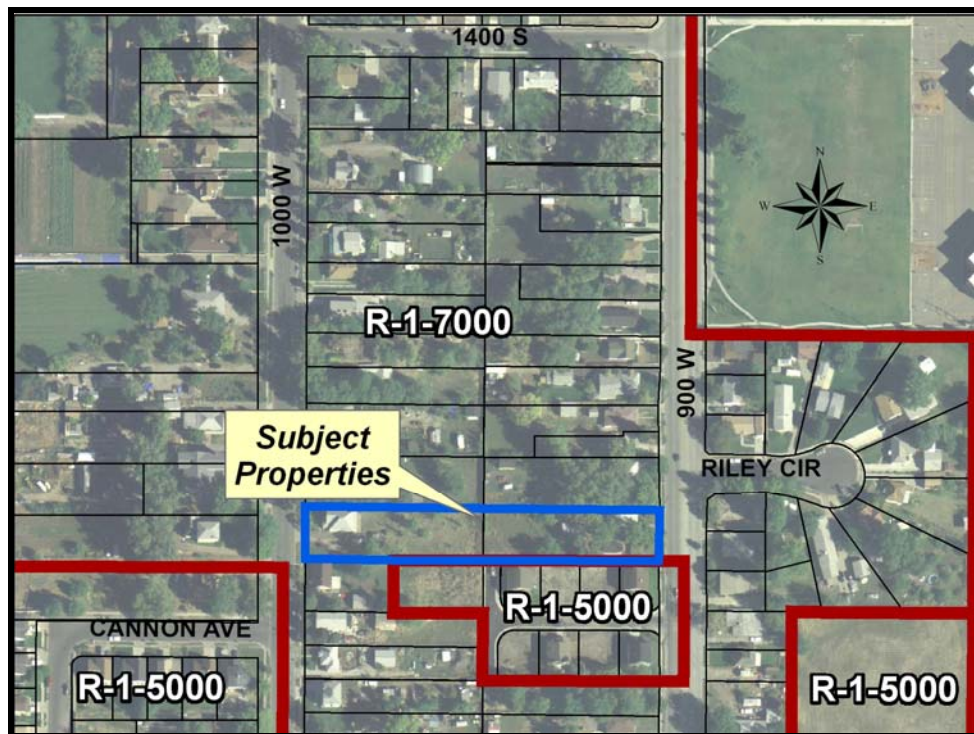


**DATE:** June 6, 2007  
**TO:** Salt Lake City Planning Commission  
**FROM:** Michael Maloy, AICP, Principal Planner  
**RE:** Staff Report for the June 13, 2007 Planning Commission Meeting

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**CASE #:** Petition 410-07-11  
**APPLICANT:** Michael Druce  
**STATUS OF APPLICANT:** Property owner (subject to completion of purchase contract)  
**REQUESTED ACTION:** Applicant has requested approval of a conditional use/planned development consisting of four residential lots in an R-1/7,000 Single-Family Residential District. The purpose for the planned development is to create two new buildable lots by extending an existing reduced width public street.



**COUNCIL DISTRICT:** District 2, Council Member Van Turner  
**PROJECT LOCATION:** Approximately 1492 S 900 W & 1487 S 1000 W  
**PROJECT/PROPERTY SIZE:** 1 acre

**SURROUNDING ZONING DISTRICTS:**  
**North:** R-1/7,000 Single-Family Residential  
**South:** R-1/5,000 Single-Family Residential  
**East:** R-1/7,000 Single-Family Residential  
**West:** R-1/7,000 Single-Family Residential

**SURROUNDING LAND USES:**  
**North:** Single-Family Residential  
**South:** Single-Family Residential  
**East:** Single-Family Residential  
**West:** Single-Family Residential

**PROPOSED USE(S):** Single-family residential development

**MASTER PLAN SPECIFICATIONS:**  
The subject property is in the R-1/7,000 Single-Family Residential District. The West Salt Lake Master Plan designates this area for “Low Density Residential.” The requested planned development is consistent with the Master Plan and the current zoning.

