

PLANNING COMMISSION STAFF REPORT

24 and 9 Planned Development & Minor Subdivision Petitions PLNSUB2012-00503 and 00504 2442 South 900 East October 24, 2012



Planning Division
Department of Community
& Economic Development

Applicant:

Dave Robinson, developer
Ty McCartney, property owner

Staff:

Michael Maloy, AICP
(801) 535-7118
michael.maloy@slcgov.com

Tax ID:

16-20-326-025

Current Zone:

RMF-30 Low Density Multi-Family
Residential District

Master Plan Designation:

Medium Density Residential, Sugar
House Community Master Plan
(adopted 2005)

Council District:

Council District 7 – Søren Simonsen

Acresage:

≈ 0.25 acres (11,094 square feet)

Current Use:

Vacant

Applicable Land Use Regulations:

- 20.20 Minor Subdivision
- 21A.55 Planned Developments
- 21A.24.120 RMF-30 Low
Density Multi-Family
Residential District

Attachments:

- A. Petition Letter
- B. Proposed Site Plan
- C. Proposed Landscape Plan
- D. Proposed Building Plans
- E. Proposed Building Renderings
- F. Preliminary Plat
- G. Community Council Comments
- H. Department Comments

Request

Dave Robinson is requesting planned development approval of a project called “24 and 9.” The proposal consists of three single-family attached dwellings in the RMF-30 Low Density Multi-Family Residential District, and a common parcel for vehicle ingress and egress, and off-street parking. The proposal requires planned development approval because the minor subdivision does not meet the minimum lot and setback standards for single-family attached dwellings.

Recommendation

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

Recommended Motion

Recommend Planning Commission approval of Petition PLNSUB2012-00503 for a residential planned development and PLNSUB2012-00504 for a four lot minor subdivision with the following conditions:

1. Applicant shall prepare and submit to the City a final subdivision application, with maintenance agreement for common space, and plat with required easements within 18 months of preliminary approval. Final plat shall note that Lot 4 is for ingress and egress purposes only and is not a buildable lot.
2. Any future development associated with this property will require that all inadequate or absent public improvements be brought into compliance with City standards, including removal and reconstruction of abandoned drive approach. Additionally, any future development will be subject to requirements of the zoning ordinance.
3. Final approval of planned development and subdivision is subject to compliance with all applicable comments and city regulations as noted within Attachment H – Department Comments, unless modified by planned development approval.
4. Under the direction of the Planning Director, staff shall review the final landscape plan that includes preservation of mature landscaping where feasible.
5. Under the authority granted to the Planning Commission by City Code 21A.55.030, modification of the Salt Lake City Subdivision Title is limited to lot modifications shown on preliminary subdivision plat.
6. Under the authority granted to the Planning Commission by City Code 21A.55.030, modification of the Salt Lake City Zoning Title is limited to reducing the side yard setback to 4'-0" along the north property line of Lot 1, and the rear yard setback to 24'-0" of Lots 1, 2, and 3.
7. Applicant shall amend site plan and subdivision plat to include accessory structures on Lots 1, 2, and 3.

Vicinity Map



Background

Project Description

On September 12, 2007, the Salt Lake City Planning Commission approved petition 410-07-21 for a residential planned development comprised of three dwelling units, and petition 490-09-37 for a subdivision amendment affecting the subject property. However, the proposed development known as “Forest Dale” was never developed and the Planning Commission’s approval of the petitions expired.

On July 26, 2012, the applicant, Dave Robinson, submitted petitions PLNSUB2012-00503 and 00504 for a new residential planned development and minor subdivision known as “24 and 9” (see Attachment A – Petition Letter). The proposal is similar to the previously approved planned development, which consists of three attached single-family dwellings, and a common driveway and accessory structure located on a fourth parcel (see Attachment B – Proposed Site Plan, Attachment C – Proposed Landscape Plan, and Attachment D – Proposed Building Plans).

Project Details

The applicant is proposing three single-family attached dwellings on a vacant parcel in the RMF-30 Low Density Multi-Family Residential District. The proposal requires planned development approval from the Planning Commission because it does not meet all of the required regulations of the zoning ordinance. The following table summarizes the requirements and how the proposal complies with those requirements.

