

PLANNING COMMISSION STAFF REPORT

East Capitol Boulevard Surplus Property & Development
Petitions #PLN2008-228147, a request for planned development approval, and #PLNPCM2008-00190, a request for a declaration of surplus property, by Jeffrey E. Adams for parcels located at approximately 649 N. East Capitol Boulevard
October 22, 2008



Planning and Zoning Division
Department of Community &
Economic Development

Applicant: Jeffrey E. Adams

Staff: Ray Milliner at 535-7645 or ray.milliner@slcgov.com; Nick Britton at 535-6107 or nick.britton@slcgov.com

Tax IDs: 09-31-104-023, 09-31-104-024, 09-31-104-043

Current Zone: R-2 (Single and Two-Family Residential)

Master Plan Designation: The Capitol Hill Master Plan recommends "low density residential" for these parcels.

Council District: District 3, represented by Eric Jergensen

Acres: 0.6 acres

Current Use: Residential

Applicable Land Use

Regulations:

- City Code Section 2.58
- Chapter 21A.24: R-2 Single and Two-Family Residential District
- Chapter 21A.54: Conditional Use and Planned Developments

Attached Exhibits:

- A. Site Plan
- B. Elevations
- C. Color Renderings
- D. City Department and Division Comments for Planned Development
- E. City Department and Division Comments for Surplus Property
- F. Letter from Applicant
- G. Photographs of Surplus Parcel

REQUEST:

Jeffrey E. Adams has two requests:

Planned Development Request

Jeffrey Adams of Jeff Adams Construction is requesting approval of a Planned Development for a 6 unit project located at 649 East Capitol Boulevard. If approved, the site will have six lots, 4 with twin homes, and 2 with single family homes.

The property is zoned Single and Two-Family Residential (R-2). There are two duplexes and a single family home on the property that would be removed upon approval of this application (none of the structures is considered historically significant by City standards). The applicant is requesting that the proposal be reviewed as a Planned Development in order to modify the following Zoning Ordinance requirements:

1. Modify Section 21A.24.110E4 reducing the minimum rear yard setback from 25% of the lot depth (ranging from 21 feet to 23 feet) to 20 feet.
2. Modify Section 21A.24.110E2a reducing the side yard setback of 10 feet for a twin home to 4 feet on lot #4.

In addition to these changes, the applicant is requesting grade changes of more than 2 feet in the required setback areas. This issue will be addressed as part of the subdivision application.

Surplus Property Request

is requesting that Salt Lake City declare a piece of property located approximately at 649 North East Capitol Boulevard surplus. The applicant originally believed the parcel in question was part of a parcel that he owned immediately to the west, but further research by the Property Management Division indicates it is a city-owned parcel. The property in question is zoned R-2 and has a tax ID number of 09-31-104-023. It is approximately 838 square feet and is not otherwise developable. The applicant plans to purchase the property from the city and include it in a planned development currently under review located adjacent to the property. The Planning Commission is declaring the property surplus. If the Planning Commission declares it surplus, then the administration has the authority to sell the property.

PUBLIC NOTICE:

The property was posted with a notice of the Planning Commission public hearing on October 12, 2008. An agenda for this Planning Commission meeting was sent to property owners within 450 feet and other interested parties on October 7, 2008. The agenda was posted on the State of Utah and Salt Lake City websites and sent to those subscribed to the Planning Division listserv.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission reviews the proposed planned development for a six unit development and approve the request pursuant to the findings, analysis and conditions of approval in this staff report. Further, staff recommends that the Planning Commission declare the property located approximately at 649 North East Capitol Boulevard (Tax ID: 09-31-104-023) surplus and forward a recommendation to the City Administration to dispose of the property, as required in Section 2.58 of City Code.

