

PLANNING COMMISSION STAFF REPORT

Merrimac Flats
Planned Development Petition 410-07-45
Subdivision Petition 490-08-07
1440 S Richards
(1419 S Richards and 38 W Merrimac).
March 26, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Nathan Anderson, City
and Resort

Staff:

Doug Dansie, Senior
Planner 535-6182
doug.dansie@slcgov.com

Current Zone: RMF-35
Moderate Density
Multi-Family

Master Plan

Designation: The
Central Community
Future Land Use
Designation is "Medium
Density Residential" (15-
30 dwellings units/acre).

Council District:

District 5,
Councilmember Jill
Remington Love

Acreage:

Approximately .343
Acres

Current Use:

Vacant

Applicable Land Use

Regulations:

- 21A.24.130 RMF-35
- 21A.54.080 Standards
for Conditional Uses
- 21A.54.150 Planned
Developments

REQUEST

The applicant requests preliminary approval to construct five (5) new residential single family attached units.

Petition 410-07-45 – A request for Planned Development approval for site plan and design approval.

Petition 490-08-07 – A request for Subdivision approval.

PUBLIC NOTICE

Notice of the March 26, 2008 public hearing was mailed on March 11, 2008 which satisfied the required fourteen day noticing provision for conditional uses and planned development requests.

STAFF RECOMMENDATION

Based on the comments, analysis and findings of fact outlined in this staff report, Staff recommends, subject to departmental requirements, that the Planning Commission grant Planned Development approval of Petition 410-07-57 and Subdivision approval for Petition 490-08-07 subject to the following conditions:

- 1. The site (including the park strip) must be irrigated with an automatic sprinkling system.
- 2. A subdivision plat, conforming to the requirements of Salt Lake City Zoning Ordinance be recorded with the Salt Lake County Recorders Office.
- 3. The applicant shall comply with all City Department and Division conditions as stated in this Staff Report.
- 4. The applicant shall show on the final plat an approved trash removal plan for the project.
- 5. Identification of parking designation of the five units needs to be identified on the final plat and in the condominium bylaws.
- 6. The Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with the State of Utah and Salt Lake City Code requirements. Prior to final plat recording, the Declaration of Covenants shall be executed and recorded.

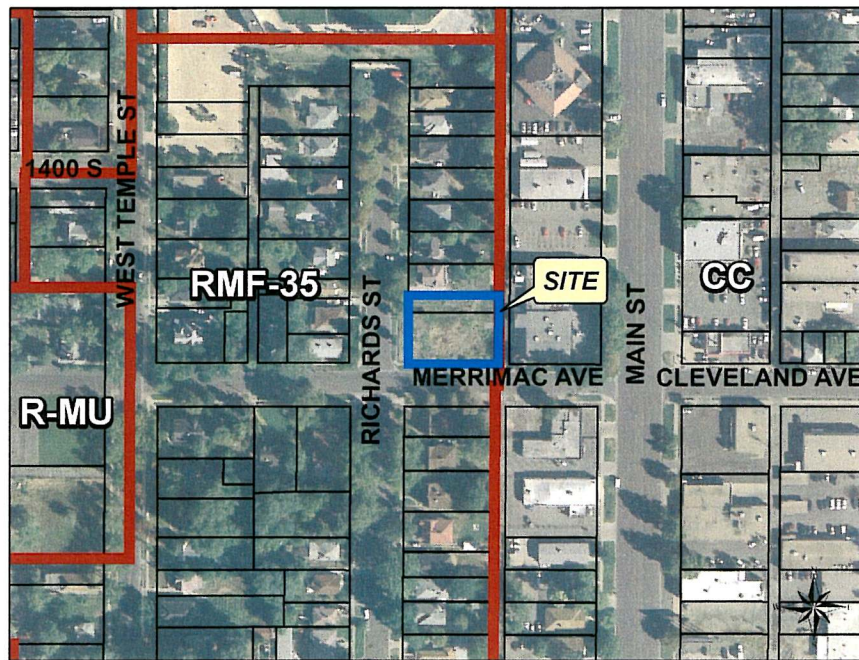
- Salt Lake City Subdivision Ordinance, Section 20.08.210, Minor Subdivision and Section 20.20.020, Required Conditions And Improvements

Attachments:

- A. Elevations and Site Plans
- B. Department commitments

- 7. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this Staff Report. Additionally, any future redevelopment will be subject to the requirements of the Zoning Ordinance.

VICINITY MAP



COMMENTS

Public Comments

The petition was presented to the People's Freeway Community Council. They voted to support the project with no objections.

Planning Commission Hearings

The Planning Commission held a Planned Development sub-committee meeting on March 11, 2008. Questions were asked about green practices and affordability. No opposition or major concerns regarding the project were expressed.

City Department Comments

The following comments were submitted to the Planning Division.

Transportation Division: The Transportation Division review comments and recommendations area as follows: Alley Access upgrades as needed, park strip trees to be reviewed by Bill Rutherford, street light up grades to be coordinated with Mike Barry, and public way upgrades to remove dead driveways and install new ones as required along with ADA ramps at the intersection etc.

The site plan needs to be revised to provide the minimum back out area for each garage parking space. Drainage needs to be addressed so that the common driveway does not surface drain across the public sidewalk.

The plat also needs to address the easement across each lot for the driveway.

Public Utilities Department: The Public Utilities Department has identified the following issues: All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Water, sewer and storm drain design and construction must conform to Salt Lake City Public Utilities General Notes. This project will be required to install a master meter to serve the condominiums with culinary service. If required by the Fire Department, a new public fire hydrant can be connected to the existing public water main. If the location desired by the Fire Department for a new hydrant is on private property then the new hydrant must be routed through a detector check valve. Any other water services discovered during construction must be killed at the main per Salt Lake City Public Utilities standards. Plans must be submitted showing the routing of the culinary and fire services. The plan must also show all proposed pipe sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meters and hydrants must be located a minimum five-feet outside of any drive approaches.

A new four-inch minimum PVC SDR-35 sewer lateral must be connected to sewer main. Any existing sewer lateral connections must be capped per Public Utilities standards.

If this site is over one acre and has more than 15,000 square feet of impervious area then the following would apply:

The development would be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Detention would need to be provided as needed to meet this flow requirement. Calculations must be approved by Public Utilities showing these conditions have been met. Public Utilities will not be responsible maintaining landscaping improvements within a detention area. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed.

A grading and drainage plan must be submitted for review and approval for this development. Fire Department approval will be required prior to Public Utilities approval.

Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Engineering Division: The Engineering states that determination will be made at a later date to determine need to update curb, gutter and sidewalk. The new driveway shall be constructed as per APWA Std. Dwg. #221 or 222, depending on the type of curb, gutter and sidewalk that exists on Richards Street. All of the public way improvements shall be constructed by a licensed contractor via a Permit to Work in the Public Way.

Building Services: This proposal was reviewed by the DRT on December 17, 2007 and had the following comments:

1. Conditional Use Planned Development Petition #410-07-45 approval required.
2. Consolidate two existing lots and create a new 5-lot Townhouse Subdivision Plat:
 - 38 West Merrimack – 15-13-231-014
 - 1419 South Richards – 15-13-231-015
3. Obtain new certified addresses for the five new lots.
4. Lots #2, #3, and #4 do not meet the 3,000 square foot minimum lot area. This must be waived and approved in the Planned Development process.
5. Townhouses do not meet the 20 foot minimum front yard setback. This must be waived and approved in the Planned Development process.
6. Meet all other requirements of the RMF-35 zone, including 60% maximum lot coverage.
7. Provide a Landscape Plan showing front yard, corner side yard and park strip landscaping.
8. Public Utilities approval required.
9. Transportation Division approval required for all parking and traffic-related issues. The detached garages do not meet the minimum 22' – 7" back out distance required.
10. Engineering Division approval required for all public way improvements, including the new driveway approach and alleyway improvements. Engineering needs to inventory the existing public sidewalks, curbs and gutters to determine replacement of any defective areas.
11. Obtain a demolition permit for the existing residential structure.

Fire: The units require a minimum NFPA 13 R fire sprinkler system. The fire department connection shall be within 100 feet of a fire hydrant. No part of the exterior walls shall be within 400 feet of a fire hydrant.

STAFF ANALYSIS AND FINDINGS

Project History

The subject property is a vacant corner lot with street frontage along Merrimac Avenue and Richards Street.

