

# PLANNING COMMISSION STAFF REPORT

## METROPOLITAN LANDING CONDOMINIUMS

Planned Development (Petition 410-08-52)

Condominium Preliminary Plat (Petition 480-08-10)

961 S. Redwood Road

Hearing date: October 8, 2008



Planning and Zoning Division  
Department of Community &  
Economic Development

### Applicant:

International Commercial Properties,  
LLC (David Curtis)

### Staff:

Casey Stewart 535-6260  
casey.stewart@slcgov.com

### Tax ID:

15-10-257-002

### Current Zone:

CC (Corridor Commercial)

### Master Plan Designation:

West Salt Lake Master Plan:  
General Commercial

### Council District:

District 2 – Van Turner

Lot size: 5.29 acres

### Current Use:

Vacant, unimproved

### Applicable Land Use Regulations:

- Chapter 21A.26.050 CB District
- Chapter 21A.54.150 Planned Development

### Notification

- Notice mailed September 23, 2008
- Sign posted September 23, 2008
- Posted to Planning Dept and Utah State Public Meeting websites Sept 23, 2008.

### Attachments:

- A. Site/Building drawings
- B. Photographs
- C. Department comments
- D. PC Subcommittee notes

### *Request*

This is a request for conditional use-planned development approval to build a new five building residential condominium project with a total of 79 units on a single parcel. The planned development application is required because the project involves more than one principal building on a lot. A conditional use is required because the proposed buildings exceed the maximum height limit by six feet. Planning Commission is the final decision making authority for conditional uses. After the Planning Commission approves a preliminary planned development, final approval is delegated to the Planning Director to confirm compliance with Planning Commission approval. The applicant is also requesting preliminary condominium plat approval.

### *Staff recommendation*

#### **Planned Development Petition 410-08-52**

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve with the following conditions:

1. Compliance with the City department comments for this project.
2. Final approval of the site plan, building elevation drawings, and landscape plan is delegated to the Planning Director.
3. The pedestrian pathway leading from the concrete sidewalk along Redwood Road across the circulation drive shall be constructed of stone pavers with different color pavers for the borders.
4. Approval of 6 extra feet to allow building height of 36 feet.
5. Provide future access on the north side of the property to any future trail corridor developed on the old railway line.

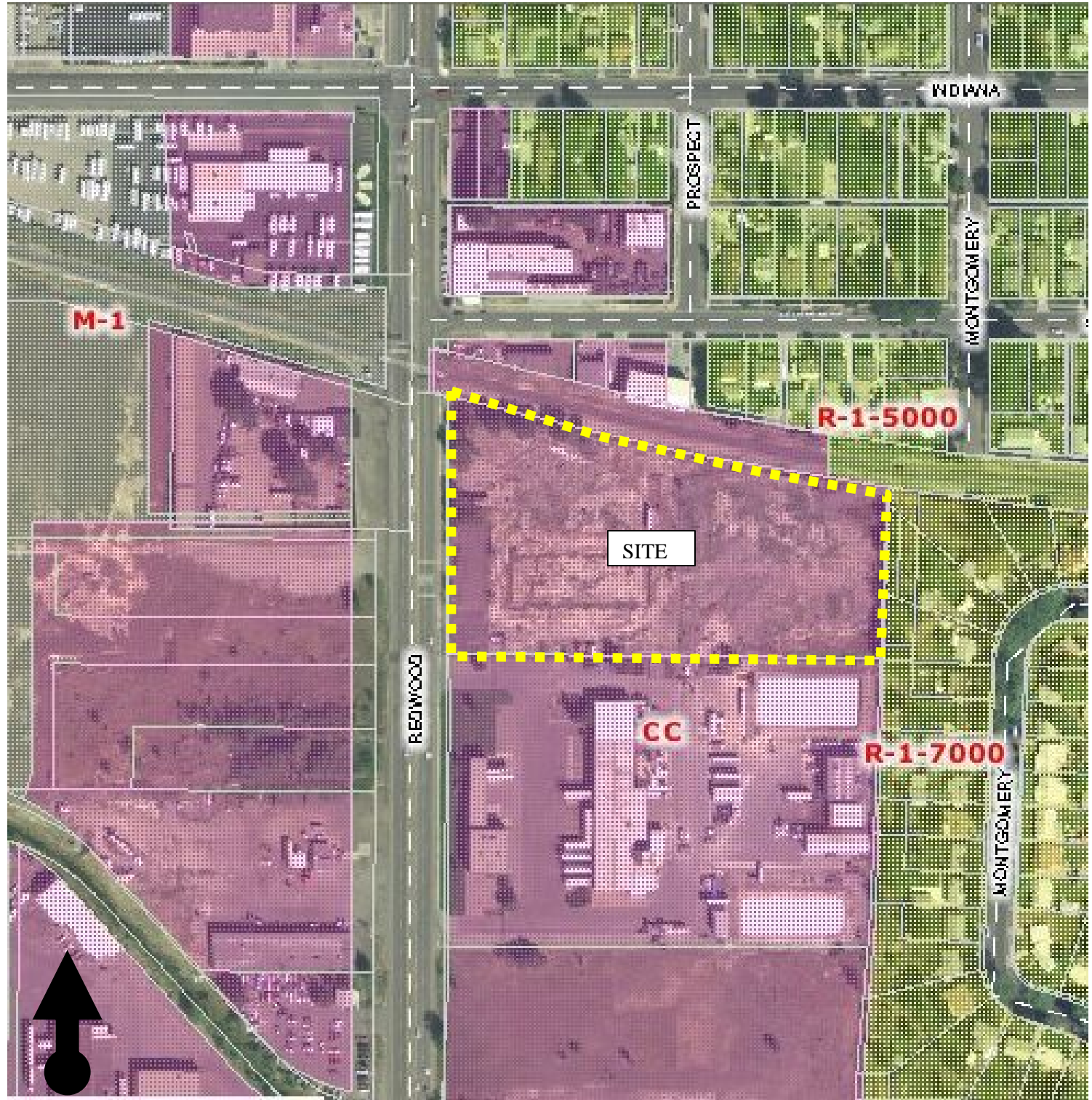
#### **Preliminary Condominium Plat 480-08-10**

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve with the following conditions:

1. The final condominium plat shall be recorded with the Salt Lake County Recorder.
2. Compliance with the departmental comments as outlined in this staff report.
3. Full compliance with the Utah Condominium Act of 1975 and the Condominium Approval Procedure regulations in the Salt Lake City Zoning Ordinance (Section 21A.56).
4. No condominium shall have final approval, or shall said units be sold, until the plat has been recorded with the Salt Lake County Recorder.

VICINITY MAP

961 S. Redwood Road



## **Background**

### **Project Description**

The project site is located at 961 S. Redwood Road in a (Corridor Commercial) CC zoning district. The applicant desires to construct a new residential condominium project consisting of 5 two-story residential buildings, carports, kids' play area, an outdoor basketball court, and two dumpster areas. The total number of dwelling units will be a combination of 79 two- and three-bedroom units. Each unit will have access to two covered parking stalls. A clubhouse and a full size outdoor basketball court will be provided for use by the residents. The proposal is being processed through the conditional use/planned development review because the project involves multiple principal buildings on a single lot and the buildings exceed the maximum height limit. The height limit for the CC district is 30 feet or two stories, whichever is less. In this case, 30 feet is less. The proposed buildings are two stories and 36 feet tall.

Vehicle access will be directly from Redwood Road via a 40-foot wide driveway. The access configuration will be a "right in, right out" access because of a raised concrete median in the middle of Redwood Road in this area. The buildings, basketball court, and kids' play area will be located in the center portion of the lot with the drive aisle, parking stalls, and dumpster areas located on the perimeter. Parking will be provided on site with 199 total parking stalls, two covered stalls per unit plus an additional 41 uncovered visitor stalls, six of which will be ADA stalls as required.

Vehicle access was originally proposed at the southwest corner of the lot via a shared driveway and access easement through the property to the south. This location complied with UDOT's driveway spacing requirements for properties adjacent to a railroad crossing. An abandoned rail line is located just north of the site. Past discussions related to the potential use of the railroad property have centered on a pedestrian trail for the use of the residents in this area of the city. The project should include some provision for connecting to a trail if it is constructed on the old rail line property. Now that the tracks have been removed, UDOT has revised the driveway spacing requirement for this site and will allow for the driveway to be located further north, near the middle of the site, as shown on the site plan.