Regulation	Requirement	Proposal	Compliant?
Single-family attached lot area	3,000 square feet	2,029 square feet, 2,045 square feet, 2,372 square feet, and 4,648 square feet, with an average lot area of 2,773.5 square feet	No
Single-family attached lot width	25'-0"	11'-6", 20'-1", 20'-1", and 23'-3" with an average width of 18'-9"	No
Maximum dwelling units per acre	14.5 dwelling units per acre	11.8 dwelling units per acre	Yes
Building height	30'-0" or 2-½ stories	23'-0"	Yes
Front yard setback	20'-0"	20'-0"	Yes
Interior side yard	None required (4'-0" if one is provided)	3'-6" (north side) 0'-0" (south side)	No
Rear yard	25% (20'-0" to 25'-0")	24'-9"	No
Building coverage	Less than 50%	40%	Yes

The lot area, which is approximately 11,094 square feet, would typically allow three dwelling units. However, due to design considerations, the applicant is requesting a modification of lot area, lot width, side yard setback, and rear yard setback. The applicant, therefore, needs planned development approval for the noncompliant lot dimensions and setbacks.

As stated previously, the applicant is also seeking preliminary approval of a minor residential subdivision request that will subdivide the current lot into four parcels. The standards of review for both planned development and subdivision requests are found below.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Sugar House Land Use Committee meeting held on August 20, 2012.
- Sugar House Community Council meeting held on September 5, 2012. Comments and notes can be found in Attachment G – Community Council Comments.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on October 11, 2012.
- Public hearing notice posted on property on October 12, 2012.
- Public hearing notice posted on City and State websites on October 11, 2012.
- Public hearing notice emailed to the Planning Division list serve on October 11, 2012.

Public Comments

Prior to publication of this report, staff did not receive any public comments for or against the proposal, however one inquiry was received.

City Department Comments

Comments were solicited from all applicable City Departments and Divisions on August 21, 2012. All respondents recommended approval subject to compliance with City regulations and policies (see Attachment H – Department Comments).

Analysis and Findings

City Code 21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

- A. Planned Development Objectives:** The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section;

Analysis: City Code 21A.55.010 provides the following purpose statement and objectives for planned developments:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. *A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations,* while enabling the development to be compatible and congruous with adjacent and nearby land developments. Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives (italics added for emphasis):

- A. *Combination and coordination of architectural styles, building forms, building materials, and building relationships;* (italics added for emphasis)
- B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
- C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- D. *Use of design, landscape, or architectural features to create a pleasing environment;* (italics added for emphasis)
- E. Inclusion of special development amenities that are in the interest of the general public;
- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;
- G. Inclusion of affordable housing with market rate housing; or
- H. *Utilization of "green" building techniques in development* (italics added for emphasis).

Based on information received from the applicant, the proposed planned development seeks to achieve objectives A, D, and H. With respect to objectives A and D, the applicant submitted Attachment D - Proposed Building Plans and Attachment E – Proposed Building Renderings for Planning Commission review and consideration. Although there was some concern expressed by members of the Sugar House Community Council regarding the proposed contemporary architectural style, staff finds the proposal to be compatible with adjacent residential and commercial development (see Attachment G – Community Council Comments). With respect to objective H, the development proposal includes energy efficient building features, such as increased insulation and high efficiency heating and cooling systems in compliance with the Home Energy Rating System. Additionally, the proposed site plan consists of a common driveway and parking structure, driveway “wheel strips” with a landscaped median, and pervious pavement to reduce storm water runoff.

Insulated cement slab, 2 x 6 construction, large east windows, high efficiency heating and cooling system.

Finding: Staff finds the proposal meets the purpose statement and at least one objective of the planned development regulation.

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and
2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

Analysis: The Sugar House Future Land Use Map identifies the parcel as Medium Density Residential, which is described within the Sugar House Community Master Plan as:

... areas (that) are designed to accommodate a mix of low-rise housing types. These include single-family through four-plex units, garden apartments, townhouses and mixed use or live/work units. This land use classification allows net densities between ten and twenty (10-20) dwelling units per acre. Examples of zoning districts consistent with these recommended densities are the R-1-5,000, R-2, SR-1, and RMF-30.

Variations in densities and housing types are encouraged. Design features should include: usable landscaped open space, screened off-street parking areas, and units oriented in a way to be compatible to existing surrounding residential structures. New medium-density housing opportunities are encouraged in certain locations in Sugar House, including some areas presently used for commercial, warehouse, and industrial uses (page 2, Sugar House Community Master Plan).

The proposed development density is approximately 12 dwelling units per acre, which is consistent with the master plan and zoning district designations.

With respect to petition PLNSUB2012-00503 for planned development approval, page three of the Sugar House Community Master Plan offers the following applicable comments and policies:

Planned Developments

Another common approach to infill housing is the use of Planned Developments. If the applicant desires some flexibility on zoning code standards in exchange for a higher level of design, the Planned Development/Conditional Use process is a useful alternative.