Petition 480-06-02 by Armen Taroian for a 5 unit condominium was processed on August 23, 2006 for a similar project on the same site, but it was not constructed. This previous proposal was considered at an Administrative Hearing on April 25, 2006 where it was tabled due to concerns raised by adjoining property owners. The item was again heard at an Administrative Hearing on May 16, 2006 and was forwarded to the Planning Commission due to concerns raised by adjoining property owners.

The following summarizes the comments received during the administrative hearings regarding the previous condominium proposal. The Planning Division responses to these concerns are italicized:

- A resident claimed that with the development of the Franklin-Covey Baseball Stadium, there were significant discussions about maintaining the single-family character of the neighborhood and that the proposed development is not consistent with those discussions.

No documentation supporting these claims has been provided to Staff. At the time the Baseball stadium was approved in 1993, the zoning on the property was R-6 which allowed high density residential development up to a height of 75 feet. As part of the 1995 Zoning Rewrite Project, the zoning on the property was changed from R-6 to "Moderate Density Multi Family Residential" (RMF-35), which reduced the maximum allowable height of buildings to 35 feet or 3 and 1/2 stories. The RMF-35 zoning has not changed since 1995. The Central City Community Master Plan, which was adopted in 2005, reaffirmed that medium density multi-family development is the most appropriate land use for this area.

- The overall height and setbacks were raised as an issue.

The proposed buildings are two-story townhouses. Although many of the adjoining structures are single story, there are two-story structures near by. The adjacent building to the west is a 2-story building and there is a commercial two-story building to the northwest of this property. The maximum allowable building height and setbacks are regulated by the RMF-35 Zoning Ordinance. All height

and setback issues must comply with the height and setback requirements of the RMF-35 Zoning District which will be reviewed as part of the building permit process. The proposed development meets the building setback requirements and must meet all other applicable zoning requirements.

- The proposed building design places the garages behind the building, impacting the adjoining property owner to the north.

Although the garages are oriented towards the adjoining property owner to the north, the proposed design is preferable to fronting the garages towards the streets. In addition, locating the garages behind the building, as proposed, provides more distance between the proposed residential building and adjoining neighbor to the north.

- Concerns were raised about diminished property values and that the proposed development will contribute toward the "overpopulation" of the neighborhood.

Both the recently adopted Central City Community Master plan and RMF-35 zoning support multi-family land uses. It is Staff's opinion that the proposed five new dwelling units will not contribute to the overpopulation of the area, nor will property values decrease because of this development.

- The proposed development increases the potential number of rental units in the neighborhood.

This application is for the condominium approval. Condominium approval will allow the units to be sold to individual owners which will increase the number of home ownership in the City.

Master Plan Discussion

The **Central Community Master Plan**, adopted in 2005, identifies the site of the as being part of the Future Land Use Designation; "Medium Density Residential" (15-30 dwellings units/acre). The proposed density complies with the Master Plan Future Land Use Classification.

The subject property is surrounded by a mix of land uses. To the east along Main Street are commercial businesses which are zoned Corridor Commercial (CC) and are primarily oriented toward Main Street. To the north, on Richards Street, between Merrimac and the Franklin-Covey stadium, are mostly single-family dwellings that are zoned RMF-35. To the west, there is a duplex and to the south, along Richards Street, are a mix of duplexes and single-family dwellings which are zoned RMF-35. With the exception of the commercial uses, most of the buildings are one and two-family dwellings.

Under the existing RMF-35 Zoning, the building could be built as a permitted use without Planning Commission approval, however, since the development proposal involves a new subdivision and substandard size lots, Planning Commission review is required. The Central Community Master Plan supports multi-family residential as the future land use plan identifies this property as “Medium Density Residential” (15-30 dwellings units/acre) The proposed density complies with the Master Plan Future Land Use Classification and current zoning.

SURROUNDING ZONING DISTRICTS:

North = RMF-35
South = RMF-35 and CC
East = CC
West = RMF-35

SURROUNDING LAND USES:

North = Single-Family Residences
South = Single-Family Residences and Duplexes
East = Commercial Buildings
West = Single Family Residences and Duplexes

Standards

Staff Analysis (Planned Development)

In approving any planned development, the planning commission may change, alter, modify or waive any provisions of this title or of the city's subdivision regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the planning commission shall find that the proposed planned development:

1. *Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.154);*

Analysis: The proposed development meets the general size and area requirement of the zoning, however since it is on a corner lot, varying the lot sizes allows the development to fit into the neighborhood better by respecting typical street setbacks.

The proposed design will promote a creative approach to the use of land resulting in better design and development.

Finding: The project satisfies the purposes for planned developments.

2. *Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the planning commission or the city council.*

Analysis: The definition of lot area in 21A.02.040 include one-half of the right-of-way of any adjacent public alley. Alley inclusion provides adequate lot size to meet code requirements in this instance.

The following table shows the dimensions of the five proposed dwelling units compared to the minimum lot standards in the RMF-35 Zoning District:

| | Lot Width | Lot Area |
|--|---|---|
| RMF-35 District Minimum Requirements for Single-Family Attached Dwellings | 32 (x1) plus 22 (x4) equals 120 linear feet | 15,000 square feet for 5 dwelling units |
| | 105.29' - Richards Street 141.91 - Merrimac Avenue | 14,941.7 plus 868.6 (alley) equals 15,810.3 Square Feet |

Summary: The table shows that the proposed lot meets the minimum zoning standards for the development of attached single-family dwellings in the RMF-35 Zoning District.

The proposed planned development achieves the purposes for which planned developments were instituted and does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the planning commission or city council. Specifically, the project supports the intent of the Zoning Ordinance to accommodate medium density residential units at this location.

Finding: The project satisfies the purposes of the Zoning Ordinance.

Standards for Conditional Uses

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

Analysis: Section 21A.54.150 of the zoning ordinance establishes planned developments as conditional uses in all zoning districts.

Finding: The project satisfies this standard.

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.*

Analysis: The proposed planned development achieves the purposes for which planned developments were instituted and does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the planning commission or city council. Specifically, the project supports the intent of the Zoning Ordinance to accommodate medium density residential units at this location.

Finding: The project satisfies this standard.

- 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.*

Analysis: The Transportation Division indicates access to the site is adequate. The subject property has access from Richards Street, Merrimac Avenue and from a public alley on the east side of the property. The proposed site plan shows that the five units will face Merrimac Avenue with the garages behind the dwellings. The garages will be accessed from a driveway that extends between Richards Street and the alley.

Finding: The project satisfies this standard.

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

Analysis: Parking for the development will meet code requirements.

Finding: The project satisfies this standard.

- 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.*

Analysis: The applicant has provided preliminary plans for utility service. The City's Public Utilities Department and City's Engineering Division have requested final drawings be submitted, reviewed, and approved for the proposed utility services prior to their final approval of the project.

Finding: The project satisfies this standard.

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

Analysis: The proposed development is bordered on the west by residential property (across street), on the south by residential property (across street), on the east by commercial property (across alley), and on the north by residential property. Security lighting is required for the drive along the north of the property. Efforts should be made to deflect light from adjacent properties. On the other frontages, buffering will be achieved by landscape buffers along the front and sides of the projects.

Finding: As long as lighting is properly shaded, the project satisfies this standard.

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

Analysis: The proposal consists of building materials that are common in residential areas. The building heights proposed do not exceed 35 feet, which is the code maximum. The proposed buildings are deemed compatible with the area.

Finding: The project satisfies this standard.

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

Analysis: The landscaping proposed is considered appropriate for the scale of this development and is consistent with adjacent properties.

Finding: The project satisfies this standard.

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

Analysis: There are no historical architectural or environmental features on the property that need preservation. The property is vacant, undeveloped and is not known to have had any buildings on it.

Finding: The project satisfies this standard.

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

Analysis: The proposed uses for the project include residential uses which are consistent with adjacent properties.

Finding: The project satisfies this standard.

K. *The proposed conditional use is 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.*

Analysis: The proposed residential uses are compatible with uses in the area. No adverse impacts are anticipated. The planned development has a higher lot to acre density than other properties in the area but is considered to have a net positive impact on the neighborhood and City as a whole by fostering infill development and providing a site that is efficient and more manageable for residential development.

Finding: The project satisfies this standard.

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

Analysis: The applicant continues to work with the appropriate City departments and has been able to comply, or demonstrated ability and commitment to comply, with all other applicable codes and ordinances.

Finding: The project satisfies this standard.