**SUBJECT PROPERTY HISTORY:**  
The subject property is formed by two adjacent ½ acre parcels that extend between 900 West and 1000 West and were originally part of the *Big Field Survey 5 Acre Plat*. Each parcel contains an existing single-family dwelling. Both parcels measures 82.5 feet wide, however parcel depth varies and measure 280.5 feet and 276.93 feet respectively. Due to the depth of each parcel both backyards are largely vacant and underutilized.

**ACCESS:**  
The proposed primary vehicular ingress/egress for the subject property will be from Cannon Oaks Place (1510 South), which extends westward from 900 West and dead ends in a “hammer head” street that extends along a north-south axis.

**PROJECT DESCRIPTION:**  
The applicant is proposing to develop two new residential parcels for construction of single-family dwellings. The new parcels will be made accessible by extending an existing public street, Cannon Oaks Place, northward by an additional 57 feet (approximately). The proposed reduced width public street is 27.5 feet wide, which is 22.5 feet less than the 50 foot minimum currently required by City policy; however the proposed reduced width public street is identical to the existing width of Cannon Oaks Place which was approved by the Planning Commission on June 15, 2000 as part of the

Cannon Place Subdivision and planned development (see attached preliminary plat – Exhibit 3).

#### **DEPARTMENTAL COMMENTS:**

The comments received from pertinent City Departments/Divisions are attached to this staff report. The following is a summary of the comments and concerns received (see departmental comments – Exhibit 2):

#### **Community Council**

This request was presented to the Glendale Community Council meeting on May 16, 2007. The comments and concerns that were expressed are listed below:

- Concern with size of dwelling units and number of bedrooms; encouraged applicant to build houses large enough to accommodate families and support neighborhood stability.
- Concern with high water table; encouraged applicant to not build basements.
- Questioned applicant regarding intended selling price.

#### **Building Services**

The following comments were received in response to a corresponding subdivision petition (# 490-07-05) for the subject properties:

- The sites are zoned R/1-7,000 and do not lie within any significant overlay district.
- The new lots as shown do not meet the 50' frontage minimum.
- Please have the existing grading shown on the subdivision plat.
- Please have the buildable areas of the lots clearly distinguished
- Applicant should document the distance between the existing accessory buildings to the East and the new property line. No accessory structure should be closer than one foot to the new property line and no eave should be closer than two feet to the property line without fire wall protection.

#### **Public Utilities**

The following comments were received in response to a corresponding subdivision petition (# 490-07-05) for the subject properties:

- Both the sewer and water mains must be extended to the end of the proposed access road.
- The lowest plumbing elevation must be calculated based on the lowest elevation that can be gravity feed by the sewer lateral and sewer main. Below this elevation no plumbing fixtures will be allowed.
- Sewer injector pumps will not be allowed.
- The elevations must be shown on the plat.
- Where the sewer lateral or main has less than four feet of cover, insulation, such as blue board foam, must be place above the sewer for frost/freezing protection. Contact Public Utilities for a detail of the insulation installation.
- The water mains must have a minimum of five feet of cover.
- The meters must be located a minimum of three-feet outside of and proposed drive way.

### **Police Department**

- No comments received.

### **Engineering**

- This is a subdivision project to split the rear of two existing lots to make two new residential lots. This will result in 4 lots, two of which are already improved, with minor repair needed on their street improvements. On Lot 4 (the 900 West frontage) there are 4 panels of sidewalk that will need to be ground down to eliminate the trip hazard. On lot 1, the 1000 West frontage has one panel of sidewalk that has become a trip hazard that cannot be ground to a safe condition and will need to be replaced, 2 additional panels that will need to have the raised edge ground down, and 2 additional panels that, due to the excessive cracking, will need to be replaced. All work shall be done according to APWA 2007 specifications.
- The improvement drawings will need to have some changes and additions. In addition, the developer will need to provide a mylar copy of the cover sheet with all title blocks signed by the appropriate City Departments prior to final approval of the project. I will communicate directly with Peterson Engineering in relation to the required changes to the drawings or the plat, and have them pick up the red-lined drawings from our office.
- The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of the public improvements. It also requires the payment of a stepped fee starting at 5% based on the estimated cost of constructing the street improvements. A copy of the agreement can be picked up from my office if the developer needs one. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
- The developer must enter into agreements required by SLC Public Utility Department and pay any required fees.
- A certified address is required prior to applying for a building permit.

