

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
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Planning and Zoning Division
Department of Community Development

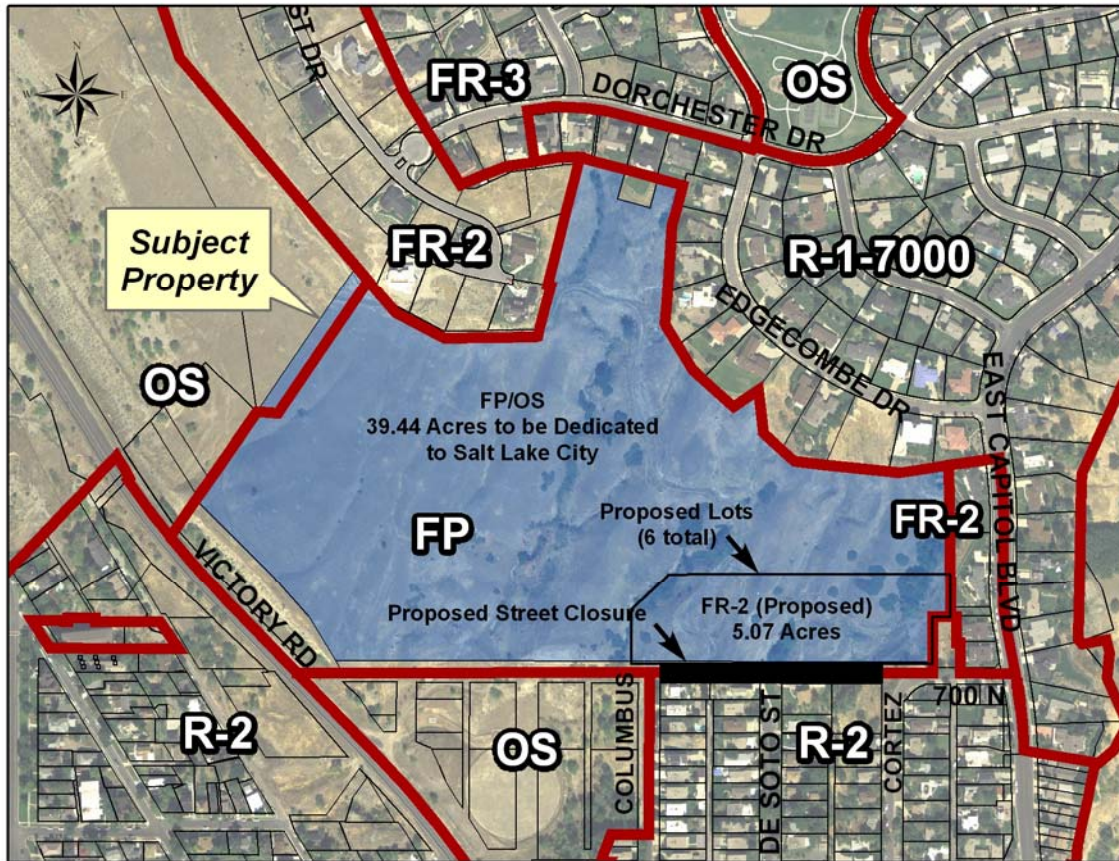
TO: Salt Lake City Planning Commission

FROM: Ray McCandless, Senior Planner

DATE: May 9, 2007

SUBJECT: Issues Only Hearing for Petitions 490-06-50, 400-06-46, 410-06-39, and 400-07-08 for the Ensign Foreground Planned Development

VICINITY MAP:



Proposal Outline

Mr. Christopher F. Robinson is requesting approval of the Ensign Foreground P.U.D., a proposed 6 lot residential planned development subdivision located at approximately 750 North DeSoto Street. The subject property is located in the Capitol Hill Community and is zoned FP, Foothill Protection District. A small portion of the west side of the property is zoned OS, Open Space as shown on the vicinity map on Page 1. The subject property is comprised of a single 44.51 acre parcel of vacant land, 5.07 acres of which is proposed to be developed into six residential lots. The remaining 39.44 acres is proposed to be dedicated to Salt Lake City for natural open space preservation. The 5.07 acre parcel is proposed to be rezoned from FP to a FR-2, Foothill Residential zoning district. A portion of 700 North Street between Columbus and Cortez Streets (which exists only on paper) is proposed to be closed and conveyed to abutting property owners.

The following petitions are being considered as part of this request:

1. Petition 400-06-46 Request to rezone the portion (5.07 acre) of the property to be developed from FP to FR-2 and a portion (39.44 acres) from Foothill Preservation FP to Open Space (OS) or Natural Open Space (NOS).
2. Petition 490-06-50 Preliminary subdivision approval of a proposed 6-lot single-family residential planned development subdivision.
3. Petition 410-06-39 Planned Development approval for a private street and minimum lot size averaging consistent with the FR-2 zoning district lot area requirements (cluster development).
4. Petition 400-07-08 Request to close a portion of 700 North Street located generally between Columbus and Cortez Streets, and transfer property to abutting owners.

The purpose of this “Issues Only” hearing is to allow the Planning Commission the opportunity to hear the concerns of the public, as well as collect feedback and input regarding the proposal from Planning Commission members.

The proposed lots range in size from 13,362 square feet (lot 3) to 58,935 square feet (lot 6) and will be accessed from a private street which will extend eastward from Columbus Street. A private driveway will extend south of the hammerhead turn-around between lots 3 and 4 that will provide access to an existing vacant lot to the south of proposed lot 4. Although the private street will be gated, public access to an existing pedestrian trail will be maintained. The private street is S-shaped to meet a maximum 10% street grade required by the Fire Department. A gate is proposed at the west end of the private street. An alpha parcel at the northern end of DeSoto Street will be retained by Salt Lake City for a future hammerhead turn-around for fire fighting equipment.

The Capitol Hill Community Future Land Use Map identifies this property as Foothill Preservation Residential which is consistent with the current FP zoning on the property. Should

this request be approved, the Master Plan will need to be amended by ordinance to reflect the development as proposed, and the Future Land Use Map of the Capitol Hill Master Plan will need to be amended to “Very Low Density Residential 1-5 dwelling units per acre” on the developed portion of the property. The Planning Staff will likely recommend that the property to be dedicated to the City be rezoned to Open Space or Natural Open Space which will also require that the Future Land Use Map be amended to “Foothill Open Space” to be consistent with the open space zoning designation.

Process to Date

On January 2, 2007, several members of the Planning Commission reviewed the preliminary subdivision plat at a Planned Development Subcommittee Meeting. The developer, as well as members of the Planning Staff, were present for this meeting. The developer provided an overview of the project and comments were noted from various individuals in attendance. The Subcommittee members requested that the developer provide information and materials to demonstrate how the proposed development preserves the surrounding neighborhood and requested that the closure of 700 North Street be included as part of the development review.

Course of Action

At this time, it is Planning Staff’s intent to obtain the feedback from the Planning Commission members and others interested in the proposed development. Following the Issues Only Hearing, Planning Staff will produce a detailed staff report analyzing the request and make specific findings and a recommendation for consideration by the Planning Commission. The Planning Commission’s recommendation concerning the street closure petition and rezoning request will then be forwarded to the City Council for final consideration and action.

Attachments:

Exhibit 1 - Preliminary Development Plans

Exhibit 2 – Letters Received From Property Owners

Exhibit 3 – Salt Lake City Departmental Comments

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