However, the community has expressed concern over the site plan and building design of many of these residential projects. Planned Developments have typically been oriented toward the interior of the development with only one access point so that the homes are isolated from the surrounding neighborhood. Planned Developments have also limited access to nearby schools and churches. Additionally, features such as sidewalks, street trees, and park strips that are standard for a subdivision development oftentimes are not required. Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character.

Policies

- Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood.
- Review all proposed residential planned developments using the following guidelines:

- ◆ Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;
- ◆ Maintain an appropriate setback around the perimeter of the development;
- ◆ Position houses so that front doors and front yards face the street;
- ◆ Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open;
- ◆ Design houses so that the garage doors do not predominate the front façade. Detached garages are preferred with access from an alley wherever possible;
- ◆ Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist, not just as roads for cars;
- ◆ Provide at least two access points wherever possible in order to connect the street system to the larger street network to maintain an integrated network of streets; and
- ◆ Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible.

With respect to provisions of the Planned Development regulation, the minimum area required for planned developments in the RMF-30 Low Density Multi-Family Residential District is 9,000 square feet. The subject property contains 11,094 square feet and is compliant with this regulation.

Finding: Staff finds the development proposal is in harmony with the Sugar House Community Master Plan and the general purposes and intent of the Zoning Ordinance and implements the planning goals and objectives of the City.

- C. Compatibility:** The proposed planned development 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:
1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
 - a. 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;
 - b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;
 - c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.
 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
 5. 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 planned development; and
 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

7. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used 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 planned development includes one new building that contains three residential dwelling units and an accessory structure for storage and off-street parking. With respect to compatibility, staff has provided the following table of adjacent land uses for consideration:

Direction from Development	Current Land Use	Zoning District
North	Single-family residential	RMF-30 Low Density Multi-Family Residential District
East	Neptune Divers "scuba shop"	OS Open Space District
South	Multi-family residential	RMF-30 Low Density Multi-Family Residential District
West	Single-family residential	RMF-30 Low Density Multi-Family Residential District

However, the proposed accessory structure on Lot 4, which is a covered parking and storage structure for all three dwelling units, constitutes an "accessory use on an accessory lot"—which is not allowed within the RMF-30 District and cannot be remedied by planned development approval since modification of the land use table is beyond the authority of the Planning Commission. To resolve this issue, the applicant must amend the development plan to include the accessory structure(s) on Lots 1, 2, and 3, and restrict Lot 4 to ingress and egress purposes only. This modification of the development proposal will increase the lot area of Lots 1, 2, and 3, which will improve the level of regulatory compliance, not diminish it. As such, staff recommends approval upon condition that this issue be resolved before final planned development and subdivision approval is granted.

Based upon a review of applicable Sugar House Community Master Plan policies and applicable zoning district regulations, the proposal is reasonably compatible—or can be made compatible—with existing development adjacent to the site.

With regard to engineering issues, the Transportation Division, City Engineer, and Public Utilities have reviewed the petition and recommended approval subject to compliance with City Code and applicable policies.

Finding: Based on required modifications noted above, staff finds the proposed planned development compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. Furthermore, the proposed use is permitted within the RMF-30 Low Density Multi-Family Residential District.

- D. Landscaping:** Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

Analysis: The proposal (see Attachment C – Proposed Landscape Plan) does not indicate preservation of any existing mature vegetation; however the proposed landscaping plan does include 6 new trees, various drought tolerant landscape plantings, and park strip landscaping.

Finding: Proposal does not adequately address this standard. Staff recommends the applicant submit a final landscape plan and analysis of potential preservation of mature vegetation to the Planning Director for final review and approval.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

Analysis: The subject property is currently vacant, except for several mature trees.

Finding: The proposed planned development will not impact any historically or architecturally significant structures. Removal of mature vegetation will be mitigated through installation of new drought tolerant landscape plantings.

F. Compliance with Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.

Analysis: Prior to construction, the applicant will be required to submit a petition for final subdivision approval, building permit applications for site demolition and construction, and obtain various permits from Engineering Services and Public Utilities, all of which will be reviewed for compliance with all other applicable regulations.

Finding: Based upon a review of other applicable City Codes, staff finds the proposed subdivision and planned development is compliant—or will be made compliant—with all other applicable regulations.

Standards: Ordinance 20.20.070 lists the standards that have to be met for a minor subdivision to be approved. These standards are listed on the following page.

A. The minor subdivision will be in the best interests of the city.

Analysis: According to information obtained from the Salt Lake County Recorder, the subject property is part of the historic Big Field Survey 10 Acre Plat A, and has not been part of a formal subdivision plat. The proposed subdivision will create three new attached residential dwellings, which land use is compliant with the Sugar House Community Master Plan and the underlying zoning district, and a common parcel for vehicle access and parking (see Attachment F – Preliminary Plat).

