.	25.58%
BUILDING STRUCTURES	5,425 S.F.	32.77%
TOTAL COVERAGE	9,658.48 S.F.	58.35%
LANDSCAPE ANALYSIS		
TOTAL PHASE 3 SIZE - .38ac = 16,552.8 S.F.		
COVERAGE		PERCENTAGE %
ADAPTED OR NATIVE PLANTS -ROCK MULCH	6,276.32 S.F.	37.92%
TURF GRASS	618 S.F.	3.73%
TOTAL COVERAGE	6,894.32 S.F.	41.65%

- AREA PHASE ONE
- PHASE THREE BUILDABLE AREAS
- PHASE THREE PARKING SURFACE
- OPEN AREA
- PEDESTRIAN SIDEWALK
- TURF GRASS



PROJECT:
A LANDSCAPE & SITE PLAN FOR:
HOYT PHASE 3
HOYT PLACE
SALT LAKE CITY, UTAH 84116

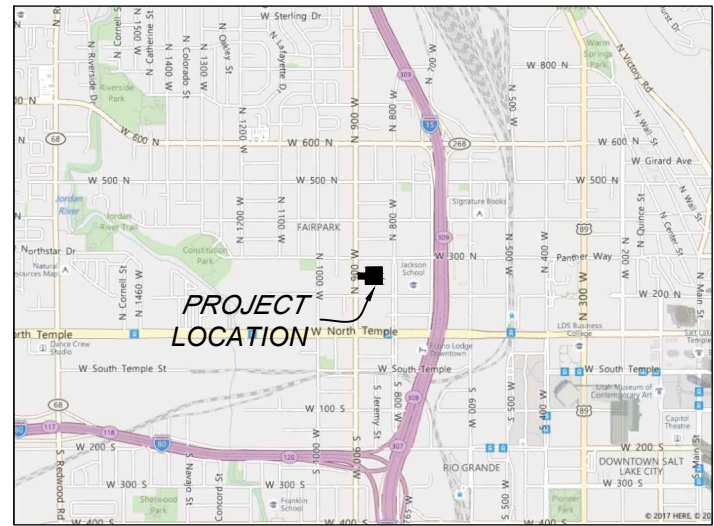
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
10/11/2025
SHEET NAME:

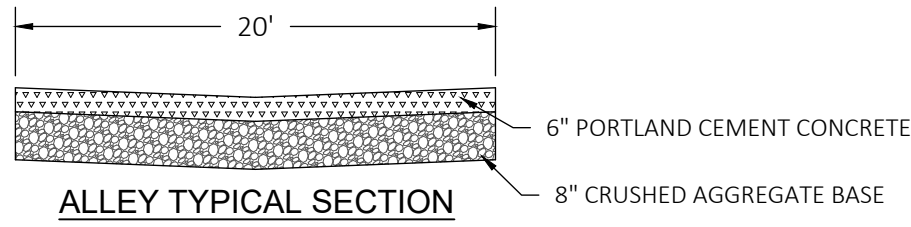
PRELIMINARY
SITE PLANS

ARCHITECTS PROJECT NUMBER:
2025001-P3
SHEET NUMBER:

A1.0



VICINITY MAP



ALLEY TYPICAL SECTION

LEGEND

- EX PAVEMENT EDGE
- NEW CONCRETE PAVEMENT
- EX BUILDING TO BE REMOVED
- EX BUILDING TO REMAIN
- NEW BUILDING ENVELOPE
- PROJECT/PHASE BOUNDARY
- NEW PARCEL LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- SS NEW SEWER LINE
- SS EX SEWER LINE
- W NEW WATER LINE
- W EX WATER LINE
- 4226 FINISHED GRADE CONTOUR
- 4226 EXISTING GRADE CONTOUR

PROJECT NOTES

OWNER / DEVELOPER
HOYT PLACE DEVELOPMENT LLC
Goud Maragani
801-476-5696

ZONING
SR-3

APNS
08-35-405-015; 08-35-405-016;

PROJECT AREA
0.38 ACRES

PARKING
REQUIRED: SR3 - 1 SPACE / DWELLING
PROVIDED: 8 SPACES - 1.6 / DWELLING

WATER SOURCE: SALT LAKE PUBLIC UTILITIES
SEWER SERVICE: SALT LAKE PUBLIC UTILITIES

FLOOD ZONE: X

LEGAL DESCRIPTIONS

PARCEL 1 (TAX ID NO. 08-35-405-015):
BEGINNING AT A POINT 2 RODS NORTH AND 100 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 BLOCK 70 PLAT "C" SALT LAKE CITY SURVEY; THENCE EAST 75 FEET; THENCE NORTH 9 RODS; THENCE W 75 FEET; THENCE SOUTH 9 RODS TO THE POINT OF BEGINNING.

PARCEL 2 (TAX ID NO. 08-35-405-016):
BEGINNING AT A POINT 2 RODS NORTH AND 175 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 BLOCK 70 PLAT "C" SALT LAKE CITY SURVEY; THENCE EAST 37.5 FEET; THENCE NORTH 148.5 FEET; THENCE WEST 37.5 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING.

PARKING EASEMENTS

- ① DESIGNATED PARKING FOR 301
- ② DESIGNATED PARKING FOR 302

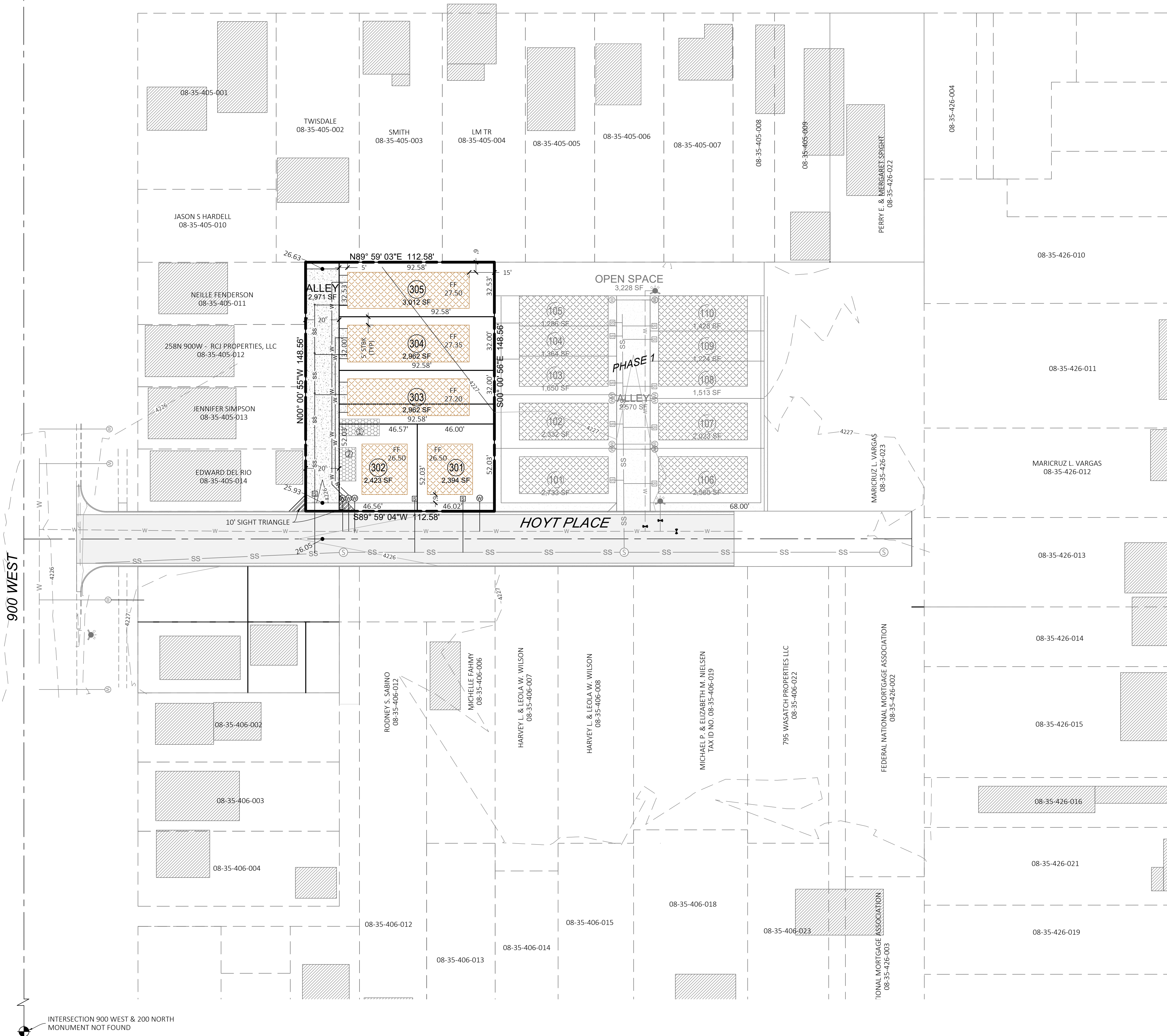
CONSTRUCTION PLANS FOR
HOYT PLACE SUBDIVISION - PHASE 3

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 1N, RANGE 1W,
SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

INTERSECTION 900 WEST & 300 NORTH
2" BRASS DISC
ELEV: 4225.00

(N89°59'11"E 792.00) N89°59'09"E 792.46
BASIS OF BEARING

INTERSECTION 800 WEST
& 300 NORTH
2" BRASS DISC

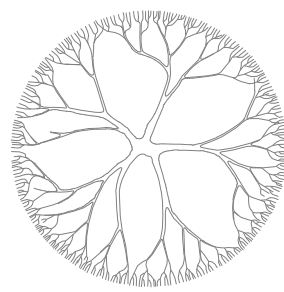


REV	DATE	DESCRIPTION



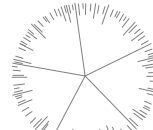
HOYT PLACE SUBDIVISION
PHASE 3
SALT LAKE CITY, UTAH
PRELIMINARY PLAT

PROJECT No:	1701c
DRAWN:	KDC
DATE:	6/19/2025
SCALE:	1" = 30'
FILE:	1701c.01.PrePlat
SHEET No.	1



COMMON NAME - SCIENTIFIC NAME - QUANTITY - SIZE

TATARIAN MAPLE - ACER GINNALA - 5 - 5 GALLON



STAGHORN SUMAC - RHUS GLABRA 'TIGEREYES' - 5 - 5 GALLON



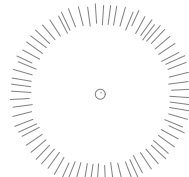
SKUNKBUSH - RHUS AROMTICA - 5 - 1 GALLON



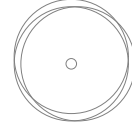
RUSSIAN SAGE - PEROVSKIA ATRIPLICIFOLIA - 5 - 1 GALLON



NEST SPRUCE - PICEA ABIES 'NIDIFORMIS' - 4 - 1 GALLON



BRISTLECONE PINE - PINUS ARISTATA "SHERWOOD" - 4 - 1 GALLON



NINEBARK - PHYSOCARPUS OPULIFOLIUS 'DIABLO' - 4 - 1 GALLON



BLUE GRAMA GRASS - BOUTELOUA GRACILIS- 29 - 5" POT



MEXICAN FEATHER GRASS - NASSELLA TENUISSIMA - 29 - PLUGS



BIG BLUE STEM GRASS - ANDROPOGON GERARDII - 12 - PLUGS



FOUNTAIN GRASS - PENNISETUM ALOPECUROIDES 'HAMLIN' - 7 - 5" POTS



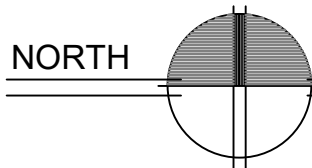
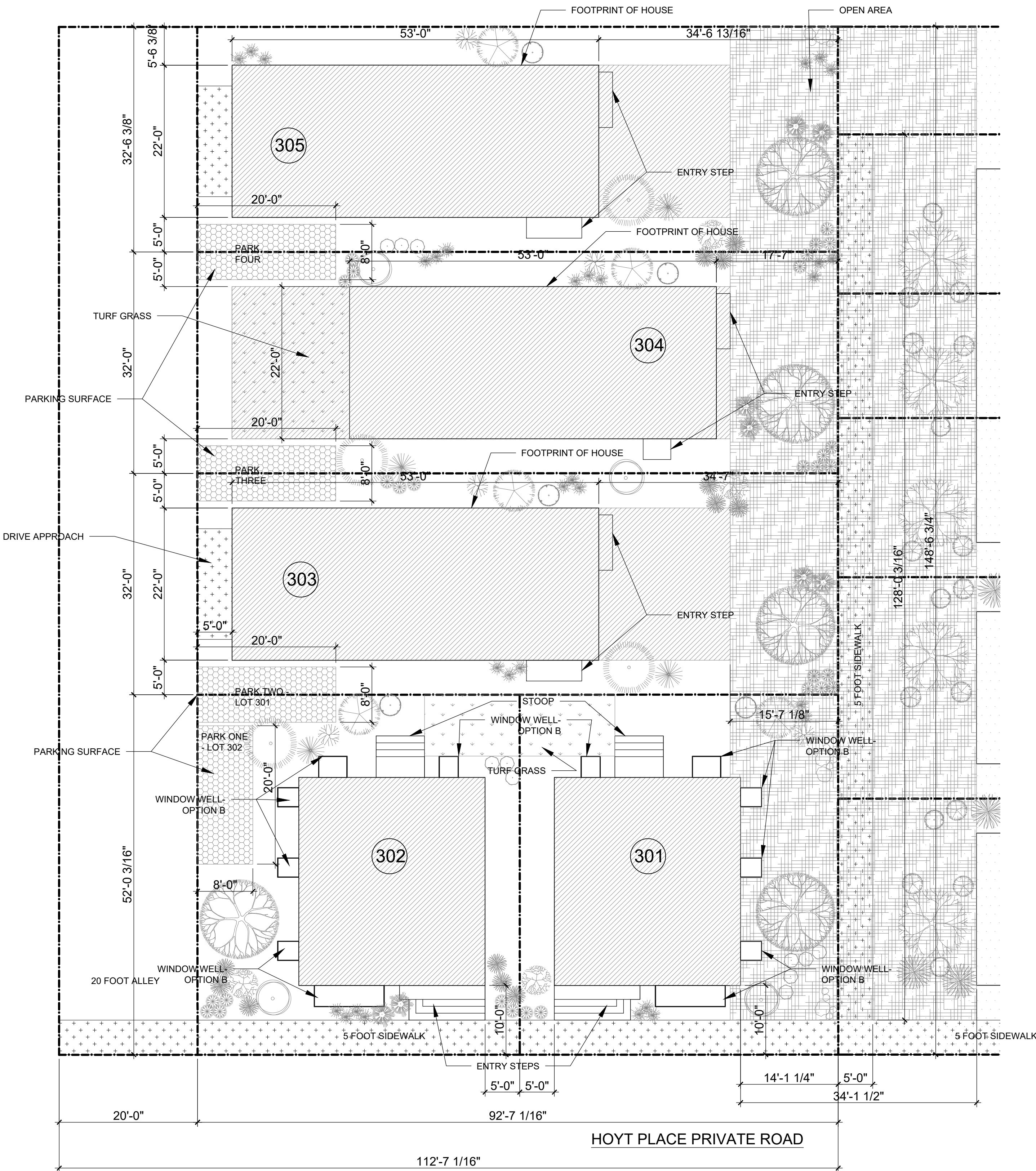
JAPANESE MAPLE - ACER PALMATUM 'BLOODGOOD' - 4 - 1 GALLON



SPANISH LAVENDAR - LAVENDULA STOECHAS - 11 - 5" POT



SMALL BOULDERS



PHASE 3 LANDSCAPE

SCALE: 1" = 10'-0"

- NOTE:
- IRRIGATION SYSTEM IS PART OF HOYT PLACE DEVELOPMENT AND NOT A SEPARATE INDEPENDENT SYSTEM. THE TYPE WILL COMPLY WITH THE US-EPA WATERSENSE AUTOMATIC CONTROLLER.
 - THERE IS A BACKFLOW PREVENTION PLAN AS DESIGNATED FROM PHASE ONE.
 - THE HYDROZONES:
 - TURF- ZONE 4
 - PERENIALS- ZONE 4
 - ORNAMENTAL GRASS - ZONE 4
 - DECIDUOUS SHRUB - ZONE 4
 - DECIDUOUS TREE - ZONE 4
 - EVERGREEN TREE - ZONE 4
 - THE TREE TYPES AS DESIGNATED BY THE URBAN FORESTER FOR OPTIMAL SELECTION WITH THE MINIMAL CALIPER SIZE.
 - THE PLANTS WILL BE FROM THE SALT LAKE CITY PLANT LIST AS CONFORMED AND COMPATIBLE WITH PHASE ONE OF THE HOYT PLACE PLANTING SCHEDULE.

COVERAGE ANALYSIS		
TOTAL PHASE 3 SIZE - .38ac = 16,552.8 S.F.		
COVERAGE		PERCENTAGE %
IMPERVIOUS SURFACES (DRIVE (ALLEY), WALK, PARKING)	4,233.48 S.F.	25.58%
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- AREA PHASE ONE
- PHASE THREE BUILDABLE AREAS
- PHASE THREE PARKING SURFACE
- OPEN AREA
- PEDESTRIAN SIDEWALK
- TURF GRASS