Pedestrians can access the site via a striped path, adjacent to the vehicle access, leading from the sidewalk along Redwood Road. Staff recommends that the pedestrian access path be made of stone pavers and slightly raised to more clearly set it apart from the vehicular access portion. In staff's opinion, this provides better and safer separation than pavement striping. Bike racks, one in front of each building, will be installed to accommodate ten bikes (5% of the total vehicle parking count) as required by City ordinance.

All of the condominium buildings will be two stories tall and some of the bottom floor units will be ADA accessible. Four of the buildings will contain 16 units each while the fifth building will contain 15 units and a clubhouse/office area. The primary building materials will be stone and stucco. Sidewalks will connect all of the buildings, parking area, basketball court, and kids play area.

The site will have two dumpster locations located in the rear corners (northeast and southeast) of the property for residents to use. The dumpsters will be enclosed on all sides and will have a gate for access. The lot will be fenced along the side and rear property lines with a six-foot masonry. An eight-foot masonry fence already exists for most of the southern side property line. A black metal fence will be installed along the front of the project and will be open to allow public view of the project from the public way.

Lighting for the parking area will be provided on the underside of the carports. Lighting for the building area will be achieved with building mounted lights that produce residential level lighting. The carport lighting will provide sufficient lighting at night for visibility and to discourage criminal activity along the sides and rear areas of the lot that have less human activity. Proposed lighting will meet the City ordinance and will avoid creating unnecessary light pollution.

Surrounding uses include:

North (CC district): abandoned rail line to be deeded to the City with possible future use as a pedestrian trail.

South (CC district): industrial welding company

East (R-1-7000 district): single family residential neighborhood

West (CC district): vehicle towing business and Vacant, unimproved land

This area has some existing industrial, commercial, and residential uses along with vacant land. Most of the vacant land in the immediate vicinity is for sale and advertised as commercial/mixed use property. The proposed use of residential condominiums will contribute to the mixed use intention for this area and provide housing to help support the commercial future commercial uses.

The preliminary condominium plat will create the individual residential units to be offered for sale. Parking stalls will be assigned to each unit through the Homeowner's Association. Maintenance of common areas will also be managed by these same documents.

## **Comments**

### **Public Comments**

The subject property is located within 600 feet of two different community councils, Glendale and Poplar Grove. In order to more efficiently gather comments from the public, a public open house was held on August 5, 2008. Notice for the open house was mailed to all property owners within 450 feet of the project boundaries, and community council chairs. Three citizens attended the open house to find out more details of the project. A suggestion was made to construct at least a six-foot tall fence, preferably 8-foot tall, along the rear property line to discourage people from accessing the existing neighborhood through the project site. The applicant agreed to a fence along the rear property line. No other citizen comments were received.

### **City Department Comments**

Comments were received from the following City departments and are attached **{Attachment C}**:

- Engineering
- Transportation
- Fire

In general, the departments had no objections or concerns with the proposed development. The departments provided specific improvements required according to their respective oversight. See their attached comments for details.

## **Project Review**

- **Presubmittal Meetings**

The applicant met with the Development Review Team (DRT) in the fall of 2007 to present initial plans for the project. The applicant was given specific development requirements from the attending City departments (Public Utilities, Transportation, Zoning, Engineering) to comply with. The applicant has

continually worked with the respective departments through the application review process to achieve compliance with the development requirements of each department.

- **Internal Project Review**

The project has been reviewed by the following City departments: Engineering, Transportation, Fire, Public Utilities, and Planning. UDOT has also reviewed the project in relation to access onto Redwood Road, a state roadway. According to documents and plans provided, all departments have determined that the project complies, or will comply, with all development requirements pertaining to the City's site plan development regulations and the CC zoning district aside from the height limits.

The planned development process is intended to provide flexibility in the application of site design in order to achieve a result more desirable than through strict application of City land use regulations. The proposed design achieves what staff considers desirable due to its medium density compact nature, connectivity to public transportation, location along an arterial and simple building design intended to be affordable. In this case, multiple buildings arranged around a center outdoor activity area contribute to a community feeling with interspersed open space and interconnected sidewalks. The extra six feet of building height will allow for this project to achieve medium density, which is encouraged by the West Salt Lake Master Plan. It will also allow for better ADA access to the main floor units since the units will be at ground level rather than below grade. If the project strictly adhered to the ordinance the number of units would be cut in half and the project would consist of either a single, expansive building appearing somewhat like a motel, or 5 separate lots – one for each building. This would detract from the community feeling. The efficiency of the project and the community feel would be diminished, making a less desirable project.

- **Subcommittee Meeting {Attachment D}**

A subcommittee of the Planning Commission met on July 16, 2008. Commissioners Babs De Lay, Mary Woodhead, and Kathy Scott attended and generally supported the development as proposed subject to some modifications. The following suggestions resulted from the subcommittee meeting: increase the amount of drought tolerant landscaping in place of portions of the grass areas, additional windows on the building ends, replace the basketball court with other amenities such as a larger kids' play area, dog area, tennis court or pavilion, and provide more details on lighting for the project.

- **Revisions made by applicant**

The applicant has added additional windows to the ends of the buildings and moved the vehicle entrance further north in order to avoid a shared access with the property to the south. This new access point is preferred by staff and the City transportation division, although access to Redwood Road is ultimately controlled by UDOT as a state road.

## ***Analysis and Findings***

### ***Conditional Uses; Section 21A.54.080***

- A. **General Standards for Approval:** A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:

## Approval of Conditional Use Application

### 1. Master Plan and Code Compliance

A. *The proposed development is supported by the general policies of the City Wide, Community, and Small Area Master plan text and the future land use map policies governing the site;*

**Analysis:** The proposed medium density residential development is within the West Salt Lake Community Master Plan area on property designated for general commercial use. The master plan general policy for medium density residential use is to encourage these projects to locate near arterials providing public transportation; near commercial districts, mixed land use areas, or existing higher density residential areas. The plan further recommends that new medium density projects occur on large tracts of vacant land that meet the location criteria previously mentioned. The proposed height is similar other multi-family two story developments in the area and thereby does not conflict with surrounding multi-family residential uses any more than the existing developments. The extra height will facilitate better ADA accessibility for the project, thus creating more affordable housing opportunities for the disabled citizens.

**Finding:** The project satisfies this standard.

B. *The proposed development is one of the conditional uses specifically listed in this title; and*

**Analysis:** The proposed multi-family use is a permitted use in the CC district. Planned Developments are processed as conditional uses per the City ordinance.

**Finding:** The project satisfies this standard.

C. *The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.*

**Analysis:** The purpose of the 'CC' Corridor Commercial district is "to provide an environment for efficient and attractive automobile oriented commercial development along arterial and major collector streets." Residents of the project will primarily access the site with automobiles and some will use mass transit or bicycle. Redwood Road is a transit corridor. Although the project is not commercial, it is allowed in the zoning district and encouraged by the West Salt Lake Master Plan.

**Finding:** The project satisfies this standard.

### 2. Use Compatibility

The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:

A. *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:** Access to the site will be from Redwood Road, a state arterial that has the carrying capacity to serve this type of project. The applicant has received approval from UDOT to access the road and is working out driveway design details. The request for extra building height does not have any anticipated effect on capacity of adjacent streets. The extra building height is not to accommodate an additional story over what is permitted in the zoning district. An additional story would allow for greater unit density and increase the traffic generation, but this is not the case with this project.

**Finding:** The project satisfies this standard.

- B. *The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:*

**Finding:** The proposed residential use is permitted in the CC zoning district and will not create unusual pedestrian or vehicle traffic patterns or volumes. See analyses that follow.

The proposed building height is not a “use” in itself and therefore does not create pedestrian or vehicle traffic patterns. There would be no difference between the traffic patterns associated with a building at the proposed height of 36 feet when compared to a building of permitted height of 30 feet. The following criteria do not apply to the request for extra building height.

- i) *The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;*

**Analysis:** The driveway from the project site connects directly to Redwood Road, a public street. It complies with UDOT regulations for width and depth to accommodate traffic direction.

- ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*

**Analysis:** The proposed parking lot is completely on site located in the rear and sides of the lot. Front yard parking is not a part of this project.

- iii) *Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and*

**Analysis:** Traffic impacts generated by this proposed use will not impact ability of surrounding commercial uses to enjoy their property.