Finding: Staff finds that the proposed subdivision is in the best interest of the city.

B. All lots comply with all applicable zoning standards.

Analysis: Although the overall project complies with density regulations, the proposal does not comply with minimum lot area and lot width standards; however the Planning Commission may modify these standards as per the planned development ordinance. The proposed subdivision will comply with all other applicable zoning standards.

Finding: Staff finds the proposed lots will comply with all applicable zoning standards, pursuant to approval of planned development petition PLNSUB2012-00504.

C. All necessary and required dedications are made.

Analysis: As noted within Attachment H – Department Comments, Lot 4 will require cross access easements for storm water and vehicle access. All necessary and required dedications, including easements, will be made with the recording of the final plat.

Finding: Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

D. Provisions for the construction of any required public improvements are included.

Analysis: Originally, the subject property was developed for a single-family residence in 1930; however the home was severely damaged by fire, “boarded” by the City in 2001, and eventually demolished. Currently, the subject property is accessible from a shared drive approach on 900 East Street adjacent to the north property line. However, the proposed development will have a single drive approach from 900 East Street along the south property line. Staff recommends that the original drive approach be partially closed and rebuilt in compliance with City standards. The City Engineer has also identified needed repairs along the adjacent public sidewalk.

All plans for required public improvements will be submitted and reviewed prior to approval of the final plat. Salt Lake City Public Utilities, City Engineer, and Transportation Division have reviewed the proposed subdivision and recommend approval subject to compliance with City policies and regulations (see Attachment H – Department Comments).

Finding: Staff finds that provisions for construction of any required public improvement will be included as part of the final plat process.

E. The subdivision otherwise complies with all applicable laws and regulations.

Analysis: The proposed subdivision is subject to numerous applicable laws and regulations. To assess compliance with these regulations, staff forwarded the attached plans to all pertinent City Departments for comment. In addition to the regulations discussed within this staff report, all subdivision improvements will comply with all applicable City Departmental standards.

Finding: Staff finds that the proposed subdivision is compliant or will be made compliant with all applicable laws and regulations.



August 8, 2012

Mayor Ralph Becker
451 South State Street
Salt Lake City, UT 84114

Re: 24 and 9 Minor Subdivision and Planned Development Applications

Dear Mayor Becker,

The proposed “24 and 9” development consists of three (3) single-family attached homes and is located on a vacant parcel at 2442 S 900 East Street. The zoning is RMF-30 Low Density Multi-Family Residential District. The subdivision request also requires Planned Development approval because the proposal does not meet the minimum width for interior lot single-family attached dwellings.

The lot area (approximately 11,094 square feet) would typically allow for three (3) single family dwelling units. However, the shape of the subject parcel and the busy 900 East creates design, esthetic and safety concerns.

The design of the homes without Planned Development approval will result in very narrow, “shot-gun” style homes with garage doors facing the street. Additionally, the concrete drive approaches for each home will consume much of the front yards and future residents will be required to back out of their driveway onto a busy street.

The proposed design eliminates front loaded garage doors by placing the parking behind the homes. Multiple drive approaches for the site are eliminated by having one (1) driveway access parking in the rear. The hard surface for the drive approach is further minimized with a “Hollywood Strip” driveway. As a result of parking in the rear, the homeowners are able to exit the property by driving toward 900 East and not backing onto the busy street.

The proposed front yard set-backs exceed the minimum requirement by approximately ten (10) feet. The increased set-back allows for better use of open space for the residents. The rear of the homes faces west. It is anticipated that the homeowners will want gathering spaces that are blocked from the west sun. The over-excavated courtyards at the front of each home will provide great space for gathering and interaction. The residents can gather in the courtyard, interact with pedestrians passing by and still maintain a designated and intimate space. The courtyard also provides great light from the east into the basement of the homes.

The home and site design include strong elements of sustainability and efficiency. Not only will the Home Energy Rating System (HERS) exceed Energy Star standards (rating



to be provided), but the physical site design incorporates principles of sustainability and Low Impact Development (LID). As mentioned above, impervious surfaces have been greatly reduced by eliminating multiple drive ways and installing “Hollywood Strips”. The elimination of certain impervious spaces allows on-site infiltration that mimic pre-construction infiltration rates.

The sites proximity to downtown Sugar House, the new trolley line, the golf course, the 209 Bus route, Fairmont Park and the surrounding neighborhood were considered as the homes were developed and refined. The homes are three (3) story units, over 800 square feet per floor, totaling approximately 2,600 square feet per home. Homeowners can chose from several floor plan options, which caters to the diversity of the Sugar House area. The end user can range from a young family with children, to expanding families, to a single individual or professional, to a couple with no children; but desire additional flex space.