PROJECT:
A LANDSCAPE & SITE PLAN FOR:
HOYT PHASE 3
HOYT PLACE
SALT LAKE CITY, UTAH 84116

Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
10/11/2025

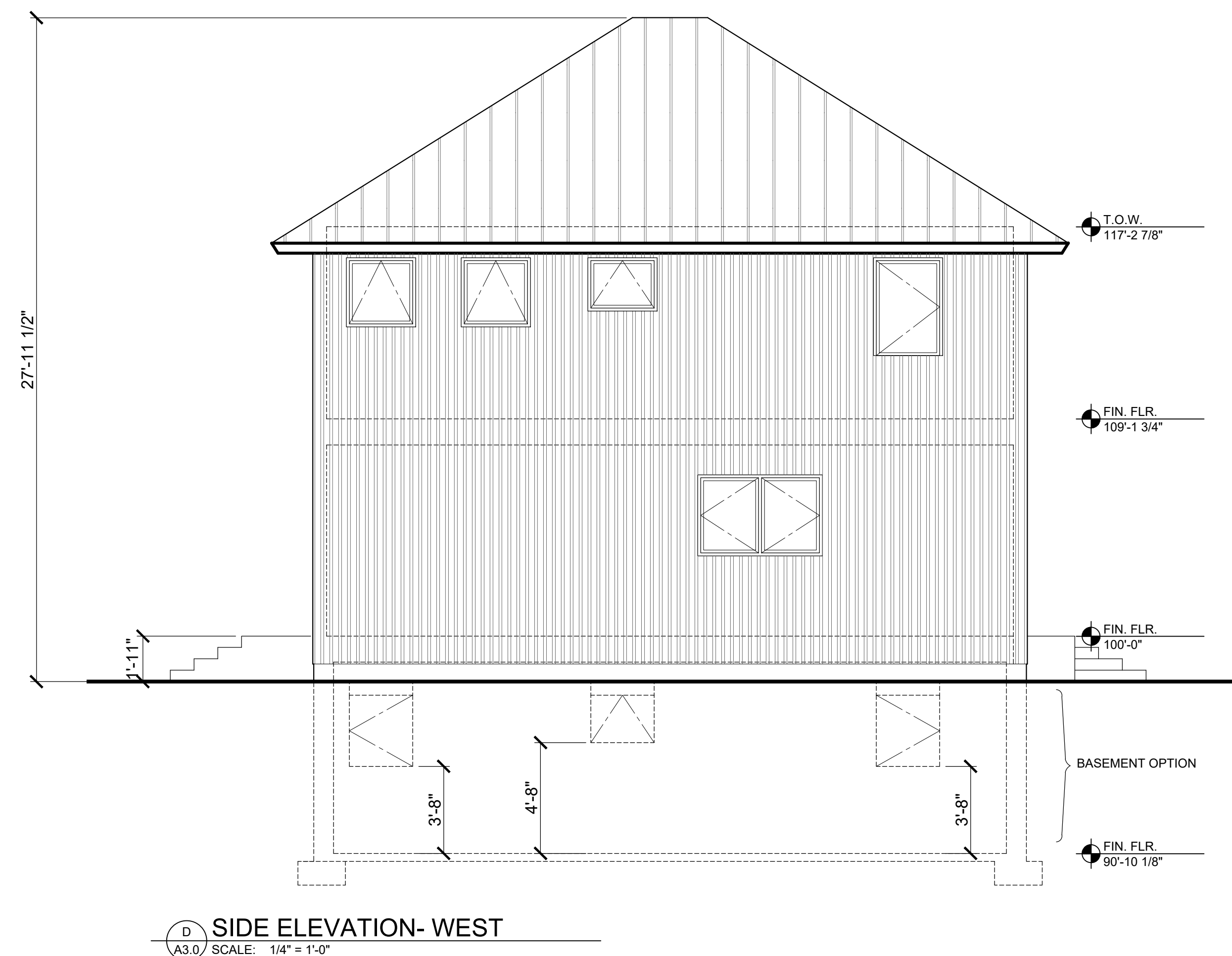
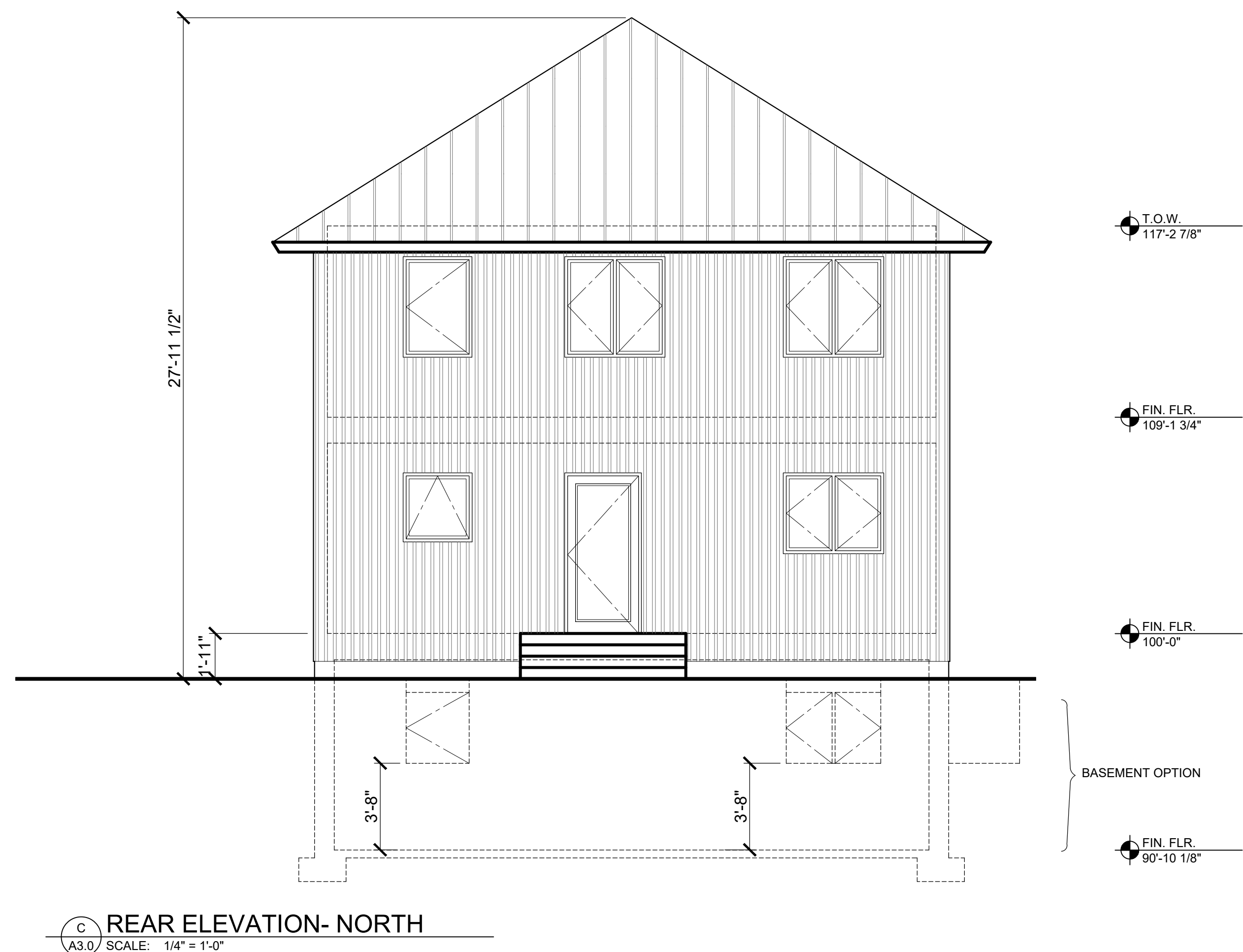
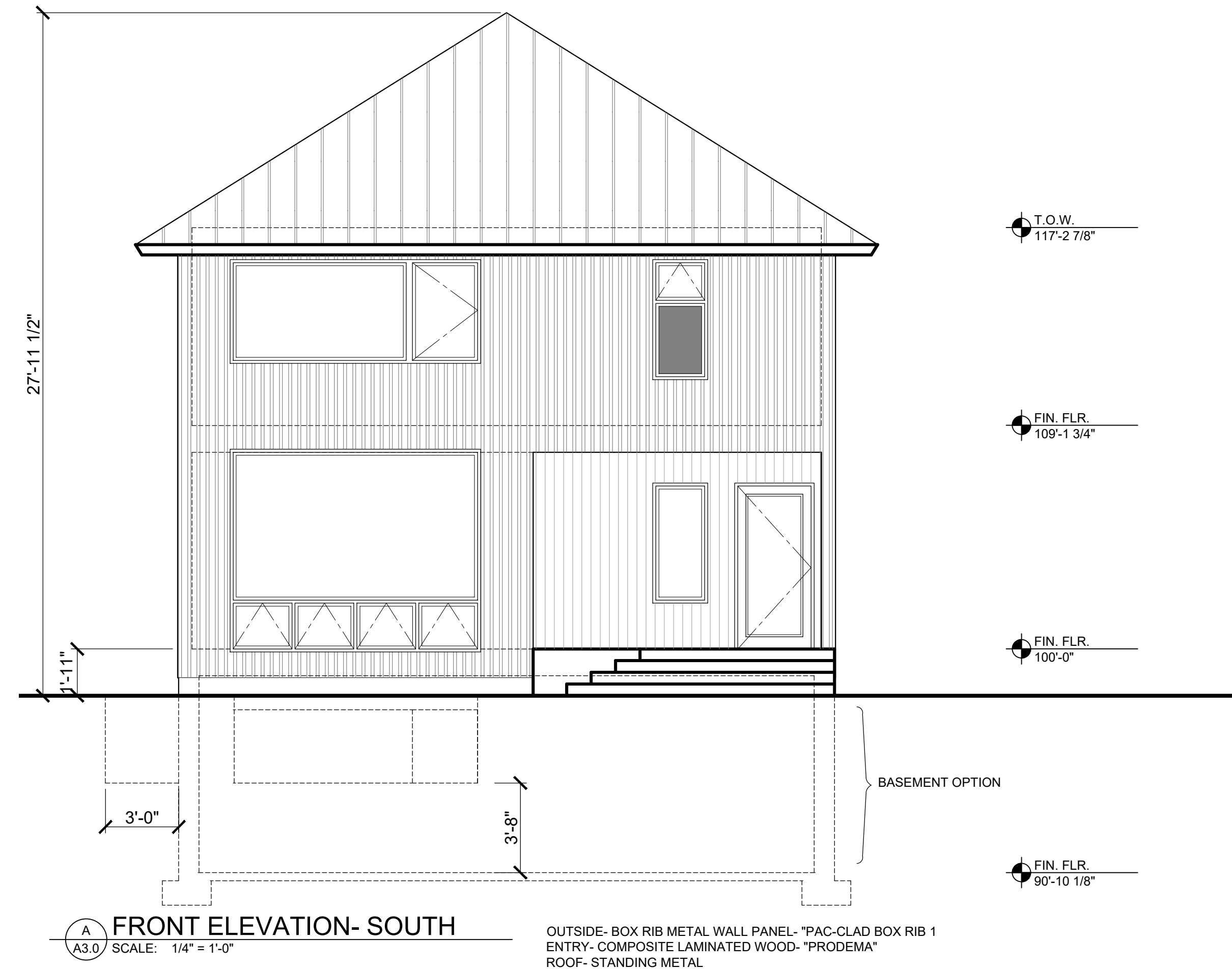
SHEET NAME:

PRELIMINARY
LANDSCAPE - SITE
PLANS

ARCHITECTS PROJECT NUMBER:
2025001-P3

SHEET NUMBER:

A1.1



PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 302
HOYT PLACE
SALT LAKE CITY, UTAH 84116

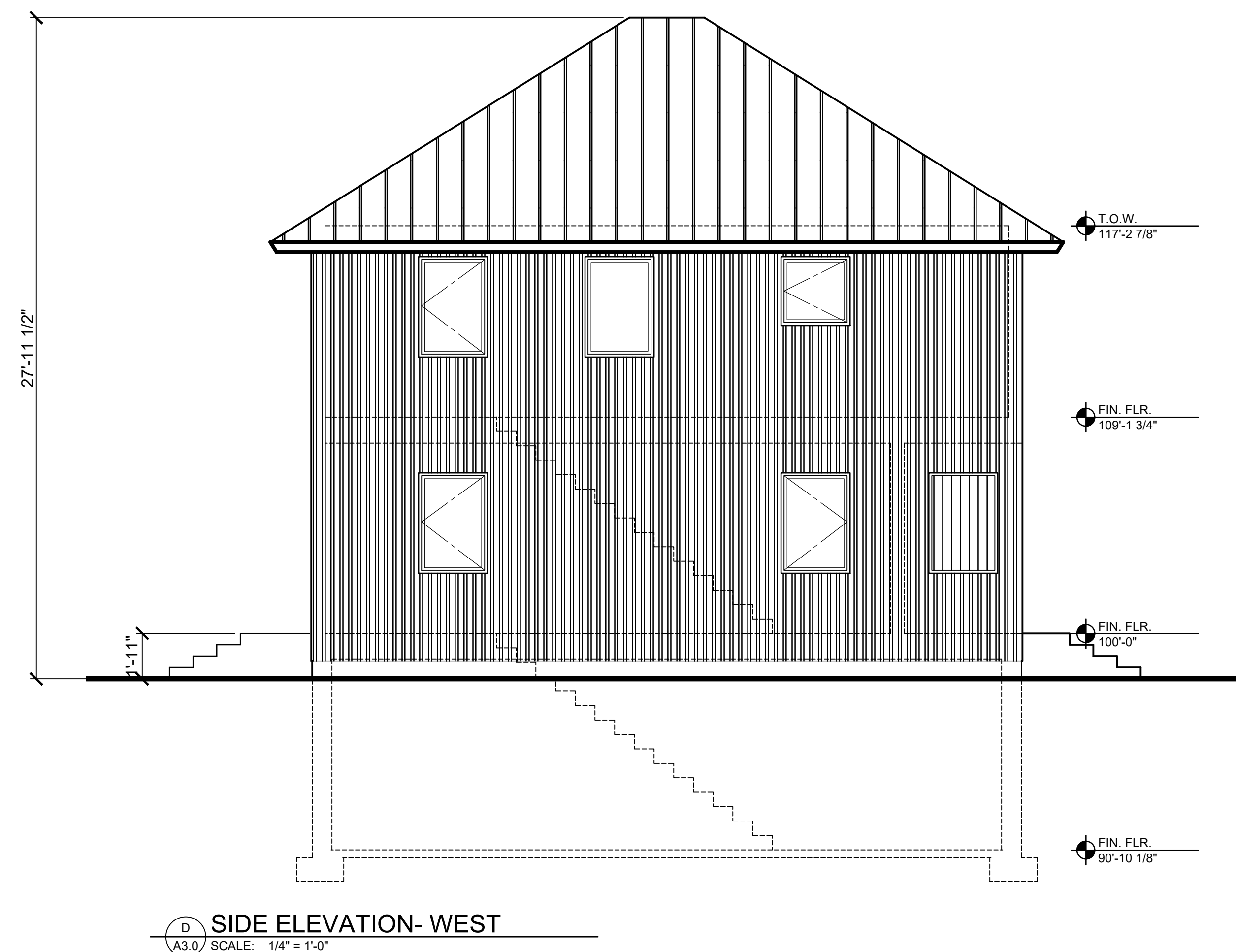
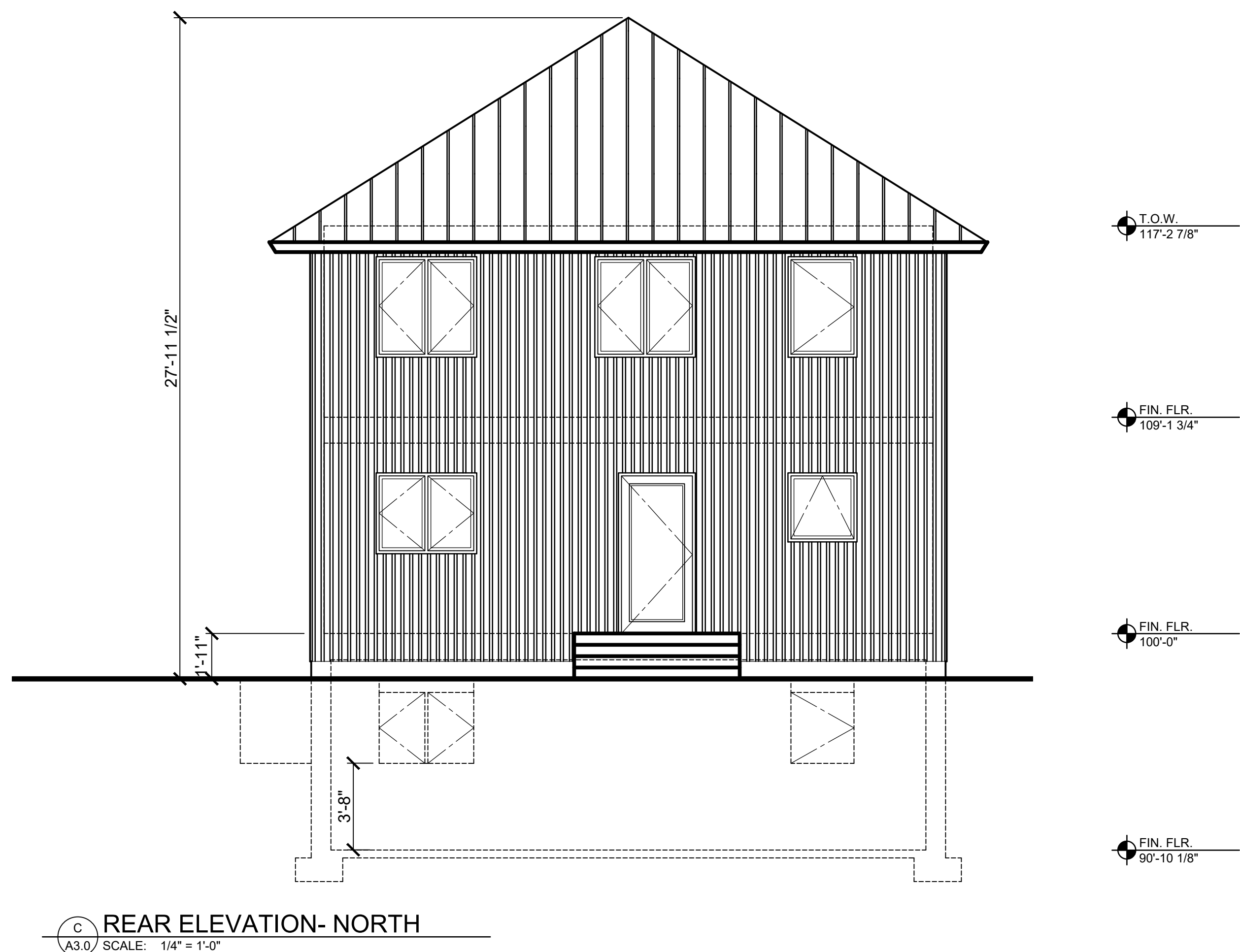
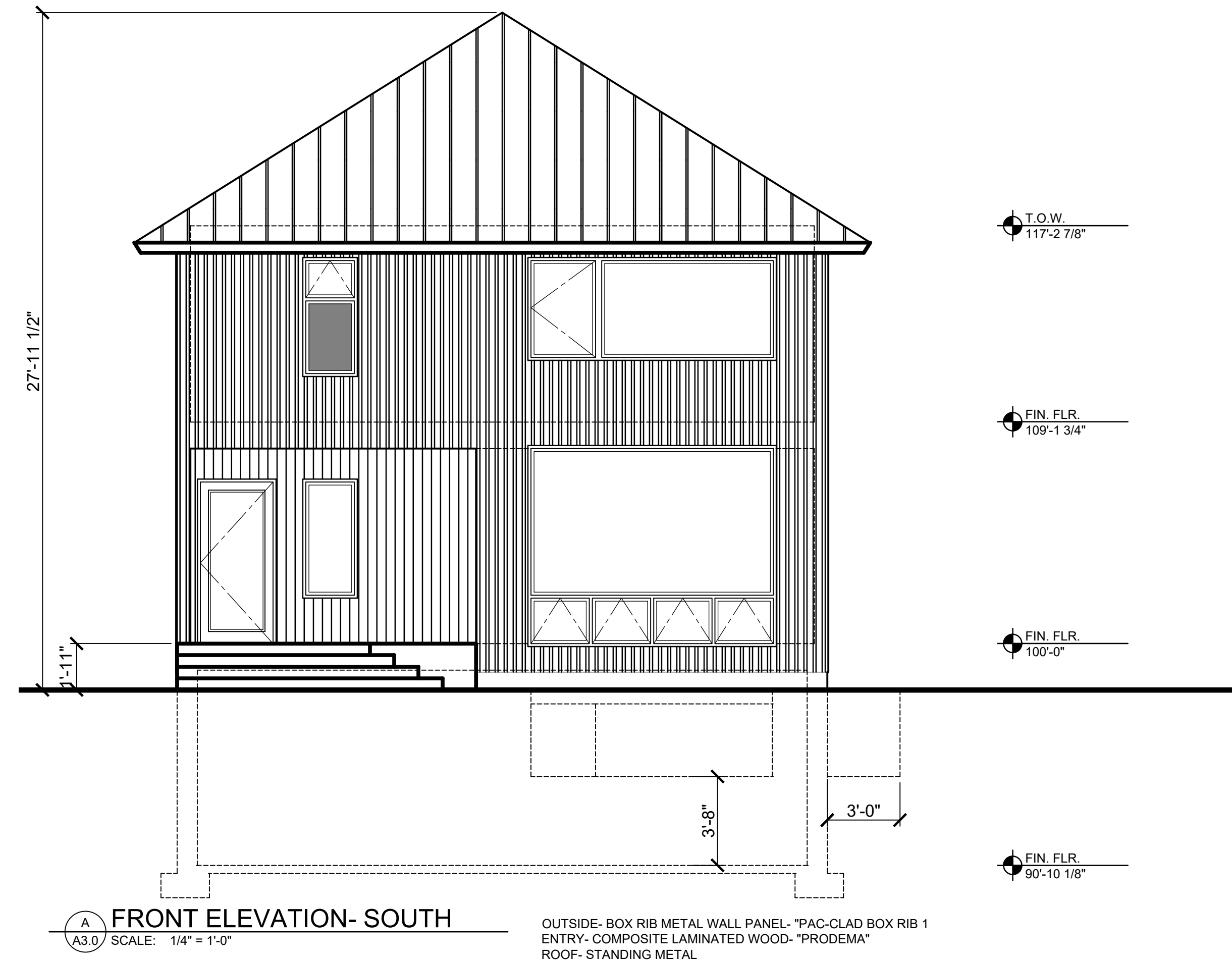
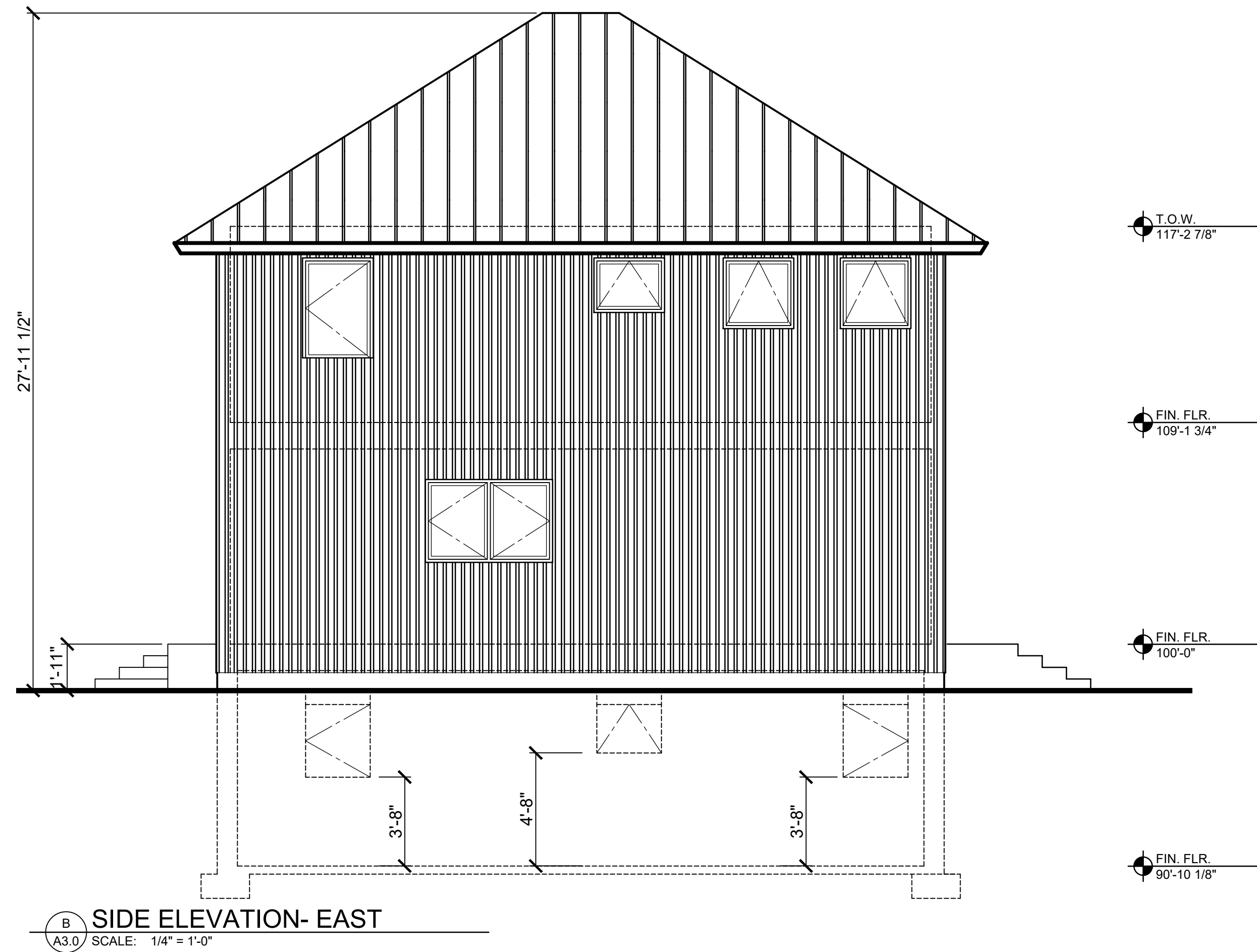
kenneth e. wheadon
architect
1194 east crystal avenue
salt lake city, utah 84106
801.466.6292

DATE:
15 JULY 2005
SHEET NAME:

**PRELIMINARY
BASE
ELEVATIONS**

ARCHITECT'S PROJECT NUMBER:
2025001-202
SHEET NUMBER:

A3.0



PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 301
HOYT PLACE
SALT LAKE CITY, UTAH 84116