### **Fire**

- (Site) plans are approved as submitted.

### **Transportation Division**

1. The traffic impact issues are as per our letter dated February 22, 2007 for petition 490-07-05.
2. The drawings submitted are incomplete and are subject to a subdivision review process.
3. Public way improvements are to include sidewalk and street lighting. The existing lighting needs to be shown for conduit conflicts with the proposed new sewer extension and evaluation for extending the existing lighting system as needed.
4. The existing public way (900 West and 1000 West) street frontages need to be shown to include repair and replacement items per past review comments.

## **ANALYSIS AND FINDINGS:**

To assist the Planning Commission in its decision making process, Staff has analyzed and made findings with respect to the following pertinent master plans, ordinances and issues relating to the conditional use and planned development processes.

### **21.54.080 Standards for Conditional Uses**

**A. The proposed development is one of the conditional uses specifically listed in this Title.**

**Discussion:** Section 21A.54.150 of the Zoning Ordinance, a Planned Development requires conditional use approval by the Planning Commission.

*Finding:* The proposed development requires conditional use approval by the Planning Commission.

**B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

**Discussion:** Planned Developments are listed as a Conditional Use in the subject zone and the West Salt Lake Community Master Plan Future Land Use Map designates this area for “Low Density Residential.”

*Finding:* The proposed planned development is compatible with the type of single-family residential development that occurs in the R-1/7,000 District. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including the West Salt Lake Community Master Plan.

**C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

**Discussion:** Access to the subject property is from Cannon Oaks Place (1510 South), which extends westward from 900 West and dead ends in a “hammer head” street that extends along a north-south axis. The Salt Lake City Transportation Division has reviewed this petition and stated that the proposed planned development should present minimum traffic impacts.

*Finding:* The Transportation Division comments ascertain that the means of proposed access is suitable to carry anticipated traffic and will not materially degrade the level of service on adjacent streets.

**D. The internal circulation system of the proposed development is properly designed.**

**Discussion:** Enclosed plans propose extending an existing public street, Cannon Oaks Place, northward by an additional 57 feet (approximately). The proposed width of the road extension is 27.5 feet, which is 22.5 feet less than the 50 feet currently required by City policy; however the proposed street width is identical to the existing width of Cannon Oaks Place which was approved by the Planning Commission on June 15, 2000 as part of the Cannon Place Subdivision and planned development (see applicant’s narrative – Exhibit A).

*Finding:* The Transportation Division has reviewed the proposed site plan, including the reduced width public street, and given preliminary approval. Therefore, the internal circulation system of the proposed development is properly designed.

**E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

**Discussion:** Salt Lake City Public Utilities has no objection to the proposed Conditional Use for a residential planned development at this location, however some comments relative to design requirements for the proposed planned development have been included within this staff report and have been recommended as conditions of approval.

*Finding:* The existing and proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.

**F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.**

**Discussion:** The proposed planned development is consistent with existing surrounding land uses and development density. The applicant intends to install a fence around portions of the perimeter of the property to provide additional privacy for future occupants and existing neighbors (as needed).

*Finding:* Whereas the proposed land use and development density contained within the planned development is consistent with surrounding land uses, staff finds no justification to require installation of a buffer to protect adjacent land uses from light, noise and visual impacts caused by the proposed planned development.

**G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.**

**Discussion:** The subject property abuts single family residential development on all sides of the proposed development. Due to the existence of a high water table, the proposed one and one-half story residential dwellings will not include basements, which is consistent with dwellings recently constructed within the adjacent Cannon Place Subdivision planned development.

*Finding:* The architecture and building materials are consistent with the proposed planned development and compatible with the adjacent neighborhood.