The main floor consists of living, dining, kitchen and powder room while capturing great views of the golf course and mountains to the east. Seamless indoor/outdoor space is provided at the west of each home via a convenient deck option and an intimate backyard. The homes upper floor offers two (2) and three (3) bedroom options and continues to capture the golf course and mountain views. Great attention was paid to the basement level and the design provides great light, space and a real sense of connectivity with the spacious courtyard at the front of each home. As mentioned above, not only does the courtyard provide great light into an otherwise dark basement, but it allows further indoor/outdoor living space and interaction with neighbors and passers-by.

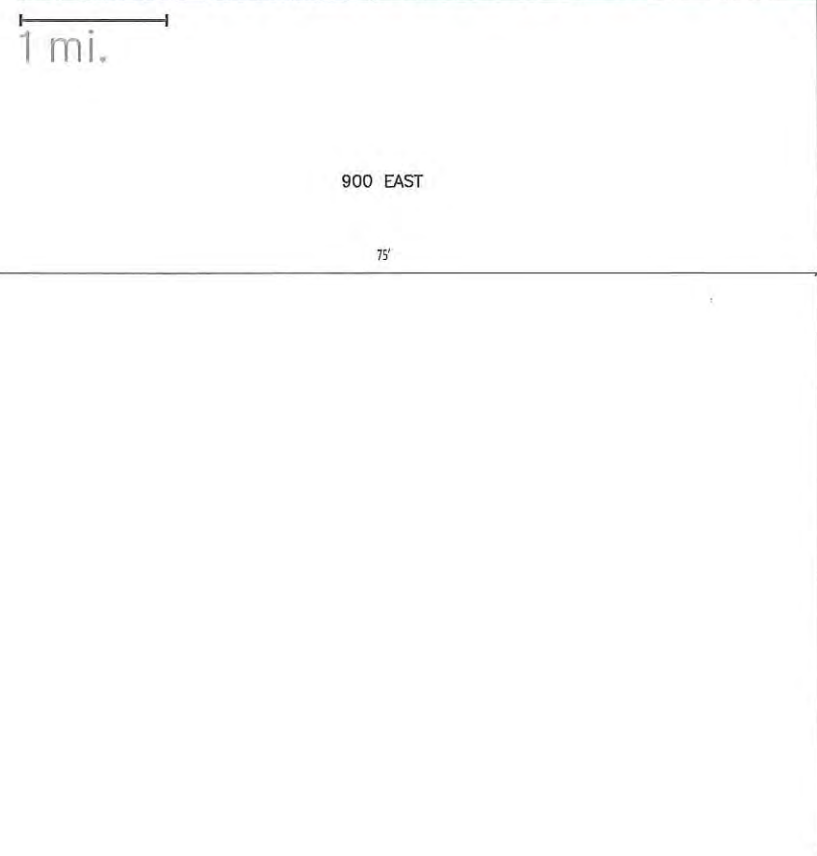
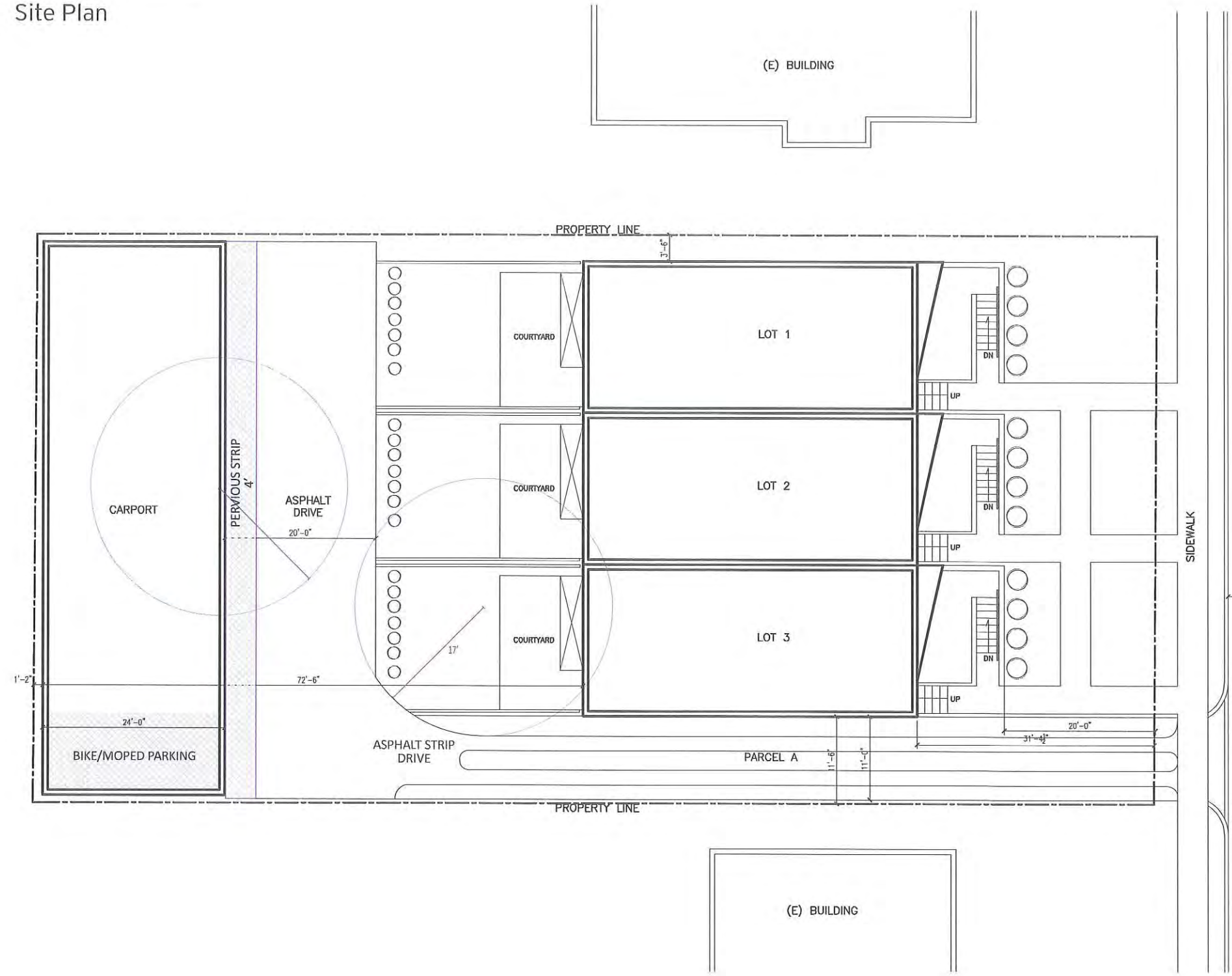
We look forward to obtaining the necessary approvals for this exciting development.