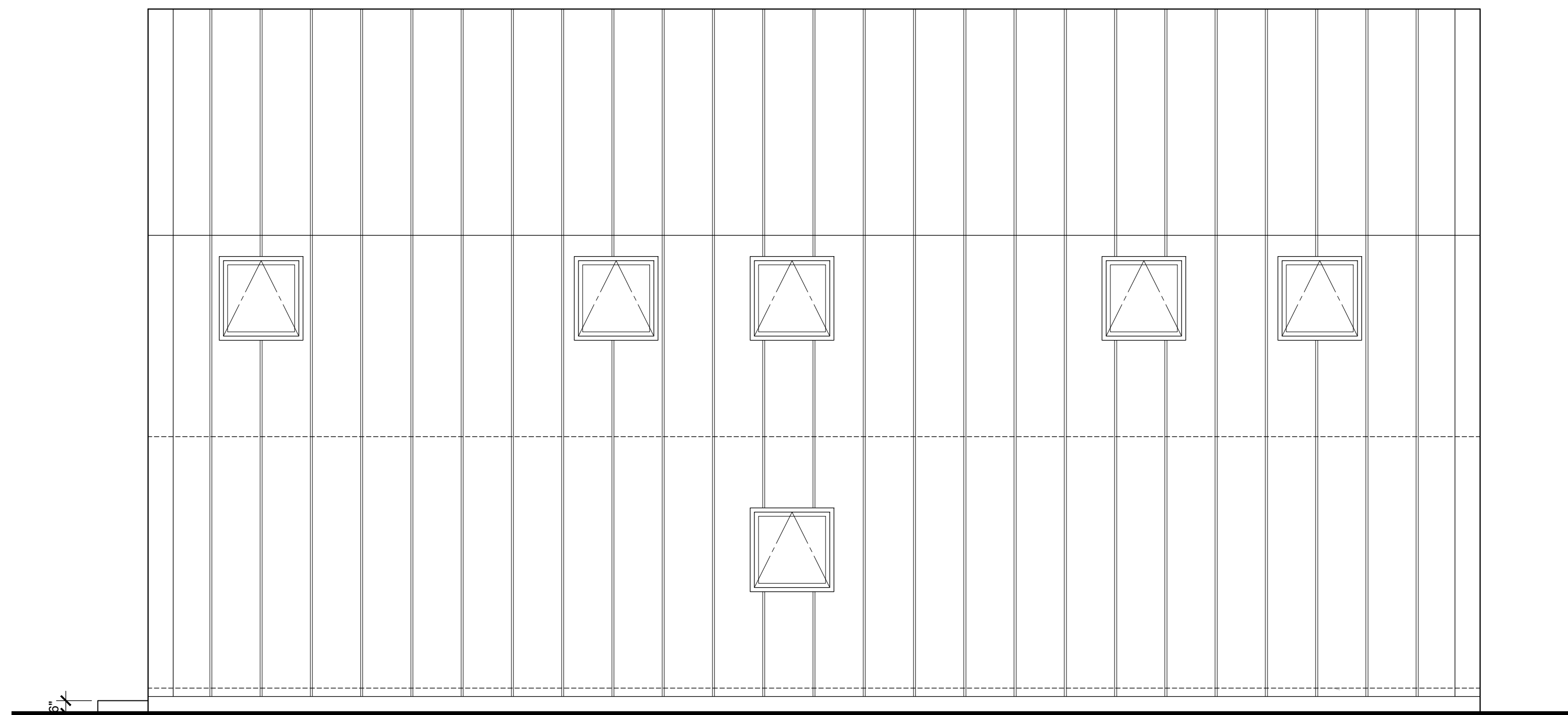
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
22 April 2025
SHEET NAME:

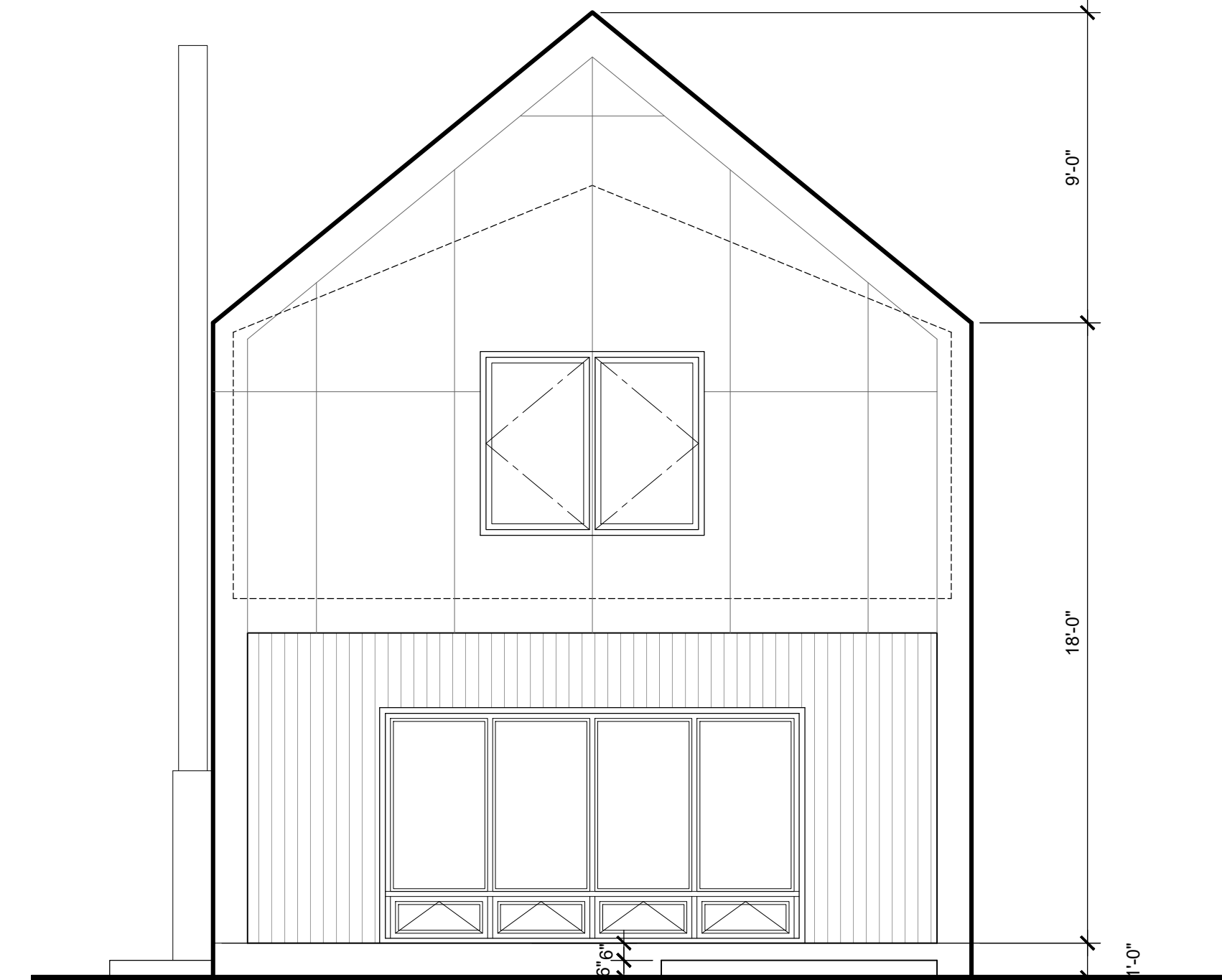
PRELIMINARY
BASE
ELEVATIONS

ARCHITECT'S PROJECT NUMBER:
2025001-301
SHEET NUMBER:

A3.0

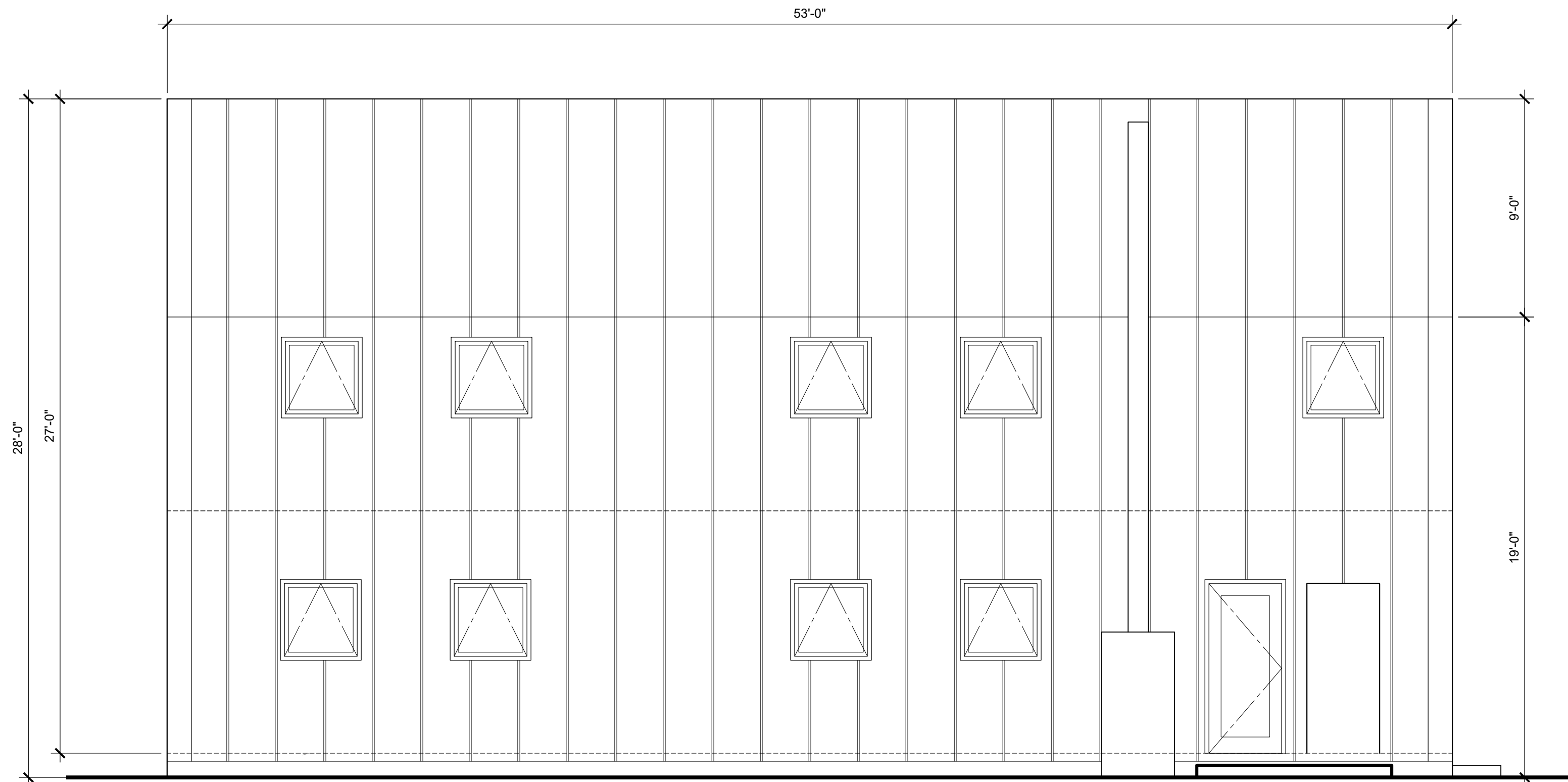


B SIDE ELEVATION- NORTH
A3.0 SCALE: 1/4" = 1'-0"

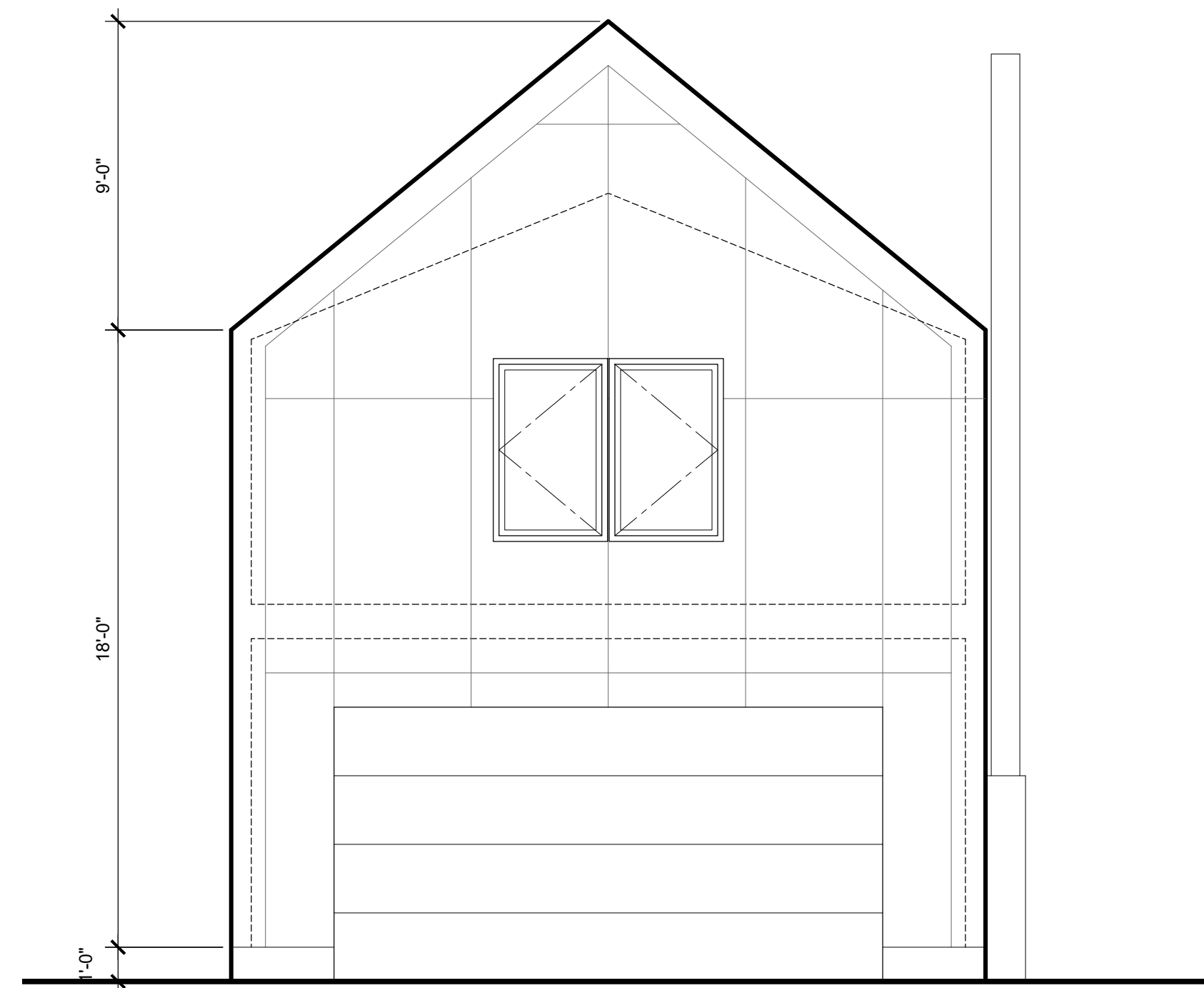


A FRONT ELEVATION- EAST
A3.0 SCALE: 1/4" = 1'-0"

FRONT AND REAR- FLAT METAL PANEL- ONE OF HOYT COLORS
AS SELECTED BY OWNER
SIDES- METAL STANDING SEAM - GRAY
ENTRY- COMPOSITE LAMINATED WOOD- "PRODEMA"
ROOF- METAL STANDING METAL - GRAY



D SIDE ELEVATION- SOUTH
A3.0 SCALE: 1/4" = 1'-0"



C REAR ELEVATION- WEST
A3.0 SCALE: 1/4" = 1'-0"

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 305
HOYT PLACE
SALT LAKE CITY, UTAH 84116

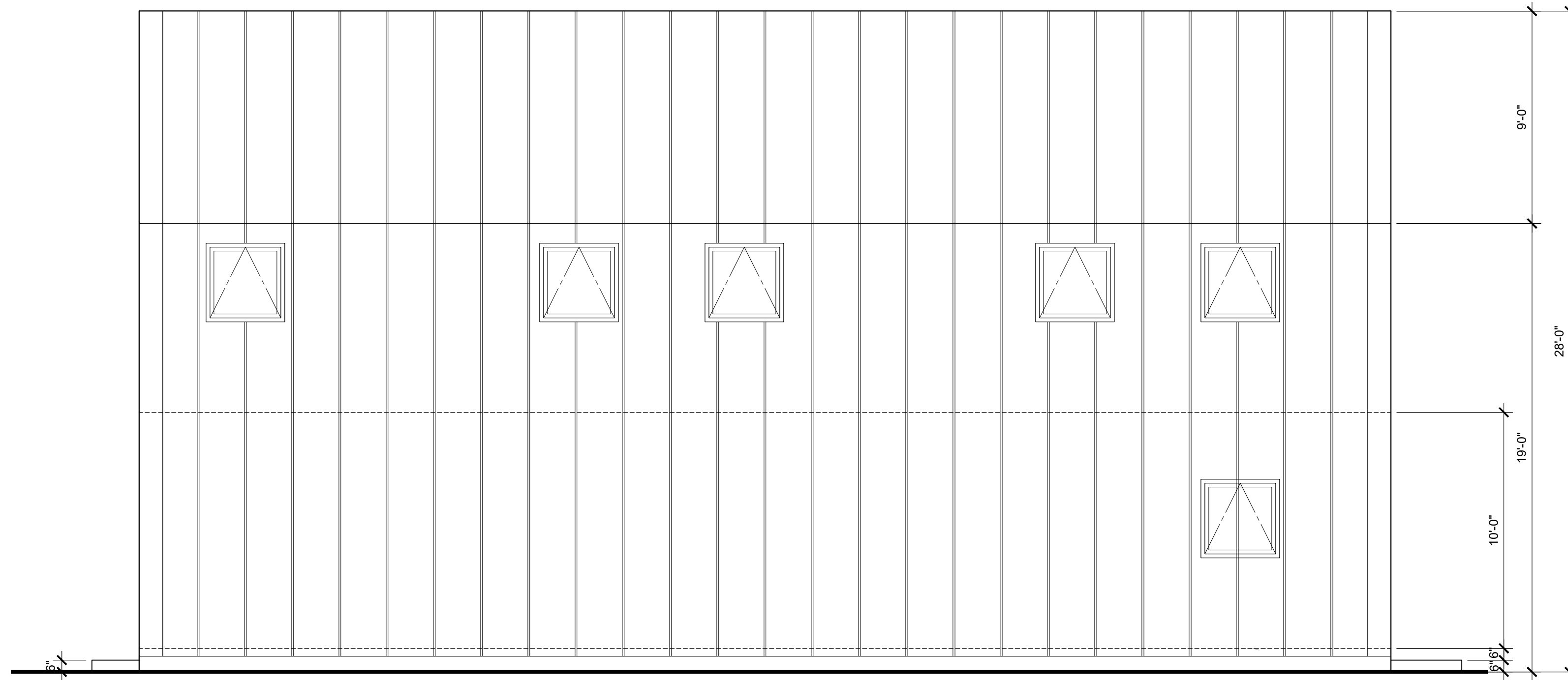
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
28 June 2025
SHEET NAME:

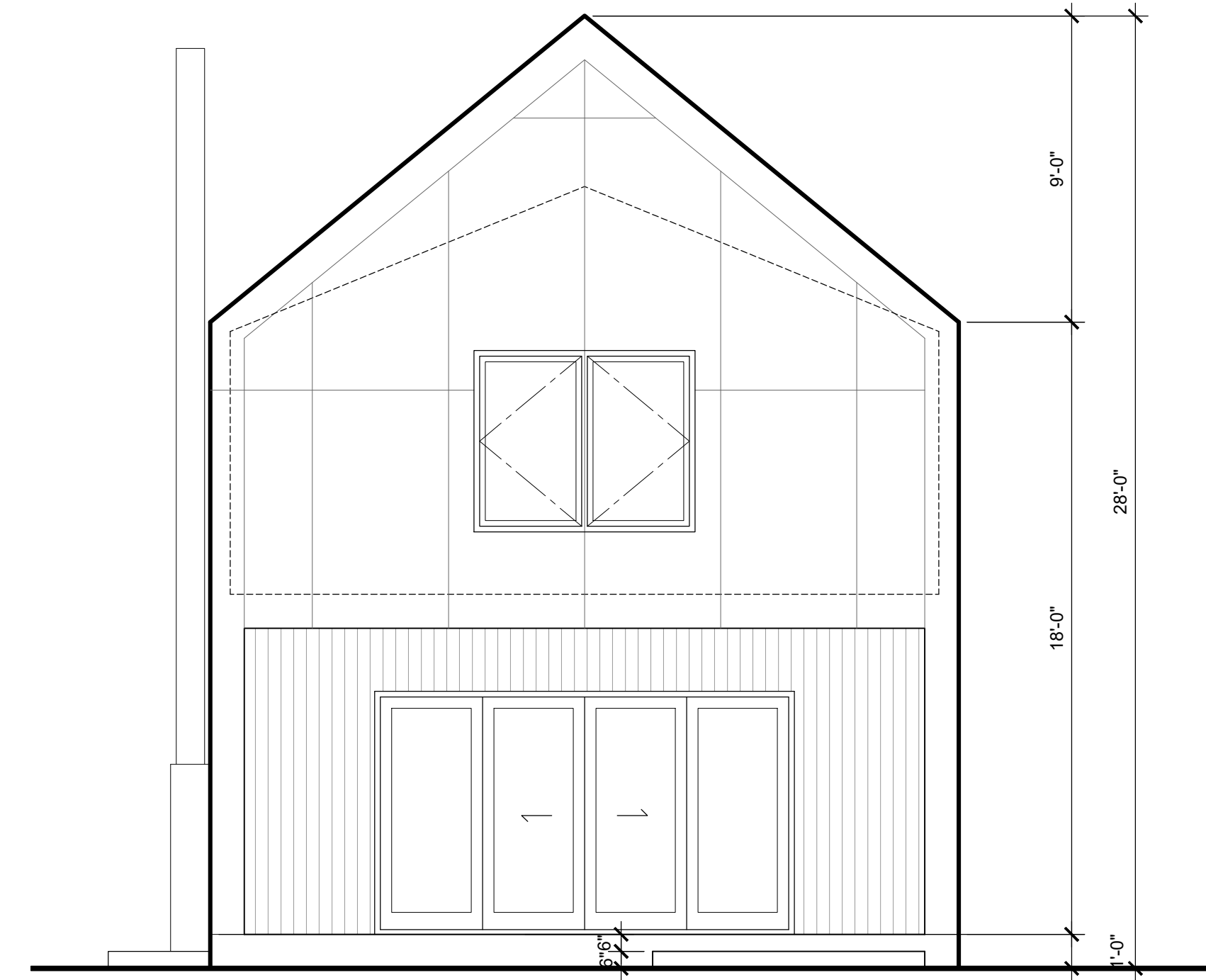
PRELIMINARY
ELEVATIONS

ARCHITECTS PROJECT NUMBER:
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SHEET NUMBER:

A3.0

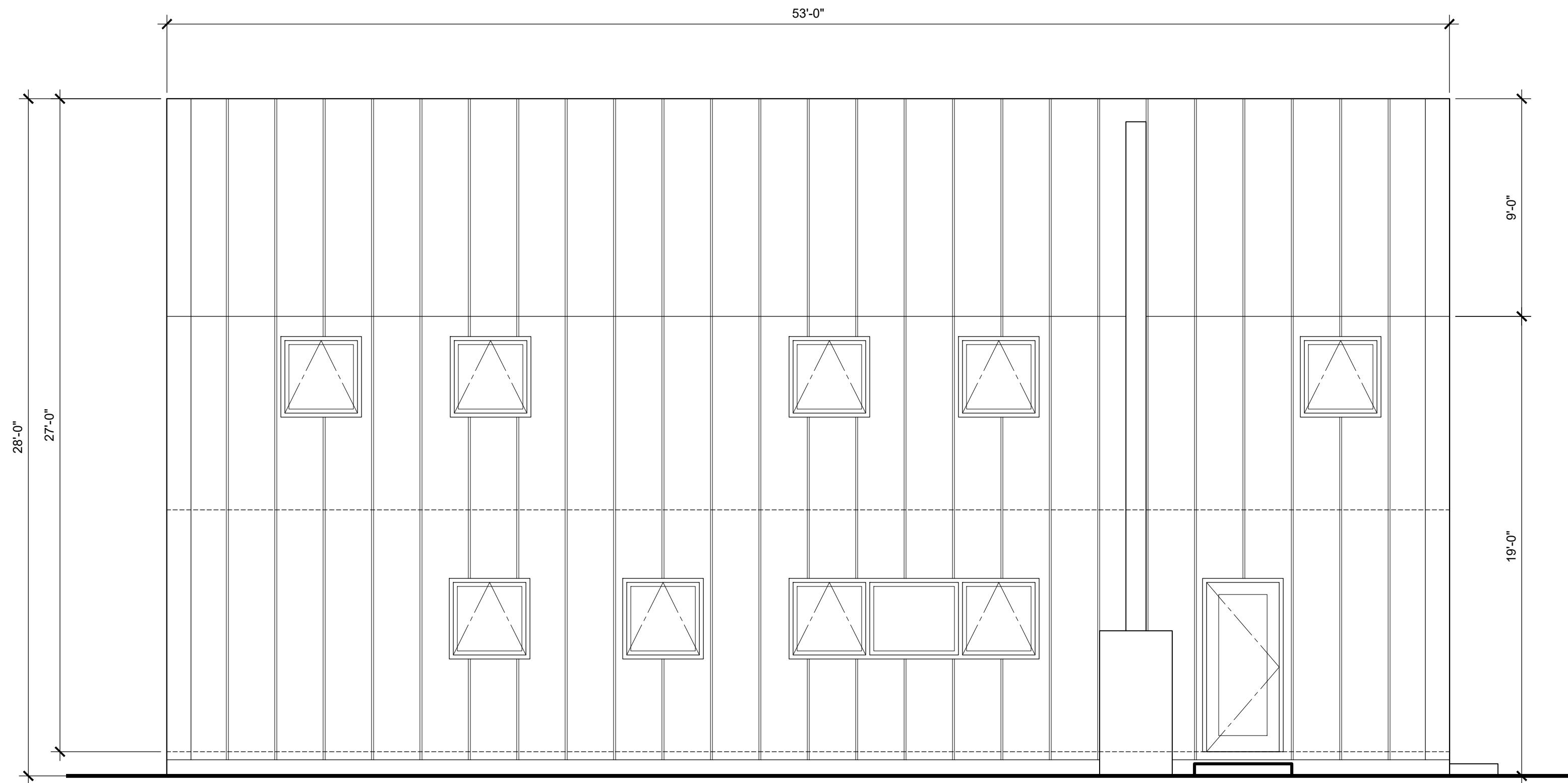


B SIDE ELEVATION- NORTH
A3.0 SCALE: 1/4" = 1'-0"

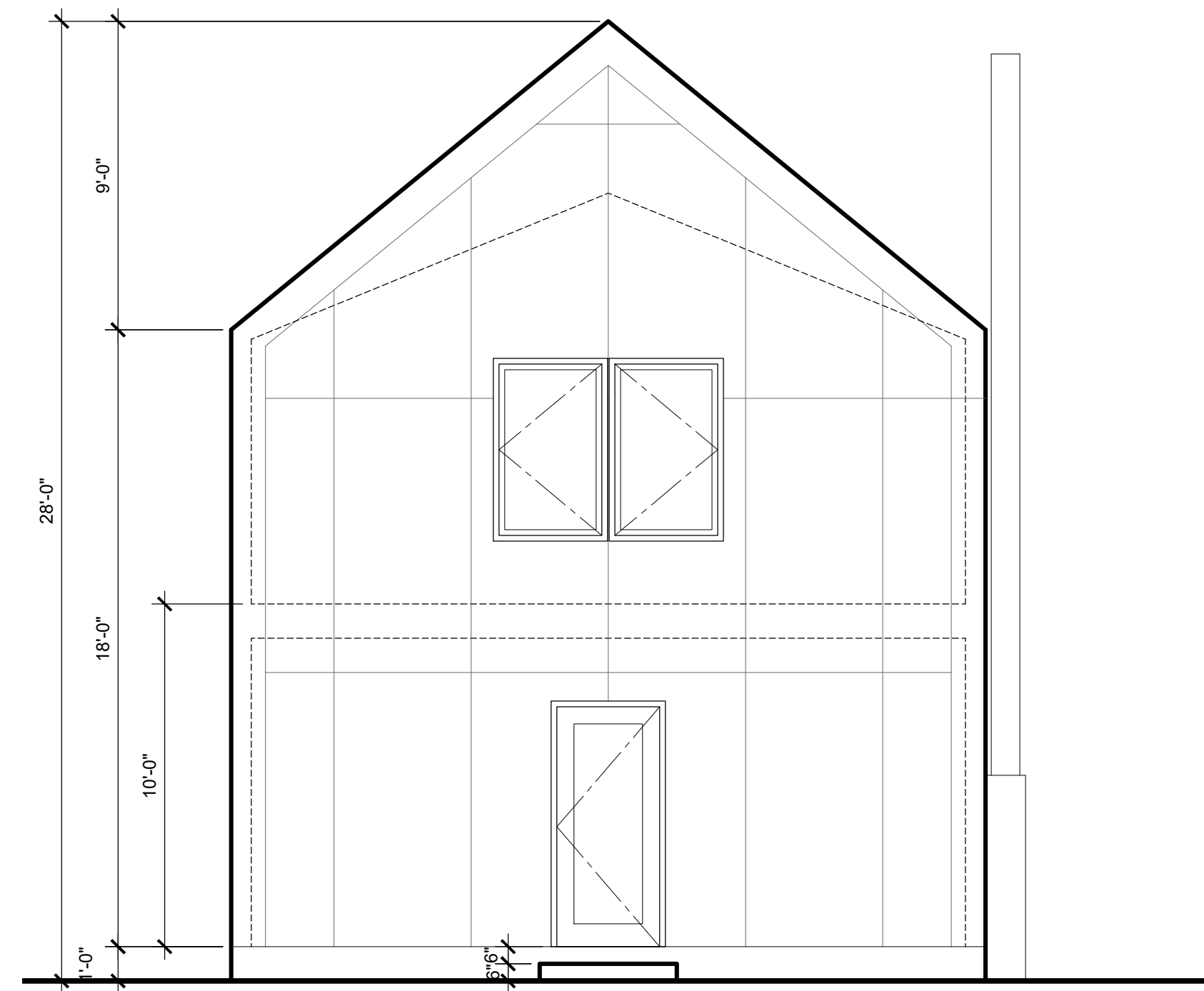


A FRONT ELEVATION- EAST
A3.0 SCALE: 1/4" = 1'-0"

FRONT AND REAR- FLAT METAL PANEL- ONE OF HOYT COLORS
AS SELECTED BY OWNER
SIDES- METAL STANDING SEAM - GRAY
ENTRY- COMPOSITE LAMINATED WOOD- "PRODEMA"
ROOF- METAL STANDING METAL - GRAY



D SIDE ELEVATION- SOUTH
A3.0 SCALE: 1/4" = 1'-0"



C REAR ELEVATION- WEST
A3.0 SCALE: 1/4" = 1'-0"

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 304
HOYT PLACE
SALT LAKE CITY, UTAH 84116

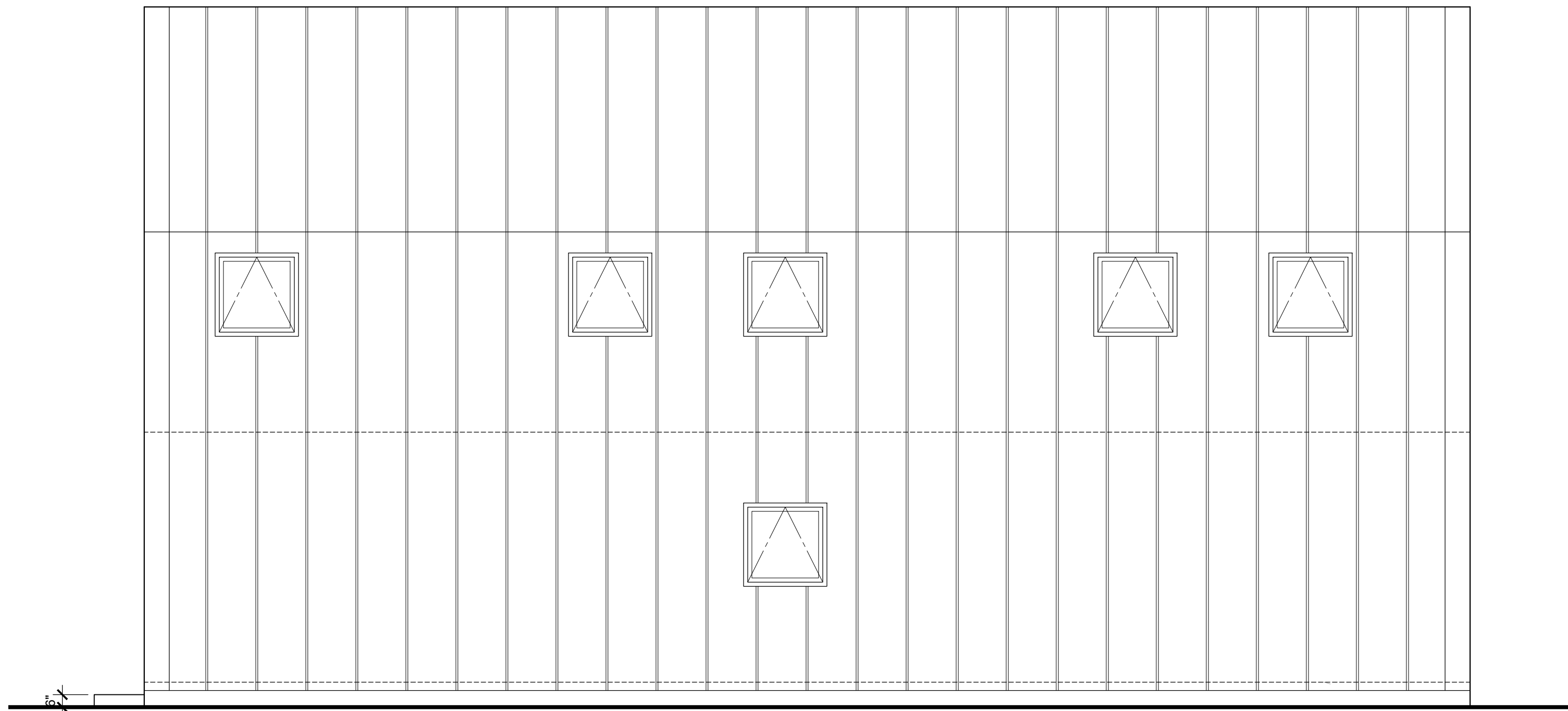
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
28 June 2025
SHEET NAME:

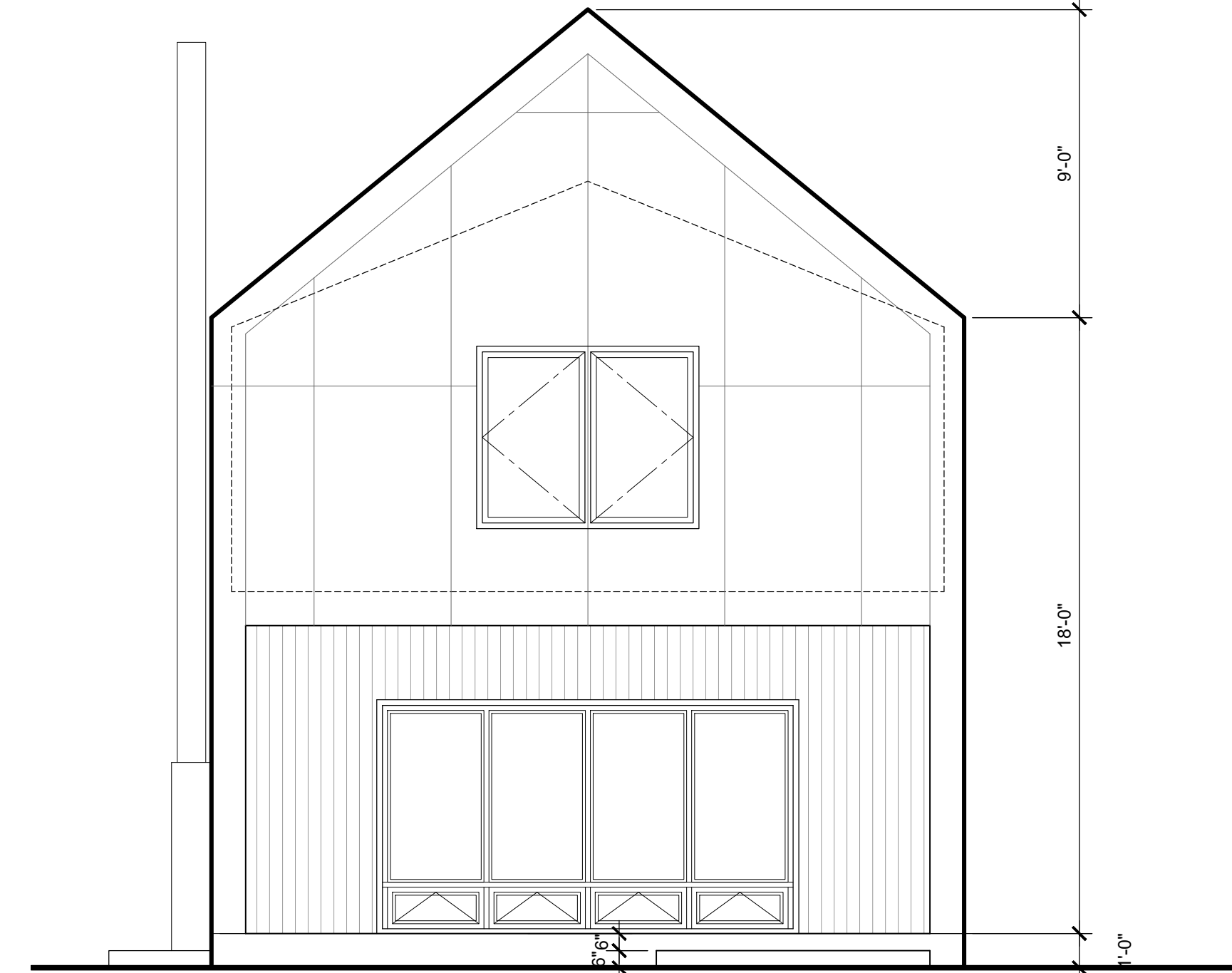
PRELIMINARY
ELEVATIONS

ARCHITECTS PROJECT NUMBER:
2025001-304
SHEET NUMBER:

A3.0

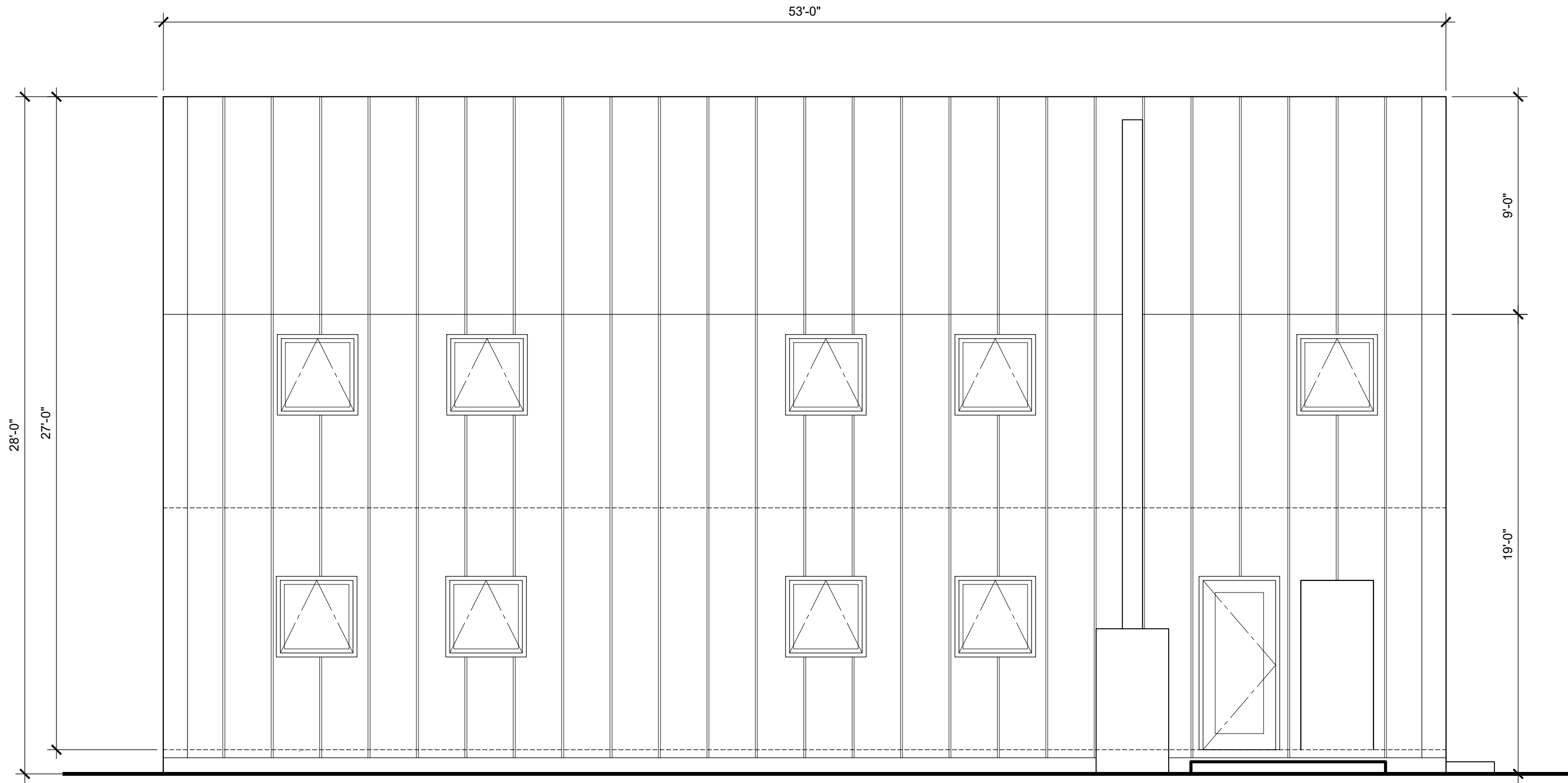


B SIDE ELEVATION- NORTH
A3.0 SCALE: 1/4" = 1'-0"

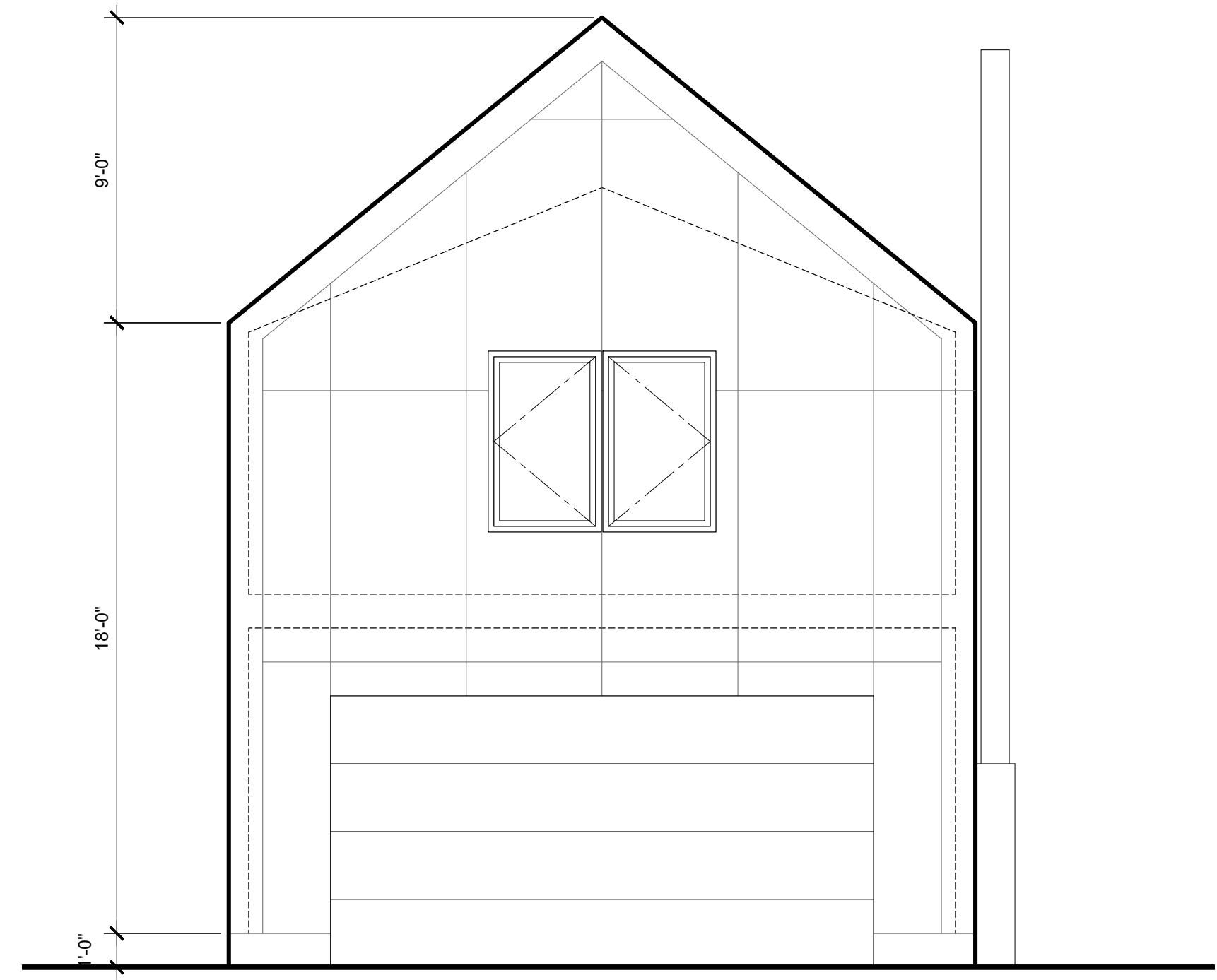


A FRONT ELEVATION- EAST
A3.0 SCALE: 1/4" = 1'-0"