Staff Analysis (Minor Subdivision)

A minor subdivision shall conform to the required improvements specified in Section 20.28.010, or its successor, of this Title, and shall also meet the following standards:

Section 20.20.020 Required Conditions and Improvements

- A. *The general character of the surrounding area shall be well defined, and the minor subdivision shall conform to this general character.*

Analysis: The surrounding area is characterized by residential and commercial land and uses. The minor residential subdivision will continue this same general character.

Finding: The proposed minor subdivision satisfies this standard.

- B. *Lots created shall conform to the applicable requirements of the zoning ordinances of the city.*

Analysis: The proposed lots range in size from 2,502 to approximately 3,683 square feet and are as narrow as 23.77 feet, which still meets the 22 foot minimum. The minimum lot size requirement for the RMF-35 zoning district is 3,000 square feet per unit or 15,000 square feet for 5 attached units. Not all of the proposed lots conform to the minimum lot size; however the overall density of the planned development is consistent with code. The Planning Commission has been asked to modify the lot sized as part of the Planned Development process. The modifications to lot size proposed by the related planned development are considered acceptable and staff finds no reason to uphold the lot size requirements with this particular project.

Finding: The proposed minor subdivision does not meet the lot size and width requirements; however, waiving those requirements through the Planned Development is acceptable for this project because it meets the overall lot size required for 5 units and the project results in a development that is more compatible with the neighborhood.

- C. *Utility easements shall be offered for dedication as necessary.*

Analysis: All necessary and required dedications will be made with the recording of the final plat.

Finding: The proposed minor subdivision satisfies this standard.

- D. *Water supply and sewage disposal shall be satisfactory to the city engineer.*

Analysis: All plans for required public improvements must be submitted and approved prior to approval of the final plat.

Finding: The proposed minor subdivision satisfies this standard.

- E. *Public improvements shall be satisfactory to the planning director and city engineer.*

Analysis: The proposed subdivision has been forwarded to the pertinent City Departments for comment. All public improvements must comply with all applicable City Departmental standards.

Finding: The proposed minor subdivision satisfies this standard.

Summary

The proposed planned development and minor subdivision have demonstrated compliance with, or the ability to comply with, all of the standards required of them. For those standards related to lot size, lot width, and landscaping that the applicant seeks to modify, staff concurs with the modifications and finds no reasons to object to them. Each of these was discussed in the preceding report. Planning staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

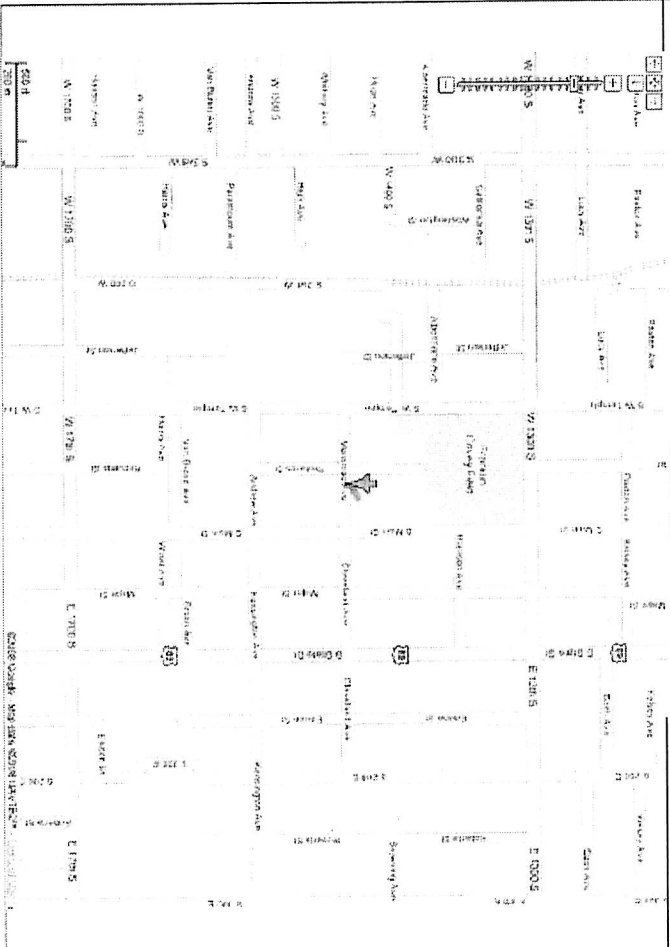
Based on the comments, analysis, and findings of fact noted in this report and on the submitted plans, the Planning Staff recommends that the Planning Commission approve the preliminary subdivision plat, located at approximately 38 West Merrimac Avenue as proposed, subject to the following conditions:

1. The site (including the park strip) must be irrigated with an automatic sprinkling system.
2. A subdivision plat, conforming to the requirements of Salt Lake City Zoning Ordinance be recorded with the Salt Lake County Recorders Office.
3. The applicant shall comply with all City Department and Division conditions as stated in this Staff Report.
4. The applicant shall show on the final plat an approved trash removal plan for the project.
5. Identification of parking designation of the five units needs to be identified on the final plat and in the condominium bylaws.
6. The Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with the State of Utah and Salt Lake City Code requirements. Prior to final plat recording, the Declaration of Covenants shall be executed and recorded.
7. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this Staff Report. Additionally, any future redevelopment will be subject to the requirements of the Zoning Ordinance.

Attachment A
Elevations and Site Plan

MERRIMAC FLATS

38 West Merrimac Ave.
SLC, UT 84115



VICINITY MAP

CODE SUMMARY

| | | |
|----------|------------------------|-------|
| USE | RESIDENTIAL | R-2 |
| HEIGHT | MAXIMUM HEIGHT | 10 FT |
| AREA | MAXIMUM GROUND COVER | 10% |
| SETBACKS | MINIMUM FRONT SETBACK | 5 FT |
| | MINIMUM SIDE SETBACK | 5 FT |
| | MINIMUM REAR SETBACK | 5 FT |
| | MINIMUM CORNER SETBACK | 5 FT |
| | MINIMUM FRONT SETBACK | 5 FT |
| | MINIMUM SIDE SETBACK | 5 FT |
| | MINIMUM REAR SETBACK | 5 FT |
| | MINIMUM CORNER SETBACK | 5 FT |
| | MINIMUM FRONT SETBACK | 5 FT |
| | MINIMUM SIDE SETBACK | 5 FT |
| | MINIMUM REAR SETBACK | 5 FT |
| | MINIMUM CORNER SETBACK | 5 FT |

BUILDING SUMMARY

| | |
|--------------------------------|----|
| NUMBER OF UNITS | 24 |
| NUMBER OF STORIES | 2 |
| NUMBER OF PARKING SPACES | 24 |
| NUMBER OF GARAGES | 0 |
| NUMBER OF BICYCLE SPACES | 0 |
| NUMBER OF STORAGE SPACES | 0 |
| NUMBER OF COMMERCIAL SPACES | 0 |
| NUMBER OF INDUSTRIAL SPACES | 0 |
| NUMBER OF OFFICE SPACES | 0 |
| NUMBER OF RETAIL SPACES | 0 |
| NUMBER OF RESTAURANT SPACES | 0 |
| NUMBER OF THEATER SPACES | 0 |
| NUMBER OF GYMNASIUM SPACES | 0 |
| NUMBER OF SWIMMING POOL SPACES | 0 |
| NUMBER OF TENNIS COURTS | 0 |
| NUMBER OF OTHER SPACES | 0 |