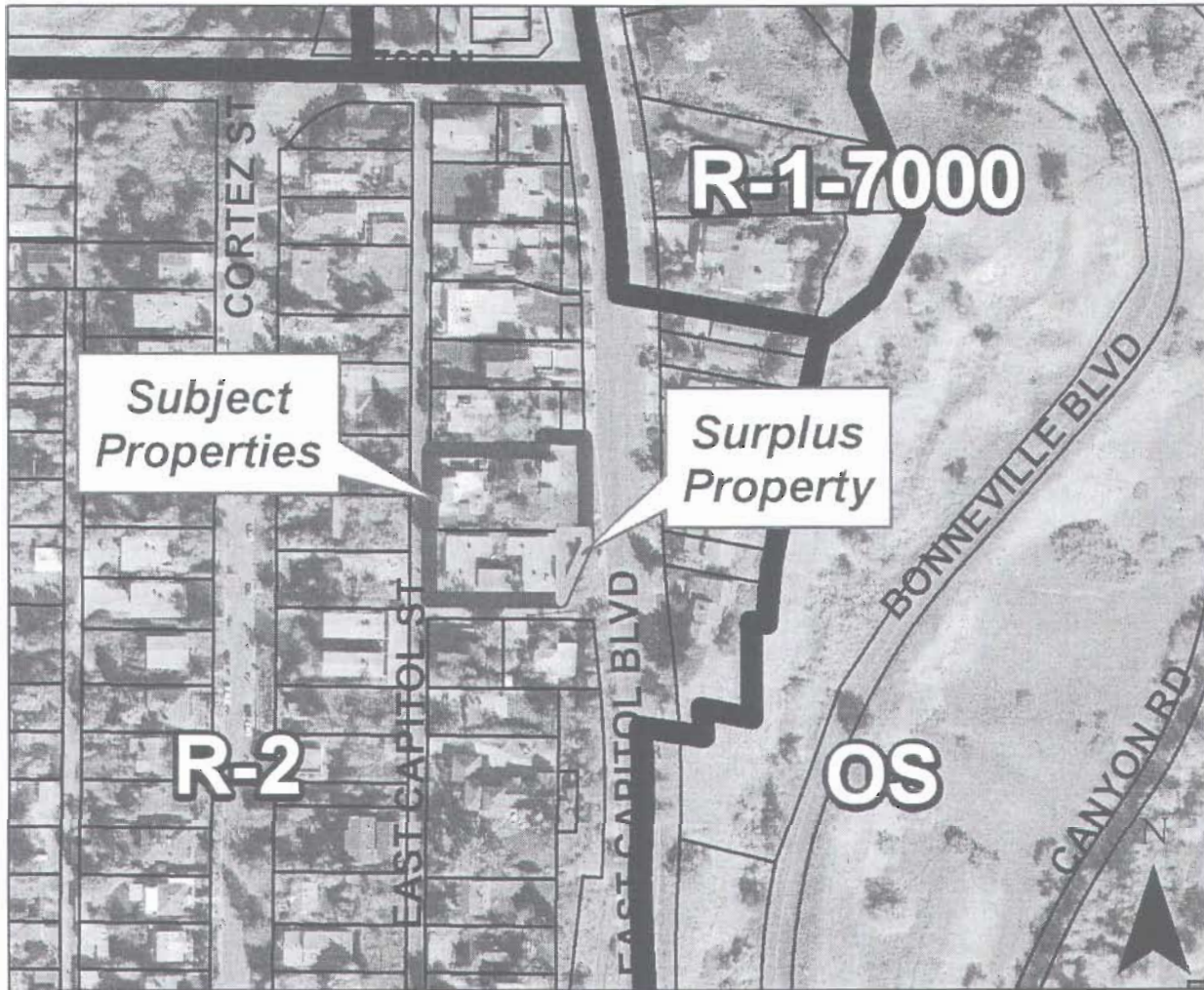
Conditions of Approval

1. Prior to the issue of a building permit, all issues raised by the Engineering, Public Utilities, and Building Divisions shall be resolved to their satisfaction.
2. Prior to the issue of a building permit, the applicant shall submit for review and approval, a subdivision amendment, and surplus property application.
3. The applicant shall verify geometrics for grades and horizontal alignments of the driveways as they relate to the 10x10 Clear Zone requirements.
4. If either the subdivision or surplus property applications are denied, this approval shall be considered null and void.

OPTIONS

1. The Planning Commission may approve the Planned Development for a six unit development with reduced setbacks on the side and in the rear as recommended, or with modifications.
2. The Planning Commission may deny the Planned Development for a six unit development with reduced setbacks on the side and in the rear.
3. The Planning Commission may table the Planned Development Conditional Use and provide direction to the applicant and staff on further steps necessary.

VICINITY MAP:



PROJECT INFORMATION:

Background Information

On July 23, 2008, the applicant submitted a complete Planned Development/Conditional Use application for a 6 unit development located at 649 East Capitol Boulevard. If approved, the development will create two twin-homes and two single family homes with three units facing East Capitol Boulevard and the other 3 facing East Capitol Street.

Currently there are two duplexes a single family home and two accessory buildings on site that would be demolished upon approval of this application.

Concurrent with this application there are two others in process:

1. A declaration of surplus property at the corner of East Capitol Boulevard and Clinton Avenue. This application is included in this staff report.
2. A subdivision amendment. This application will be reviewed at an administrative hearing pending the outcome of this application.

Originally, the applicant was requesting that the Planning Commission reduce the minimum lot size for lot 4 and that the minimum lot width for the twin homes be reduced as well. These issues were resolved when the applicant modified the plans to meet the minimum requirements of the zoning ordinance.

At a Development Review Team (DRT) meeting on February 5, 2008, it was indicated to the applicant that there was a piece of property that was owned by the city, originally thought to be public right-of-way. The applicant was directed to submit a street closure application so that the city could determine whether or not it needed to keep the property. However, since the property is not right-of-way, the applicant would need to go through the surplus property process. If the administration decides that the property is surplus, the Property Management Division has indicated that the applicant can purchase the property.

The applicant asked property owners within the vicinity to sign the application consenting to the request. A neighbor at 675 N. East Capitol Boulevard signed the petition. However, a neighbor to the south, across Clinton Avenue chose not to sign the petition for fear she would lose access to her property from Clinton. This request does not involve the closure of any right-of-way. Only the piece of property at the corner of East Capitol Boulevard and Clinton Avenue is to be considered with this request. Therefore access to property will not be affected.

Proposal

The applicant proposes to build two twin homes, and two single family homes on a 26,287 square foot lot. Staff has reviewed the building for Zoning Ordinance compliance and made the following findings.