FRONT AND REAR- FLAT METAL PANEL- ONE OF HOYT COLORS
AS SELECTED BY OWNER
SIDES- METAL STANDING SEAM - GRAY
ENTRY- COMPOSITE LAMINATED WOOD- "PRODEMA"
ROOF- METAL STANDING METAL - GRAY



D SIDE ELEVATION- SOUTH
A3.0 SCALE: 1/4" = 1'-0"



C REAR ELEVATION- WEST
A3.0 SCALE: 1/4" = 1'-0"

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 303
HOYT PLACE
SALT LAKE CITY, UTAH 84116

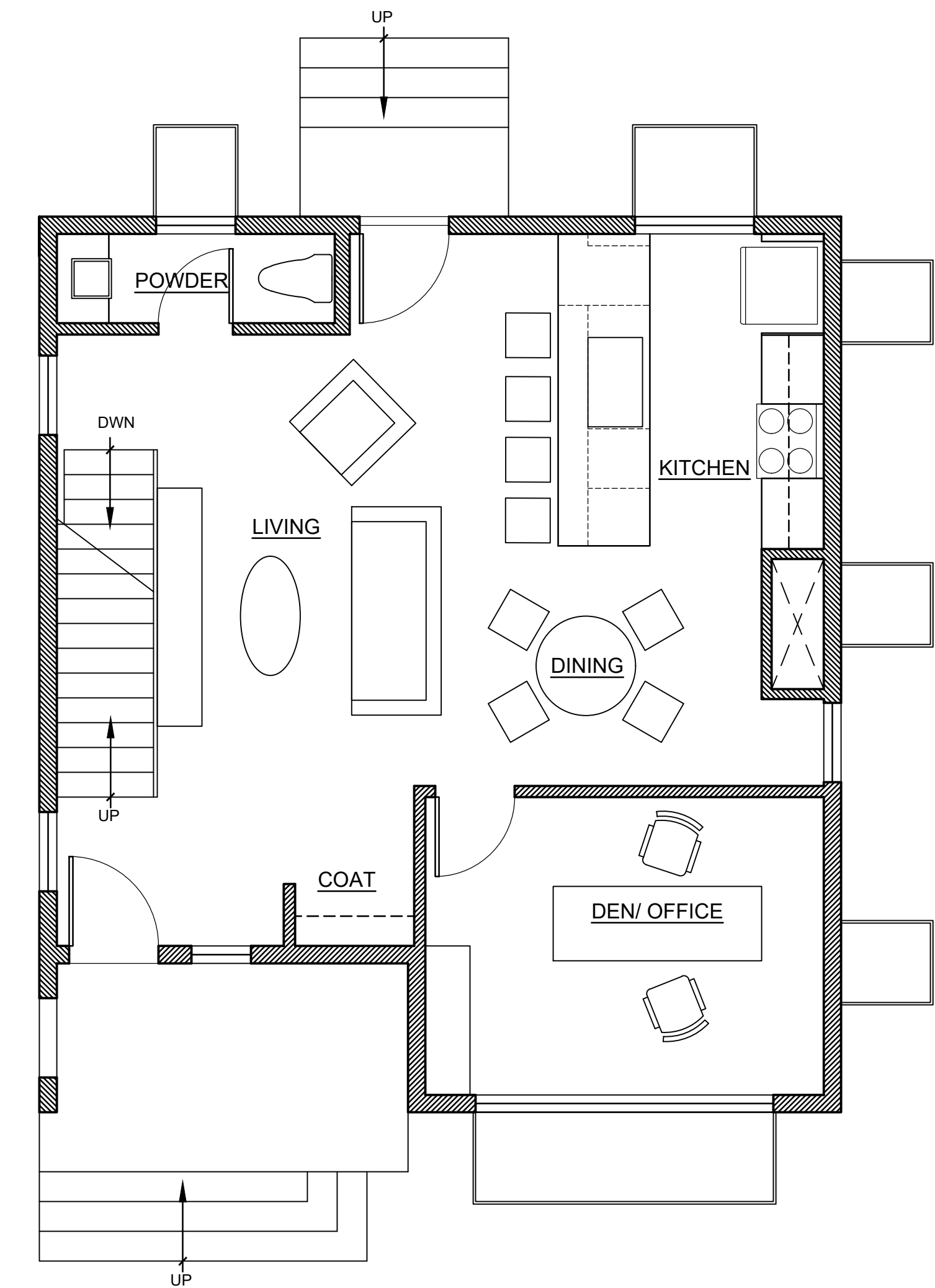
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
28 June 2025
SHEET NAME:

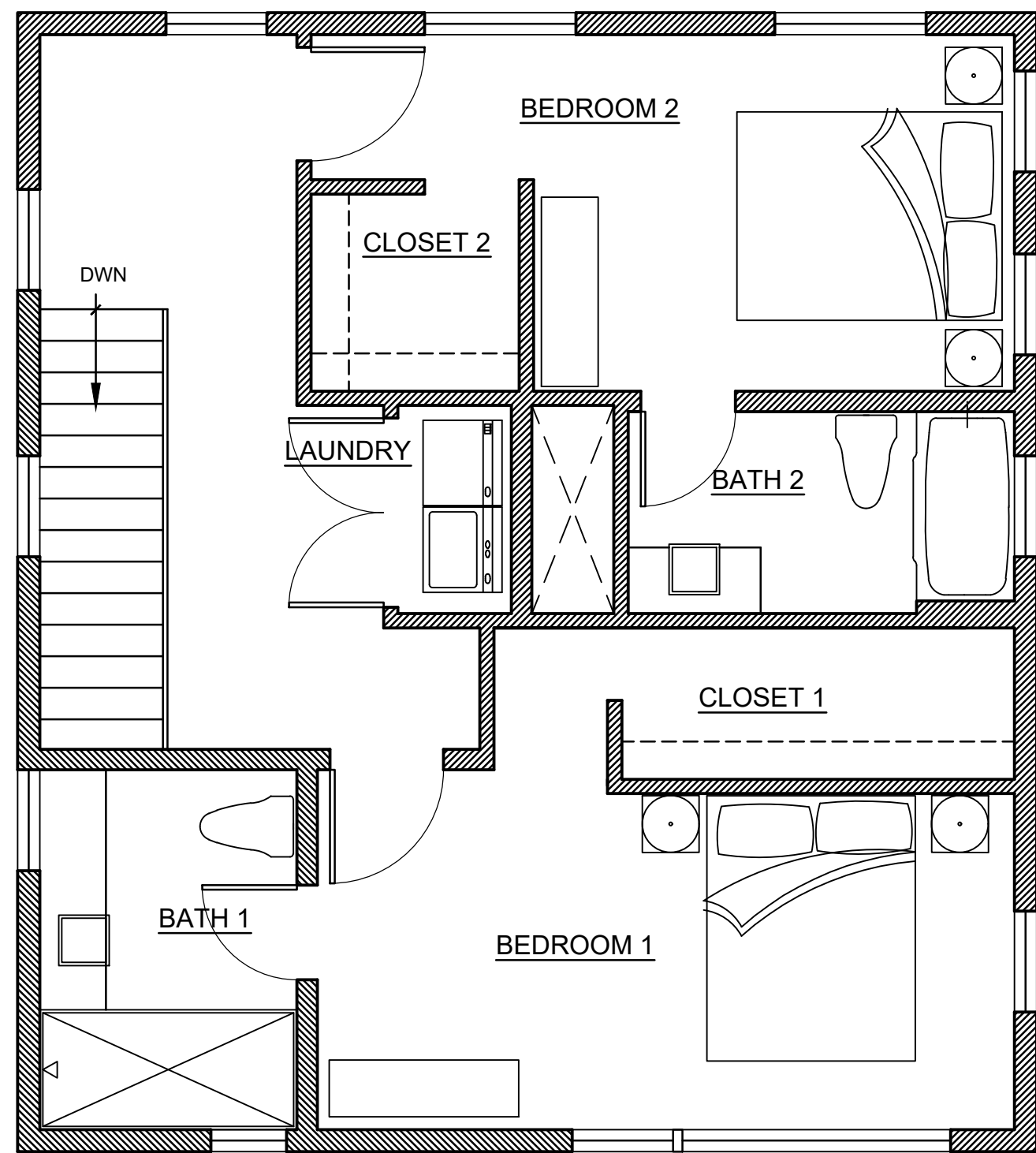
PRELIMINARY
ELEVATIONS

ARCHITECTS PROJECT NUMBER:
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SHEET NUMBER:

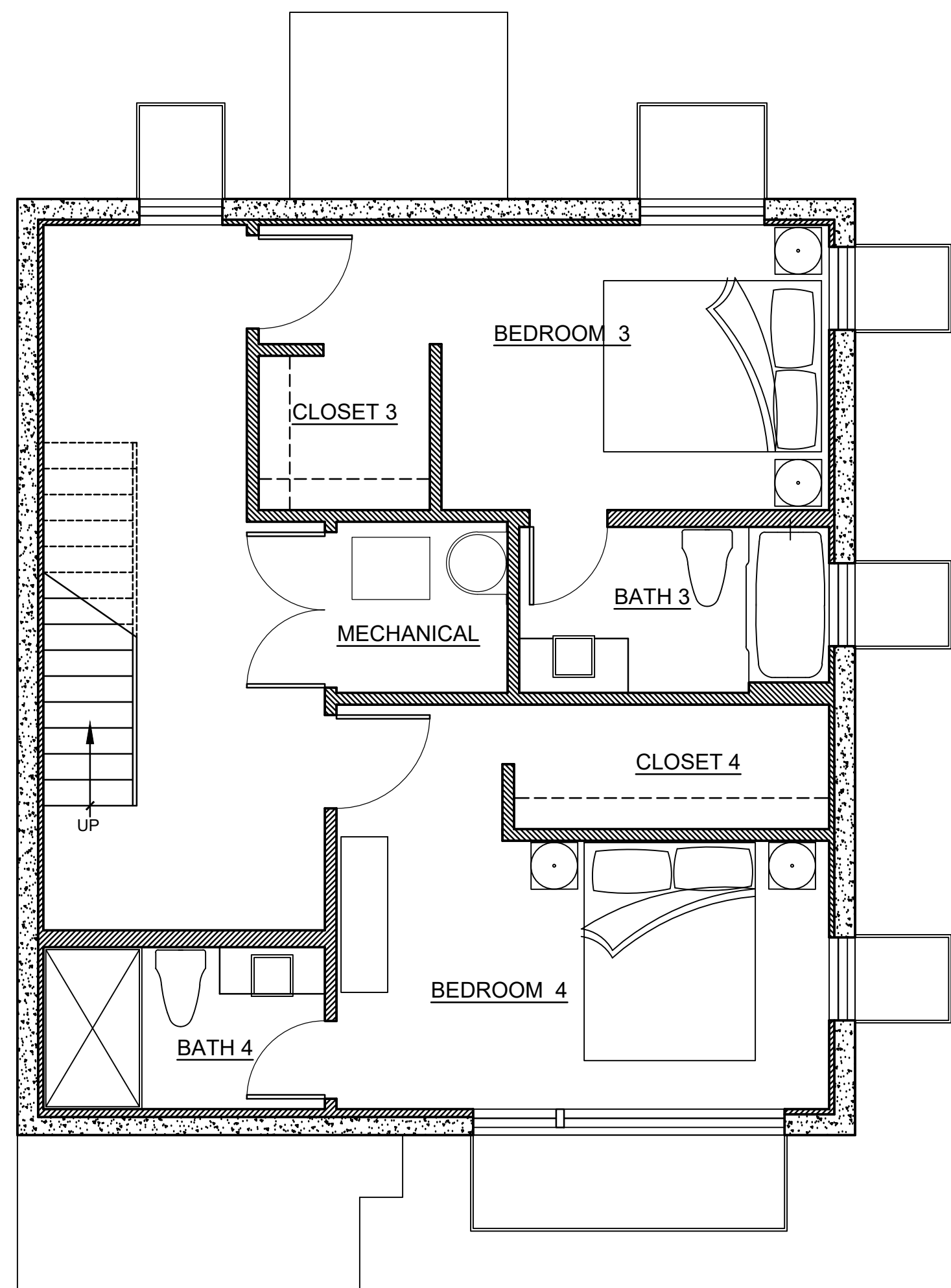
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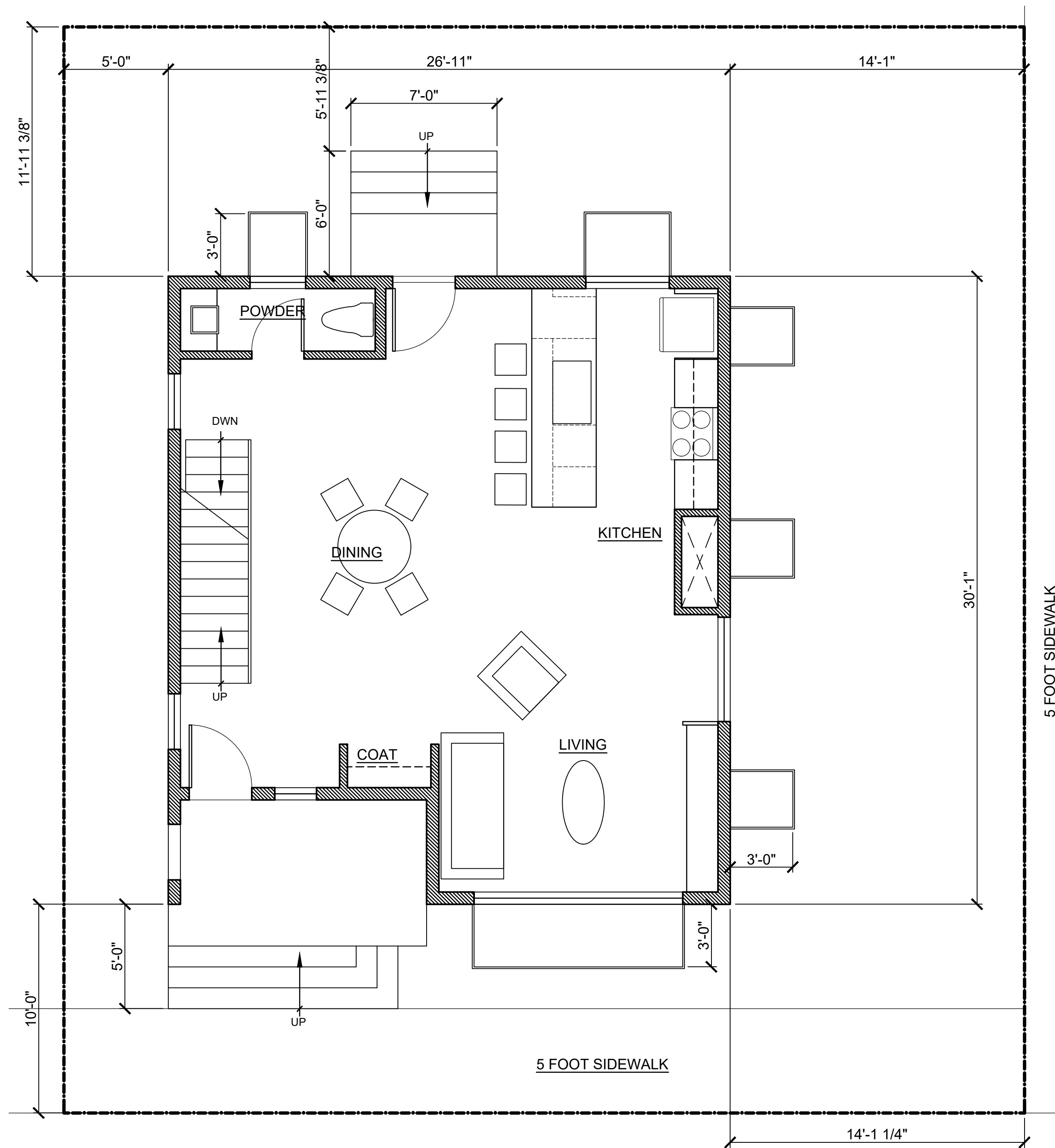
NORTH
LOT 301A -MAIN FLOOR PLAN - ALT 1
SCALE: 1/4" = 1'-0" DEN/OFFICE OPTION



NORTH
LOT 301A -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 301A- BASEMENT PLAN
SCALE: 1/4" = 1'-0" TWO BEDROOM OPTION



NORTH
LOT 301A -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 301
HOYT PLACE
SALT LAKE CITY, UTAH 84116

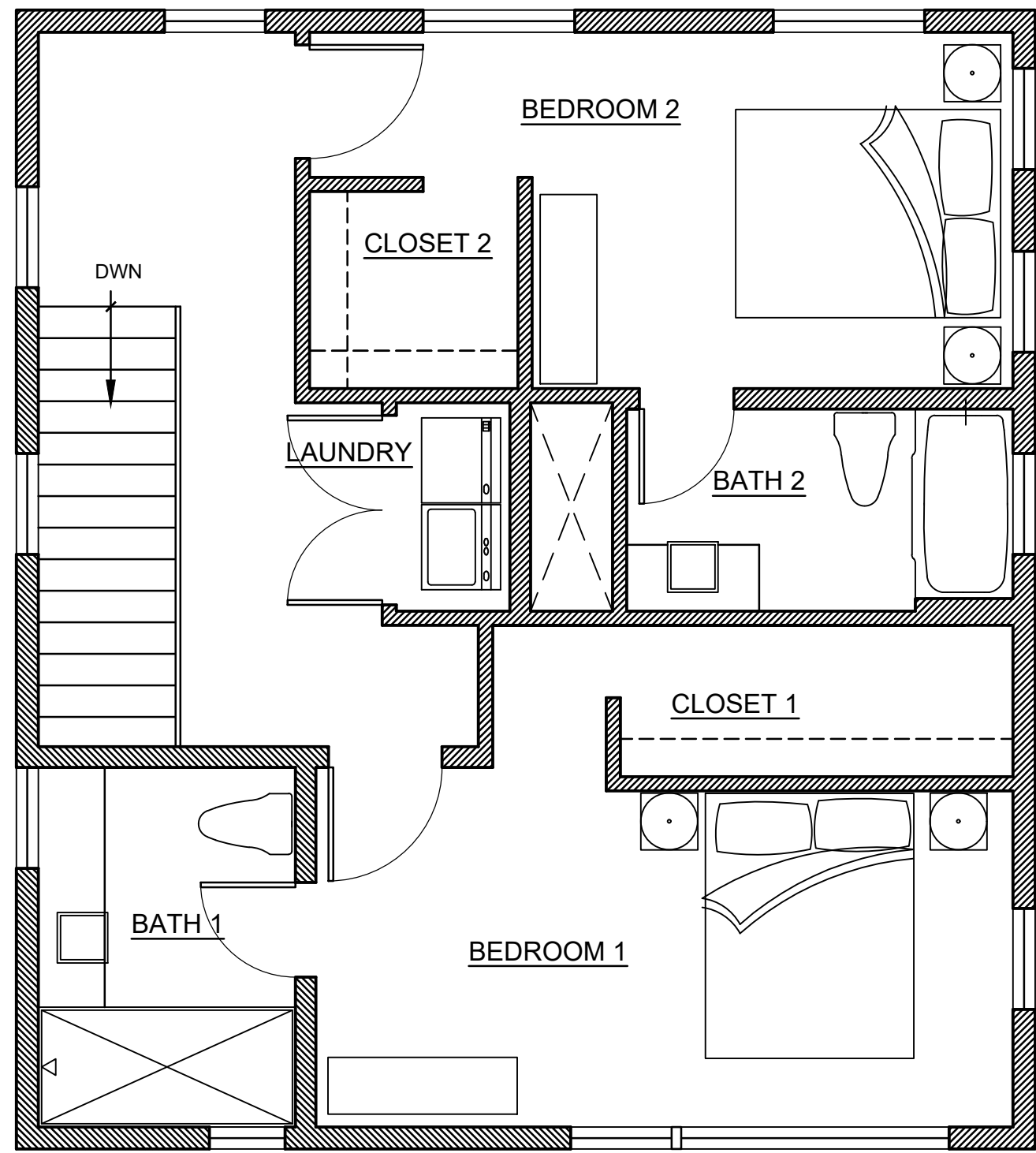
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
22 April 2025
SHEET NAME:

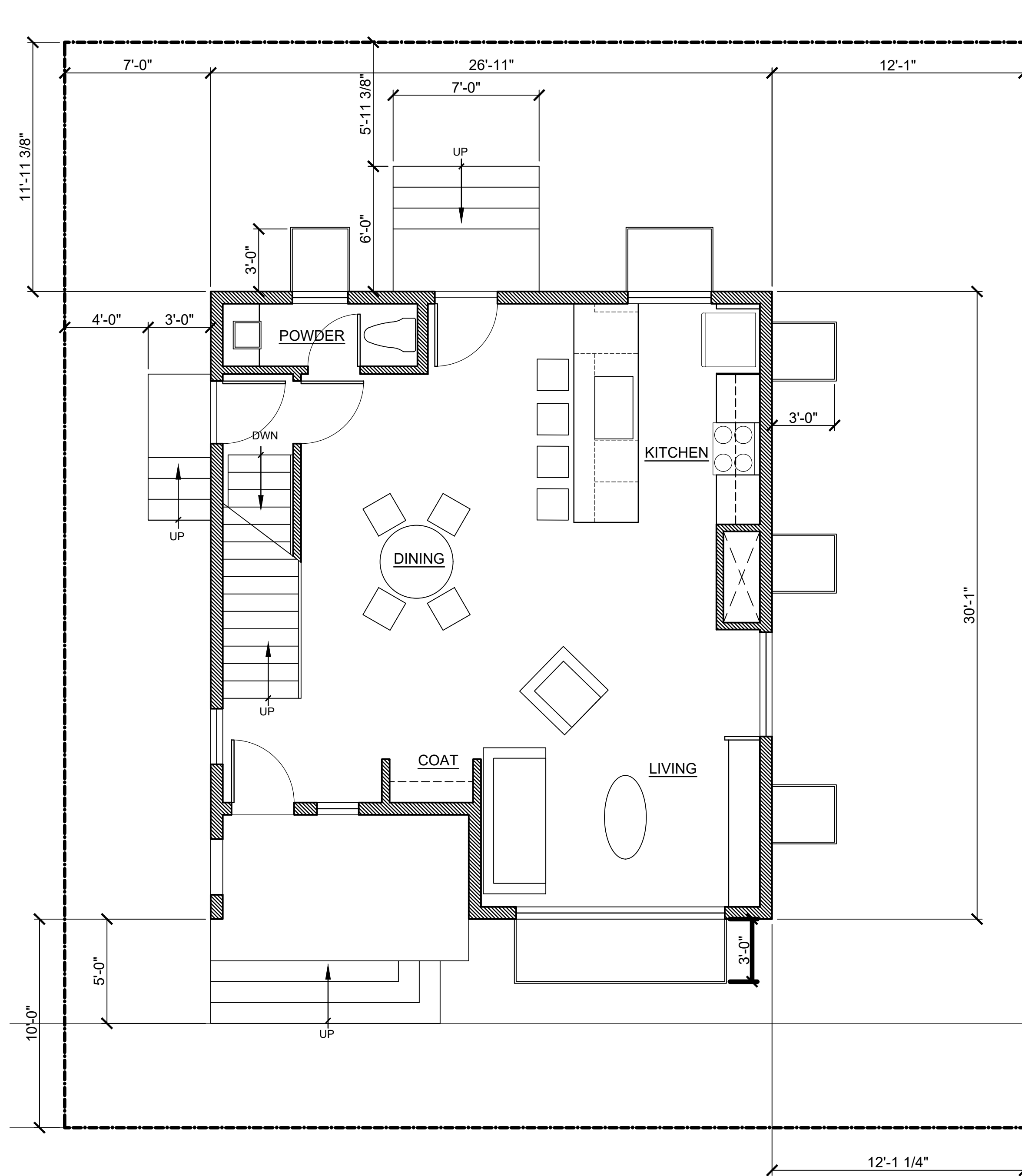
PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
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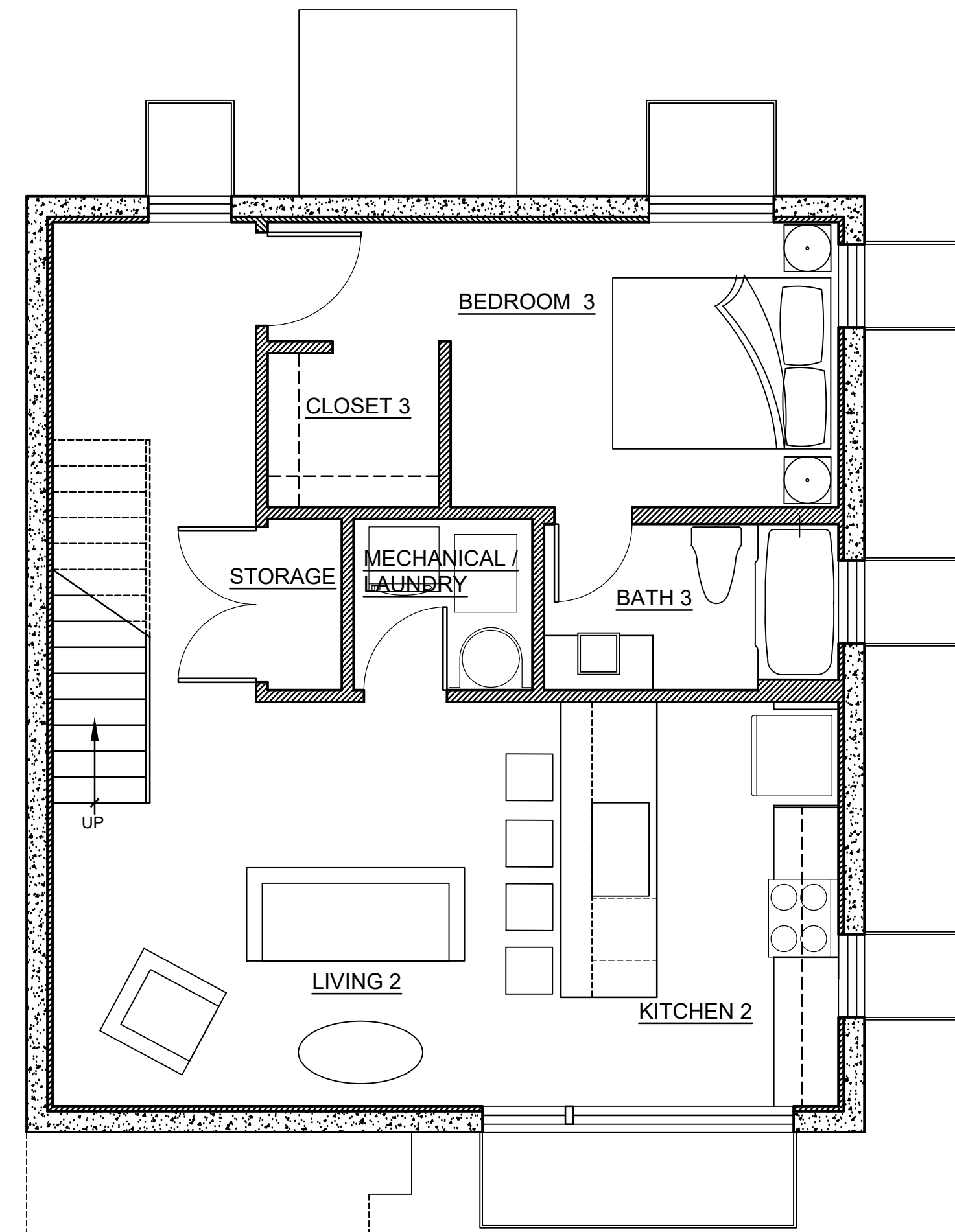
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NORTH
LOT 301B -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 301B -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 301B- BASEMENT PLAN
SCALE: 1/4" = 1'-0"

TABLE 21A.36.020B
OBSTRUCTION IN REQUIRED YARDS
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line
Window wells projecting not more than 3 feet into a front or side yard

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 301
HOYT PLACE
SALT LAKE CITY, UTAH 84116

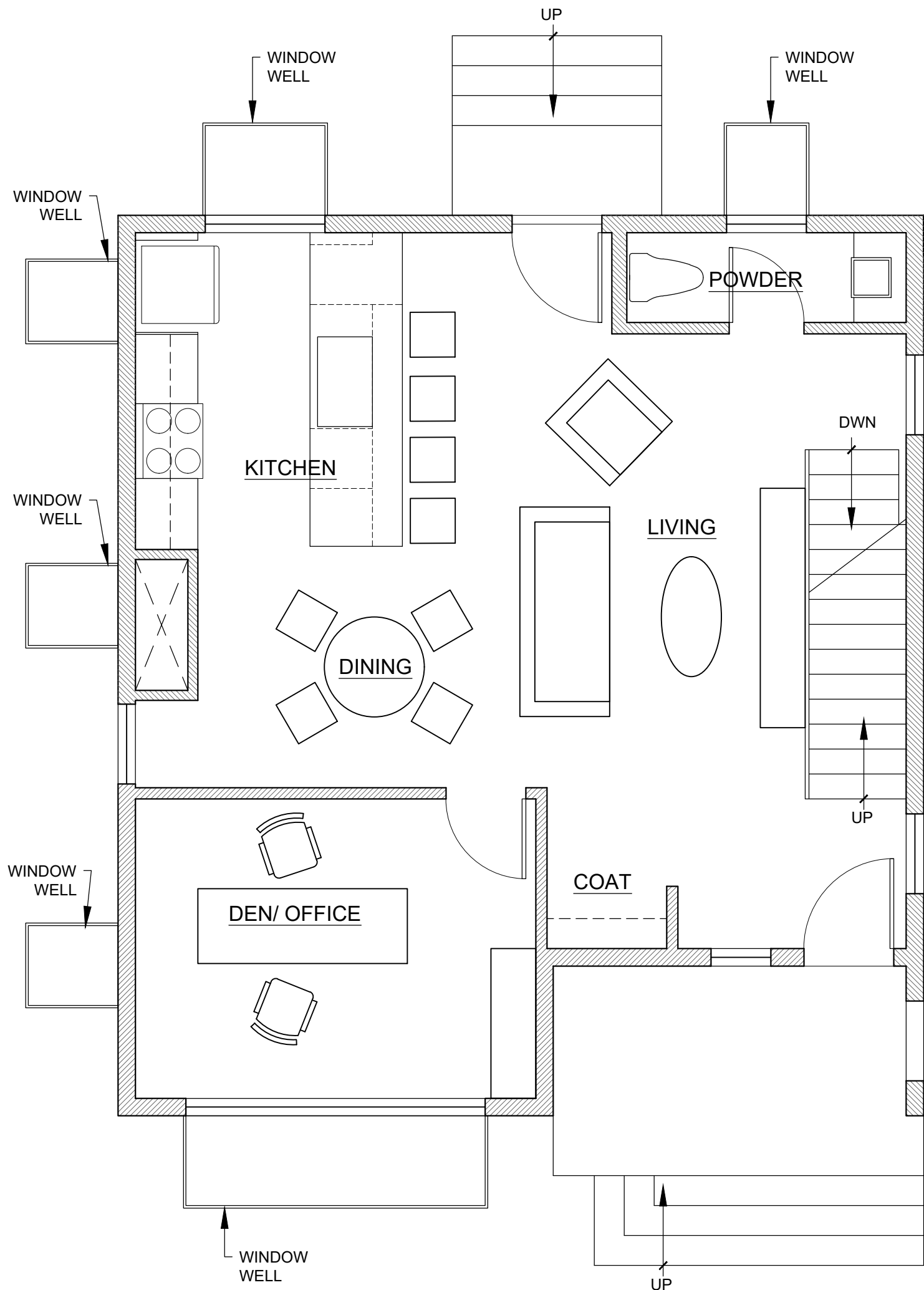
Kenneth E. Wheadon
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1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
22 April 2025
SHEET NAME:

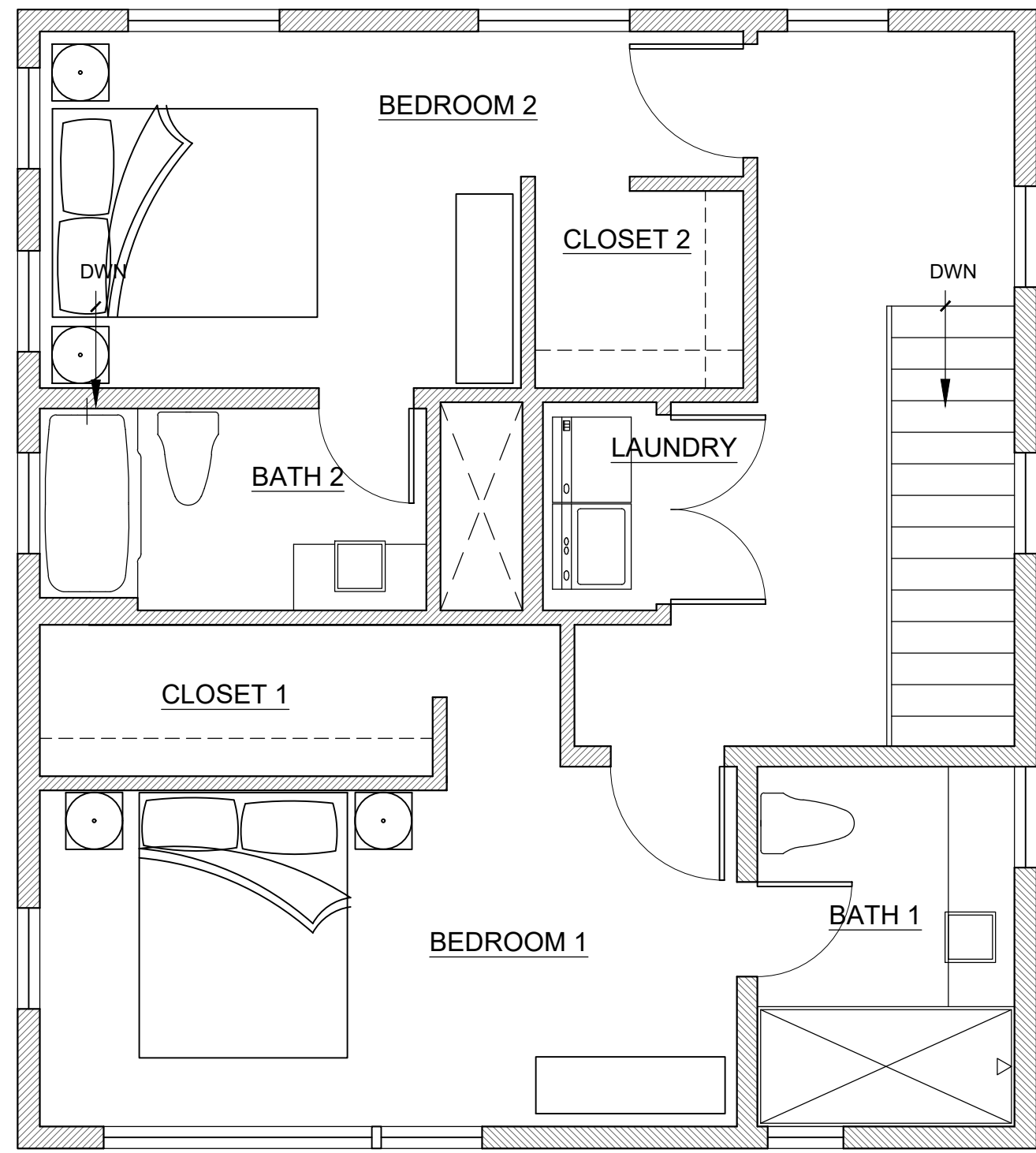
PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
2025001-301
SHEET NUMBER:

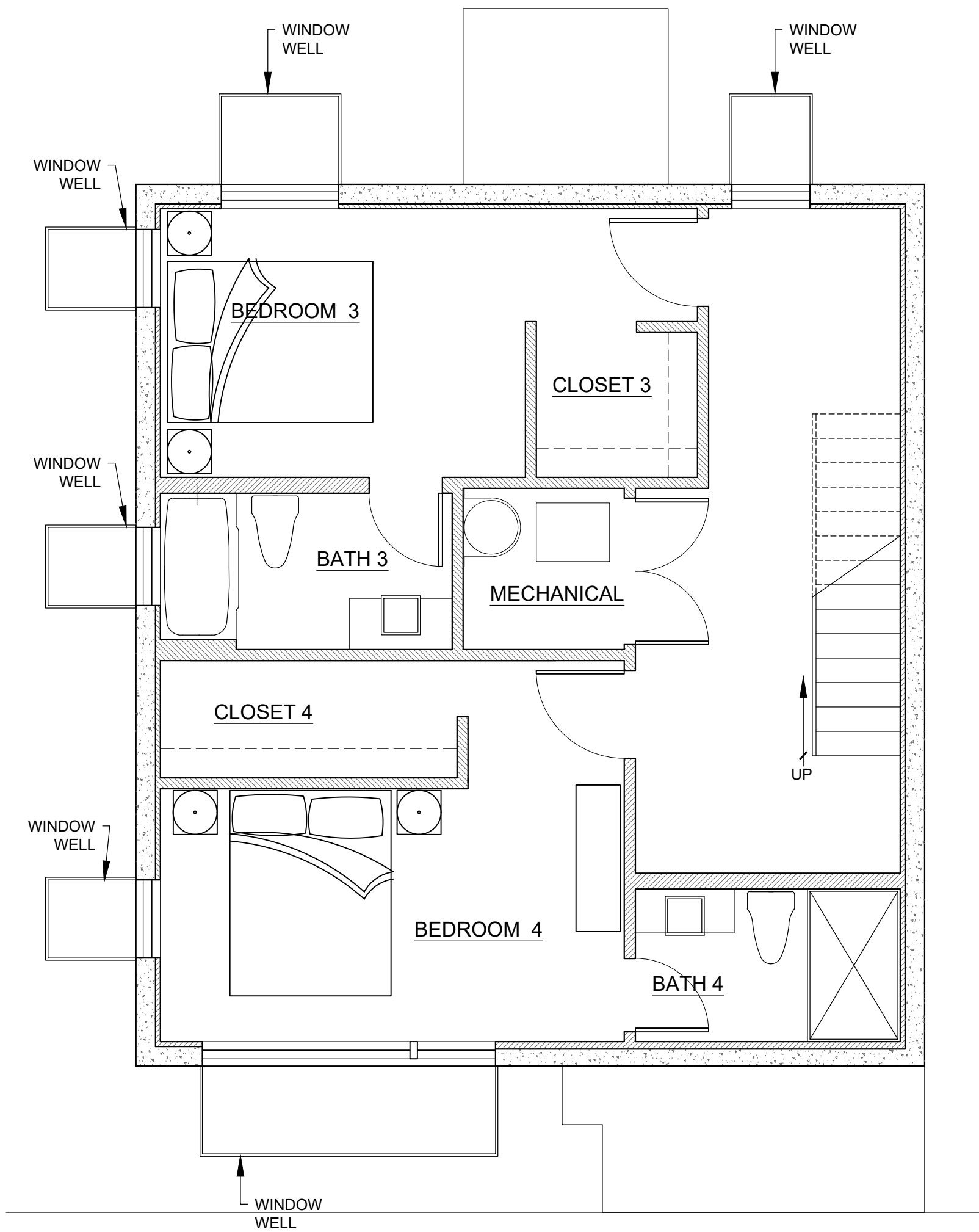
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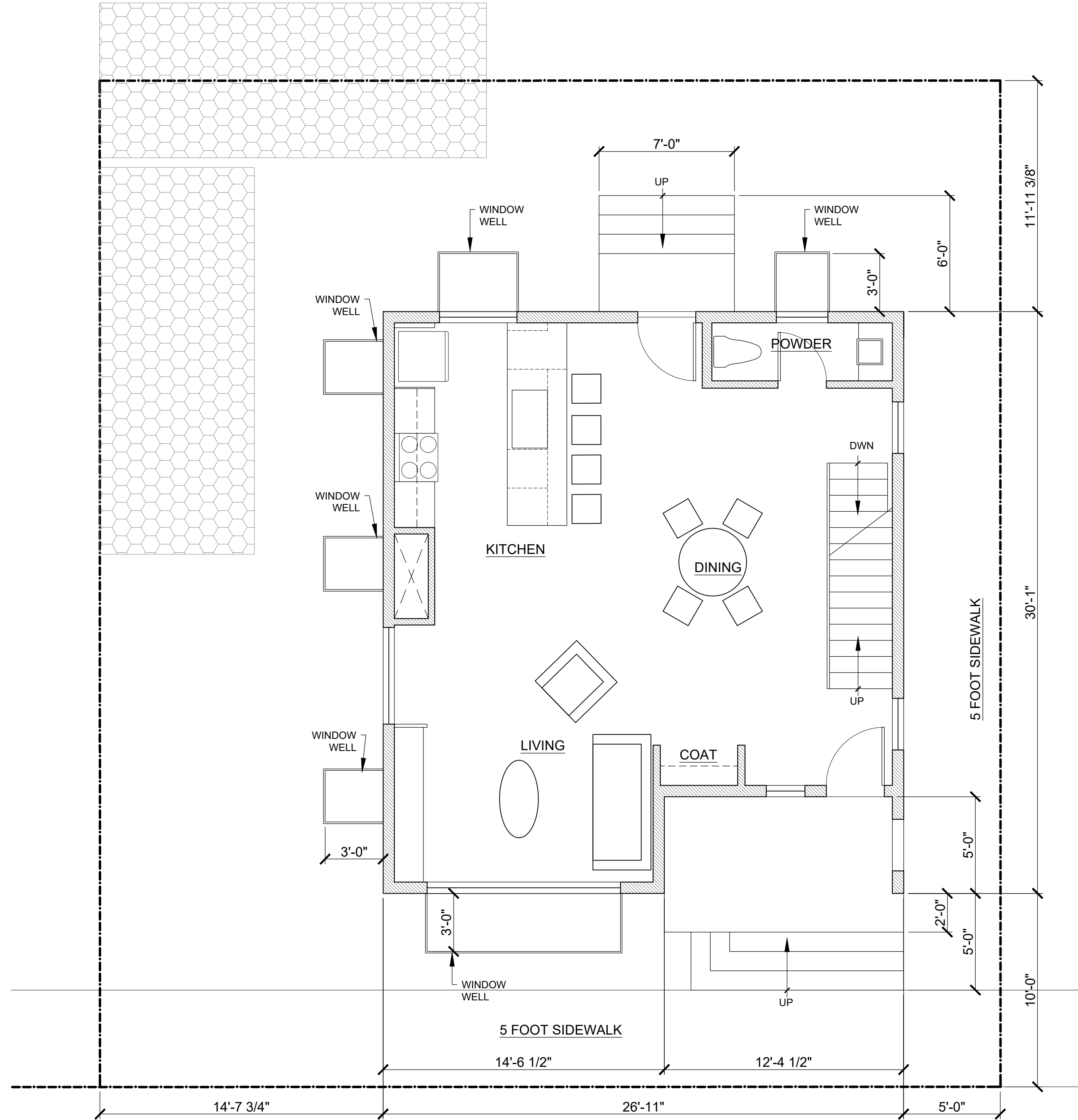
NORTH
LOT 302A -MAIN FLOOR PLAN - ALT1
SCALE: 1/4" = 1'-0" DEN/OFFICE OPTION