- iv) *The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.*

**Analysis:** The proposed use, as a residential use, does not have hours of operation per se since the use is never closed. This type of use does not create noise or other nuisances that impact adjacent uses adversely.

- C. *The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;*

**Analysis:** The proposed internal circulation system is designed for motorized traffic and pedestrian access via sidewalks. The drive aisle is sufficient to accommodate fire suppression equipment and is designed for quick access in case of emergency. Parkview Elementary School is located ½ mile to the east and along the same abandoned rail line property. By including a future pedestrian connection to the rail line property if a trail is constructed, students living in this residential development could easily walk or ride bikes to school. This trail connection issue is listed as condition of approval in the staff recommendation. The proposed building height has no bearing on the existing internal vehicular or pedestrian traffic circulation system of the college.

**Finding:** The project satisfies this standard.

D. *Existing or proposed utility and public 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; and*

**Analysis:** Existing and proposed utility and public services have been deemed adequate by the City's Public Utilities Department. Modifications to existing utility services will be made and have been reviewed and recommended by the Public Utilities department. The utilities and services needed to serve a building at 36 feet tall or 30 feet tall are no different considering no additional units are gained with the extra height.

**Finding:** The project satisfies this standard.

E. *Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.*

**Analysis:** The project design complies with landscaping, setback, and height requirements and does so without adverse impact to adjacent land uses. A six-foot masonry fence will be constructed along the rear property line that adjoins a single family residential neighborhood to discourage residents of the project from accessing the site through the existing neighborhood.

**Finding:** The project satisfies this standard.

F. *Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.*

**Analysis:** The conditional use is for planned development stemming from the number of buildings on the lot. The residential use itself is permitted in the CC zoning district and therefore does not contribute to a detrimental concentration of residential uses. No conditional uses for building height were found within the quarter mile radius. No detrimental concentration of similar uses was found.

**Finding:** No detrimental concentration of similar residential uses was found.

### 3. Design Compatibility

The proposed conditional use is compatible with:

A. *The character of the area with respect to: site design and location of parking lots, access ways, and delivery areas; impact on adjacent uses through loss of privacy, objectionable views of large parking or storage areas; or views and sounds of loading and unloading areas;*

**Analysis:** The proposed development is compatible with the character of the area, which is primarily commercial, light industrial, and residential. The proposed use creates minimal impacts to surrounding uses. The parking lot location is located along the side and rear lot lines thereby reducing the visual impact normally associated with parking lots.

**Finding:** The project satisfies this standard.

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

**Analysis:** This proposed residential project, by nature, does not have hours of operation.

**Finding:** The project satisfies this standard.

C. *The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.*

**Analysis:** The proposed design is comparable and compatible with other similar multiple building medium density residential uses in the city. The height of the two-story buildings is similar to other medium density residential uses in the area. The additional height of six feet requested by the applicant will allow for a greater number of the residential units to be ADA accessible because they will be located at ground level rather than below grade.



The arrangement of the buildings on the lot reduces the visual impact from the public way because some buildings are not easily seen from the street. The view corridor into the middle of the lot also lessens the visual impact of the buildings and gives the site a more open feeling.

**Finding:** The project satisfies this standard.

#### 4. Detriment to Persons or Property

The proposed use will not, under the circumstances of the particular case and the 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 applicant shall demonstrate that the proposed use:

A. *Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;*

**Analysis:** The project as a residential use will not emit pollutants. All impacts, which are minimal, will be contained on site. No detrimental effects to neighboring properties are anticipated.

**Finding:** The project satisfies this standard.

B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*

**Analysis:** The project is not located next to a river or stream.

**Finding:** The project satisfies this standard.

C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*

**Analysis:** Staff finds no aspect of the project that would damage neighboring properties. The project site will be contained on the sides and rear by fencing, further reducing impact to neighboring properties.

**Finding:** The project satisfies this standard.

D. *Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.*

**Analysis:** The existing surrounding uses are primarily commercial, light industrial and low density residential. As proposed, the development will improve this site, which has been vacant for a number of years and will encourage reinvestment and improvement of this area. The use of the site for medium density residential housing contributes well to this mixed use area and achieves the objectives of the West Salt Lake Master Plan to utilize vacant properties for medium density residential uses.

**Finding:** The project satisfies this standard.

#### 5. Compliance with Other Applicable Regulations

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

**Analysis:** Other than the extra height and having multiple principal buildings on the same lot, the project will be required to meet all other applicable codes and ordinances prior to issuance of building permit. .

**Finding:** The project satisfies this standard.

## **Staff Analysis** (Planned Development in CC District; *Section 21A.54.150.E*)

Planned Developments within the CC zoning district may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

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:** For planned developments, the CC district has a minimum lot size requirement of 20,000 sq ft. The parcel size for this project is over 229,000 sq ft.  
**Finding:** The project satisfies this 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 CC district has no density limitation for multi-family developments.  
**Finding:** This project satisfies this 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.
4. **Planned Developments:** in certain zoning districts planned developments are subject to additional design guidelines. The CC zoning district is not one that requires the additional guidelines.  
**Finding:** This standard is not applicable.
5. **Perimeter Setback:** The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.  
**Analysis:** The project complies with the perimeter side and rear yard building setbacks.  
**Finding:** The project satisfies this standard.
6. **Topographic Change:** The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.  
**Analysis:** The project is proposed for a single existing lot and does not involve a topographic change between lots.  
**Finding:** The project satisfies this standard.

## **Staff Analysis** (Planned Development – modifying regulations; *Section 21A.54.150.C*)

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 purposes of a planned development are as follows:
  1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
3. Combination and coordination of architectural styles, building forms and building relationships;
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
6. Use of design, landscape or architectural features to create a pleasing environment;
7. Inclusion of special development amenities; and
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

The proposed planned development provides an efficient approach to the use of the existing vacant site. The result is a development that is designed to create a sense of community within the site and make pedestrian and vehicle circulation free-flowing throughout. Despite having five large buildings on the site, they are arranged in such a way that the view from the public way along Redwood Road is not overbearing. Strict application of the City ordinance would result in a development that includes either a single, expansive building appearing somewhat like a motel or 5 separate lots – one for each building. This would require constructing a new access road within the site and perimeter landscaping around each lot’s parking area which would interfere with efficient circulation of the sites. With the recommended conditions of approval, the project will result in a creative approach to the use of land resulting in better design and development. The building design coordinates with styles and forms of the surrounding buildings. The landscape and site layout works to create a pleasing environment. The kids’ play area and outdoor activity area are extra development amenities provided for the enjoyment and benefit of the residents.

**Finding:** The project satisfies the purposes 1, 2, 3, 6, and 7 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 proposed planned development achieves the purposes for which planned developments were instituted and complies with the goals of the West Salt Lake Master Plan. As such, it will 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:** The project satisfies this standard.

## Condominium preliminary plat

- A. **Zoning Administrator Duties and Responsibility:** *The zoning administrator shall perform a zoning compliance review and report the findings to the building official and the planning official. The review shall document the site plan compliance under the zoning ordinance.*

**Analysis:** The building and site plan as proposed are in compliance with the requirements and allowances of the CC zoning district. All requirements of the Zoning Ordinance must be complied with in the issuance of a building permit.

**Finding:** The project complies with the zoning ordinance.

- B. **Building Official Duties and Responsibility:** *The building official shall obtain the zoning compliance review from the zoning administrator. The building official shall review plans for new construction to determine if such plans conform to applicable building codes.*

**Analysis:** At time of building permit application, the Building Official will review the building construction plans to determine conformance with building codes. The building plans must conform to building codes prior to the issuance of the building permit.

**Finding:** The project has demonstrated that it can comply with applicable building codes and must comply prior to issuance of a building permit.

- C. *Planning Official Duties And Responsibility: The planning official shall review the application, the zoning compliance review and related documents to determine compliance with requirements of Utah Condominium Ownership Act of 1975 and applicable provisions of this part.*

**Analysis:** Planning Staff has reviewed the proposed preliminary condominium plat, the preliminary declaration of covenants and the zoning compliance review and finds that the preliminary plat and declaration of covenants are substantially compliant with the Utah Condominium Ownership Act of 1975. The final plat and declaration of covenants must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

**Finding:** The preliminary plat and declaration of covenants are substantially compliant with the Utah Condominium Ownership Act of 1975. The final plat and declaration of covenants must comply with all of the requirements of the Utah Condominium Ownership Act of 1975 as well as all City Department requirements stated in this Staff Report.