	Ordinance Requirement	Proposed
Lot Area	Minimum 26,000 total 5,000 square feet for 1 single family home 4,000 Square feet for each unit in a twin-home.	26,287 square feet <u>Complies</u>
Lot Width	Minimum 50 Feet for single family Minimum 25 feet for twin homes	60 and 67 feet <u>Complies</u> 48, 48, 46 and 41 feet <u>Complies</u>
Building Height	Maximum 28 feet to ridge line measured from established grade	28 feet, <u>Complies</u>
Yard Requirements	Front = 20' or average of block face Side = 10' on one side 10' on the other Rear = 25% of lot depth. Approximately 21 – 23 feet.	Front = Requesting 20' Side = 4' <u>Does not Comply</u> , requesting exception Rear = 20' <u>Does not Comply</u> , requesting exception
Building Coverage	40% of lot area	36 % <u>Complies</u>
Attached Garage	50% of front façade, if facing street	47% on twin homes 44% on Single family homes <u>Complies</u>

COMMENTS:

Public Comments

The planned development application was reviewed by the Capitol Hill Community Council on July 18, 2008. The central theme of the Community Council discussion was the issue of parking along the street frontage, with members encouraging the applicant to provide as much parking as possible while still providing an appropriate amount of landscaping in the front yards. The Council determined that the proposed driveways and landscaping were appropriate and forwarded a positive recommendation to the Planning Commission.

This application was reviewed by members of the Planning Commission at a Subcommittee meeting on October 1, 2008. Commission members reviewed the project and generally provided positive feedback. Members requested that the applicant review the possibility of installing a sidewalk along East Capitol Boulevard. The applicant responded that the Engineering Division denied that request because the excavation necessary to install the sidewalk would make the driveways to the homes too steep.

Staff has not received any public comments regarding the surplus property petition.

STAFF ANALYSIS AND FINDINGS:

Analysis

Master Plan

The .60 acre property is located in the Desoto/Cortez section of the Capitol Hill Master Plan, an area designated as low density residential (5 to 15 units per acre) on the Future Land Use Map. The proposed development has a density of approximately 10 units per acre, and therefore falls within the future land use designation of the property.

Conditional Use Standards

Section 21A.54.080 of the Zoning Ordinance provides General Standards for Approval of a conditional use. Staff has applied these standards to the proposed use, and made the following findings (staff analysis is in italics):

Standard 1: Master Plan and Zoning Ordinance Compliance: *The proposed conditional use shall be:*

- a. *Consistent with any policy set forth in the City-Wide, Community and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and*
- b. *Allowed by the zone where the conditional use will be located or by another applicable provision of this title.*

Analysis: *The proposed use is an allowed use in the R-2 zone. The density at 10 units per acre is within the limits established in the Desoto/Cortez section of the Capitol Hill Master Plan as well as those established in Section 21A.24.110 of the Zoning Ordinance.*

The applicant is requesting that the Planning Commission reduce the rear yard requirements for each home and the side yard requirement for lot 4. Staff has reviewed this request and recommends that the Planning Commission consider granting the requests for the following reasons.

- *The rear yard setback reduction will have no impact on adjacent neighbors, because each of the proposed lots face each other. Persons moving into the homes will be aware of the situation from the beginning and will not be denied a substantial property right.*
- *Moving the homes forward to create complying rear yards will increase the steepness of the driveways leading to the homes.*
- *The side yard setback reduction on lot 4 is due to the abnormally shaped lot, with the side property line moving in 15 feet approximately 49 feet from the front property line.*
- *Only a portion of the home will encroach into the 10 foot setback, the rest will be approximately 20 feet from the side property line.*

Finding: *Staff finds that the proposed planned development is consistent with the Capitol Hill Master Plan and future land use map. Staff further finds that the use is allowed in the zone where it is located.*

Standard 2: Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;
- Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted based on:
 - Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use during hours of operation will be likely to create noise, light or other nuisances that unreasonably impair the use and enjoyment of adjacent property;
- Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
- Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
- Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries and mechanical equipment resulting from the proposed use; and

- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Analysis: *The proposed buildings will be new construction with access from East Capitol Boulevard and East Capitol Street. Parking for the buildings will be within two car garages as well as in the front driveways. Comments from the Engineering Division indicate that the applicant will need to build, and rebuild the curb and gutter along both East Capitol Street and Boulevard. These modifications are necessary to facilitate Fire access along the street. Prior to the issue of a building permit, the applicant will need to work with Engineering to confirm that driveway grading and sight lines are adequate for construction. The applicant will need to verify that each lot meets minimum City Standards. Staff has included a condition of approval requiring verification.*

Comments from the Public Utilities Division indicate that there are a number of issues that will need to be cleared up prior to the issue of a building permit, including the repair of water lines and curb and gutter. These issues will be resolved prior to the issue of a final building permit. None of these issues were significant enough to derail the proposed design. See Exhibit C for all division comments.