**H. Landscaping is appropriate for the scale of the development.**

**Discussion:** The applicant has stated that landscaping will comply with applicable City regulations.

*Finding:* Landscaping that is typical of a single-family home is appropriate for the scale of the proposed development.

**I. The proposed development preserves historical architectural and environmental features of the property.**

**Discussion:** There are no existing structures in the vicinity listed as historical resources, nor are there any that are designated as an individual landmark site. The site does not contain any specific historic or environmental features that will require preservation or mitigation.

*Finding:* The proposed development has no affect on historical architectural or environmental features of the property.

**J. Operating and delivery hours are compatible with adjacent land uses.**

**Discussion:** The requested residential use does not require any scheduled operating or delivery hours.

*Finding:* Operating and delivery hours are not applicable to this request.

**K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.**

**Discussion:** The proposed planned development will be located in a low density single-family zoning district.

*Finding:* The proposed conditional use is compatible with the neighborhood surrounding the proposed development and will not have a material negative impact on the neighborhood or the City as a whole.

**L. The proposed development complies with all other applicable codes and ordinances.**

**Discussion:** The proposed development must comply with all applicable City codes and ordinances. All departmental comments stated within this report must also be complied with along with any additional requirements that may be necessary through the permitting process. All pertinent City codes must be addressed in order to obtain a building permit.

*Finding:* The proposed development complies with all other applicable codes and ordinances.

**Planned Development Review**

According to Section 21A.54.150A Purpose Statement of the Zoning Ordinance, a planned development is a distinct category of conditional use. As such, it 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.

Section 21A.54.150C Authority To Modify Regulations of the Zoning Ordinance, states that no such change, alteration, modification or waiver of the standards shall be approved unless the proposed planned development will achieve the purposes for which a planned development may be approved.

In the R-1-7000 zoning district, planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission (Section 21A.24.170C. Planned Development Review of the Zoning Ordinance). The proposed development requires Planned Development approval by the Planning Commission as the proposal does not have the required street width for a dedicated public street.

The standards for a Planned Development are listed in Section. 21A.54.150A of the Zoning Ordinance and are listed below.

**Standard 1:** Creation of a more desirable environment than would be possible through strict application of other city land use regulations;

**Discussion:** The enclosed planned development proposes to extend an existing reduced width public street (Cannon Oaks Drive). Strict application of city regulations would be inconsistent with existing public improvements and would create a disjointed streetscape.

*Finding:* Approval of extending the existing reduced width public street is reasonable, preferable, and is only possible through the planned development process.



**Standard 2: Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;**

**Discussion:** The proposed project implements creative design by extending a reduced width public street to underutilized property, and encouraging connectivity between the planned development and the existing neighborhood.

*Finding:* The proposed planned development is compliant with this standard.

**Standard 3: Combination and coordination of architectural styles, building forms and building relationships;**

**Discussion:** The proposed planned development contains an insufficient number of dwelling units to fully satisfy standard 3; however when viewed as an extension of the Cannon Place planned development the proposed architectural forms and building relationships are compatible.

*Finding:* The project has been designed to coordinate architectural style, building forms and building placement.

**Standard 4: Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the preservation of soil erosion;**

**Discussion:** The proposed planned development does not significantly change existing grades or negatively impact any desirable site characteristics.

*Finding:* The proposed project is compliant with this standard.

**Standard 5: Preservation of buildings which are architecturally or historically significant or contribute to the character of the City;**

**Discussion:** There are no significant architecturally or historically buildings on the site to preserve.

*Finding:* The developer will preserve all historic features on the site.

**Standard 6: Use of design, landscape or architectural features to create a pleasing environment;**

**Discussion:** The proposed planned development includes enhanced architectural features and generous front porches, and decorative street light poles and fixtures (if required as a condition of approval).

The proposed development also uses street connectivity and continuity to create a more pleasing environment than would have been achieved with development of a

“flag lot” served by a private street. Allowing for the width reduction of a public street is consistent with previous phase of development and creates continuity within the neighborhood.

*Finding:* The proposed planned development complies with this standard.

