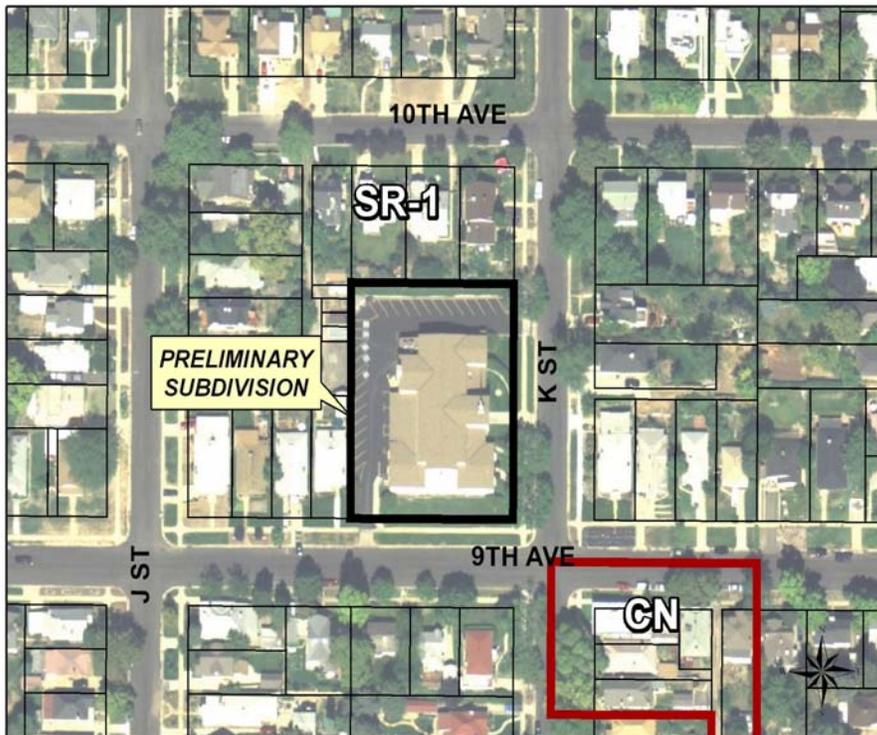


DATE: April 24, 2006
TO: Salt Lake City Planning Commission
FROM: Jackie Gasparik - Principal Planner
RE: **PRELIMINARY SUBDIVISION APPROVAL #490-05-64**
NORTHEAST AVENUES SUBDIVISION

**STAFF REPORT FOR THE APRIL 26, 2006 PLANNING
COMMISSION MEETING**

PETITION#: #490-05-64
APPLICANT: Pinnacle Building Group
STATUS OF APPLICANT: Property Owner
PROPERTY OWNER: Pinnacle Building Group
PROJECT LOCATION: 465 North K Street
Sidwell Number(s) 09-32-153-016



PROJECT/PROPERTY SIZE: .83 acres

COUNCIL DISTRICT: District 3, Council Member, Eric Jergensen

REQUESTED ACTION:

Approval of a five-lot Minor Subdivision

SURROUNDING ZONING DISTRICTS

North-	Special Development Pattern Residential District (SR-1)
South-	SR-1/Neighborhood Commercial District (CN)
East-	SR-1
West-	SR-1

SURROUNDING LAND USES:

North-	Residential
South-	Residential
East-	Residential
West-	Residential

MASTER PLAN SPECIFICATIONS:

The subject property is located in the Greater Avenues Master Plan area. This Master Plan identifies the area as low-density residential (4-8 units per acre).

PROJECT DESCRIPTION/SUBJECT PROPERTY HISTORY:

Pinnacle Building Group is requesting Minor Subdivision approval to redevelop the subject parcel into five single-family home lots. The site was formerly a Church of Jesus Christ of Latter-day Saints Ward House that was recently demolished and the property was sold for redevelopment.

Planning staff has analyzed the requested subdivision as to its compliance with the requirements of the Special Development Residential SR-1 zone. The proposed lots meet the minimum requirements of 50 feet of street frontage and minimum 5,000 square foot lot size. The homes must meet all current zoning standards, including the Temporary zoning standards adopted by Ordinance 91 of 2005 and Compatible Residential Development Infill standards adopted by Ordinance 90 of 2005 that encumber the subject property.