A condominium project shall also meet the following standards for minor subdivision, City Ordinance *Section 20.20*:

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

**Analysis:** This area is located in the Poplar Grove and Glendale areas of the City. The uses in the area are mixed and consist mainly of commercial, light industrial and single family residential types. A large apartment complex (Eagle's Landing) exists at 625 South Redwood Road three blocks north and a mobile home park exists near 700 South; so multi-family uses are found in the immediate area and are not uncommon. A medium density residential use will conform to this mixed setup.

**Finding:** The project satisfies this standard.

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

**Analysis:** The existing lot and individual residential units comply with zoning regulations for the CC zoning district.

**Finding:** The project satisfies this standard.

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

**Analysis:** The applicant has worked with the Public Utilities department on the proposed utility easement dedications and the department has deemed them sufficient.

**Finding:** The project satisfies this standard.

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

**Analysis:** The applicant has worked with the Public Utilities department on the water supply and sewage disposal requirements. The Public Utilities department has deemed them satisfactory.

**Finding:** The project satisfies this standard.

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

**Analysis:** The preliminary condominium plat has been forwarded to the pertinent City Departments for comment. All public improvements must comply with all applicable City Departmental standards. The applicant has agreed to all necessary improvements required by the city engineer.

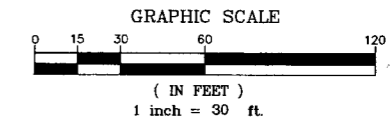
**Finding:** The project satisfies this standard.

**Attachment 'A'**  
Site / Building drawings

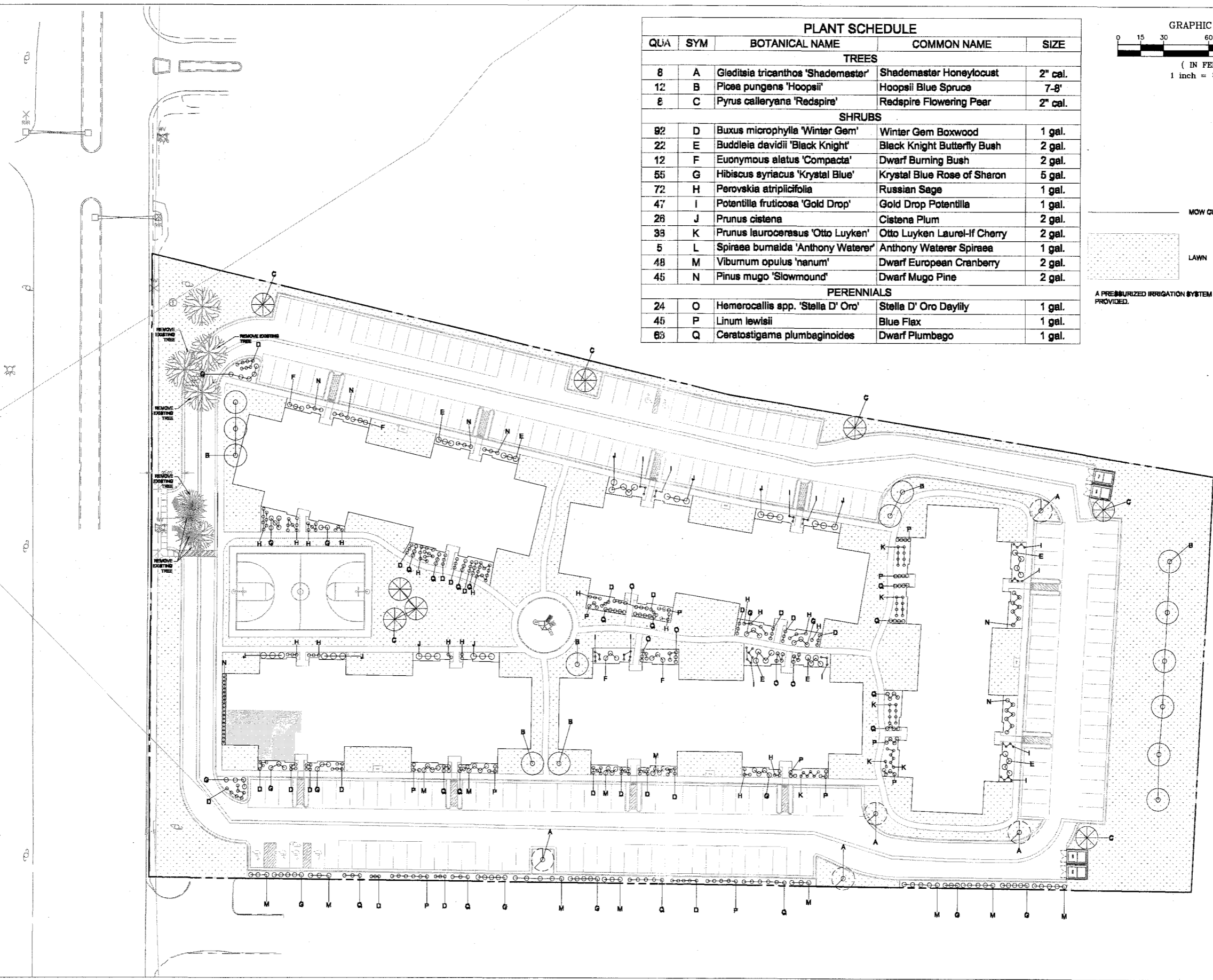


# \* LANDSCAPE PLAN \*

PLANT SCHEDULE				
QUA	SYM	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
8	A	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	2" cal.
12	B	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	7-8'
8	C	Pyrus calleryana 'Redspire'	Redspire Flowering Pear	2" cal.
SHRUBS				
92	D	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	1 gal.
22	E	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	2 gal.
12	F	Euonymus alatus 'Compacta'	Dwarf Burning Bush	2 gal.
55	G	Hibiscus syriacus 'Krystal Blue'	Krystal Blue Rose of Sharon	5 gal.
72	H	Perovskia atriplicifolia	Russian Sage	1 gal.
47	I	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	1 gal.
28	J	Prunus cistena	Cistena Plum	2 gal.
39	K	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel-If Cherry	2 gal.
5	L	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	1 gal.
48	M	Viburnum opulus 'nanum'	Dwarf European Cranberry	2 gal.
45	N	Pinus mugo 'Slowmound'	Dwarf Mugo Pine	2 gal.
PERENNIALS				
24	O	Hemerocallis spp. 'Stella D' Oro'	Stella D' Oro Daylily	1 gal.
45	P	Linum lewisii	Blue Flax	1 gal.
63	Q	Cerastogama plumbaginoides	Dwarf Plumbago	1 gal.



— MOW CURB  
 [Stippled Area] LAWN  
 A PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED.

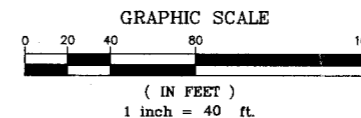
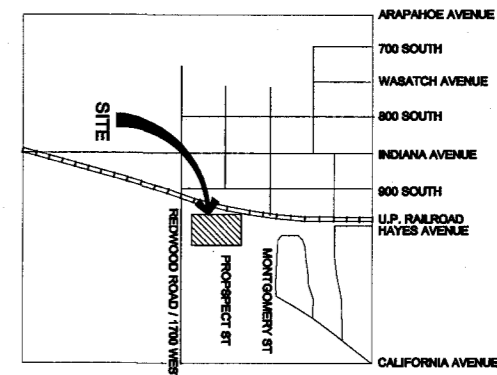


Project Number UT2085	Plot Date 08/08/2008	Designed By L.J.D./jmg	Drawn By L.F.	Date 08/12/2008	Date Issued 08/08/2008	No.	By
<b>PROJECT ENGINEERING CONSULTANTS</b> 6519 South Redwood Road, Suite C West Jordan, Utah, 84088 Tel. (801) 485-4240 Fax. (801) 485-4244 www.pecutah.com							
<b>METROPOLITAN LANDING CONDOS</b> <b>LANDSCAPE PLAN</b> 961 SOUTH REDWOOD ROAD SALT LAKE CITY, UT							
Sheet Number <b>L-101</b>							

# PRELIMINARY PLAT FOR METROPOLITAN LANDING CONDOMINIUMS

961 SOUTH REDWOOD ROAD  
PARCEL 15:10:257:002

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10,  
T1S, R1W, S.L.B.&M., SALT LAKE COUNTY, UTAH  
OWNER: DAVE CURTIS, INTERNATIONAL COMMERCIAL PROPERTIES, LLC.  
P.O. BOX 1451, BOUNTIFUL UTAH, 84011  
PHONE: (801) 359-2106  
FAX: (801) 364-4396



VICINITY MAP

**OWNER**  
DAVE CURTIS, ICP, LLC  
PO BOX 1451  
BOUNTIFUL, UTAH 84011

**LEGEND**

- SET 3/8" REBAR
- FOUND MONUMENT
- FOUND BRASS CAP
- (R) RECORDED
- (M) MEASURED
- (C) CALCULATED
- EXISTING FENCE
- 119 BUILDING DESIGNATION

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, AND HEREBY CAUSE: THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH ON THE PLAT HEREIN.