Sincerely,

Dave Robinson
City Block LLC

24 and 9

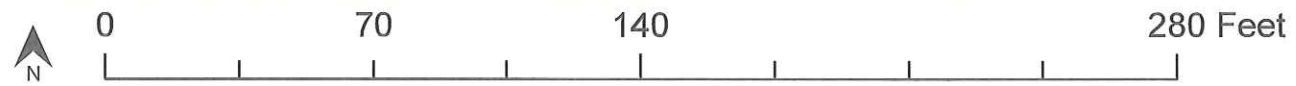
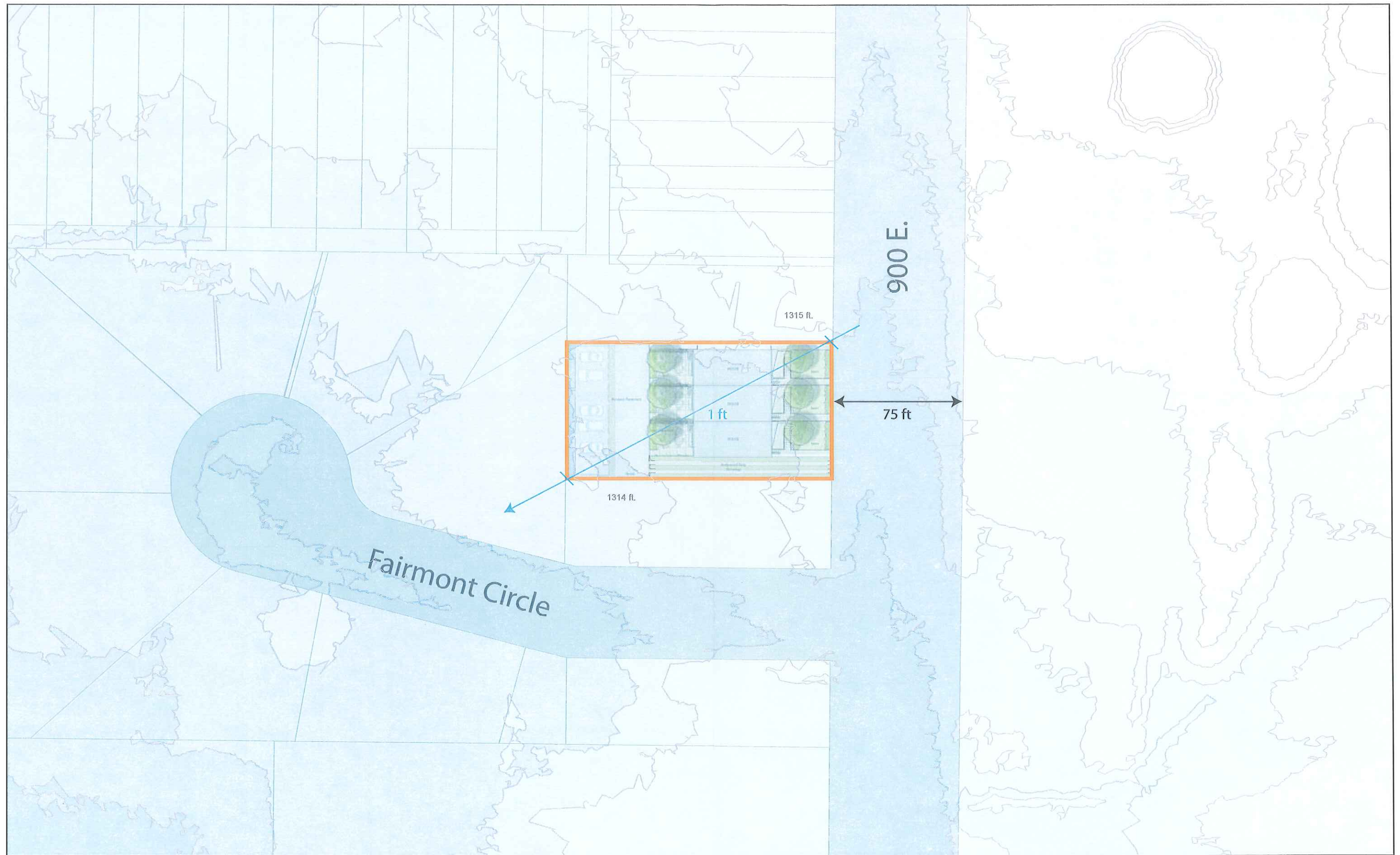
Site Plan