NORTH
LOT 302A -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 302A- BASEMENT OPTION PLAN
SCALE: 1/4" = 1'-0" TWO BEDROOM OPTION



NORTH
LOT 302A -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

TABLE 21A.36.020B
OBSTRUCTION IN REQUIRED YARDS
Steps and required landings 4 feet or less above or below grade which are necessary
for access to a permitted building and located not less than 4 feet from a lot line
Window wells projecting not more than 3 feet into a front or side yard

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 302
HOYT PLACE
SALT LAKE CITY, UTAH 84116

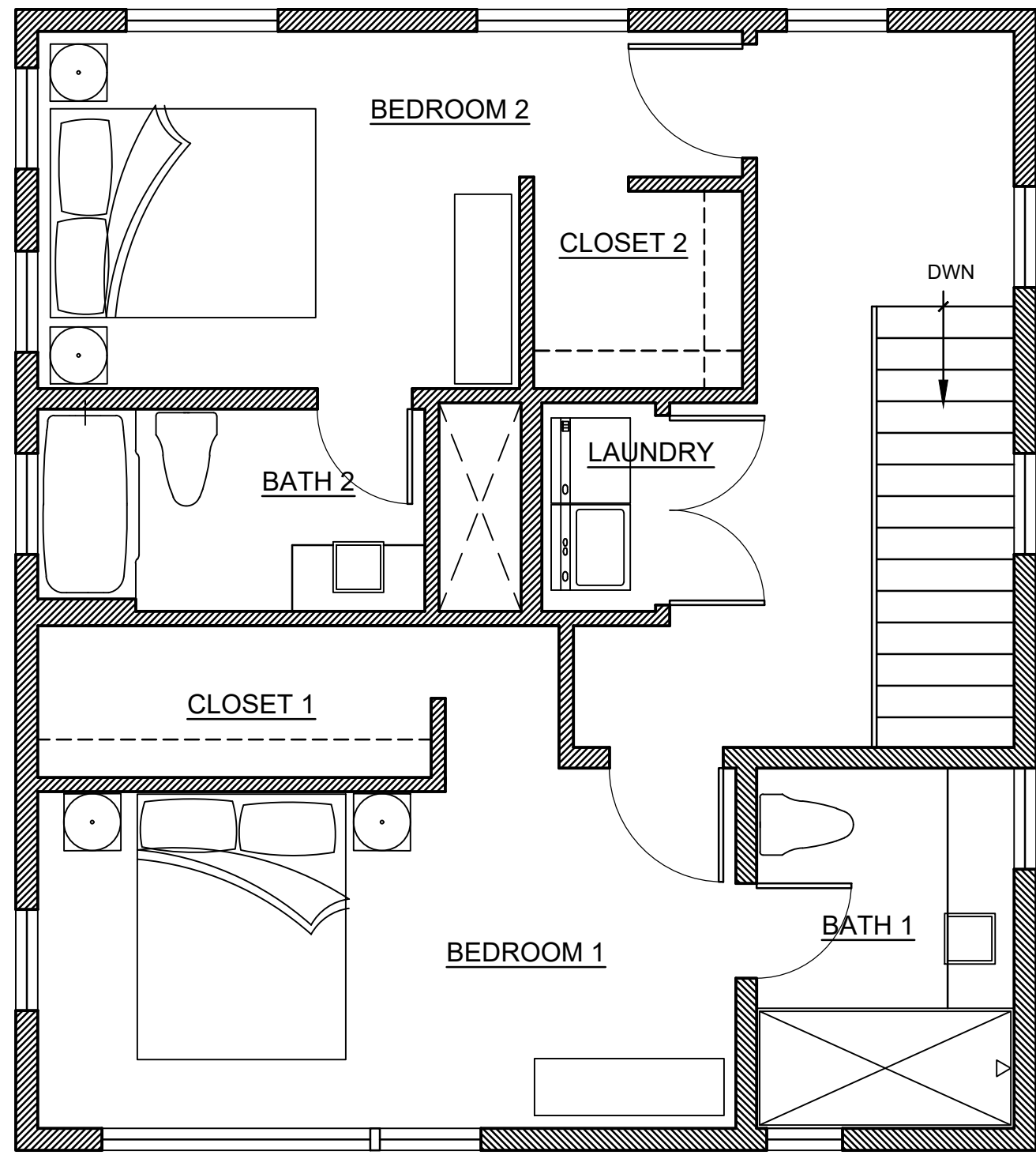
Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE:
15 JULY 2005
SHEET NAME:

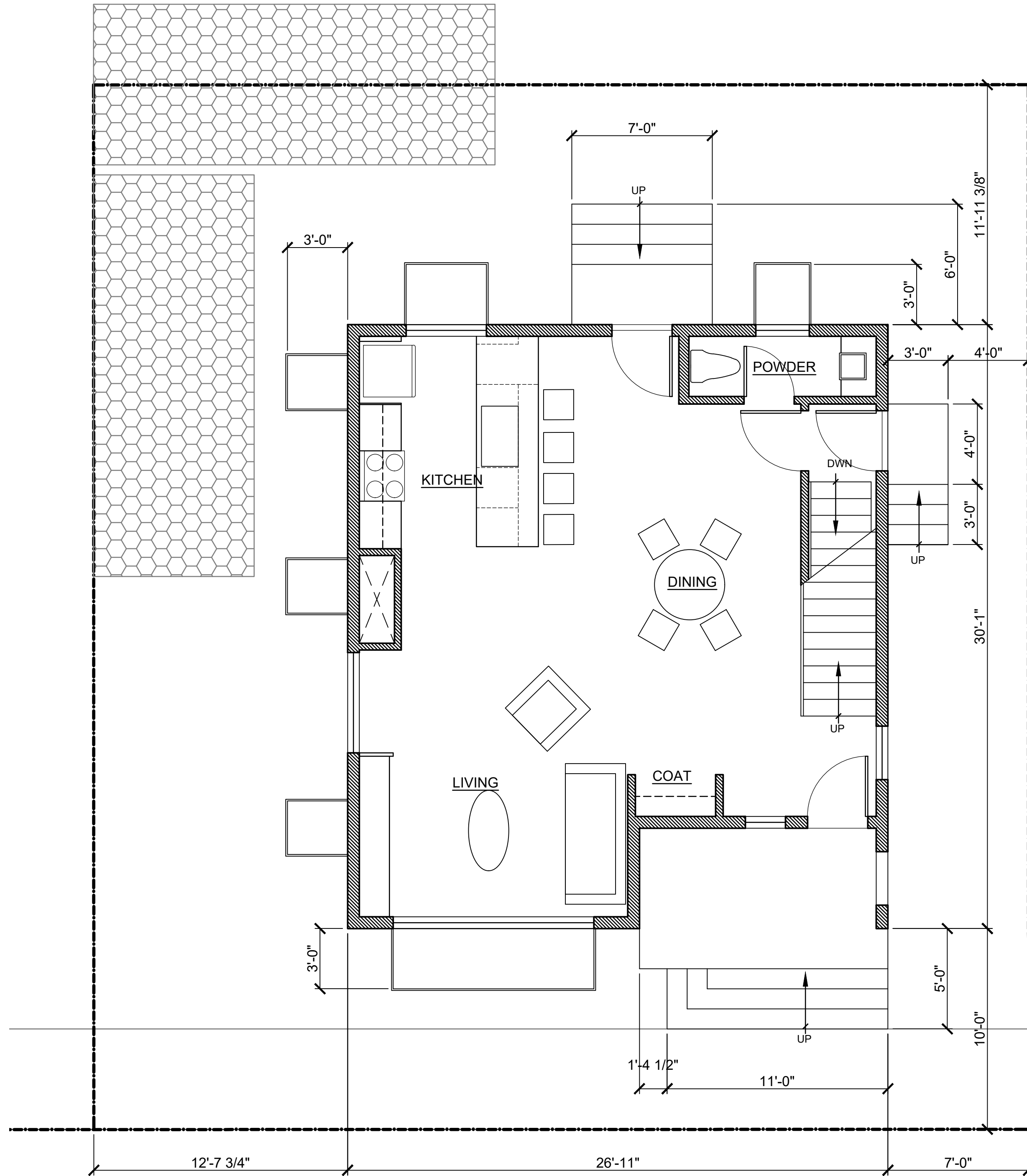
PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
2025001-302
SHEET NUMBER:

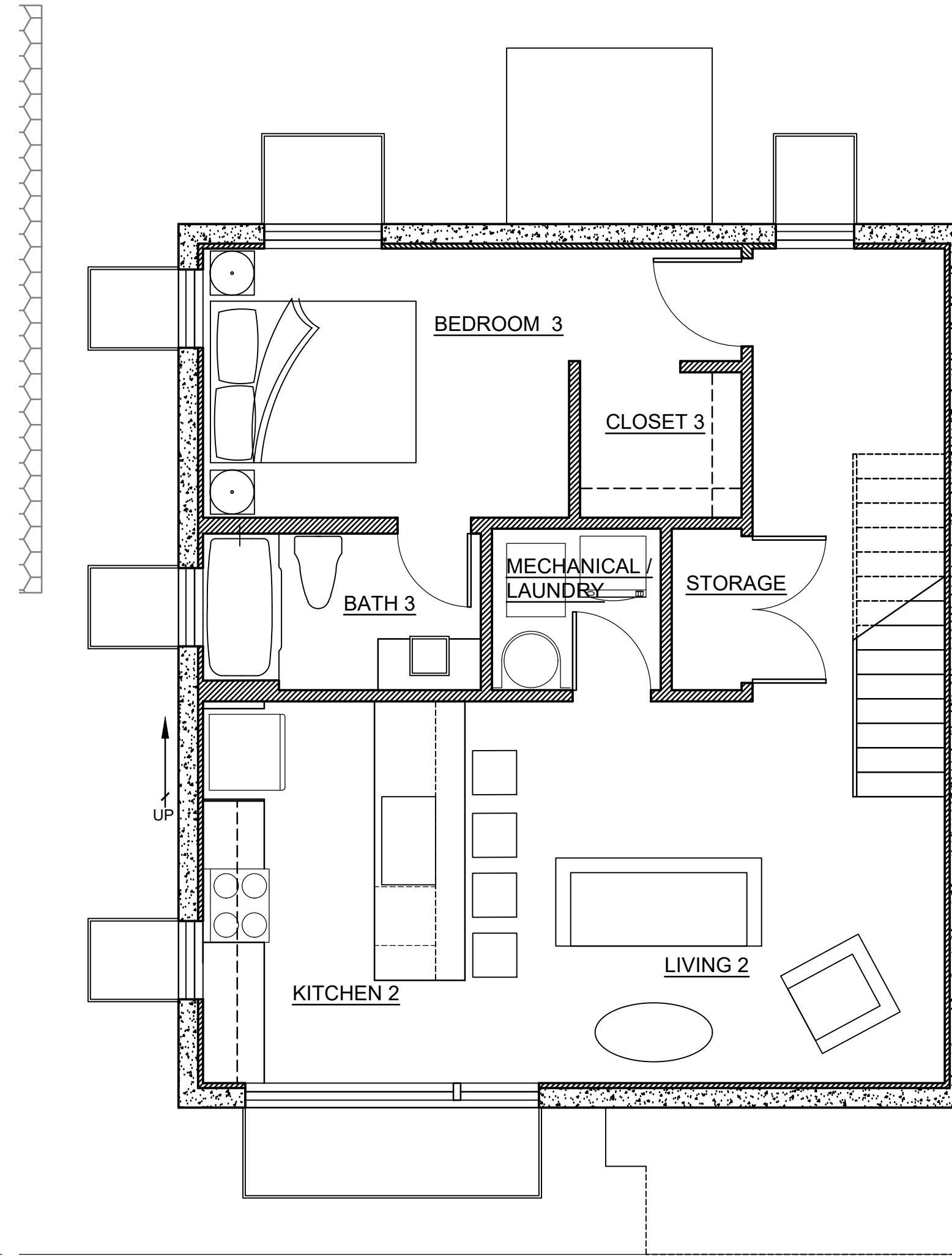
A2.0A



NORTH
LOT 302B -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 302B -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 302B- BASEMENT PLAN
SCALE: 1/4" = 1'-0"

TABLE 21A.36.020B
OBSTRUCTION IN REQUIRED YARDS
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line
Window wells projecting not more than 3 feet into a front or side yard

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 302
HOYT PLACE
SALT LAKE CITY, UTAH 84116

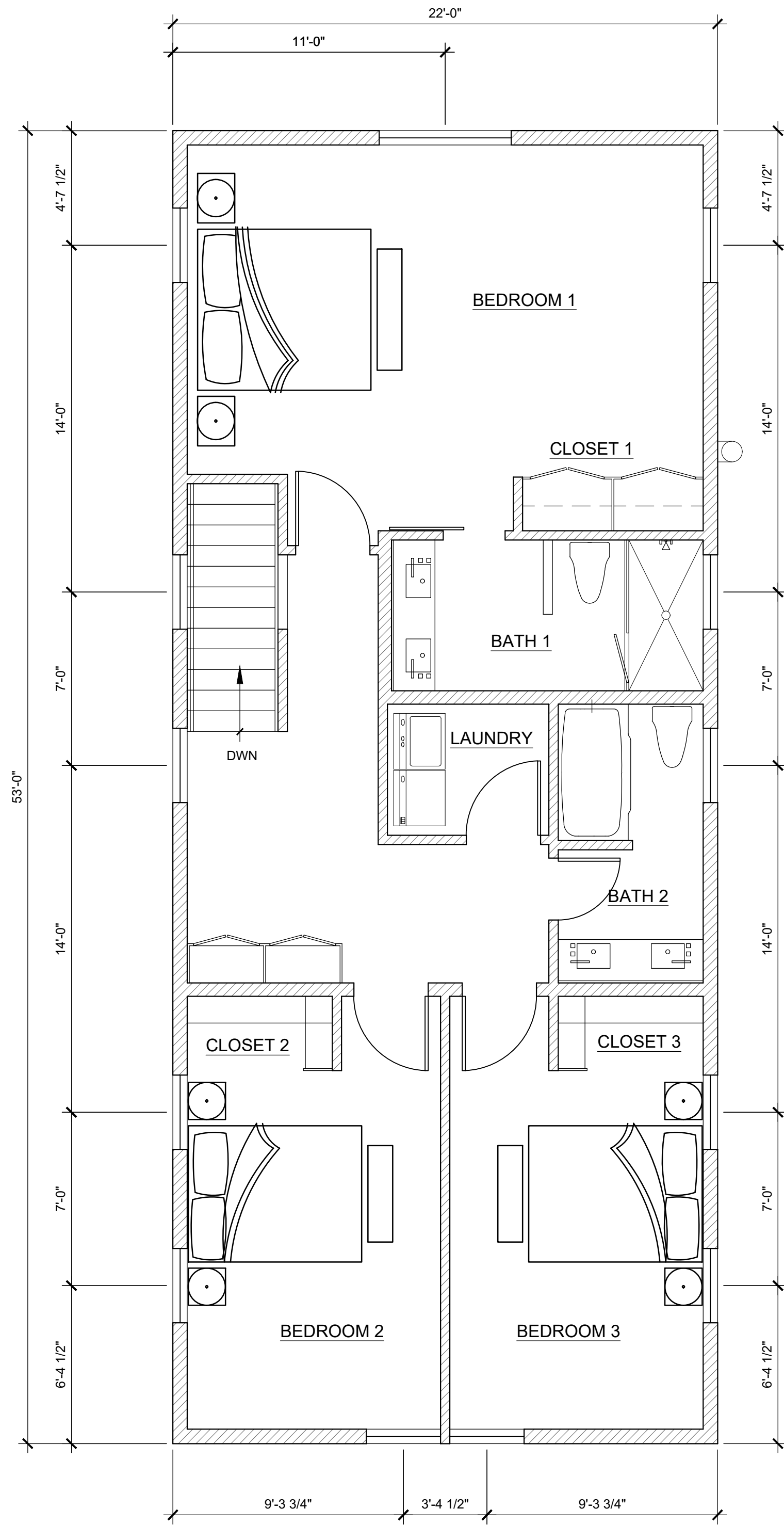
kenneth e. wheadon
architect
1194 east crystal avenue
salt lake city, utah 84106
801.466.6292

DATE:
15 JULY 2005
SHEET NAME:

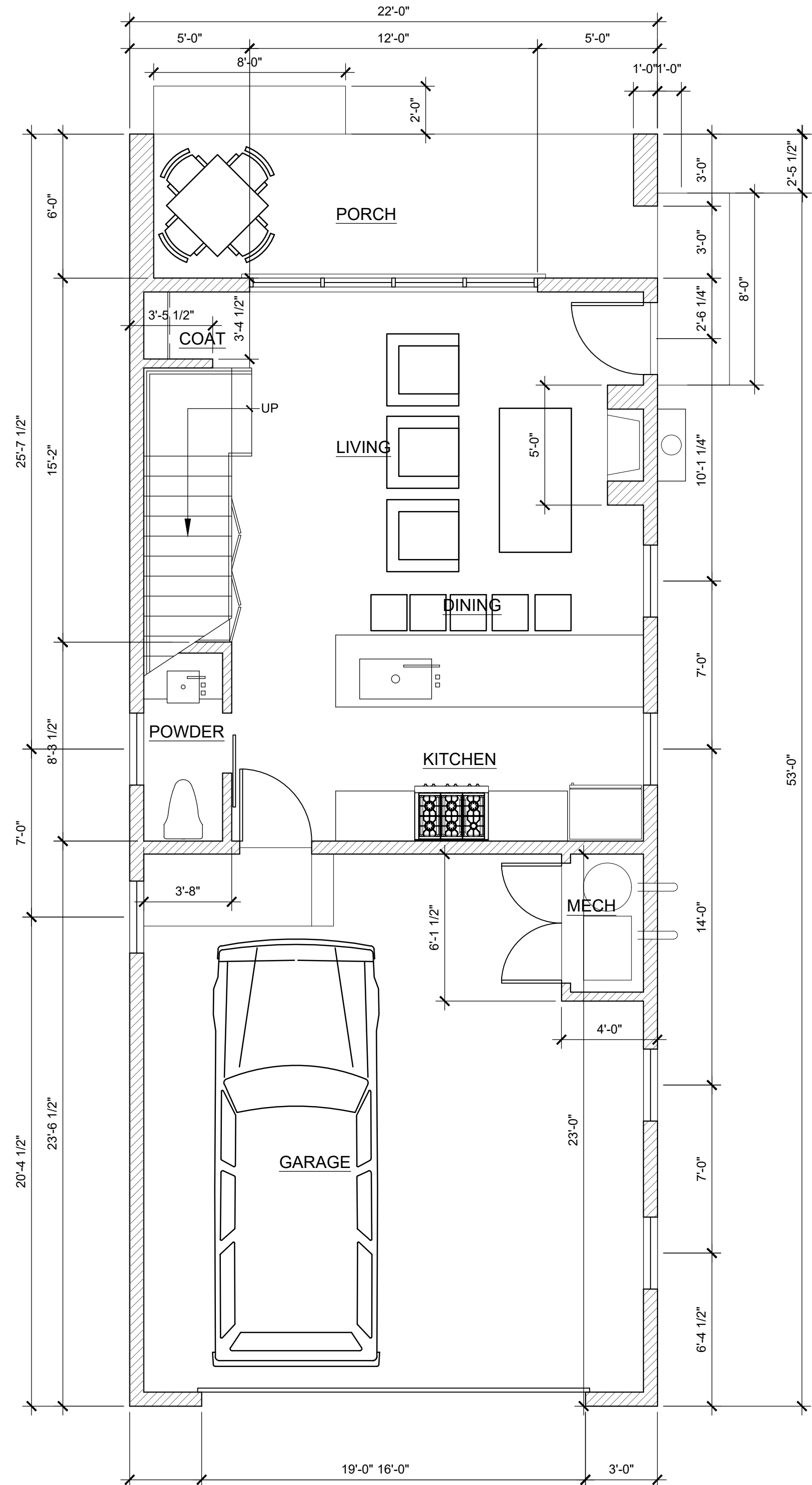
PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
2025001-302
SHEET NUMBER:

A2.0B



NORTH
LOT 303 -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 303 -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