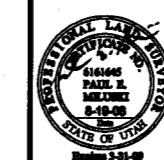
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE } CC.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ PERSONALLY APPEARED BEFORE ME WHO,  
BEING BY ME DULY SWORN DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_  
AND THAT THE WITHIN AND FOREGOING OWNERS  
DEDICATION AND CONSENT TO RECORD WAS SIGN ON BEHALF OF SAID \_\_\_\_\_  
AND SAID \_\_\_\_\_ DULY ACKNOWLEDGED TO  
ME THAT THE SAID \_\_\_\_\_ EXECUTED THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_

PREPARED BY

PROJECT ENGINEERING CONSULTANTS, LTD.  
8819 S. REDWOOD ROAD, STE. C SLC, UT 84088  
PHONE (801) 495-4240



**SURVEYOR'S CERTIFICATION**

I, Paul E. Mizell Herby Certify That I Am A Registered Land Surveyor Of The State Of Utah; That This Map, Consisting Of 3 Sheets, Correctly Represents A Survey Made Under My Supervision During The Month Of November, 2007; That The Survey Is True And Complete As Shown; That All Monuments Shown Actually Exist Or Will Be Set As Shown; That Their Positions Are Correctly Shown And That Said Monuments Are Sufficient To Enable The Survey To Be Retraced.

Registered Land Surveyor #6161645

**NARRATIVE**

The purpose of this survey is to identify the boundary lines of the above described parcel. An alternative metes-and-bounds description has been produced solely to identify this survey's interpretation, based on the insufficiencies of the description provided by the owner to adequately address discrepancies between record and observed measurements.

**BASIS OF BEARING**

The basis of bearing for this survey is S 00°18'10" W, a distance of 5303.96 feet as measured along the center section line between the North Quarter (N1/4) Corner and the South Quarter (S1/4) Corner of Section 10, Township 01 South, Range 01 West, Salt Lake Meridian.

**RECORD LEGAL DESCRIPTION**

From warranty deed 9404640 as recorded in Book 91445, Page 1705, Records of Salt Lake County Recorder;  
Beginning at a point North 0°03'34" West 384.75 feet from the Southwest corner of Lot 62, GLENDALE PARK PLAT "A", running thence North 0°03'34" West 415.36 feet; thence South 76°32'06" East 414.95 feet; thence South 80°41' East 325.9 feet; thence South 2°30' West 273.50 feet; thence North 89°26'08" West along a fence line projected 712.82 feet to the point of beginning.

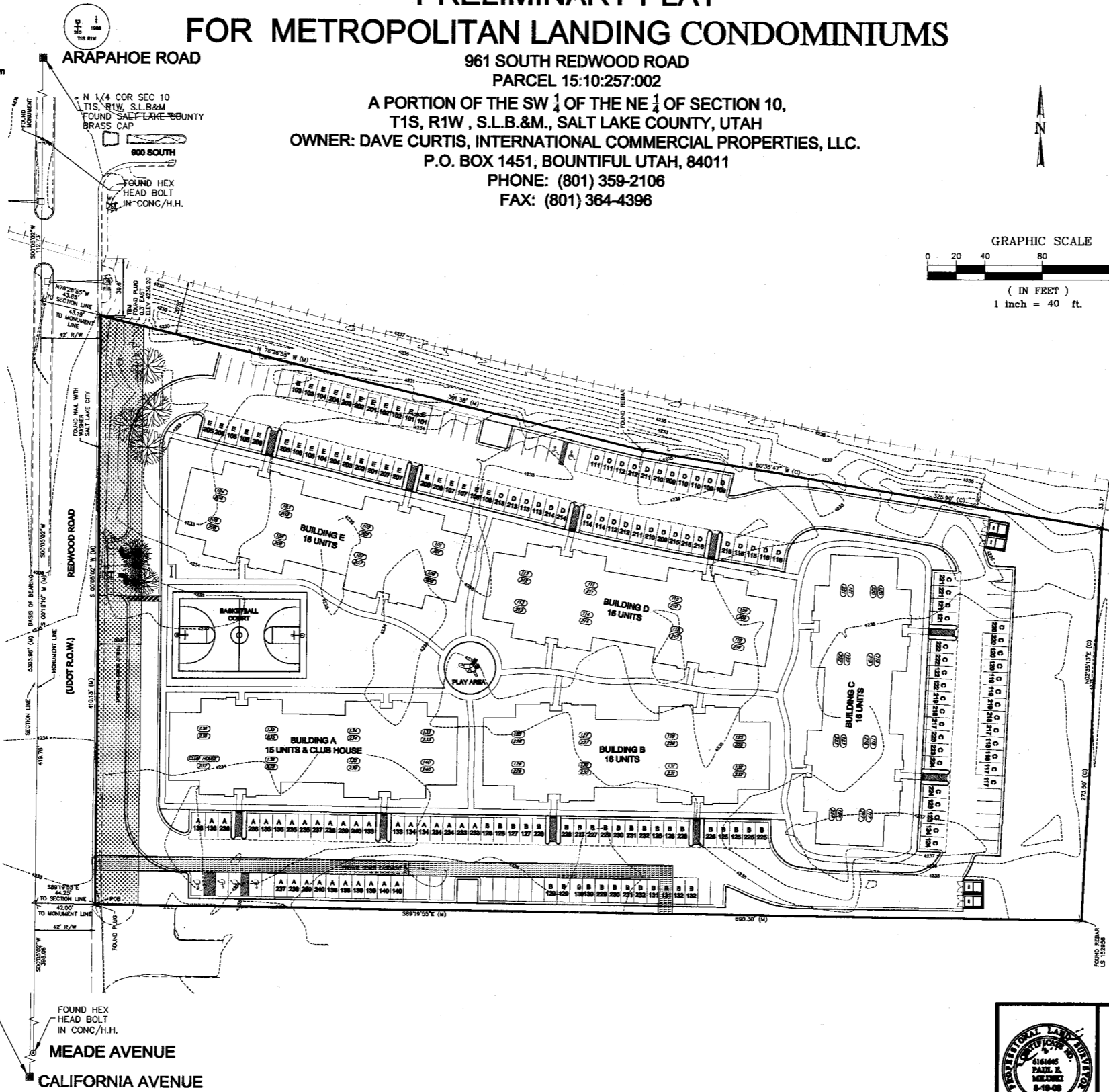
**AS SURVEYED LEGAL DESCRIPTION**

Commencing at a (S.L.Co. Brass Cap in handhole) monument at the South Quarter (S1/4) Corner of Section 10, Township 1 South, Range 1 West, Salt Lake Meridian, which bears South 00°18'10" West, along the Center of Section line, a distance of 5303.96 feet, from a (S.L.Co. Brass Cap in handhole) monument at the North Quarter (N1/4) Corner of said Section 10;  
Thence, North 00°18'10" East, along said Center of Section Line, a distance of 3,043.03 feet;  
Thence, South 86°19'59" East, a distance of 44.25 feet, to the Point of Beginning;  
Thence, South 86°19'59" East, a distance of 680.30 feet to the West line of Glendale Gardens Plat "H" as recorded in the official records of the Salt Lake County Recorder's Office in Book N Page 15;  
Thence along said West line, North 02°39'13" East, a distance of 273.50 feet;  
Thence, North 80°38'47" West, a distance of 325.90 feet;  
Thence, North 70°23'06" West, a distance of 391.36 feet;  
Thence, South 00°08'02" West, a distance of 410.15 feet, returning to the Point of Beginning.  
Said parcel containing 233,731 square feet or 5.37 acres, more or less.  
SUBJECT TO a public sewer easement over the West 30.00 feet of the above described property as measured perpendicular to the right-of-way boundary of Redwood Road.  
AND SUBJECT TO a private sewer easement as follows:  
Commencing at a point which bears North 00°08'02" East along the property line, a distance of 23.65 feet from the Southwest corner of the property;  
Thence, North 00°08'02" East, along said property line, a distance of 10.00 feet;  
Thence, South 86°19'59" East, a distance of 404.46 feet;  
Thence, South 00°08'02" West, a distance of 33.58 feet;  
Thence, North 86°19'59" West, a distance of 10.00 feet;  
Thence, North 00°08'02" East, a distance of 23.65 feet;  
Thence, North 86°19'59" West, a distance of 394.36 feet, returning to the Point of Beginning.