Finding: *Staff finds that the proposed development is compatible with the surrounding development as it relates to utility and public services, parking, buffering and hours of operation.*

Standard 3: Design Compatibility The proposed conditional use is compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views or large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-use development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Analysis: *The proposed use is located in a residential zone with a mix of contemporary single family homes and duplexes. The proposed development consists of single family homes and twin homes. These buildings and uses are consistent with the surrounding vernacular in mass scale and design and are appropriate for the R-2 zone. No large parking areas, commercial deliveries or other impacts associated with a commercial use will be associated with this development. The width of the garage doors is compliant with the regulation that all attached garage doors facing the street not be more than 50 percent wider than the façade. Each door is less than 50%.*

The buildings are proposed to be setback 20 feet from the front yard property line. This setback is consistent with surrounding development as there are homes closer to the property line and farther away. The applicant proposes to fix the setback at 20 feet as part of the subdivision process.

Finding: Staff finds that the proposed design is compatible with the overall character of the Desoto/Cortez area of the Capitol Hill Master Plan, as it relates to mass, scale, setback, height, and architectural design.

Standard 4. Detriment to Persons or Property The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Analysis: *The proposed use will not introduce any known pollutant to the ground or air that is not commonly associated with a single family residence. The use will be consistent with the neighborhood in size, scale and design and will provide an improvement to the character of the neighborhood, by replacing older less attractive structures with new ones.*

Finding: Staff finds that the proposed development will not be a detriment to neighboring persons or property because of its pollutants, and hazards, and that it will be consistent with the character and type of development in the area.

Standard 5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Analysis: *With the exception of the requested rear and side yard reductions, the project complies with all other Zoning ordinance requirements, including height, lot size, front yard setbacks, building coverage, and standards for minimum garage sizes. The property is not located within a historic district; therefore no historic design guideline review is necessary.*

Finding: Staff finds that the proposed development complies with all Zoning Ordinance related criterion other than that which is being modified as part of this application. .

Planned Development Standards

In approving any planned development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance 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 meets the following standards:

Standard 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);

The proposed planned development is located in a logical location for this type of use. The impact on adjacent properties by the requested rear and side yard reductions will be mitigated by the fact that the rear yard reduction will be imposed on buildings within the project only, and the side yard reduction will be for a 15 foot section of the home. The rest will comply with Ordinance requirements.

Finding: Staff finds that the proposed development meets the minimum requirements of the Zoning Ordinance.

Standard 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.

The proposed planned development achieves the purposes for which planned development regulations were instituted by allowing the Planning Commission to modify standards to encourage development of a site with dimensional constraints (i.e. narrow frontage, deep lot, with few accessible points). The proposed planned development 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.

Finding: Staff finds that the proposed design meets the purpose of the planned development process as the side yard of lot 5 is abnormally shaped, creating a logical area for a reduction in the setback. Further, the topography of the site creates a situation where a reduction in the rear yard setback is appropriate due to the impacts steepness of the driveways on site lines and access.

Section 21A.51.150.D provides additional standards of review for a planned development and states, "Planned developments may be approved subject to consideration of the following *general conceptual guidelines*" (italics added for emphasis, as a positive finding for each standard is not required):

Standard 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 as set forth in table 21A.54.150E2 of this section.

Analysis: The R-2 district minimum lot area requirement for a planned development is 9,000 square feet. The subject property contains approximately 26,287 square feet, which exceeds the minimum lot area required.

Finding: The proposed development complies with this criterion.

Standard 2: Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a

planned development shall not be included in the planned development area for the purpose of calculating density.

Analysis: The R-2 zone allows one residential dwelling unit per 5,000 square feet for a single family home and 1 dwelling unit per 4,000 square feet for a twin home. A minimum of 26,000 square feet is necessary for the density requested. The applicant has 26,287.

Finding: Staff finds that the proposed development does not exceed the density limitation of the district.

Standard 3: Consideration of Reduced Width Public Street Dedication:

Analysis: The project does not involve reduced width public street dedication.

Finding: This standard is not applicable.

Surplus Property

There are no specific standards for declaring City-owned property surplus. It is appropriate, however, to weigh the following considerations when deciding to declare a piece of property surplus.

1. The proposed use and project description.

Analysis: The proposed use of the property is a planned development for two-family residential units. The property is currently vacant and undevelopable based on its size. Under the applicant's proposal, the property would be absorbed into properties abutting the subject property and subdivided into a different configuration for the purposes of redevelopment. Their redevelopment requires subdivision and planned development approval from the Planning Commission, both of which have been requested.

Finding: The proposed use and project are appropriate for the property. The property itself is a small piece of the overall project, but because the subject property is too small for development on its own, the Planning staff believes that declaring it surplus for the benefit and development of neighboring properties is in the best interest of Salt Lake City. Currently it is a vacant parcel.

2. The history of the subject property.

Analysis: The property has never been developed. Similar parcels along East Capitol Boulevard to the north and south have been declared surplus or developed as part of neighboring properties. Visually, there is no distinction between the other City-owned parcels and the parcels to the west.

Finding: There is nothing in this parcel's history to indicate that a decision to declare it surplus is inappropriate.

3. Access to the property.

Analysis: There is no need for separate access to this particular piece of property. This property will be joined with the applicant's abutting properties through a subdivision process and existing access to those properties is from both East Capitol Boulevard and Clinton Avenue.

Finding: There are no access issues with the subject property.

