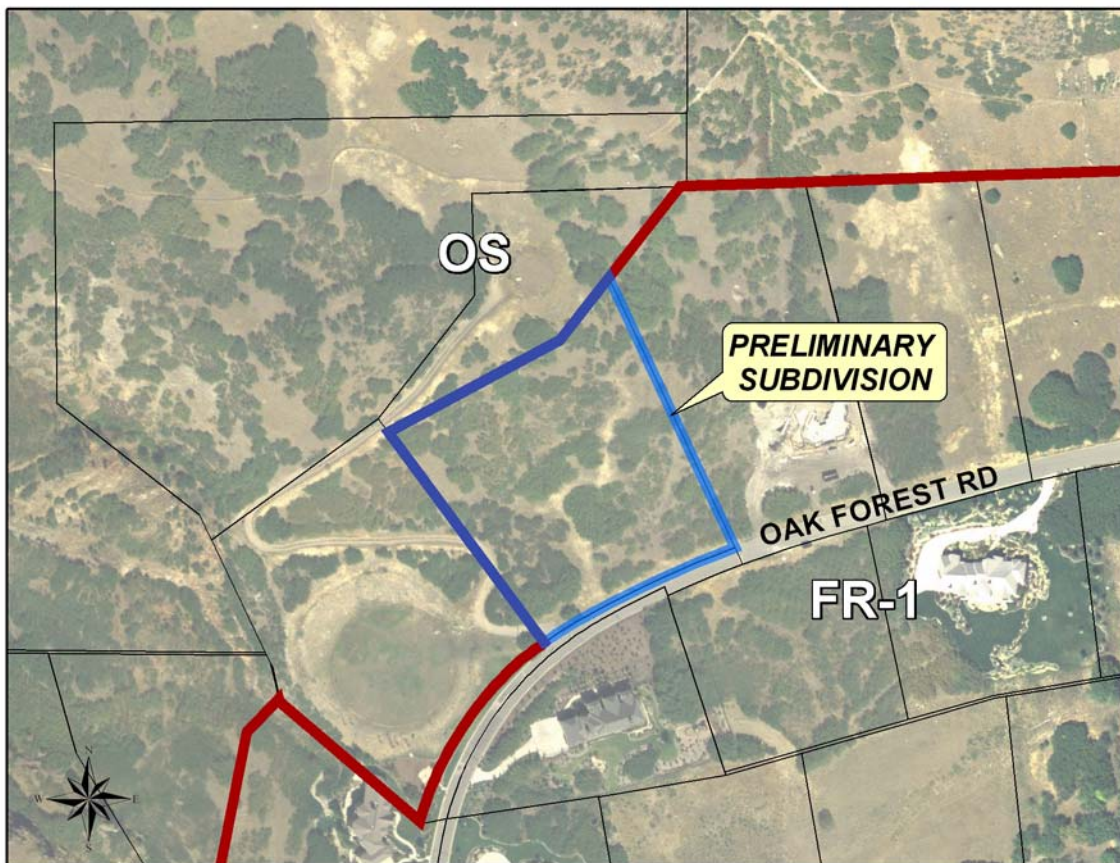


DATE: May 24, 2006
TO: Salt Lake City Planning Commission
FROM: Clark Labrum - Associate Planner
RE: **STAFF REPORT FOR THE MAY 24, 2006 PLANNING COMMISSION MEETING-ISSUES ONLY HEARING**

CASE#: 490-06-21, North Cove Estates Lot 601
Preliminary Foothill Subdivision
APPLICANT: Arimo Corp./Chris Robinson
STATUS OF APPLICANT: Property Owner
PROJECT LOCATION: 299 E. Oak Forest Road



PROJECT/PROPERTY SIZE: Entire Project Area: 3.332 Acres
Area of property proposed to be subdivided into one single-family lot: 3.332 Acres with 324 feet frontage

COUNCIL DISTRICT: District 3, Council Member Eric Jergensen

REQUESTED ACTION: Issues Only Hearing

PARCEL NUMBER: 09-19-300-008

CURRENT USE: Vacant

PROPOSED USE: Detached Single-Family Residential

APPLICABLE LAND USE REGULATIONS: Salt Lake City Zoning Ordinance, Section 21A.24.020, Foothills Estate Residential District (FR-1/43,560 Zoning District regulations)
Minimum 1 acre lot, minimum 140 feet wide, maximum 50% lot coverage, maximum 40% slope

Salt Lake City Subdivision Ordinance, Chapter 20.16. Preliminary Plats

SURROUNDING ZONING DISTRICTS: North: OS, Open Space District (City owned)
South: FR-1, Foothills Estate Residential District
East: FR-1, Foothills Estate Residential District
West: OS, Open Space District (City owned)

SURROUNDING LAND USES: North = Parks & Open Space
South = Very Low Density Single-Family Residential
East = Very Low Density Single-Family Residential
West = Parks & Open Space

MASTER PLAN SPECIFICATIONS: The Capitol Hill Master Plan Future Land Use Designation is “Very Low Density Residential” (1 to 5 dwelling units per gross acre). The proposed density complies with the Master Plan Future Land Use Classification.

SUBJECT PROPERTY HISTORY: The subject property is an existing vacant, metes & bounds parcel with frontage on Oak Forest Road. A development agreement was created between the owner and the City on October 1, 1991 which vested the subject parcel and the neighboring North Cove Estates Plat D under the site development and zoning standards in effect

at that time (Section 47-3-4.3, Site Development Regulations, 1981). These standards would permit construction within the buildable area of the lot on up to a 40% slope. The current slope requirement is 30% (Section 21A.24.020G).

ACCESS: The subject property fronts Oak Forest Road, a private road, from which driveway access will be permitted according to City standards. The owner is also requesting approval of an access or use easement of the City's unimproved 20 foot wide access road (to water reservoir) west of the subject parcel for occasional access to the rear of the buildable area of the proposed lot.

PROJECT DESCRIPTION: The applicant is requesting a preliminary subdivision plat to convert the existing metes & bounds parcel into a one lot, single family residential subdivision with a buildable area of 1.404 acres. A permanent open space easement will be dedicated to the City for the balance of the lot (1.928 acres). The maximum final slope for the buildable area of the proposed lot must be less than 40%. Former zoning and site development standards in effect in 1981 are vested under the development agreement for the subject lot. The lot is also compatible in area, configuration and width with neighboring recorded lots. The lot owner will join the existing homeowners association and conform to the existing covenants and architectural review requirements.

PLANNING COMMISSION ACTION:

1. Staff presentation.
2. Review and discuss the request.
3. Take public comment.
4. Direct staff regarding items of concern to be addressed in the preliminary subdivision application.

Clark Labrum
Associate Planner

Attachments:

- Exhibit 1 – Preliminary Plat
- Exhibit 2 – Application
- Exhibit 3 – Development Agreement-Section 4
- Exhibit 4 – Site Development Regulations-“Undevelopable Slopes”, 1981
- Exhibit 5 – Zoning Ordinance, Chapter 21.18, 1988

EXHIBIT 1 - PRELIMINARY PLAT

EXHIBIT 2 - APPLICATION

**EXHIBIT 3 - DEVELOPMENT AGREEMENT,
SECTION 4**

**EXHIBIT 4 - SITE DEVELOPMENT REGULATIONS,
UNDEVELOPABLE SLOPES, 1981**

**EXHIBIT 5 - ZONING ORDINANCE, CHAPTER 21.18,
1988**