**REFERENCE DOCUMENTS**

- REDCON Record of Survey.....S01-07-0318
- SALT LAKE CITY CORP Record of Survey.....S03-05-0285
- McNEIL ENG. ALTA/ACSM Survey.....S87-01-0042
- ENSKIGN Record of Survey.....S08-11-0880
- MERIDIAN Record of Survey.....S03-08-0551
- BAKER ENG. Record of Survey.....S04-08-0328
- Salt Lake County Surveyor's Reference Sheet 151W0302

NOTE:  
1. Accuracy meets minimum linear closure of 1:15,000  
2. Benchmark is the plug found at the NW corner of property; benchmark elevation is 4236.29; NAVD 88.



FOUND MONUMENT  
S 1/4 COR SEC 10  
T1S, R1W, S.L.B.&M

FOUND HEX  
HEAD BOLT  
IN CONC/H.H.


MEADE AVENUE

CALIFORNIA AVENUE

	<p style="text-align: center;">BOARD OF HEALTH</p> <p>APPROVED THIS _____ DAY OF _____, 20__</p> <p>NUMBER _____ ACCOUNT _____ SHEET 1 OF 8 SHEETS</p> <p style="text-align: center;">DIRECTOR S.L.CO. BOARD OF HEALTH</p>	<p style="text-align: center;">CITY PLANNING DIRECTOR</p> <p>APPROVED THIS _____ DAY OF _____, 20__ BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR _____ DATE _____</p>	<p style="text-align: center;">CITY ENGINEERING DIVISION</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>CITY ENGINEER _____ DATE _____</p> <p>CITY SURVEYOR _____ DATE _____</p>	<p style="text-align: center;">CITY PUBLIC UTILITIES DEPT.</p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20__</p> <p>SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____</p>	<p style="text-align: center;">CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 20__</p> <p>SALT LAKE CITY ATTORNEY _____</p>	<p style="text-align: center;">CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20__ AND IT IS HEREBY APPROVED.</p> <p>SALT LAKE CITY MAYOR _____</p> <p>SALT LAKE CITY RECORDER _____</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER _____</p>	<p>NUMBER _____ ACCOUNT _____ SHEET 1 OF 8 SHEETS</p>
--	--	--	--	---	--	---	--	---



- REFERENCE NOTES
- 1 2" WATER MANAGED EPS
  - 2 ROUGH SAWN TIMBERS - STAINED AND SEALED - COLOR BY ARCHITECT
  - 3 CULTURED STONE/COLOR BY ARCHITECT
  - 4 ASPHALT SHINGLE ROOF
  - 5 WOOD FASCIA
  - 6 TRELLIS
  - 7 RAILING - SEE DETAIL
  - 8 WINDOW AS SCHEDULED
  - 9 DOOR AS SCHEDULED

  
 Lloyd & Platt  
 Associates  
 Architects  
 4645 HIGHLAND DRIVE  
 HOLLADAY, UTAH 84117  
 801-272-9065

**METROPOLITAN LANDING  
 CONDOMINIUMS**  
 961 S. REDWOOD RD., SALT LAKE CITY, UTAH

DATE:

REVISIONS:

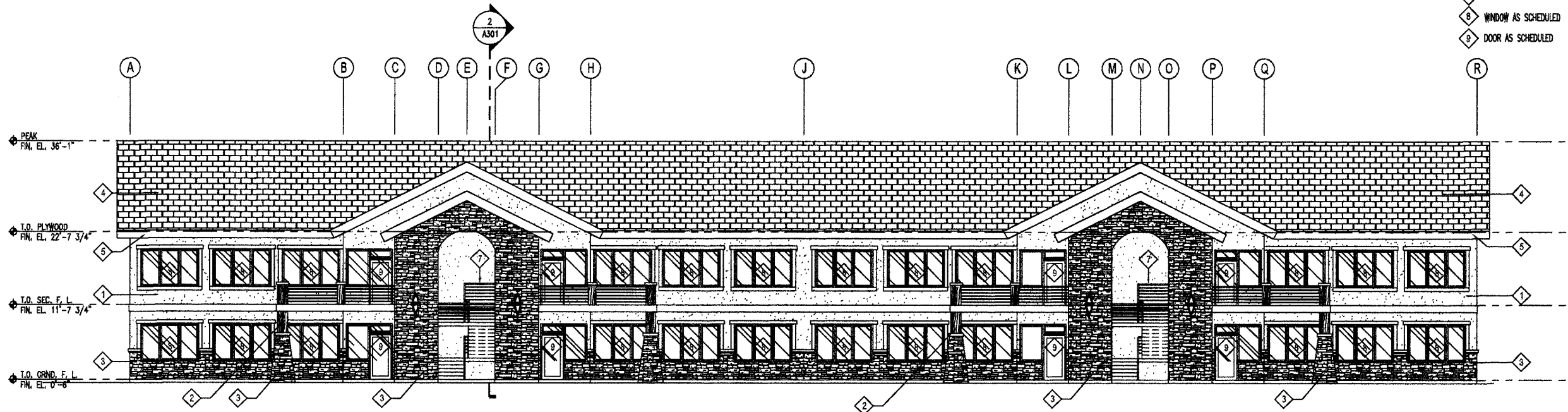
NO.	DATE	REVISIONS

SHEET TITLE

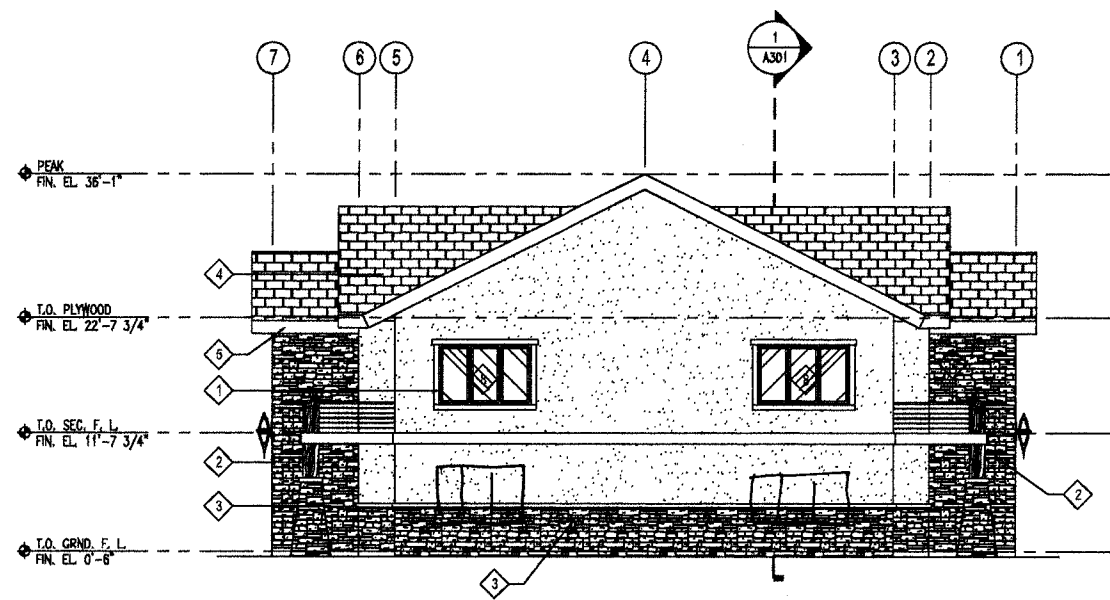
FRONT & RIGHT ELEVATION

SHEET NUMBER

**A200**

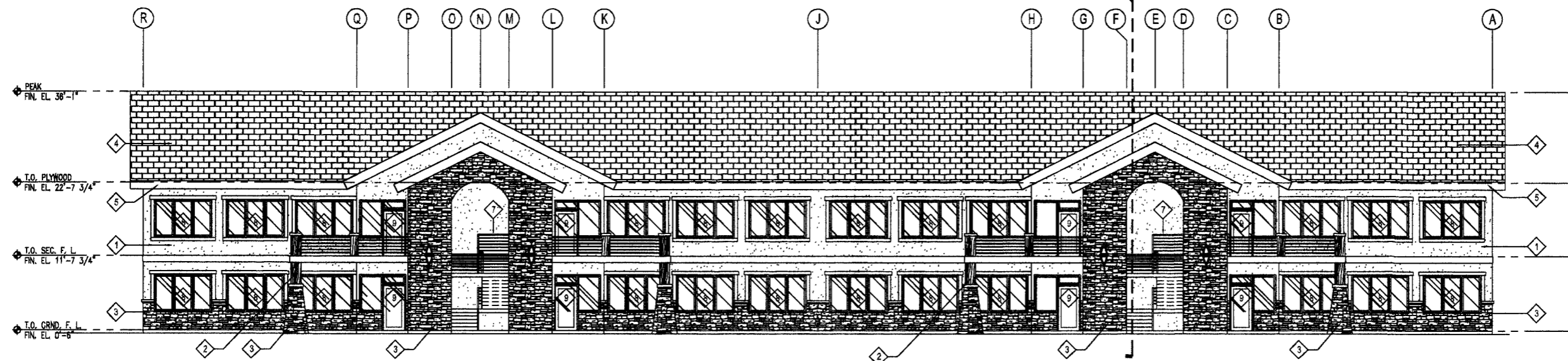


1 FRONT ELEVATION  
SCALE 1/8"=1'-0"

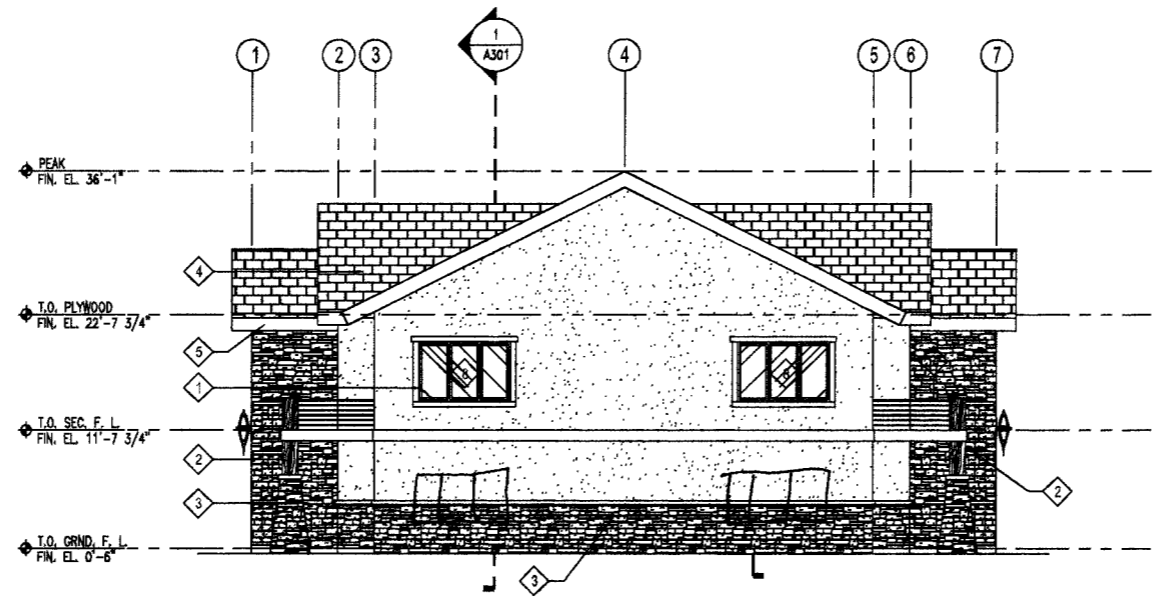


2 RIGHT ELEVATION  
SCALE 1/8"=1'-0"

- REFERENCE NOTES
- 1 2" WATER MANAGED EIFS
  - 2 ROUGH SAWN TIMBERS - STAINED AND SEALED - COLOR BY ARCHITECT
  - 3 CULTURED STONECOLOR BY ARCHITECT
  - 4 ASPHALT SHINGLE ROOF
  - 5 WOOD FASCIA
  - 6 TRELLIS
  - 7 RAILING - SEE DETAIL
  - 8 WINDOW AS SCHEDULED
  - 9 DOOR AS SCHEDULED



1 REAR ELEVATION  
SCALE 1/8"=1'-0"



2 LEFT ELEVATION  
SCALE 1/8"=1'-0"

801-272-9065

4645 HIGHLAND DRIVE  
HOLLADAY, UTAH 84117

**loyd e. platt  
associates  
architects**

**METROPOLITAN LANDING  
CONDOMINIUMS**  
961 S. REDWOOD RD., SALT LAKE CITY, UTAH

DATE:

REVISIONS:

NO.	DATE	REVISIONS

SHEET TITLE

**REAR &  
LEFT  
ELEVATION**

SHEET NUMBER

**A201**



**Attachment 'B'**  
Photographs

Looking east at front of site



Looking south along Redwood Road. Site at left.

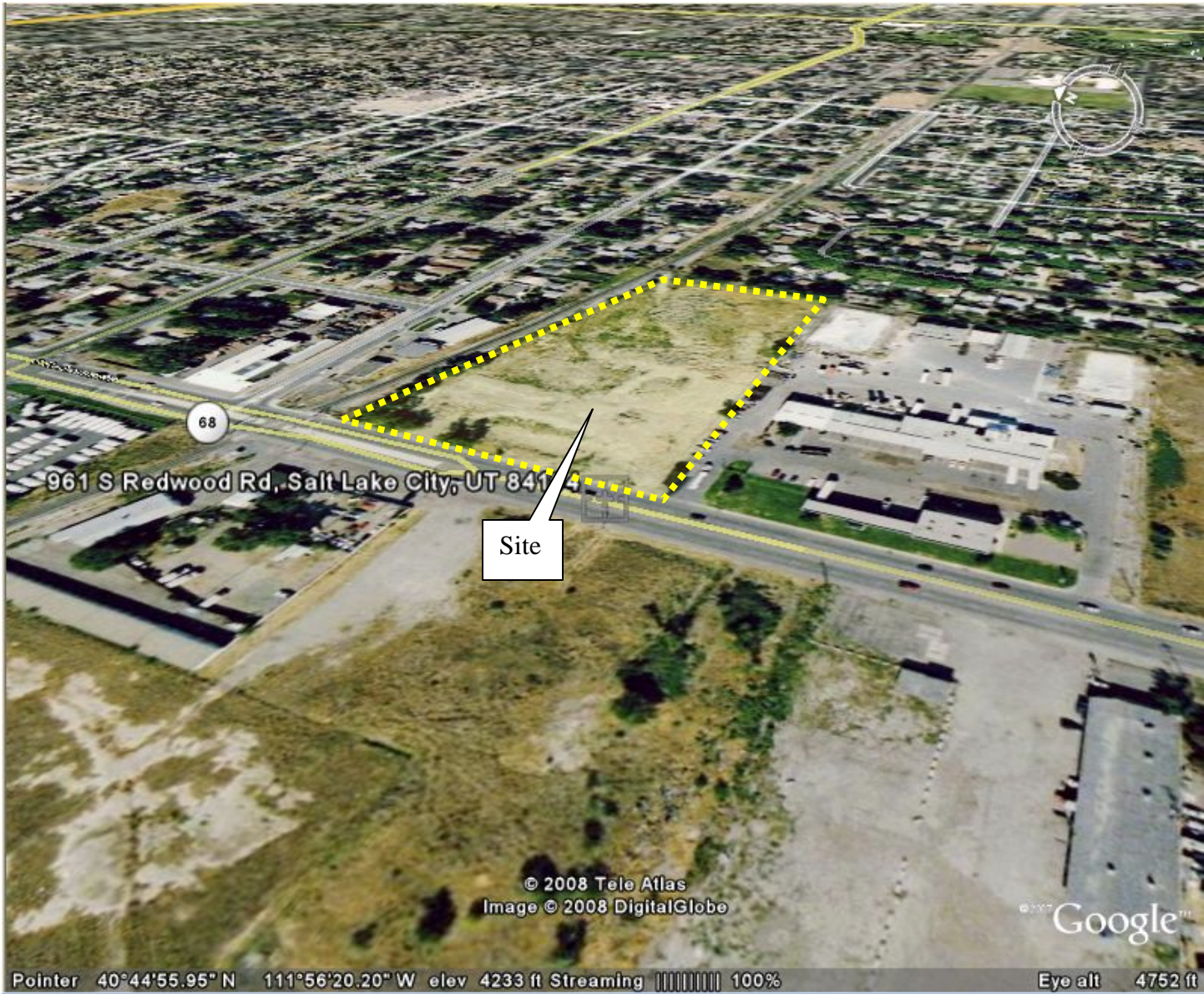


Looking north along Redwood Road. Site on right.