4. The proposed method of disposition of the property is declared surplus.

Analysis: If declared surplus, the Property Management Division would be charged with disposal of the property. All property transactions must be consistent with the standards found in Section 2.58 of City Code. The Mayor has final authority to dispose of City-owned real property.

Finding: If declared surplus, the property will be sold to the applicant in accordance to Section 2.58 of the City Code.

5. The comments received from applicable departments.

Analysis: Comments were received from Public Utilities, Fire, and Transportation. No objections were presented in those comments, but Transportation did indicate that a ten-foot buffer from the back of the existing curb should be maintained along East Capitol Boulevard. The recommendation to enter this process was made to the applicant by city representatives in a DRT meeting. This buffer can be required as part of the planned development process.

Finding: The proposed declaration of surplus property has been reviewed by applicable City department and divisions and it has been determined that there are no objections to the proposal or any foreseen needs for the subject property.

6. Compliance with adopted policies of relevant master plans.

Analysis: The property is located in the planning area covered by the Capitol Hill Master Plan. The future land use of this property is identified as "low density residential (5-15 dwelling units per acre)." The proposal meets the existing zoning of R-2 on the property and does not conflict with the future land use nor any other goals or strategies of the master plan.

Finding: The proposal complies with the applicable master plan.

7. Whether annexation is required.

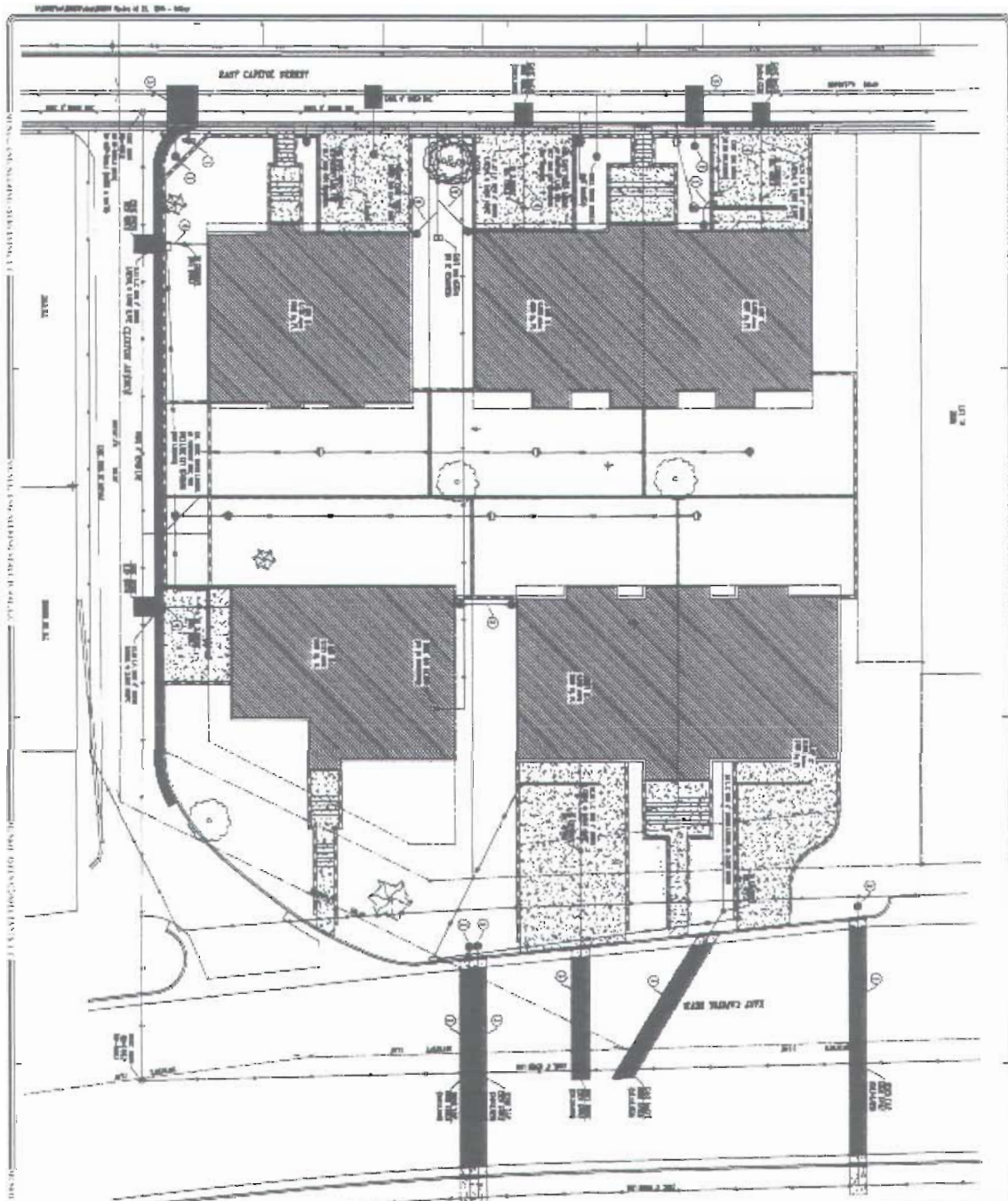
Analysis: No annexation is required for this proposal.

Finding: This standard is not applicable to this proposal.