CONSULTANTS

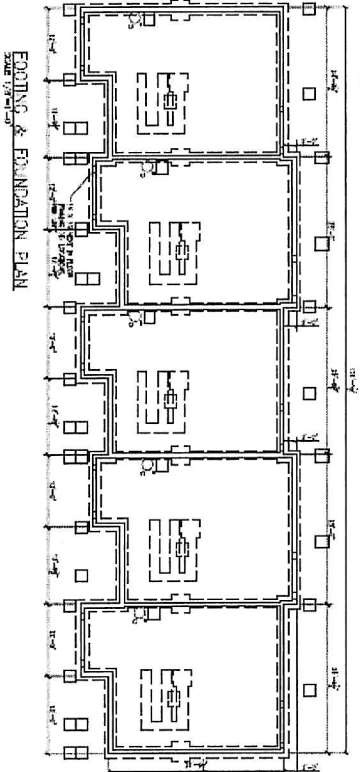
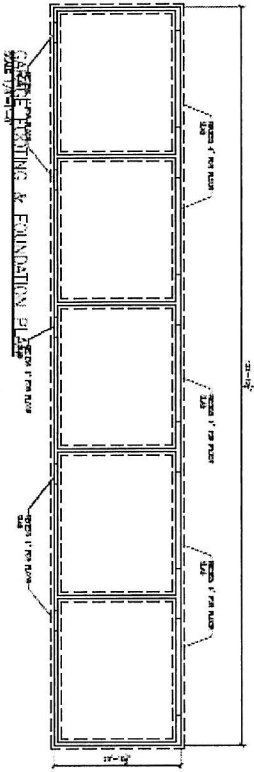
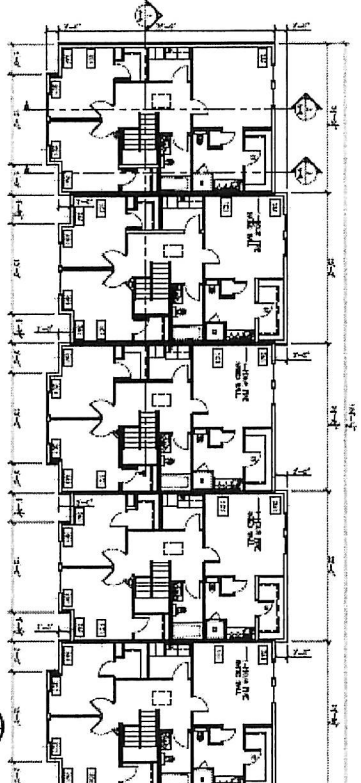
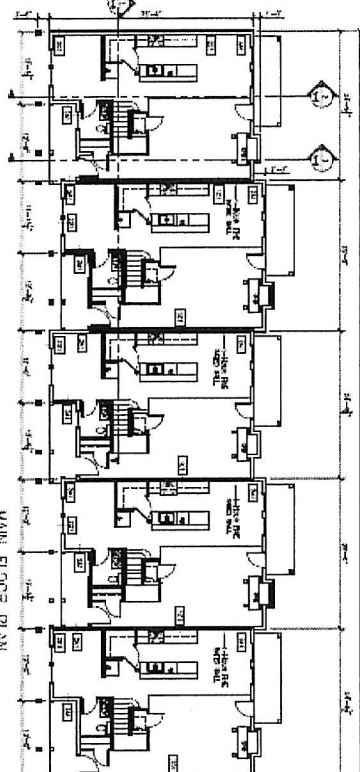
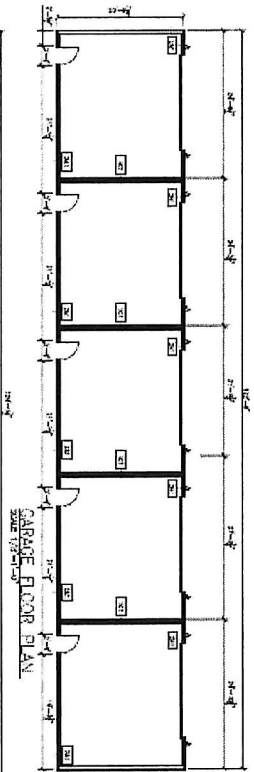
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ENG. SERVICES INC.
 SALT LAKE CITY, UTAH
 2770 EAST CORONET DR
 SALT LAKE CITY UT 84124
 PHONE 801 272-9622

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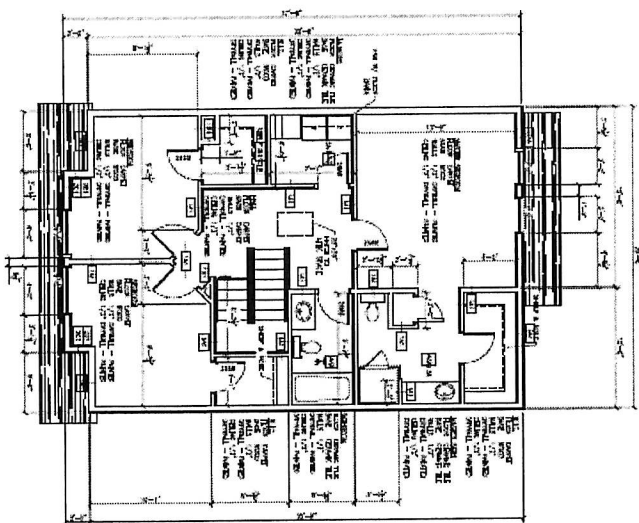
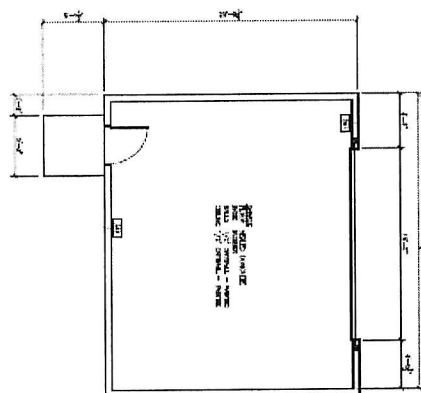
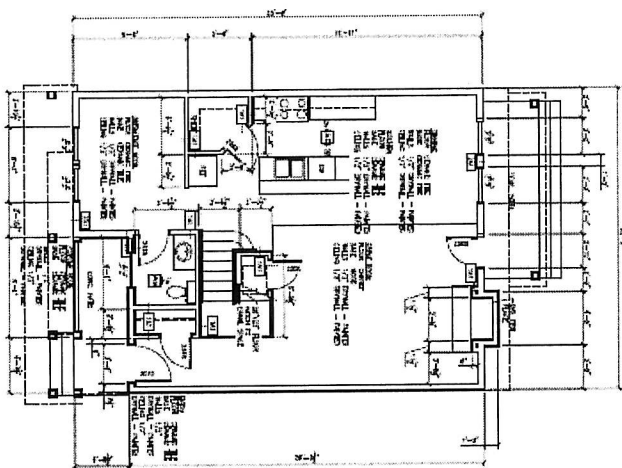
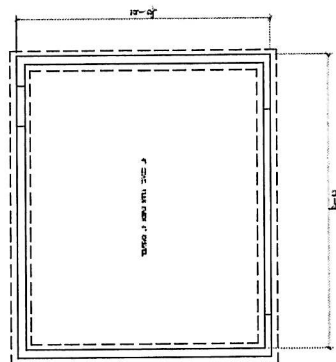
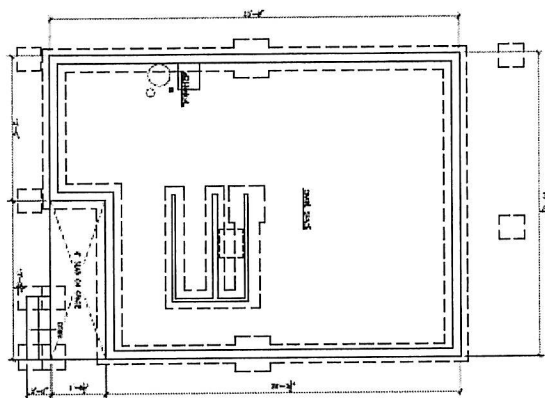
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| 1-1 | COVER SHEET |
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|  RIDGELINE DESIGN ARCHITECTS 1700 EAST 10TH AVENUE SUITE 200, SALT LAKE CITY, UT 84143 PHONE 801 462-1000 FAX 801 462-1001 WWW.RIDGELINEDESIGNARCHITECTS.COM | Merrimac Flats 38 West Merrimac Ave. S.C. 275 84115 | C-0 |
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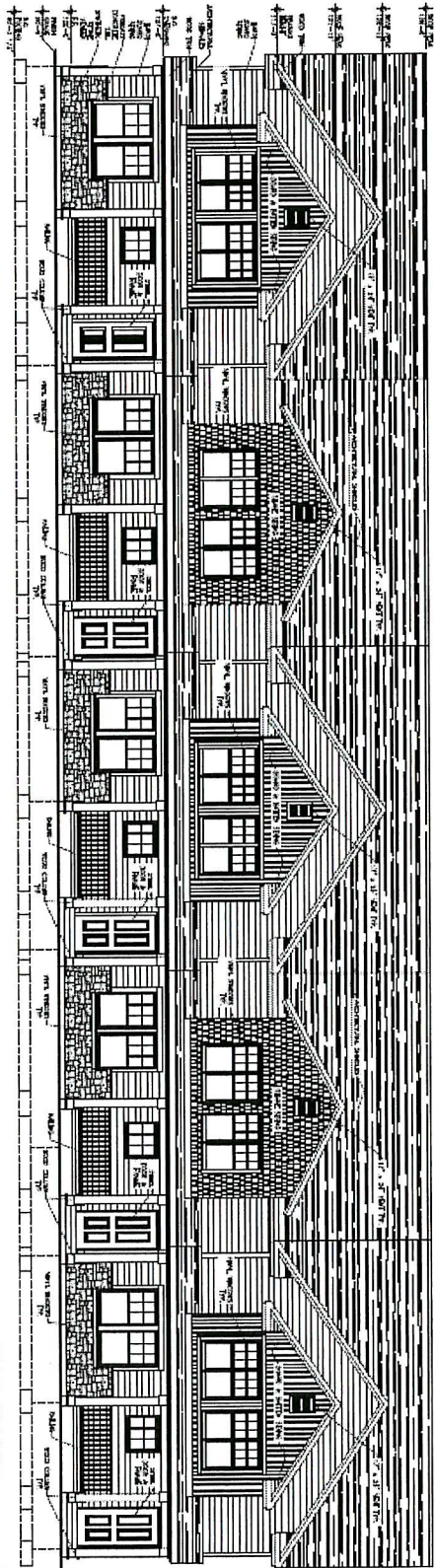
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| A-1 | CIVIL ARCHITECT GENERAL CONTRACTOR 1000 W. 10th St. SUITE 100 DENVER, CO 80202 | Merrimac Flats 3000 W. Hampden Ave. DENVER, CO 80235 |  RIDGELINE DESIGN ARCHITECTS | RIDGELINE DESIGN ARCHITECTS 176 EAST 13TH AVENUE SUITE 300 DENVER, CO 80202 PHONE: 303.733.8881 FAX: 303.733.8888 WWW.RIDGELINEDESIGN.COM |
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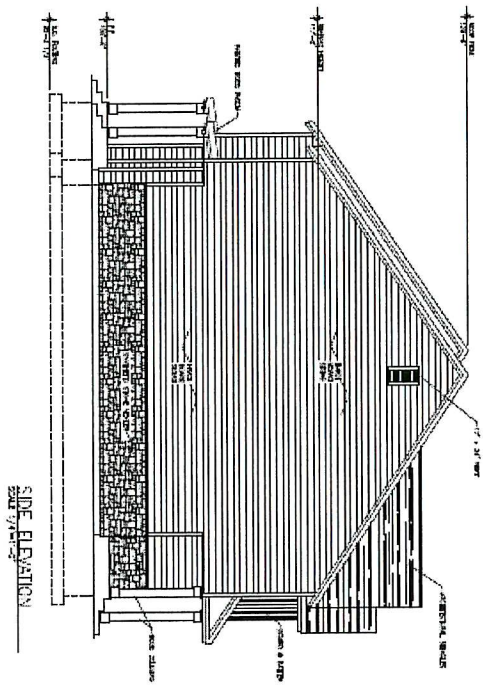
- NOTES:**
1. GARAGE DOOR SIZES
 2. ALL DOOR SIZES SHOWN UNLESS NOTED OTHERWISE
 3. ALL WINDOW SIZES SHOWN UNLESS NOTED OTHERWISE
 4. FINISHES AND MATERIALS TO BE DETERMINED BY THE OWNER
 5. ALL FINISHES AND MATERIALS TO BE DETERMINED BY THE OWNER
 6. ALL FINISHES AND MATERIALS TO BE DETERMINED BY THE OWNER
- 1/4" = 1'-0" VERTICAL 1/4" = 1'-0"




