

Navajo Street Planned Development and ADU

1017 S Navajo Street and 1335 W Mead Avenue -- PLNSUB2019-00461



What is the request?

Tom Candee, agent for owners, is proposing to retain the existing single-family home fronting Navajo Street and to construct a new single-family home on Mead Avenue under a Planned Development. The applicant is requesting Conditional Use approval for an attached Accessory Dwelling Unit in the basement of the new home.

Why does the project need Planned Development and Conditional Use approval?

Planned Development approval is required due to reduced requested front yard setback of 20 feet and a proposed grade change more than 4 feet. The R-1-5,000 zoning district requires a front yard setback to be established by the average of the existing yards on the block face. In this case, that average would be approximately 28' 10". Grade changes are currently allowed at 4' without special approval. The applicant is proposing a grade change of 5.5' that would be supported by retaining walls.

All Accessory Dwelling Unit (ADU) proposals within single-family zoning districts must be reviewed as Conditional Uses. The Conditional Use review considers compatibility, location, configuration, and potential impacts of the ADU use.

Where is the Planned Development and ADU located?

1017 S Navajo Street and 1335 W Mead Avenue. The ADU is proposed to be located in the basement of the new home on Mead Avenue.



What are the next steps?

- Notices have been sent to the Community Council Chairs, and property owners and residents within 300 feet of the project to obtain public input and comments on the proposal.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a decision.

Where can I get more information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Go to the [SLC Citizen Access Portal](#)
2. Click “Planning Check or Research Petitions”
3. Type the petition numbers PLNPCM2019-00461
4. Click on “Record Info”
5. Select “Attachments” from the drop-down menu to see the submitted plans.

If you have any questions or comments regarding this proposal, please contact:

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