8. Consistency with adopted governmental codes and regulations.

Analysis: City Code Section 2.58 outlines the process for declaring property surplus. Once the Planning Commission makes a recommendation to the City Administration, the item will be transmitted from the Community and Economic Development Department to the Chief Administrative Officer. At that point, notification will be sent to the City Council members. The City Council members have 15 days to request a hearing. After the 15 days have passed or an administrative hearing is held, the property is officially declared surplus and the disposition of the property can be finalized.

Finding: The proposed declaration of surplus property is consistent with adopted City codes and procedures.



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EAST CAPITOL DEVELOPMENT
PRW ARCHITECTURE

649 EAST CAPITOL BOULEVARD
 64-T LAKE CITY, VA
 800-T-McNEIL-22901

C401

SITE
PLAN

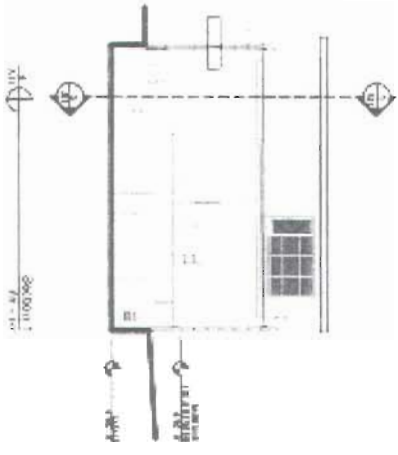
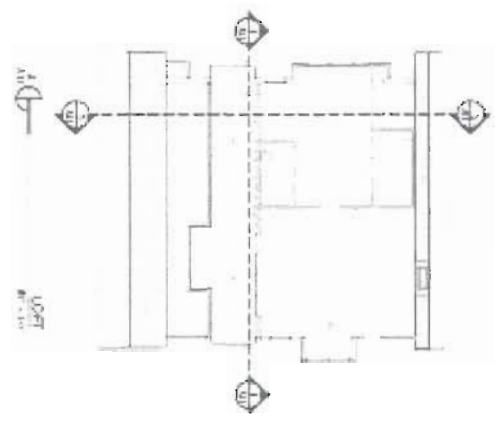
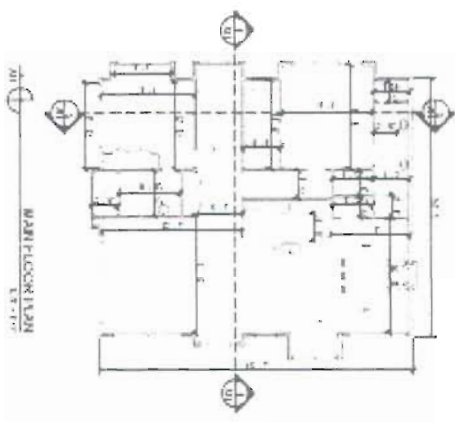
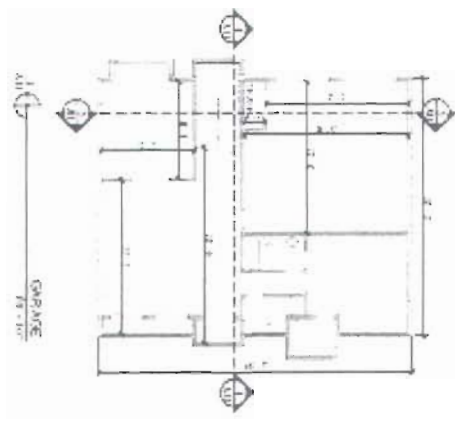
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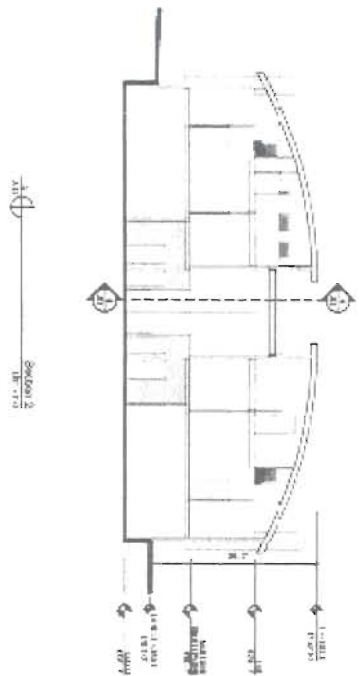
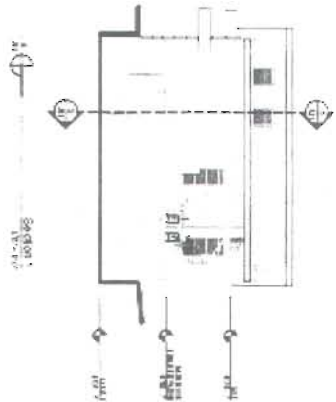
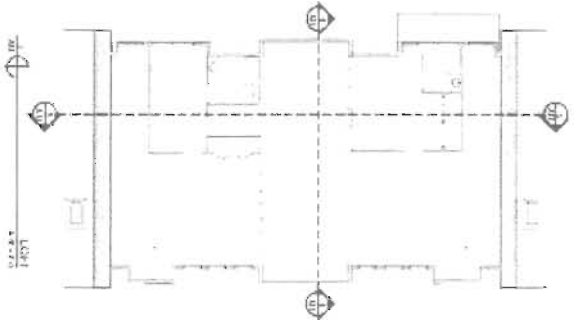
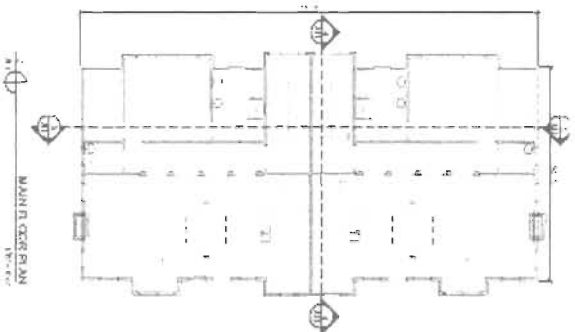
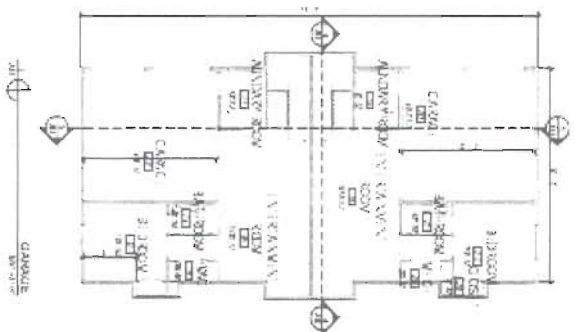
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND CURBS THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPING.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND CURBS THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPING.