| | | | |
|-----|---|---|---|
| A-2 | Memmac Flats 30 West Memphis Ave S.C. UT 34112 |  ARCHITECTS | RIDGELINE DESIGN ARCHITECTS 100 EAST 77th STREET, 4TH FLOOR SOUTH PLAZA, NEW YORK YORK, NEW YORK 10021-1004 (212) 751-8100 |
| | PREPARED BY DATE | DRAWN BY DATE | CHECKED BY DATE |

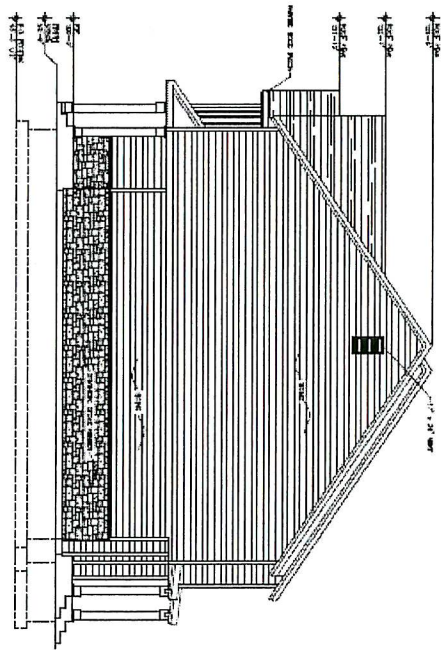
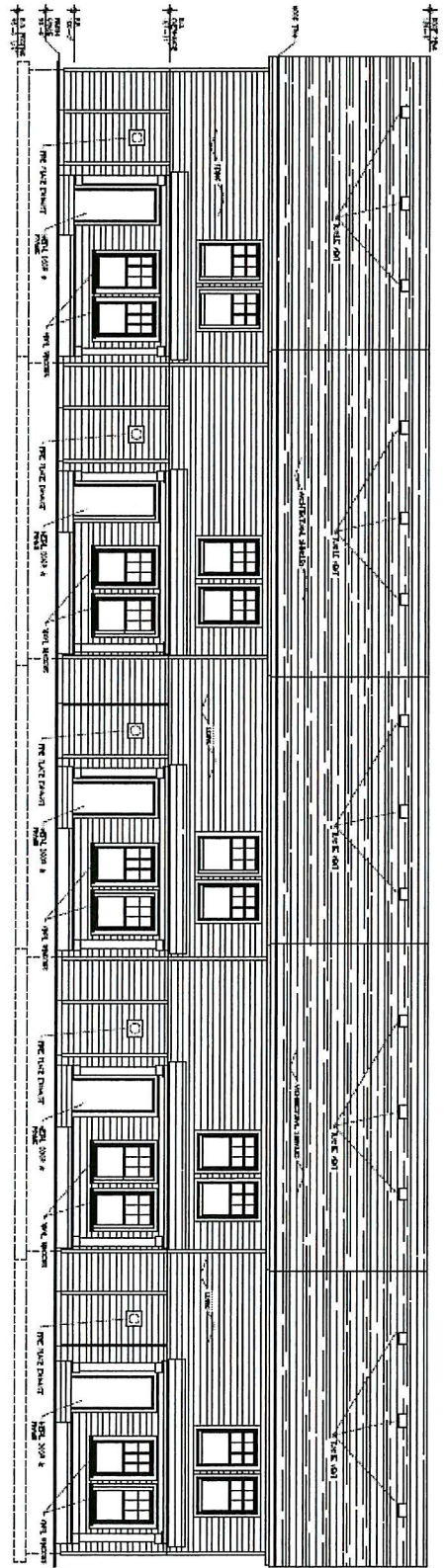


FRONT ELEVATION



SIDE ELEVATION

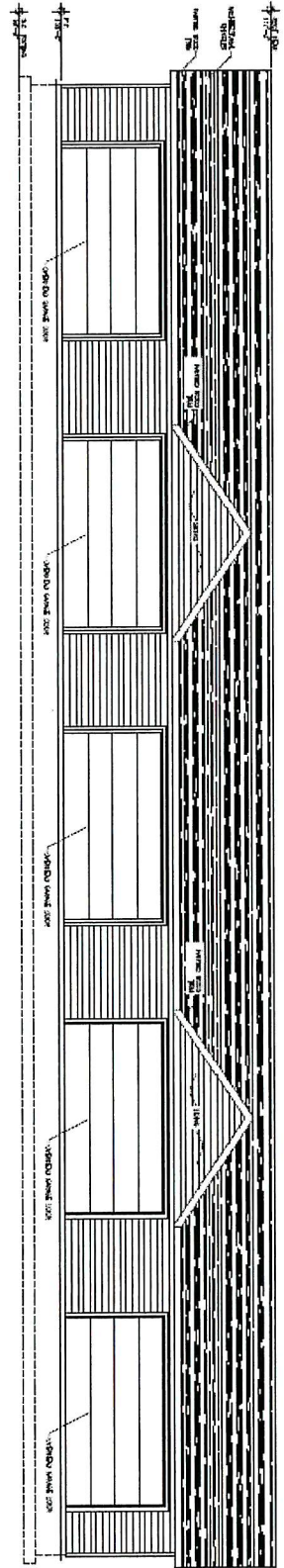
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|-----|---|---|---|
| A-3 | Merimac Flats 32 Via Merimac Ave S.C. UT 84112 |  ARCHITECTS | RIDGELINE DESIGN ARCHITECTS 130 EAST 2500 SUITE 400 SALT LAKE CITY, UT 84106 202.612.7611 FAX: 801.721.1444 www.ridgeline-design.com |
| | PROJECT NO. 2008-002 DATE: 08/11/09 | | <small> All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher. </small> |