The proposed lots are as follows (see attached minor subdivision plat):

Lot	Frontage	Depth	Lot Size
Lot 1	55'	120'	6,600
Lot 2	55'	120'	6,600

Lot 3	55'	120'	6,600
Lot 4	50'	165'	8,250
Lot 5	50'	165'	8,250

ACCESS:

The subject property has access from two existing City streets, 9th Avenue and K Street. Both streets have the capacity to provide access for the five proposed homes. The Salt Lake City Planning, Transportation and Engineering Divisions have all reviewed and approved the access to the proposed subdivision, subject to minor repair of existing public improvements (see attached departmental review letters in Exhibit 1).

DEPARTMENTAL COMMENTS:

Engineering Division: The Engineering Division recommends approval subject to the following conditions. New drive approaches must be installed as each lot develops in accordance with American Public Works Association (APWA) Std. Plan 221. New utility laterals to the proposed lots should be grouped in such a way as to minimize cuts and pavement patches in the adjoining streets. The pavement patches must be done in accordance with APWA Stand. Plan 225. A permit to work in the public way must be obtained from Salt Lake City Engineering Division prior to performing the described work above. Prior to a building permit on any of the proposed lots, a certified address must be issued by Alice Montoya of the Engineering Division.

Transportation Division: The Transportation Division recommends approval subject to the following conditions: There are two existing drive approaches that will need to be removed in coordination with the future development of each lot. The driveway revisions must be reviewed by Engineering Division as to repairs needed to the curb, gutter and sidewalk. The existing street lighting must be reviewed by Mike Barry, Street Lighting Coordinator as to compliance with City Lighting Master Plans for any required upgrades and revisions.

Fire Department: The Fire Marshal recommends approval subject to the following conditions. The applicant is required to submit a site plan showing the location of the nearest fire hydrants on 9th Avenue and on K Street. This drawing must also show the size of the water main supplying the fire hydrants.

Public Utilities Department: The Public Utilities Division recommends approval subject to the following conditions. Each lot is required to have a separate water and sewer connection with none of the services crossing the new property lines. The applicant needs to have their engineer design and draw a utility services plan for review and approval by the Public Utilities Department.

Police Department: The Police Department recommends approval.

Planning Division: Planning staff has analyzed the requested subdivision as to its compliance with the requirements of the Special Development Pattern Residential SR-1 zone. Each of the proposed lots meet the minimum requirements of 50 feet of street frontage and 5,000 square foot lot size. The proposed homes must meet all current zoning setbacks including the Temporary and Compatible Infill Ordinances that encumber the subject property.

APPLICABLE LAND USE REGULATIONS

- Title 20 Subdivisions, 20.20 Minor Subdivisions.
- 21A.24.080 SR-1 Special Development Pattern Residential District.
- Temporary zoning standards adopted by Ordinance 91 of 2005.
- Compatible Residential Development Infill standards adopted by Ordinance 90 of 2005.

ANALYSIS AND FINDINGS

STANDARDS FOR APPROVAL

MINOR SUBDIVISION APPROVAL CHAPTER 20.20

The proposed lot size and dimensions of lots 4 and 5 exceed the maximum lot size as per the Compatible Residential Infill Development Ordinance for a single-family home. However, the SR-1 Zoning District also allows duplexes and twin home development on lots at least 8,000 square feet in area. There is nothing in the zoning ordinance that states that just because the lot is of a certain size that the development must be for a duplex or twin home. Staff is of the opinion that lots 4 and 5 are larger than allowed for single family development but that the ordinance does not require that the future development of these lots be the higher density. However, because of the Compatible Residential Infill Development Ordinance we have included the following standards and findings.

Compatible Residential Infill Standards 21A.24.080.G

Maximum Lot size: With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum lot size of a new lot shall not exceed 150% of the minimum lot size required by the applicable zoning district, except as may be created through the subdivision process subject to the following standards:

Standard 1: The size of the new lot is compatible with other lots on the same block face.

Discussion: The only other lot that meets the criteria of block face is the lot located at 485 North K Street. This lot is .14 of an acre which is approximately 6,098 sq. ft in lot area (55 feet by 110 feet), which is compatible with the proposed lots (as per Salt Lake County records).

The proposed lots are 8,250 sq. feet in lot area (4 and 5) and are 50 feet by 165 feet. Because of the infill nature of the site the proposed lots are deeper than other lots on the block face. Thus, the sizes of the two proposed lots are compatible with the other lots on the block face.

The proposed lots are the standard 50 feet wide by 165 feet deep. However because of the infill nature of the site the lots depth is slightly longer than other lots on the block.