SITE PLAN

SCALE: 1/16"=1'-0"





Landscape Plan



Zelkova Street Trees

75' Street Width



Waterwise Parkstrip



Backyard Patio



Backyard Patio



Pervious Pavement



Hollywood Strip Driveway

24 and 9

2442 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84106

BUILDING INFORMATION:

Structure Use: Residential
 Certified Address: 2442 South 900 East
 Salt Lake City, Utah 84106
 Property area: 11,090 SF
 Building Footprint: 2,730 SF
 Carport Footprint: 1,760 SF
 Total Lot Coverage: (4,490/11,090) = 40%
 Square Footage: 2,630 SF per unit = 7,890 GSF (Heated)
 Number of Stories: 3
 Type of Construction: Concrete Slab /Wood Framing

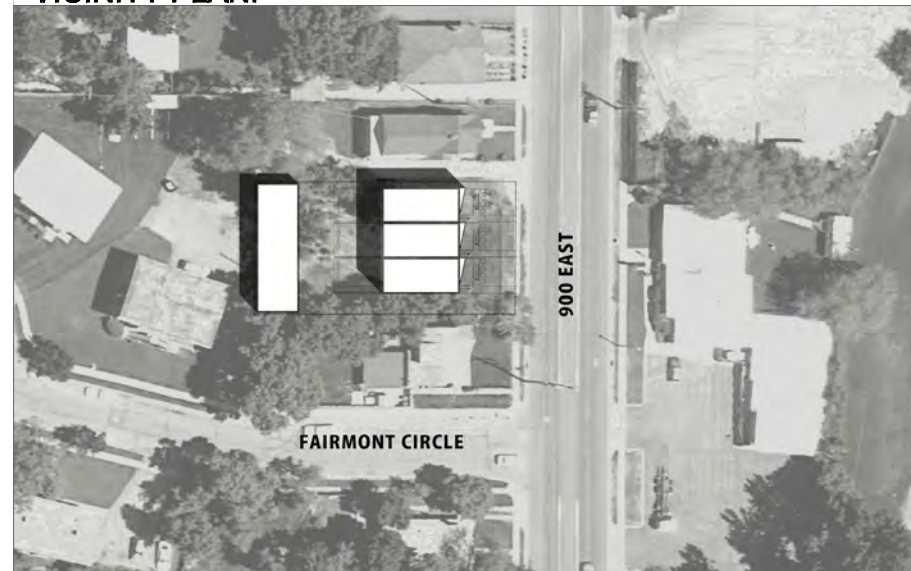
DRAWING INDEX:

G001 COVER SHEET AND SITE PLAN
 A201 FLOOR PLAN - LOWER
 A202 FLOOR PLAN - MAIN
 A203 FLOOR PLAN - UPPER
 A401 EXTERIOR ELEVATION
 A402 EXTERIOR ELEVATIONS