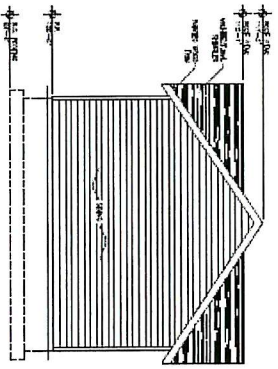
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REAR ELEVATION

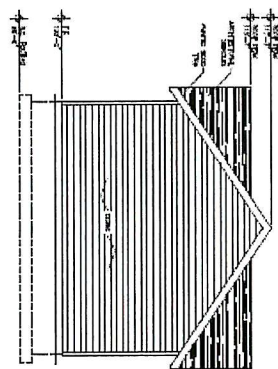
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|--|---|
| <p>RIDGELINE DESIGN ARCHITECTS</p> | <p>RIDGELINE DESIGN ARCHITECTS</p> <p>1500 BAYVIEW BLVD SUITE 200 FORT LAUDERDALE, FL 33304 TEL: 954.770.8888 WWW.RIDGELINEDESIGN.COM</p> |
| <p>Merrimac Flats</p> <p>26 West Merrimac Ave F.O. #734112</p> | <p>DATE: 01/17/2013</p> <p>BY: J. SHERIDAN</p> <p>REVISIONS:</p> <p>01/17/2013</p> |
| <p>A-4</p> | |



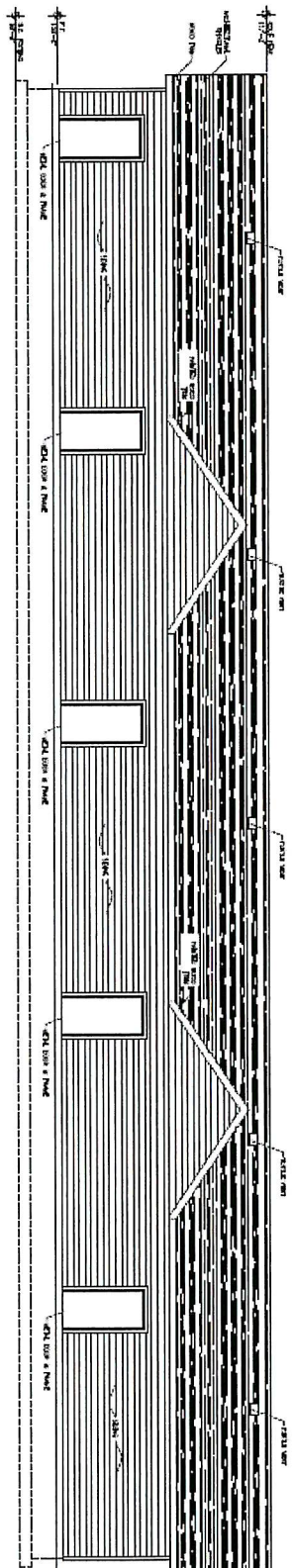
FRONT ELEVATION



SIDE ELEVATION

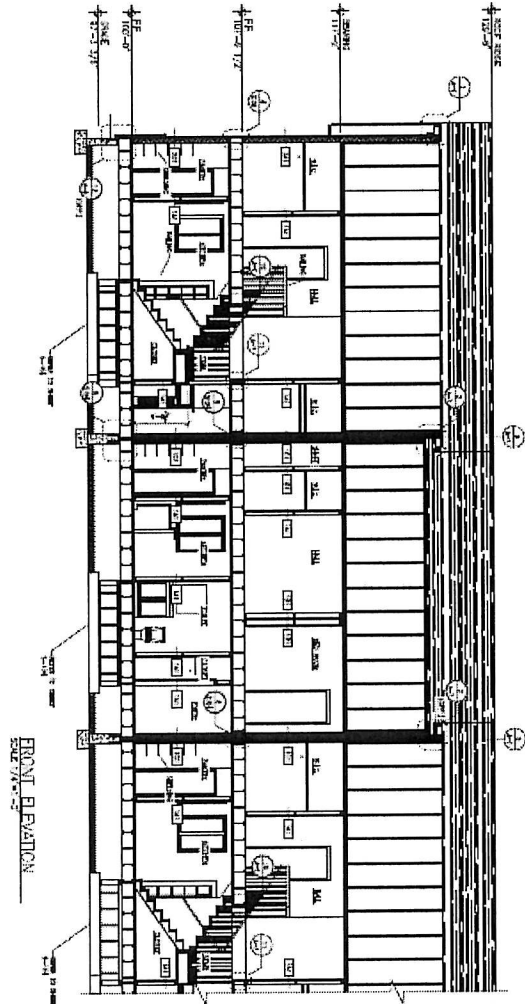
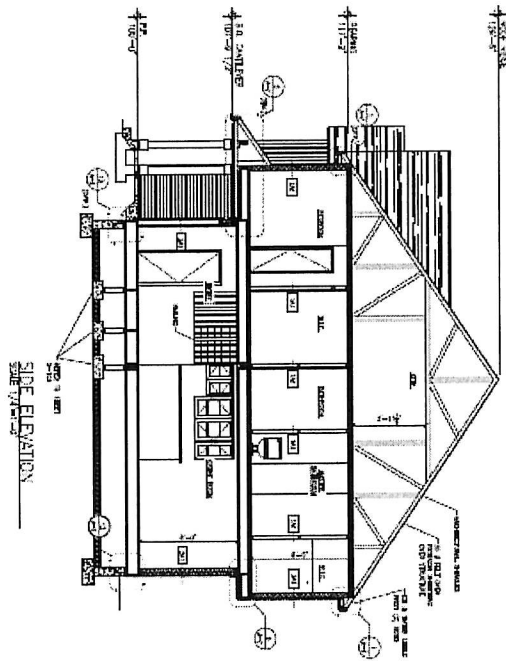
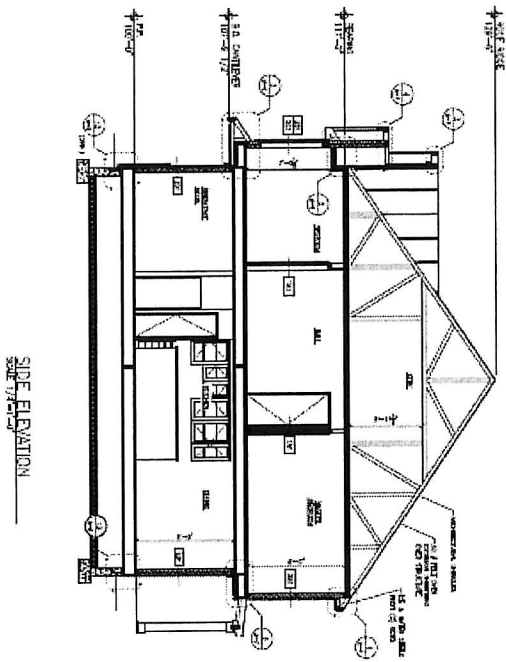