LEGEND:

[Symbol]	EXISTING BUILDING FOOTPRINT
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[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
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[Symbol]	PROPOSED UTILITY









EAST ELEVATIONS



NORTH ELEVATIONS

TO: RAY MILLINER, PLANNING DIVISION
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: SEPT. 7, 2008
SUBJECT: Preliminary PUD Subdivision
East Capitol Development
649 – 651 North East Capitol Blvd.

Engineering review comments are as follows:

1. This is a residential project to construct a 6 unit planned development and subdivision on the north side of Clinton Avenue, between East Capitol Street and East Capitol Blvd., where there are presently one home and two duplexes. It is assumed that all existing structures will be demolished. Both East Capitol Blvd. and East Capitol Street are dedicated and improved with curb, gutter and asphalt paving on the proposed frontage. Clinton Avenue has asphalt only. I have given the developer's engineer some redlined comments regarding the work to be done in Clinton Avenue. The Fire Department will have to determine what, if any, additional widening and/or paving are required on Clinton Avenue. The existing driveway approaches on both East Capitol Blvd. and East Capitol Street do not appear to line up with those required on the new lots. The new drive approaches on East Capitol Blvd. must be constructed as per APWA 225, without the sidewalk, on East Capitol Street as per APWA Std. Plan 221 without the sidewalk, and the curb and gutter on both streets (through the old driveway frontages) must be constructed to match existing. All of this work must be completed by a licensed, bonded and insured contractor via a Public Way Permit.
2. Alice Montoya (535-7248) in SLC Engineering will assign addresses when a plat is submitted. A certified address is required prior to applying for a building permit.
3. A Plat will be required for this project, and I have included a copy of the Subdivision checklist for use by the applicant's consulting surveyor in preparing the plat.

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

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: October 14, 2008

Project Name: East Canyon Planned Development

Project Address: 649 North East Capitol, 651 North East Capitol, 658 North East Capitol

Contact Person: Ray Milliner

Fax Number: (801) 535-6174

Phone Number: (801) 535-7645

E-mail Address:

Zoning District: R-2
Hardman

Phone: 535-7742

Reviewer: Alan

Comments

This preliminary zoning review is based on DRT meetings held on December 12, 2007, February 5, 2008 and March 23, 2008.

1. Obtain Address Certificates from city Engineering for each new dwelling unit.
2. Subdivision Plat must be approved.
3. Planned Development must be approved.
4. Lot #1, Lot #2, and Lot #5 do not meet the minimum 50 foot lot width. This must comply or be waived and/or approved by the Planned Development process.
5. Lot #5 does not meet the minimum 4,000 square foot lot area. This must comply or be waived and/or approved by the Planned Development process.
6. The minimum rear yard setback is 25% of the lot depth. The buildings show only 20 feet and so do not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
7. The minimum side yard setback for a twin home is 10 feet. The building on lot #4 shows only 4 feet along a portion of the lot on the north side of the lot and so does not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
8. Grade changes over 2 feet in required setback areas must be specifically approved on the Subdivision Plat or the home owners must obtain Special Exceptions for grade changes.
9. Front yard setbacks must be specified on the Subdivision Plat or front yard setback averaging will be required.
10. The width of the garage facing the street may not exceed 50% of the width of the front façade of the house. This may be an issue for the twin homes. Please verify.
11. Verify that the surface coverage of principal and accessory buildings on the lots do not exceed 45% of the lot area for two-family dwellings and 40% for single-family dwellings.
12. Public Utilities approval required.

13. Fire Department approval required.
14. Engineering Division approval required for all street and public way improvements.
15. Transportation Division approval required for all parking and traffic-related issues.
16. Obtain separate demolition permits for each existing building on each lot.

