

RIVERSIDE COTTAGES – PLANNED DEVELOPMENT

April 3, 2023

Introduction

Riverside Cottages consists of five parcels, each with an existing home. One of the homes is to be demolished, while the remaining 4 are to be fully renovated.

Riverside Cottages recently obtained SR3 and R1-5000 zoning for the subject properties. This proposed Planned Development is for 17 new single-family homes and 4 existing homes for a total of 21 single-family homes.

Background

Riverside Cottages, an infill development, includes parcels 1522, 1520, 1516, 1500 West 500 North and also 552 North 1500 West.

A proposed private street from 600 North will provide vehicular access to 17 single-family homes. The four existing homes face south and access 500 North.

Improvements for Riverside Cottages will include new sewer, water, curb, and gutter, gas, asphalt, etc. At the request of the neighboring landowner, planning for utility and vehicular access for anticipated additional phases.

Riverside Cottages totals 2.31 acres and a community garden is designed as a common amenity for all homeowners to enjoy. The following is a summary of what is proposed:

1. Lot sizes. The R1-5000 lots range from 5,547 square feet to 5,684 square feet. The SR3 lots range from 2,798 square feet to 5,000 square feet.
2. Homes. The homes are single-family detached with optional ADU or flex space. These single-family homes offer up to four bedrooms, three and a half bathrooms and if one chooses, a studio apartment or up/down flex space.

3. Community garden. The community garden is conveniently nestled along the common paseo and is approximately 4,000 square feet.
4. 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. Parking for units that are built with an ADU or flex space is located in the side yard of each unit with potential tandem parking. Through the Planned Development, the ADU 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.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and 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 Planning Commission with the acknowledgement and expectation that any proposal for development will meet the requirements and standards for Planned Developments as well as the purposes of SR-3 and R1-5,000 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 adjacent to Backman Elementary School, is across the street from a regional City park, is a stones throw from the Jordan River Parkway, and from shopping, banking, and restaurants.

Riverside Cottages housing options are 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.”

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 Riverside Cottages 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 most of 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 homes are oriented to create, conserve, and protect open space and each home faces common green space and a connecting paseo. A community garden is also included.**

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 Riverside 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 Riverside Cottages. These sidewalks lead to a grocery store, banking, a school, the Jordan River, the State Fairgrounds, 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 are connected via safe and inviting walking and bike trails to neighbors, sidewalks, a community garden, a neighborhood grocer, a school, public transportation, and more.

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

5. Inclusion of local food production areas, such as community gardens. A Community garden is designed and included. In addition, grow boxes are offered throughout.

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 ADU's and or flex space can and will provide affordable housing options, within a safe neighborhood, with direct linkages to downtown, a grocery store, a school, banking, restaurants, 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 and accessory dwelling spaces (ADU's), 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 a grocery store, banking, recreation, 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 Riverside Cottages underwent rezoning approval and were rezoned to SR3 and R1-5,000.

The purpose of the rezone was to allow for more flexibility in housing options through development of the inner block, and by changing the zoning to a district that was created for development or interior residential blocks. Riverside Cottages meets the intended purpose of the re-zone by providing desperately needed housing options in Salt

Lake City.

21A.55.110: Disclosure Of Private Infrastructure Costs For Planned Developments Costs associated with infrastructure are being reviewed and costs associated. Will provide as we receive them

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. 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:

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. **Most of the homes at Riverside face a shared common area front yard. In addition, a bike/pedestrian trail will connect 500 North to Bachman Elementary, the Jordan River Parkway, and Riverside Park. Riverside Park is approximately 20 acres and it has soccer fields, baseball/softball fields, restrooms, volleyball, and much 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. **N/A**

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

5. Inclusion of local food production areas, such as community gardens. **There is a large community garden designed into the Cottages at Riverside. The community garden will be available for its residents**

6. Clustering of development to preserve open spaces. **Most of the homes are alley-fed, creating open space in front of several of the homes. This design creates a warm sense of community, connectivity, and safety.**

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. **Most of the subject property is vacant, with open fields. Landscaping will be water-wise, native plants.**

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

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. **N/A**

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 flexible floor plans accommodate families with children, the elderly, young professionals and more.**

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. **Yes, see answer A1 above.**

2. Improvements that encourage transportation options other than just the automobile. **Yes, see answer A1 above.**

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. **The homes run east to west and all homes are pre-wired for solar options.**

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:

1. 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. (Ord. 8-18, 2018) **We obtained a General Plan amendment. The proposed development is consistent with the height, lot size, and scale of the surrounding neighborhood. The proposed plan is also consistent with the wishes of the neighborhood while balancing the city-wide plan. Although the area allows attached housing, our plan ensures single-family homes, with flexible floor plans, that appeal to and accommodate different sectors and meet multiple housing needs.**

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

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. **We obtained a General Plan amendment. The proposed development is consistent with the height, lot size, and scale of the surrounding neighborhood. The proposed plan is also consistent with the wishes of the neighborhood while balancing the city-wide plan. Although the area allows attached housing, our plan ensures single-family homes, with flexible floor plans, that appeal to and accommodate different sectors and meet multiple housing needs.**

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; **The proposed development is compatible to the neighborhood as it relates to scale, mass, and intensity. Our single-family homes are approximately 2,000 SF and will not exceed 28' in height.**

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; **Our homes are built with sustainable and enduring exterior material. From metal roofs to custom windows and no stucco, our homes maintain a fresh and timeless look. Our plan ensures single-family homes,**

with flexible floor plans, that appeal to and accommodate different sectors and meet multiple housing needs.

3. Whether building setbacks along the perimeter of the development: **Natural setbacks of approximately 25' from the property line to the homes are built into our development.**

a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.

b. Provide sufficient space for private amenities. **The private amenity is a community garden. There is adequate space and connectivity to the garden.**

c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. **Natural setbacks of approximately 25' from the property line to the homes are built into our development.**

d. Provide adequate sight lines to streets, driveways and sidewalks. **We adhere to AASHTO standards**

e. Provide sufficient space for maintenance. **N/A**

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; **Our homes have large windows, and porches, and are oriented toward the open space. This is designed for safety, a sense of community, and more**

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; **We will include this in the landscape detail**

6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and **Garbage cans are located at each home. Cans are to be kept in the garage or toward the rear, on the side of the home**

7. Whether parking areas are appropriately buffered from adjacent uses. **Each home has its own parking and parking is allowed on the private street. We have gone to great care to separate pedestrians from automobiles**

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; **N/A**

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; **To be shown in the landscape detail**

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and. **To be shown in the landscape detail**

4. Whether proposed landscaping is appropriate for the scale of the development. **To be shown in the landscape detail**

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; **There is direct access onto 600 North, a State Hwy. The additional daily traffic count will not have an adverse impact.**

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; **Yes, walkways connect the proposed development to its surroundings, to each home, and the community garden.**

b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and **Biking and walking are encouraged and we provide direct links to 500 South, 600 South, Bachman Elementary School, and more**

c. Minimizing conflicts between different transportation modes;

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; **Yes, we provide direct links to surrounding and adjacent amenities**

4. Whether the proposed design provides adequate emergency vehicle access; and **We comply with the International Fire Code (IFC)**

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way. **N/A**

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. **N/A**

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018) **Will coordinate utilities with the relevant city departments**