Finding: *The proposed lots are compatible with other lots on the block face.*

Standard 2: The configuration of the lot is compatible with other lots on the same block face.

Discussion: The applicants have not intentionally proposed lots that are larger than the requirement it is only because of the shape of the infill parcel that makes the lots slightly larger than the maximum size requirement for single-family development. The proposed lots as per the SR-1 zone could also accommodate duplex or twin home development.

The SR-1 Zoning District allows single-family development on lots 5,000 to 7,500 square feet in lot area. The SR-1 zone also allows duplex or twin home development on lots 8,000 to 12,000 square feet in lot area. The proposed lots 4 and 5 are 8,250 square feet each. However, The Planning Staff does not want to recommend that the larger lots be developed at a higher density, but allow the market and the applicant to make that decision as allowed by the zoning district. Thus, staff is supporting the approval of the larger lots as allowed by the Compatible Infill Ordinance and the SR-1 Zoning District in compliance with the Greater Avenues Master Plan.

Staff has also reviewed the proposed lot layout of the subdivision. Planning staff and the applicant have not been able to identify a better way to subdivide the property into lots that are not over the maximum size. The proposed configuration of the lots is the best layout possible considering the property dimensions.

Finding: *The configurations of the lots are compatible with the other lots on the same block face.*

Standard 3: The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

Discussion: The proposed lots 4 and 5 are similar in width as the other lot on the same block face. As discussed above, because of its shape and depth of the redevelopment parcel, the new lots are slightly deeper than other lots on the block face.

Redevelopment of the site is as compatible as possible given the existing site dimensions of the redevelopment parcel. Developing the property as a single-family home subdivision is in the best interest of the City and complies with the SR-1 zoning and the Greater Avenues Master Plan.

Finding: *The proposed lots are compatible (but not exactly the same as the existing lot(s) on the block face) in relation to the lot depth to width as other lots on the same block face and in the immediate area.*

The Planning Commission, or designee, may, approve the proposed minor subdivision if the Commission finds that:

Standard A: The minor subdivision will be in the best interest of the City.

Discussion: The proposed subdivision complies with the City's Master Plans, specifically the Greater Avenues Master Plan and with the, Compatible Infill Development Ordinance and the SR-1 Zoning Ordinance.

Finding: *The proposed subdivision is in the best interest of the City.*

Standard B: All lots comply with the applicable zoning standards.

Discussion: The proposed subdivision meets the fifty foot minimum frontage (the proposed lots 4 & 5 are 50 feet in width) and the five thousand square footage minimum (the proposed lots are 8,250) requirements for the creation of new lots in the SR-1 Zoning District. As discussed above the lots are compatible even though lots 4 and 5 are slightly larger than the maximum lot size of 7,500 square feet as outlined in the above standards and findings.

Finding: *The proposed lots comply with all zoning standards.*

Standard C: All necessary and required dedications are made.

Discussion: No dedications are required.

***Finding:** The subject subdivision has been reviewed by the Planning Division, Transportation Division and the Engineering Division and all dedications are existing and no additional dedications are required as a condition of the proposed subdivision. All reviewing parties recommend approval.*

Standard D: Provisions for the construction of any required public way improvements are included.

Discussion: As a condition of the Engineering and Transportation Divisions some minor public way improvements are required as part of this subdivision as outlined above in this staff report.

***Finding:** Construction of the required public way improvements is a condition of this approval.*

Standard E: The subdivision otherwise compiles with all applicable laws and regulations.

Discussion: The proposed subdivision has been reviewed and approved by all relevant City departments and complies with all applicable City and State laws and regulations.

***Finding:** The proposed subdivision complies with this standard.*

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission grant preliminary approval of the Northeast Avenues Minor Subdivision, based on the findings of fact in this staff report subject to the following conditions:

1. Approval is conditioned upon compliance with departmental comments as outlined in this staff report.
2. Any future redevelopment will be subject to the requirements of the zoning ordinance.
3. All development must comply with the Compatible Residential Infill Development Ordinance.
4. All development must also comply with temporary zoning regulations for compatible residential infill development requirements especially building height and/or the new/future ordinance requirements (replacing the temporary requirements currently in place) as approved by the City Council.

Jackie O. Gasparik
Principal Planner

Attachments:

- Exhibit 1 - Department Comments
- Exhibit 2 - Aerial map, preliminary plat

Exhibit 1
Department Comments

Exhibit 2
Aerial Map, Preliminary Plat

Exhibit 3