Looking southeast at site.





961 S Redwood Rd, Salt Lake City, UT 841

Site

© 2008 Tele Atlas  
Image © 2008 DigitalGlobe

Google™

Pointer 40°44'55.95" N 111°56'20.20" W elev 4233 ft Streaming 100%

Eye alt 4752 ft

**Attachment 'C'**  
Department comments

Engineering

TO: CASEY STEWART, PRINCIPAL PLANNER, PLANNING  
DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JULY 14, 2008

SUBJECT: **METROPOLITAN LANDING CONDOMINIUMS/  
PLANNED DEVELOPMENT  
961 S Redwood Road  
Petition #480-87-10**

SLC Engineering's review comments are as follows:

1. This is a condominium project to develop one parcel into 79 residential units on 5.29 acres. The only street frontage involved, Redwood Road, is already partially improved, and is under the jurisdiction of UDOT. There are two sections of sidewalk that have recently been removed, and will need to be replaced as per APWA Std. Plan No. 231. Also, any utility cuts in the roadway must be reviewed and approved by both UDOT and Salt Lake City Public Utilities. Now that the railroad tracks immediately north of the project have been abandoned, we recommend that the developer contact UDOT to request direct access to the project from Redwood Road.
2. The improvement drawings will need to have a grading plan of the proposed access roadway throughout the project, which will need to have City approval prior to construction. Additional items, such as a cover sheet with appropriate title blocks, and the limits of excavation with the proposed utility main extensions, are required. In addition, the developer will need to provide one set of mylar improvement plans with all title blocks signed by the appropriate City Departments prior to final approval of the design.
3. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of the public and access roadway improvements. The agreement also requires the payment of a stepped fee based on the estimate of constructing the public and access roadway improvements. A copy of the agreement can be picked up from my office if the developer needs one. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.



Casey Stewart  
Metropolitan Landing Condominiums/Planned Development  
Page 2

4. The developer must enter into agreements required by the SLC Public Utility Department and pay any required fees.
5. A certified address is required prior to applying for a building permit.
6. The plat is being reviewed, and the red-lined plat comments will be made available to the applicant's consultant when they are completed.
7. At least one member of the concrete finishing crew must be ACI Certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
8. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities.

cc: Scott Weiler  
Brad Stewart  
Barry Walsh  
Vault

Transportation

**Stewart, Casey**

---

**From:** Walsh, Barry  
**Sent:** Thursday, July 10, 2008 5:24 PM  
**To:** Stewart, Casey  
**Cc:** Young, Kevin; Weiler, Scott; Stewart, Brad; Itchon, Edward; Butcher, Larry  
**Subject:** Pet 410-08-52 480-08-10  
**Categories:** Program/Policy

July 10, 2008

Casey Stewart, Planning

**Re:** Petition 410-08-52: Metropolitan Landing Planned Development at 961 So Redwood Road.  
Petition 480-08-10: Metropolitan Landing Condominiums – Preliminary Plat.

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

The proposed development for 79 residential units is in keeping with traffic levels on Redwood Road, a major Arterial Class roadway under UDOT jurisdiction.

Salt lake City required that the proposed driveway access (a shared easement with the property to the south) be revised to provide a 90 degree minimum 20' deep staging area for vehicles interring the roadway subject to UDOT review.

Provide ADA calculations and provisions for the full site parking provided & 5% bike stalls per the required parking.

Provide pedestrian walkway access from the building to the public right of way sidewalk.

On Sheet C-501 coordinate the bike rack detail and specification to comply with city Standard F1.f2.

The proposed carport needs to be submitted for transportation review to verify column locations and height per city standards.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
Scott Weiler, P.E.  
Brad Stewart, Public Utilities  
Ted Itchon, Fire  
Larry Butcher, Permits  
File

7/11/2008

Fire

**Stewart, Casey**

---

**From:** Itchon, Edward  
**Sent:** Wednesday, July 02, 2008 7:52 AM  
**To:** Stewart, Casey  
**Cc:** Butcher, Larry; Montanez, Karleen  
**Subject:** 410-08-52 and 480-08-10 Metropolitan Landing PD / Condominimums

Issues:

- Provide automatic fire sprinkler systems throughout
- All automatic fire sprinkler systems shall be provided with Fire Department Connections.
- Provide local fire detection in the dwellings.
- Provide interconnection to an approved remote station for the fire sprinkler systems that send signals of water flow (alarm) supervision (shorts, faults in the conductors) and tamper (movement in control valves).
- Provide fire hydrant coverage to have all exterior walls within 400 Feet of a fire hydrant and within 100 feet of a Fire Department Connection.

**Attachment 'D'**  
Planning Commission subcommittee notes

## **Planning Commission Subcommittee**

**July 16, 2008**

### **Attendees:**

**Planning Commission:** Babs De Lay, Mary Woodhead, and Kathy Scott

**Planning Division Staff:** Casey Stewart

**Applicant:** David Curtis and Kent Curtis

**Background and Project Location:** 961 South Redwood Road. A Planned Development/Multiple Condominium project with five buildings and 79 units.

**Presentation in summary including changes to the project:** The applicant noted that there would be an open house in the future to accommodate two community councils. He noted that there would be two carports per unit for parking and plenty of visitors parking.

**Staff/Subcommittee recommendation(s), comments and concerns:** Commissioners inquired about rules and regulations for animals in the units and if there would be an area to be used to walk dogs.

Mr. D. Curtis noted that they had not thought of that yet, and if dogs were allowed they would most likely have a gravel area at the back of the property for dogs.

Commissioners inquired if this project was environmentally friendly "green", the applicant should also think about getting rid of a lot of the grassy area and use more xeriscaping, which would use less water and lower HOA fees.

Mr. D. Curtis noted that they would take that into consideration; he noted that they were using environmentally friendly foam installation, especially around the windows, which is three times more efficient than standard. The roof color would also be a light brown.

Commissioners suggested bringing in a lighting plan showing how they would use lighting to ensure safety, especially in the parking lot area, but which would not cause light pollution to the residences east of the project. Mr. noted that there was a 30-40 foot abandoned irrigation canal between this project and the residences and a 6-8 foot fence would be put in there as well.

Mr. D. Curtis noted that they had met with UDOT to discuss entrances from Redwood Road and a shared easement with US Welding.

Mr. D. Curtis noted that the ingress and egress would be one way only and the City Transportation Department was okay with that.

Mr. D. Curtis stated that a wrap around road would be installed for the use of fire truck access as well.

Commissioner De Lay stated that she did not like the basketball court idea, because statistically it became the center of gang activity onsite.

Vice Chair Woodhead that people like to have recreation areas outdoor, so maybe the children's playground area could be expanded and a dog area could be placed in this area as well.

Commissioner De Lay suggested that Mr. Curtis speak to the City Police Department to see what ideas/suggestions they might have. There should be some adult oriented recreation, maybe the applicant could look at different options.

Commissioner Scott suggested tennis courts, or a pavilion.

Commissioners noted that would be a great idea to have BBQ grills available, permanent seating areas enclosed by some trees and great landscaping as an interaction area for families.

Mr. D. Curtis stated that these would be affordable units 3 bed and 2 bath for approximately \$139,000, and some units would be ADA compatible for be available on the main floors.

Commissioner Scott noted that the club house was not very appealing from Redwood Road and inquired if it could be more architecturally appealing.

Mr. D. Curtis agreed and stated that they would rework that.

**Conclusion:**

- Use low water and local plants and landscaping to lower HOA fees and be more environmentally friendly.
- Alternative for the basketball court—dog area, extend the children's play area, pavilion with barbeque grills for family gatherings.
- Make the clubhouse facades more appealing.