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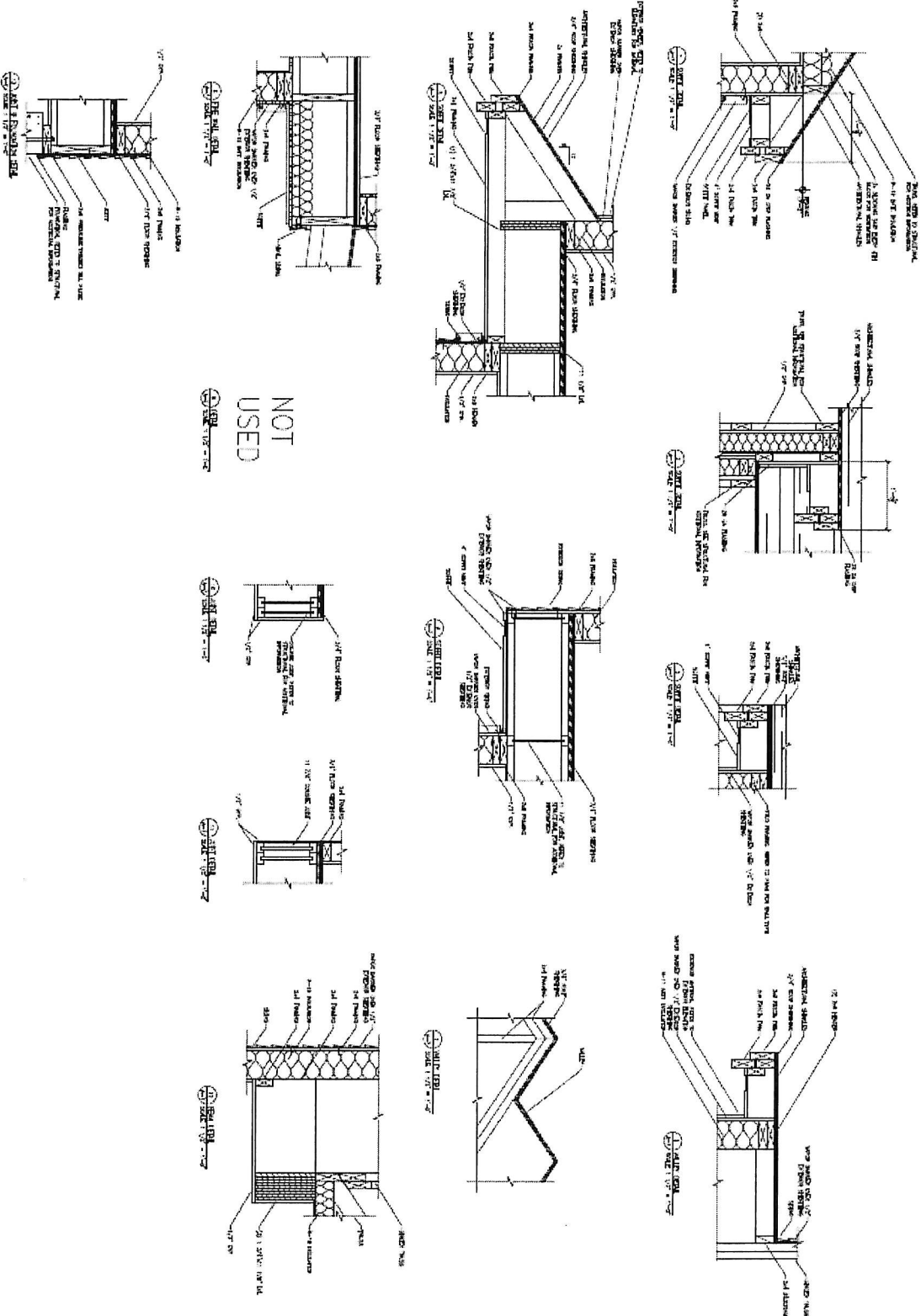


REAR ELEVATION


| | | | | | |
|------------|--|---|--|--|--|
| <p>A-5</p> | <p>DATE: 11/11/11 DRAWN BY: J. R. RIDGELINE CHECKED BY: J. R. RIDGELINE ENGINEER: J. R. RIDGELINE ARCHITECT: J. R. RIDGELINE</p> | <p>Memmac Flats 50 West Memphis Ave. S.E. 17th St Miami, FL 33135</p> | <p>PROJECT NO: 11-11-11-01 SHEET NO: 11-11-11-01-01</p> |  <p>RIDGELINE DESIGN ARCHITECTS</p> | <p>RIDGELINE DESIGN ARCHITECTS 1101 EAST PALM BEACH BLVD SUITE 100, PALM BEACH, FL 33480 TEL: 561-832-1111 FAX: 561-832-1112 WWW.RIDGELINEDESIGN.COM</p> |
|------------|--|---|--|--|--|

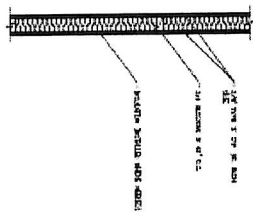


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|-----------------------------------|---|--|---|
| 9A SHEET NO. DATE: 11/14/11 | Memmac Flats 16 West Macpherson Ave S.C. 2974116 |  ARCHITECTS | RIDGELINE DESIGN ARCHITECTS 100 EAST 15TH STREET SOUTH GREENVILLE, SC 29615 PHONE: 864.606.4100 FAX: 864.621.1100 WWW.RIDGELINEDESIGN.COM |
| | 11/14/11 11/14/11 | | RIDGELINE DESIGN ARCHITECTS |

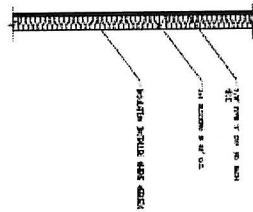


NOT
USED

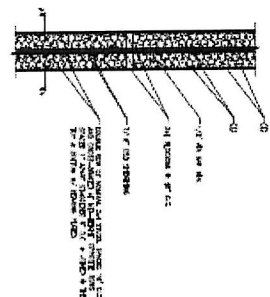
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| A-7 |  RIDGELINE DESIGN ARCHITECTS | Memmac Flats 25 West Broadway Ave New York, NY 10011 | DATE: 11/11/11 DRAWN BY: J. F. S. |
| | 15 West Broadway Ave New York, NY 10011 | | |



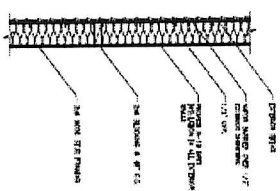
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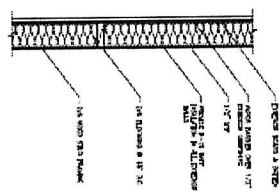
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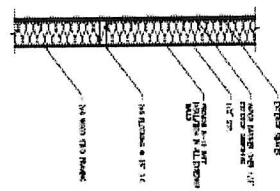
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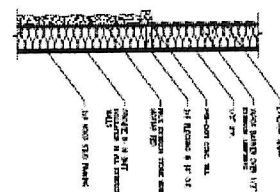
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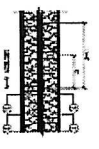
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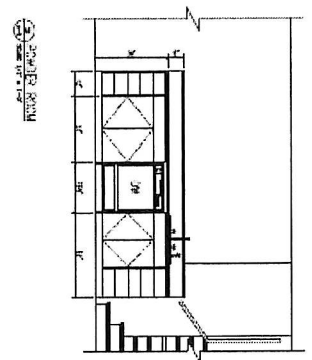
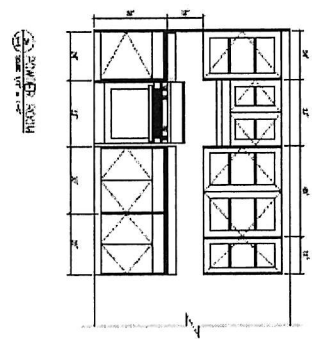
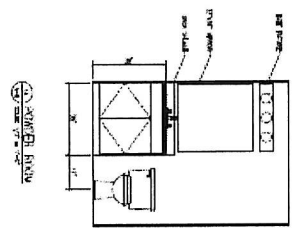
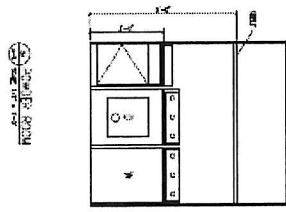
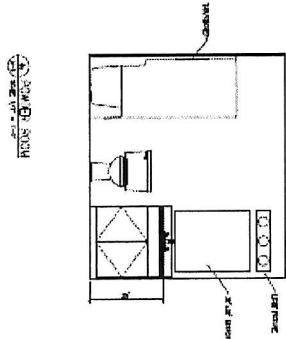
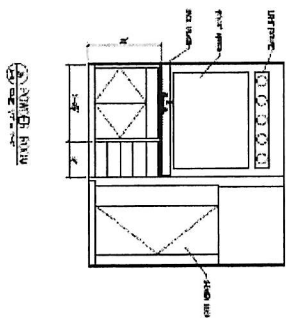
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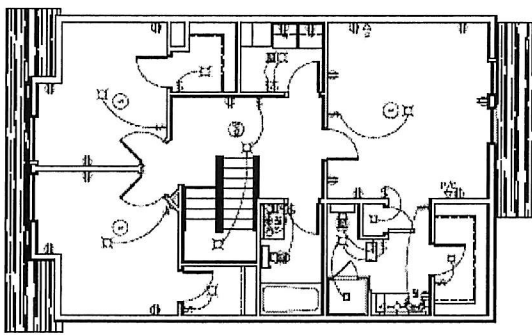
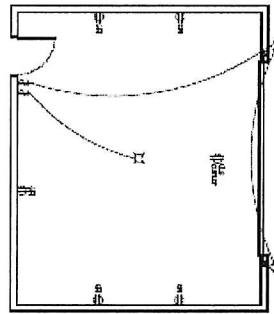
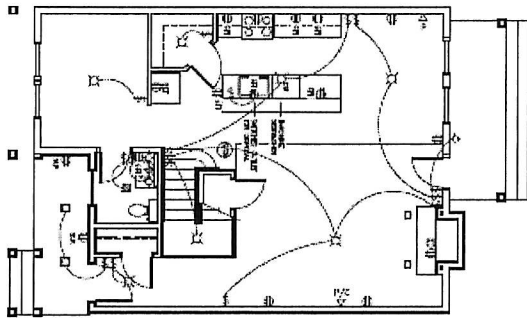
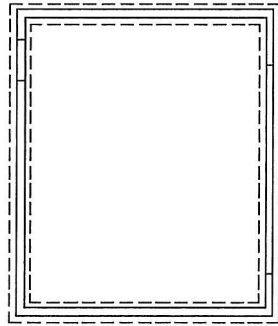
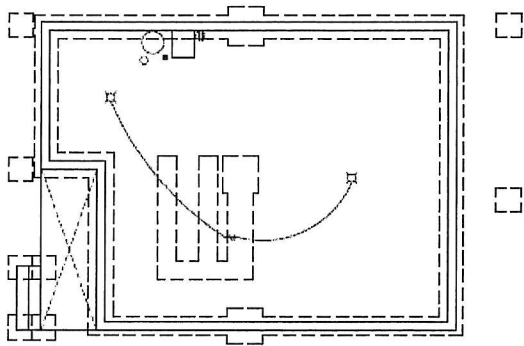
| ITEM | DESCRIPTION | QUANTITY | UNIT |
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NOTES:
 1. WALLS SHALL BE CONSTRUCTED AS SHOWN.
 2. ALL WALLS SHALL BE FINISHED WITH 1/2\"/>