**Standard 7: Inclusion of special development amenities; and**

**Discussion:** The proposed planned development includes enhanced architectural features and generous front porches, and decorative street light poles and fixtures (if required as a condition of approval).

*Finding:* The proposed project includes special development amenities sufficient for the project scale.

**Standard 8: Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.**

**Discussion:** There are no blighted structures on the site.

*Finding:* Not applicable.

**Other Planned Development Standards**

**1. Minimum area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district.**

**Discussion:** All parcels involved within the planned development are contractually under single ownership or control. The minimum planned development size in the R-1/7,000 District is 20,000 square feet. The subject property encompasses approximately .50 acres (21,648 square feet). and has an average net lot size of 9,692.5 square feet, which exceeds the minimum area requirement.

*Finding:* The planned development complies with this standard.

**2. Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed.**

**Discussion:** The minimum lot size in the R-1/7,000 District is 7,000 square feet. The proposed planned development contains four lots that range in size from 7,755 square feet to 12,761 square feet (see attached preliminary plat – Exhibit 3).

*Finding:* The average lot density proposed by the applicant is 10,922 square feet (0.25 acres) which exceeds the minimum density limitation in the R-1/7,000 District.

**3. Consideration of a Reduced Width Public Street Dedication: A residential planned development application may include a request to dedicate the street to Salt Lake City for perpetual use by the public.**

**Discussion:** As previously discussed, the Transportation Division reviewed the request for a reduced public street standard from 50 feet to 27.5 feet. The Transportation Division did not identify any issues that would indicate that the proposed street is not suitable or adequate to carry anticipated traffic as a result of the development, nor was a traffic impact study required. The applicant has indicated that the street will be dedicated to Salt Lake City for perpetual use by the public.

*Finding:* The Salt Lake City Transportation Division has indicated that the proposed reduced width public street is acceptable if stated conditions and requirements are satisfied.

**4. Perimeter Setback: The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.**

**Discussion:** The applicant has not proposed any modifications to the minimum building setback requirements of the R-1/7,000 District. However, if the Commission supports the findings and recommendations of staff regarding the addition of an approved emergency vehicle turn-around, building setback modifications may be appropriate.

*Finding:* The Planning Commission has the authority to modify perimeter side and rear yard building setbacks; however the applicant has not requested modification of either perimeter side or rear yard building setbacks.

**5. Topographic Change: The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.**

**Discussion:** The enclosed grading plan does not indicate a topographic change between lots. The applicant has also informed staff that any grade changes made to the site should not exceed two feet; however as part of the preliminary plat, the Planning Commission has decision making authority concerning overall site grading.

*Finding:* No changes in setbacks due to topographic changes between lots has been requested by the applicant or recommended by staff.

**RECOMMENDATION:**

Based on the findings contained within this report, staff recommends the Planning Commission approve the requested planned development with the following conditions:

**Conditions of Approval**

1. Applicant shall amend associated subdivision engineering plans to extend construction of the public street (i.e. Cannon Oaks Place) and required utilities to the northern most property line(s).
2. Approval of planned development application shall be contingent upon compliance with all applicable departmental comments and development policies included within the staff report.
3. Planned development shall contain an emergency vehicle turnaround that is compliant with City development regulations and policies.
4. Applicant shall include sidewalk along the east side of the proposed road extension, consistent with adjacent planned development (i.e. Cannon Place Subdivision).
5. Street lighting shall be consistent with decorative light poles and fixtures installed within adjacent planned development (i.e. Cannon Place Subdivision).
6. Planned development approval shall be contingent upon recordation of a subdivision plat compliant with all applicable City Ordinances and approved by the City.

Michael Maloy, Principal Planner  
Planning Division

**Attachments:**

- Exhibit 1 – Applicant’s Narrative
- Exhibit 2 – Departmental Comments
- Exhibit 3 – Preliminary Subdivision Plat

**ATTACHMENT 1 – APPLICANT’S NARRATIVE**

**EXHIBIT 2 – DEPARTMENTAL COMMENTS**

**EXHIBIT 3 – PRELIMINARY SUBDIVISION PLAT**