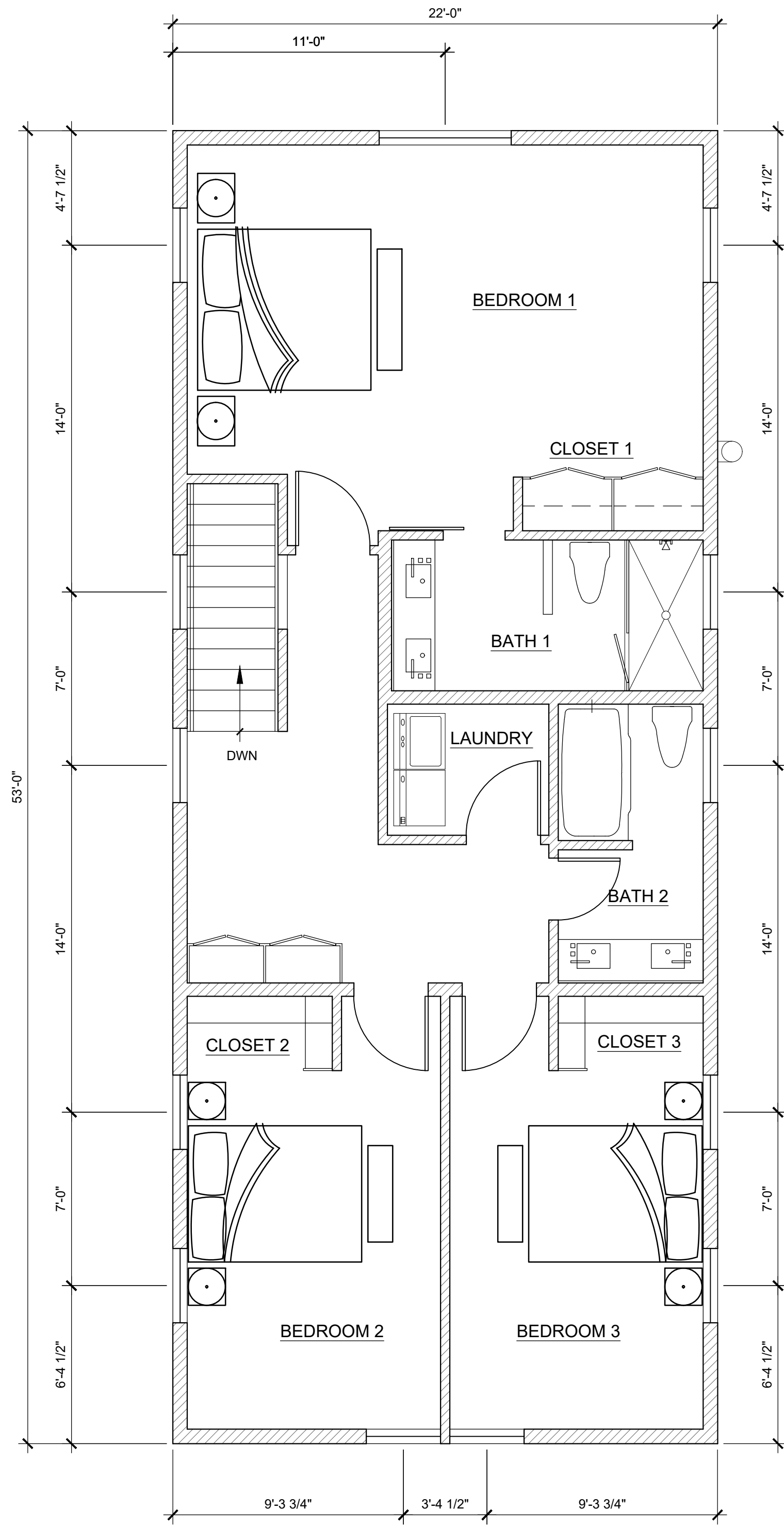
PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 303
HOYT PLACE
SALT LAKE CITY, UTAH 84116

Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

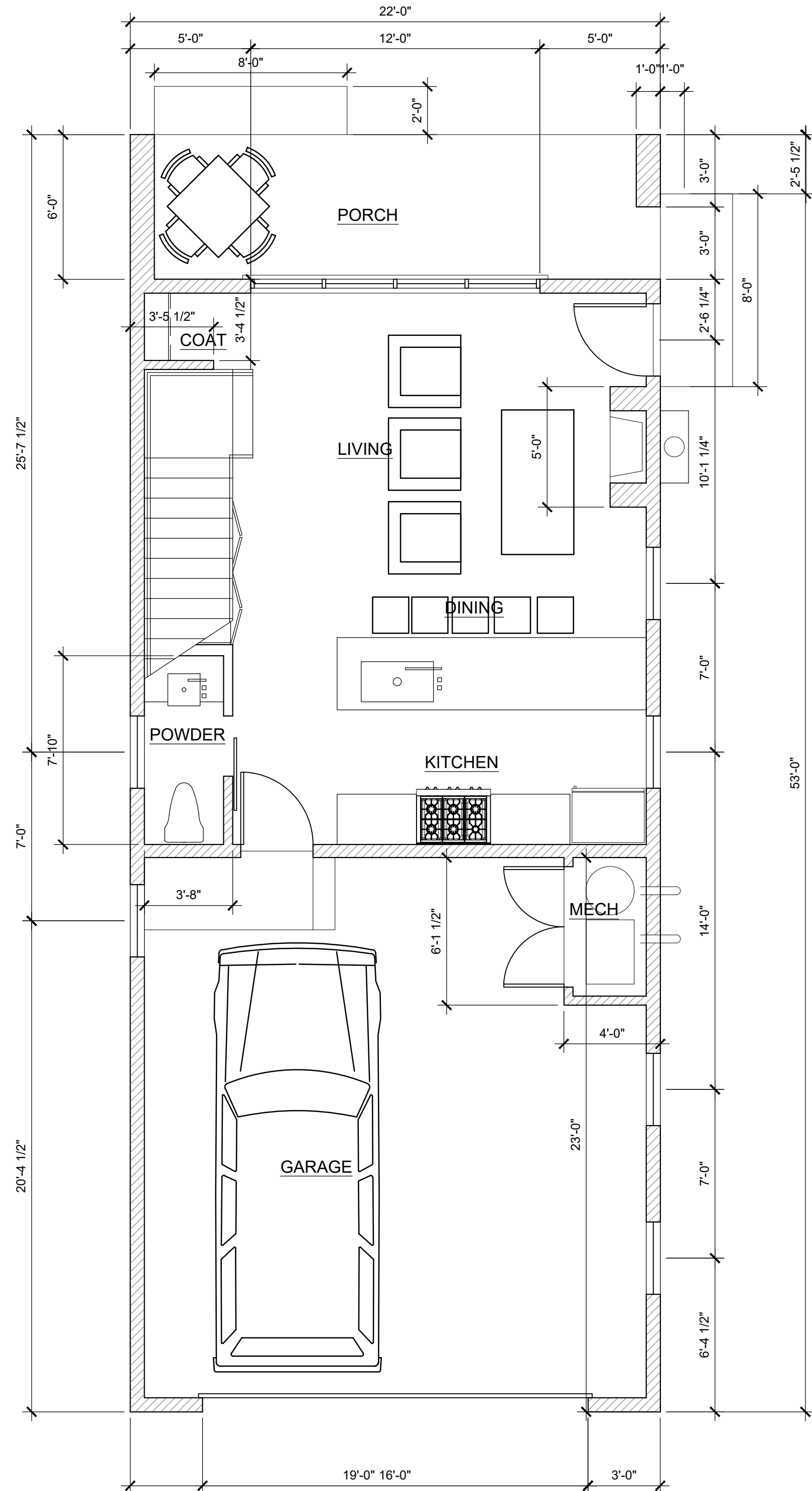
DATE:
28 June 2025
SHEET NAME:

PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
2025001-303
SHEET NUMBER:



NORTH
LOT 305 -SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH
LOT 305 -MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

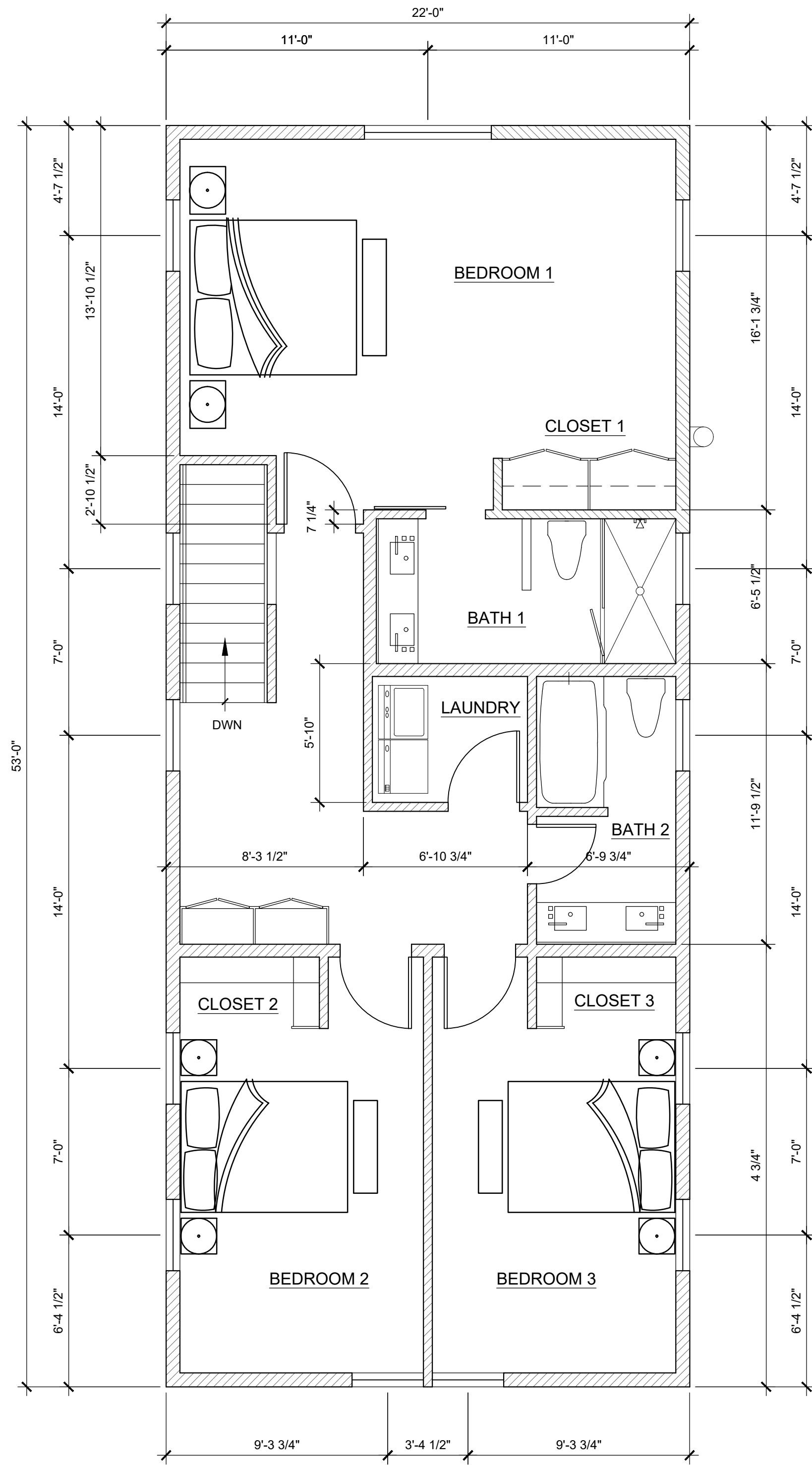
PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 305
HOYT PLACE
SALT LAKE CITY, UTAH 84116

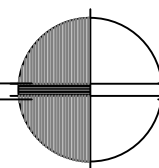
kenneth e. wheadon
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1194 east crystal avenue
salt lake city, utah 84106
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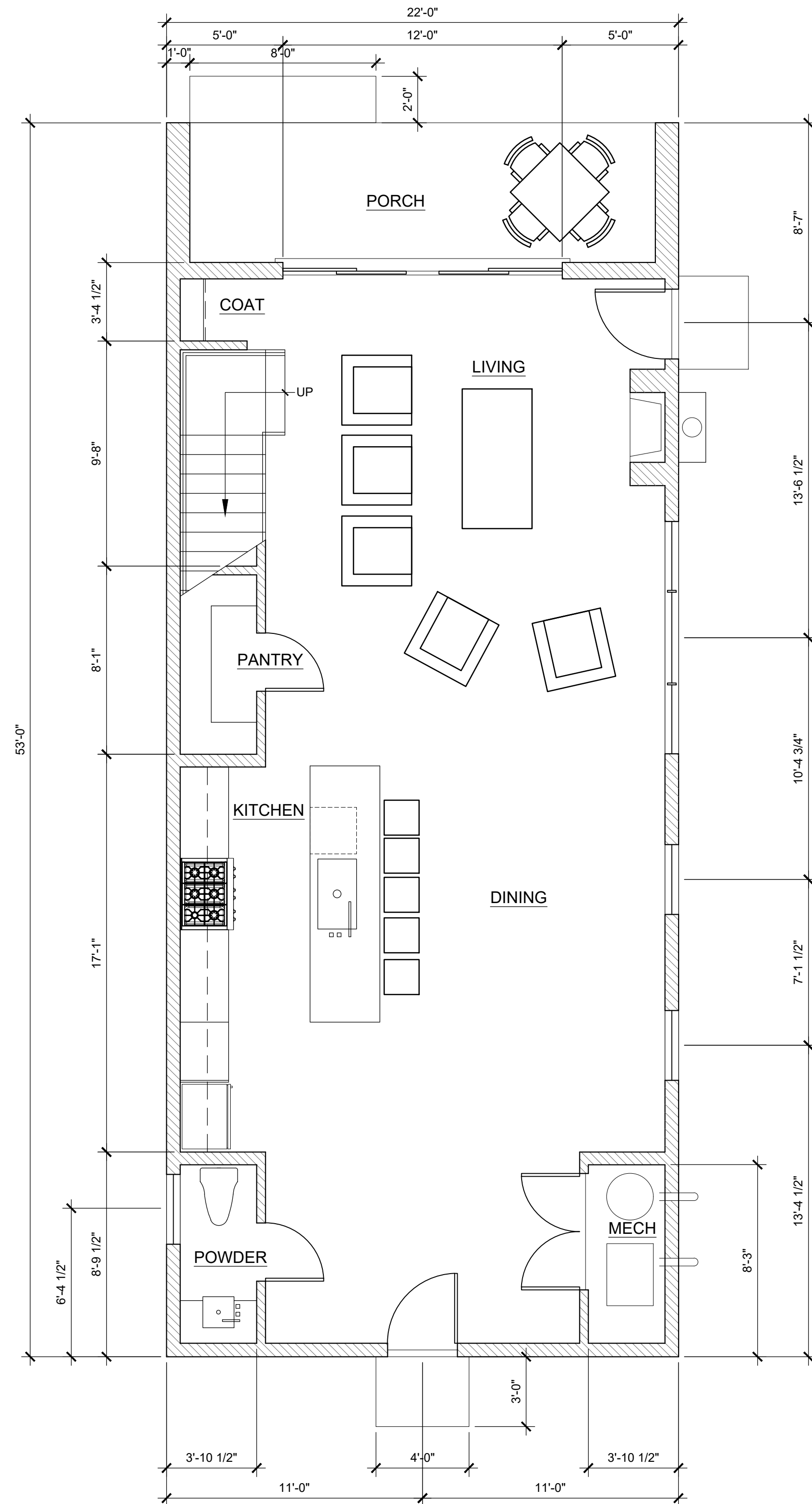
DATE:
28 June 2025
SHEET NAME:

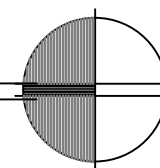
PRELIMINARY
FLOOR PLANS

ARCHITECTS PROJECT NUMBER:
2025001-305
SHEET NUMBER:



NORTH  **LOT 304 -SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



NORTH  **LOT 304 -MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

PROJECT:
A NEW HOUSE DESIGN FOR:
LOT 304
HOYT PLACE
SALT LAKE CITY, UTAH 84116

Kenneth E. Wheadon
architect
1194 East Crystal Avenue
Salt Lake City, Utah 84106
801.466.6292

DATE: [REDACTED]
28 June 2025
SHEET NAME:

**PRELIMINARY
FLOOR PLANS**

ARCHITECTS PROJECT NUMBER:
2025001-304
SHEET NUMBER:

HOYT PLACE PHASE 3

Introduction

Hoyt Place Phase 3 consists of two vacant parcels, 858 and 860 West Hoyt Place.

Phase 1 at Hoyt Place has already been approved and obtained its Final Plat. It consists of 10 residential building lots (4 single family detached and 6 single family attached), a 32' private street, and a 20' alley.

Phase 2 at Hoyt Place has already been approved and it consists of 5 single family building lots.

Background

Hoyt Place Phase 3 includes parcels 858 and 860 West Hoyt Place. It is a continuation of the infill development as shown on the Hoyt Place Master Plan. The private street, Hoyt Place, provides access to approximately 30 individual parcels; four of which contain occupied single-family dwellings. The remaining parcels are vacant or the vacant portions of long narrow lots.

The improvements for Phases 1, 2, and 3 are installed and or "stubbed" to the subject properties. The private street (Hoyt Place) is currently improved with new sewer, water, curb, and gutter, gas, and asphalt. Utility, road access, and fire code compliance to all vacant parcels on Hoyt Place has been stubbed and or planned for.

Several of the properties at Hoyt Place were rezoned to SR-3 Special Development Pattern Residential in 2016 to accommodate the type of development being proposed.

Phase 3 parcels total approximately .39 acres. These parcels will be subdivided into 5 single-family lots. The following is a summary of what is proposed:

1. Lot sizes. The lots range from approximately 2,300 square feet to approximately 3,000 square feet for an average of 2,700 square feet.

2. Homes. The homes are single-family detached with optional flex space. These single-family homes offer up to four bedrooms, three and a half bathrooms.
3. Parking. The parking requirement for the SR3 zone is one (1) parking stall per dwelling. However, those choosing a garage will have two (2) enclosed parking stalls. Lots 301 and 302 do not have garages, but off-street, surface parking is provided. Parking for units that are built with flex space is located in the side yard of each unit with potential tandem parking. Through the Planned Development, the flex space parking is being requested as a modification in order to allow for on street parking credit. This request is due to the ordinance not providing credit for on street parking in single-family districts. However, the zoning administrator has made the determination that the parking ordinance does not define those districts clearly, and that the SR-3 is actually defined as a medium density residential district. The requested modification of this provision is to ensure this clarity and allow for parking flexibility with this type of housing.

As previously mentioned, the properties at Hoyt Place have been rezoned from R1-5,000 and R1-7,000 to SR-3.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and to implement the guidance found in the 800 West Station Area Plan by changing the zoning to a district that was created for development or interior residential blocks.

The decision to grant the rezone was made by the City Council with the acknowledgement and expectation that the Planning Commission would review any proposal for development and meet the requirements and standards for Planned Developments as well as the purposes of SR-3 districts.

The proposed development is consistent with the purpose statement of the SR-3 district that calls for a medium-density zoning district that provides *“a variety of housing types, in scale with the character of development located within the interior portions of city blocks”*. This proposal contains single-family homes with multiple floor plan options

that can and will meet the needs of the diverse population.

The Planned Development objectives and standards are being met by promoting greater efficiency in use of the land, utility services, and transportation systems. The proposed incremental increase in density utilizes the land to a more efficient degree than would otherwise be found in the area. In addition, the location of the proposed development is approximately 1,600 feet legal walking distance from the Jackson/Euclid TRAX station and provides access to bicycle lanes on 900 West that connect to 300 North bike lanes that lead to downtown.

The rezoning and current development proposal on Hoyt Place directly follows the direction set in the *North Temple Boulevard/800 West Station Plan*. The housing options proposed by the project are identified as examples in the plan for infill of stable areas in the plan area.

In addition, the guidance of the 800 West Station Area Plan calls for infill development at the proposed location specifically. That plan includes language that calls for increases in density at an increment that is meant to be compatible with the surrounding neighborhood. In addition, these housing options are also consistent with the goals found in the citywide plan: *Plan Salt Lake*, with the second initiative of the *Plan Salt Lake* housing section being to “Increase the number of medium density housing types and options.”

Not only does the proposed development meet the guidance of these plans closely, it is also important to note that the project is one block North of the Jackson Euclid TRAX station, bicycle lanes on 900 West that connect to downtown, and multiple shopping amenities, schools, recreation opportunities within one half mile.

The proposed configuration is the most logical way to develop the subject properties. These properties are narrow and deep and if they were to be subdivided North and South, the result would be single-family lots roughly 160' deep. This fact provides adequate justification for the structures to be oriented as proposed.

The proposed modifications allow the development to access the expanse of property at the mid-block of Hoyt Place and utilize this asset

for more housing choices in the community. Development of the interior portions of the block would not be possible without the new street and utility infrastructure. The applicant has created this housing opportunity at significant cost. The ordinance that requires lots to front a public street render the subject properties undevelopable without modifications being granted through the Planned Development process.

Planned Development Requirements

21A.55.010: Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands: **The single-family homes are oriented to create, conserve, and protect open space and each home faces common green space and a connecting paseo.**

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities. **A paseo connects all of Hoyt Place homes, providing a safe environment for walking and biking in the immediate neighborhood. In addition, the paseo connects to the existing sidewalks and streets outside of Hoyt Place. These sidewalks lead to a grocery store, a bank, schools, the State Fairground, a recreation center, public transportation, and more.**

2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest. **N/A**

3. Development of connected greenways and/or wildlife corridors. **The greenways (common space) the homes face is connected via safe and inviting walking and bike trails to neighbors, sidewalks, a future community garden, a neighborhood grocer, schools, public transportation, and more.**

4. Daylighting of creeks/water bodies. **N/A**

5. Inclusion of local food production areas, such as community gardens. Nearly every home faces a common paseo, which allows homeowner's to implement grow boxes for food and herb production.

6. Clustering of development to preserve open spaces. Clustering allows the preservation of open spaces, green spaces, a walkable development, great connectivity, and more.

B. Historic Preservation:

1. 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. N/A

2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the city and contribute to the general welfare of the city's residents. Native plants and grasses are used; leading to water-wise landscaping, water conservation, low maintenance, and more.

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

1. At least 20% of the housing must be for those with incomes that are at or below 80% of the area median income. While our focus is providing high quality, price sensitive, work-force housing, the additional flex space can and will provide affordable housing options, within a safe neighborhood, near public transportation, downtown, a grocery store, schools, etc.

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. We comply with the 28' height restriction and our homes are consistent with the size and scope of the neighborhood. However, we have included flex spaces, adding more flexibility and affordability to the neighborhood.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. Our connected neighborhood sidewalks provide easy, safe, and convenient access to grocery stores, banking, public transportation, and more.

2. Improvements that encourage transportation options other than just the automobile. Our connected sidewalks provide great access to public transportation, biking, walking, etc.

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use and Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. Our private streets require less asphalt while providing more than the required parking. Most of our homes are oriented east to west, with simple pitched roofs that easily accommodate solar panels. Each home is wired for solar, and every homeowner can choose to install solar panels at the time of construction or in the future.

2. Reuse of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, state, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.
N/A

F. Master Plan Implementation: A project that helps implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal:

A project that is consistent with the guidance of the master plan related to building scale, building orientation, site layout, or other similar character defining features

Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended 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. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process. As previously mentioned, the properties at Hoyt Place, underwent rezoning approval and were rezoned from R1-5,000 and R1-7,000 to SR-3.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and to implement the guidance found in the 800 West Station Area Plan by changing the zoning to a district that was created for development of interior residential blocks. Phase 3 at Hoyt Place continues to meet the intended purpose of the re-zone by providing desperately needed housing options.