| | | | | | |
|-----|---------------------------|---|-----------|--|--|
| 6-V | SINGLE DOUBLE 11.0' | Merrimac Flats 20 West Merrimac Ave. S.F. 07 34118 | 10' x 10' | | RIDGELINE DESIGN ARCHITECTS 175 FINE LINE DRIVE SEALED BROOK, CT 06488 PHONE 861-342-8882 FAX 861-321-1444 WWW.RIDGELINE-DESIGN.COM |
| | 11.0' | | | | |



Attachment B
Department Comments

January 31, 2008

Doug Dansie, Planning

Re: Petition 410-07-45, Conditional use for PUD & subdivision at 1440 S Richards Street. (38 W. Merrimac)

The division of transportation review comments and recommendations area as follows:

The proposed 5 residential units are compatible with the Richard Street and Merrimac local residential class roadways.

There are no changes to the existing transportation corridor public right of ways.

We have reviewed this site for the proposed housing development at our 12/17/2007 DRT review meeting. There were a couple of minor comments to the plans for Alley Access upgrades as needed, park strip trees to be reviewed by Bill Rutherford, street light up grades to be coordinated with Mike Barry, and public way upgrades to remove dead driveways and install new ones as required along with ADA ramps at the intersection etc.

The site plan needs to be revised to provide the minimum back out area for each garage parking space. And drainage needs to be addressed so that the common driveway does not surface drain across the public sidewalk.

The plat also needs to address the easement across each lot for the driveway.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Craig Smith, Engineering
Ted Itchon, Fire
Peggy Garcia, Utilities
Ken Brown, Permits
Larry Butcher, Permits
File

TO: DOUG DANSIE, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JAN. 30, 2008

SUBJECT: **Merrimac Flats PUD Subdivision**
1440 South Richards Street
#410-07-45

Engineering review comments are as follows:

1. This is a project to create 5 new residential unit from four existing lots. All of the required right-of-way exists, and the street is fully improved. Inasmuch as the snow is covering the street, it is not possible to tell if any of the existing curb, gutter and/or sidewalk will need to be replaced, at this time. This determination will be made at a later date, when the condition becomes apparent. Access is available to the units via an alley to the east and a new access-way along the proposed north boundary. A new driveway will be required for access onto Richards Street. The new driveway shall be constructed as per APWA Std. Dwg. #221 or 222, depending on the type of curb, gutter and sidewalk that exists on Richards Street. All of the public way improvements shall be constructed by a licensed contractor via a Permit to Work in the Public Way.
2. The plat is being reviewed, and any required changes will be made known to the applicant's consultant.

cc: Brad Stewart
Barry Walsh
Scott Weiler
George Ott
Craig Smith
Vault

Fire: The units require a minimum NFPA 13 R fire sprinkler system. The fire department connection shall be within 100 feet of a fire hydrant. No part of the exterior walls shall be within 400 feet of a fire hydrant.

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: March 21, 2008

Project Name: Merrimac Flats

Project Address: 38 West Merrimac Street
1419 South Richards Street

Contact Person: Doug Dansie
Phone Number: (801) 535-6182

Fax Number: (801) 535-6174
E-mail Address:

Zoning District: RMF-35 Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review summarizes the comments from a DRT meeting held on December 17, 2007.

12. Conditional Use Planned Development Petition #410-07-45 approval required.
13. Consolidate two existing lots and create a new 5-lot Townhouse Subdivision Plat:
 - 38 West Merrimac - 15-13-231-014
 - 1419 South Richards - 15-13-231-015
14. Obtain new certified addresses for the five new lots.
15. Lots #2, #3, and #4 do not meet the 3,000 square foot minimum lot area. This must be waived and approved in the Planned Development process.
16. Townhouses do not meet the 20 foot minimum front yard setback. This must be waived and approved in the Planned Development process.
17. Meet all other requirements of the RMF-35 zone, including 60% maximum lot coverage.
18. Provide a Landscape Plan showing front yard, corner side yard and park strip landscaping.
19. Public Utilities approval required.
20. Transportation Division approval required for all parking and traffic-related issues. The detached garages do not meet the minimum 22' - 7" back out distance required.

21. Engineering Division approval required for all public way improvements, including the new driveway approach and alleyway improvements. Engineering needs to inventory the existing public sidewalks, curbs and gutters to determine replacement of any defective areas.
22. Obtain a demolition permit for the existing residential structure.

Doug,

Public Utilities has reviewed the above mentioned request and offers the following comments that will need to be addressed to gain approval from our Department;

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Water, sewer and storm drain design and construction must conform to Salt Lake City Public Utilities General Notes.

This project will be required to install a master meter to serve the condominiums with culinary service. If required by the Fire Department, a new public fire hydrant can be connected to the existing public water main. If the location desired by the Fire Department for a new hydrant is on private property then the new hydrant must be routed through a detector check valve. Any other water services discovered during construction must be killed at the main per Salt Lake City Public Utilities standards. Plans must be submitted showing the routing of the culinary and fire services. The plan must also show all proposed pipe sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meters and hydrants must be located a minimum five-feet outside of any drive approaches.

A new four-inch minimum PVC SDR-35 sewer lateral must be connected to sewer main. Any existing sewer lateral connections must be capped per Public Utilities standards.

If this site is over one acre and has more than 15,000 square feet of impervious area then the following would apply:

The development would be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Detention would need to be provided as needed to meet this flow requirement. Calculations must be approved by Public Utilities showing these conditions have been met. Public Utilities will not be responsible maintaining landscaping improvements within a detention area. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed.

A grading and drainage plan must be submitted for review and approval for this development. Fire Department approval will be required prior to Public Utilities approval.

Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

Doug,

I wanted to let you know that last night I meet with the People's Freeway Community Counsel and discussed the proposed approval of the 5-lot PUD request at 38 West Merrimac Avenue. All the parties present were in favor of the project, there were no noted negative comments.

Thanks,

Nathan Anderson
599-0207

Doug

Nathan Anderson did appear before our council and presented this proposal. We did approve it with no objections.

Sincerely
Bill Davis - Chairperson
Peoples Freeway Community Council