Ray,

Public Utilities has reviewed the above mentioned request and offer the following comments;

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

Currently there are several existing water and sewer connections that will need to be killed at the main or property line depending on the service. The preliminary site plans have been reviewed and minor redline comments have been made. The plans will be available in our office on Monday September 5, 2008. The following is a brief summary of the comments;

The drainage from the site can not be discharged along Clinton Avenue. Standard curb and gutter is not installed along Clinton Avenue and the discharge water can not be allowed to drain to neighboring properties.

There are several storm and water lines that cross over lot lines. The plat makes mention of easements for the public utilities but nothing for the private laterals and mains. Another easement must be shown on the plat for the private utilities that cross through lot lines.

As always, if you have any questions please do not hesitate to contact me.

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

August 28, 2008

Ray Milliner, Planning

Re: East Capitol Development - Planned Development and Subdivision for 6 units at 649-651 North East Capitol Blvd and 658 North East Capitol Street.

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

There are three parcels and a surplus city parcel to be combined and replatted into 6 parcels to develop two single family units and two twin family homes (zero lot line). Three are to face East Capitol Blvd and three to face East Capitol Street.

Both East Capitol Blvd and East Capitol Street have street improvements with curb and gutter. East Capitol Blvd has the city standard 2.5' curb & gutter while East Capitol Street has an old style one foot curb & gutter. The side yard for lots 3 and 6 fronting Clinton Avenue is currently undeveloped and needs to have the current city standard curb & gutter improvements (APWA type A) extended from East Capitol Blvd to East Capitol Street.

The submitted plans show retaining walls and at the intersection of East Capitol Street and Clinton Ave. it is shown as a curb wall (APWA 209) with a 10-12' radii, that needs to be reviewed by Fire for turning accessibility. (minimum 20') Right of way may be required along Clinton Ave. and the intersection. There are no public sidewalk systems in the abutting area and inadequate right of way available on East Capitol Street or Clinton Avenue (20 foot ROW's) for sidewalks.

In reviewing the proposed lot developments for driveway grades and accessibility I find that lot 4 does not comply to city standard geometrics for grades or horizontal alignments. Verifications of each lot is needed for the 10x10' Clear sight zone requirement at each driveway.

There are additional public way encroachments to be verified along East Capitol Blvd for retaining walls etc.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Peggy Garcia, Public utilities
Ted Itchon, Fire
Larry Butcher, Permits
File

Britton, Nick

From: Brown, Jason
Sent: Friday, August 08, 2008 9:47 AM
To: Britton, Nick
Cc: Garcia, Peggy
Subject: Petition # 400-08-25 Surplus property request at 649 N. East Capitol Blvd.
Categories: Program/Policy

Nick,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

Currently there are no utilities located in the subject property. Public Utilities has no objections to the request to declare the property surplus.

If you have any questions please do not hesitate to contact me.

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

Britton, Nick

From: Itchon, Edward
Sent: Thursday, August 07, 2008 3:03 PM
To: Britton, Nick
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: 400-08-25

No comments

Britton, Nick

From: Walsh, Barry
Sent: Thursday, July 31, 2008 11:44 AM
To: Britton, Nick
Cc: Young, Kevin; Smith, Craig; Drummond, Randy; Barry, Michael; Garcia, Peggy; Itchon, Edward; Butcher, Larry; Spencer, John
Subject: Pet 400-08-25
Categories: Program/Policy

July 31, 2008

Nick Britton, Planning

Re: Petition 400-08-25, Surplus Property request at 649 N. East Capital Blvd.

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

The triangular parcel is not part of the public transportation corridor and does not serve the general public.

We have reviewed the site through the DRT review process for a proposed development at 649 North & 658 North for public way improvements and have determined that additional property is not needed for roadway corridor development outside of a ten foot area required from the back of the existing roadway curb along East Capital Blvd.

It is suggested that additional right of way along Clinton Avenue may be needed to provide a 4 foot pedestrian travel way next to a 24 foot wide (two lane) roadway. (30 foot ROW) Final determination is subject to site development proposal reviews.

The East Capital Street frontage has been determined to remain as is due to the fully developed substandard characteristics of the roadway and subject to repairs in kind as needed.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Randy Drummond, P.E.
Mike Barry, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
John Spencer, Property Management
File



June 24, 2008

Jeffrey E. Adams

1448 West 950 North

Provo, Utah 84604

801-787-5629

Salt Lake City Planning

451 South State Street, Room 406

Salt Lake City, Ut 84111

801-535-7757



Salt Lake City Planning

We are requesting that parcel #104023 at the corner of East Capitol Blvd. and Clinton Ave. (651 North East Capitol Blvd.) be declared surplus property. We have purchased the two duplexes at 649 North and 651 North East Capitol Blvd. and the single family home at 658 North East Capitol Blvd. and are in the process of developing the property. I came to our attention after the survey that the triangle piece listed above was not our property but city property. The city has asked us to use a street closure application to start the process of having the piece declared surplus.

Thank You



Jeffrey E. Adams



North edge of subject property is approximately the fence line. East Capitol Boulevard is to the right.



Subject property as viewed from Clinton Avenue, looking north.