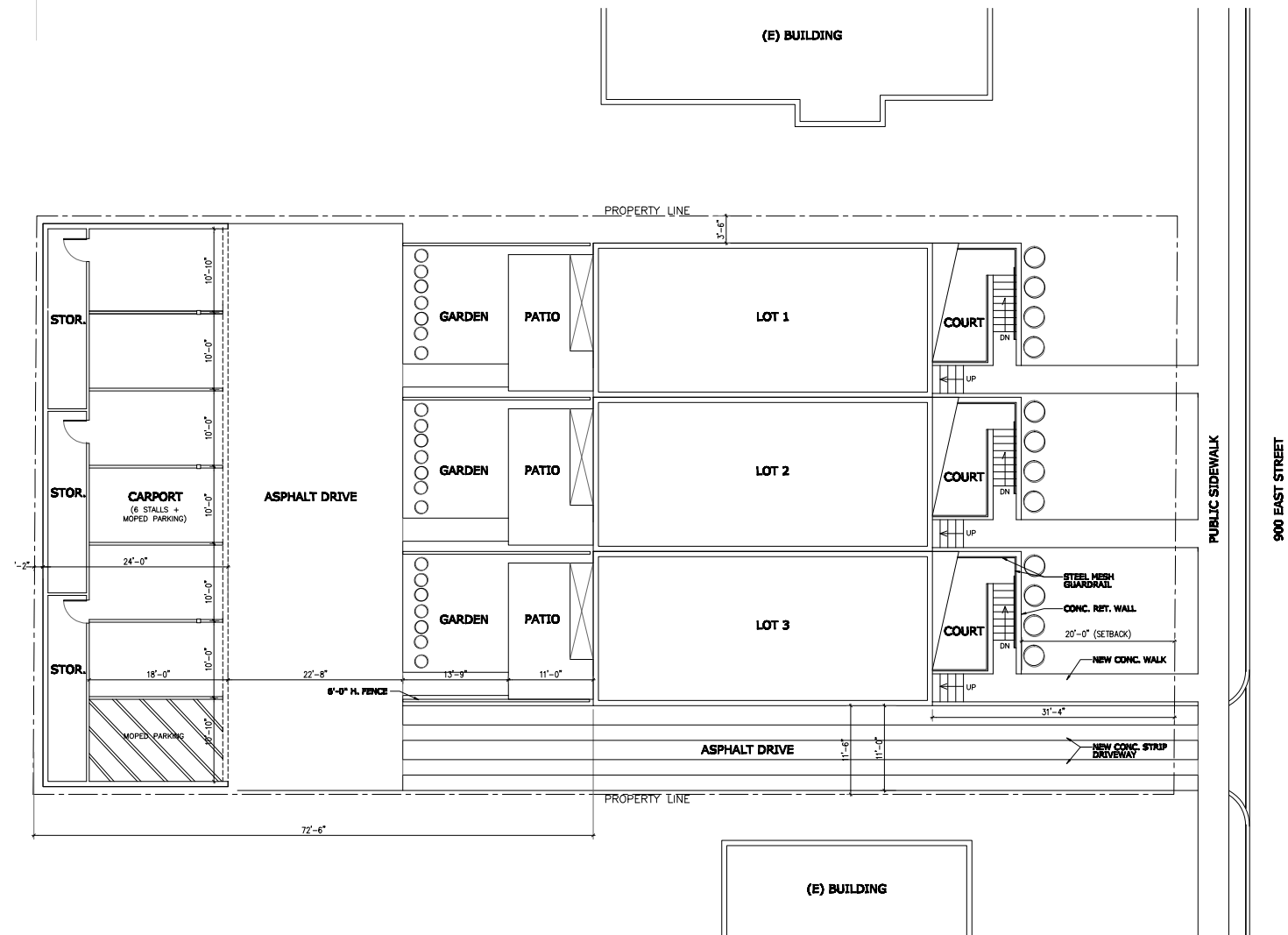
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consultant:

VICINITY PLAN:



SCALE = 1" = 50'-0"



SITE PLAN

SCALE = 1" = 10'-0"

project:

24 and 9
 2442 SOUTH
 900 EAST
 SALT LAKE CITY,
 UTAH 84106

date:

July 18, 2012

sheet title:

**COVER SHEET
 AND SITE PLAN**

sheet no.:

G001



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consultant:

project:

24 and 9
 2442 SOUTH
 900 EAST
 SALT LAKE CITY,
 UTAH 84108

date:

July 18, 2012

sheet title:

FLOOR PLAN -
 LOWER

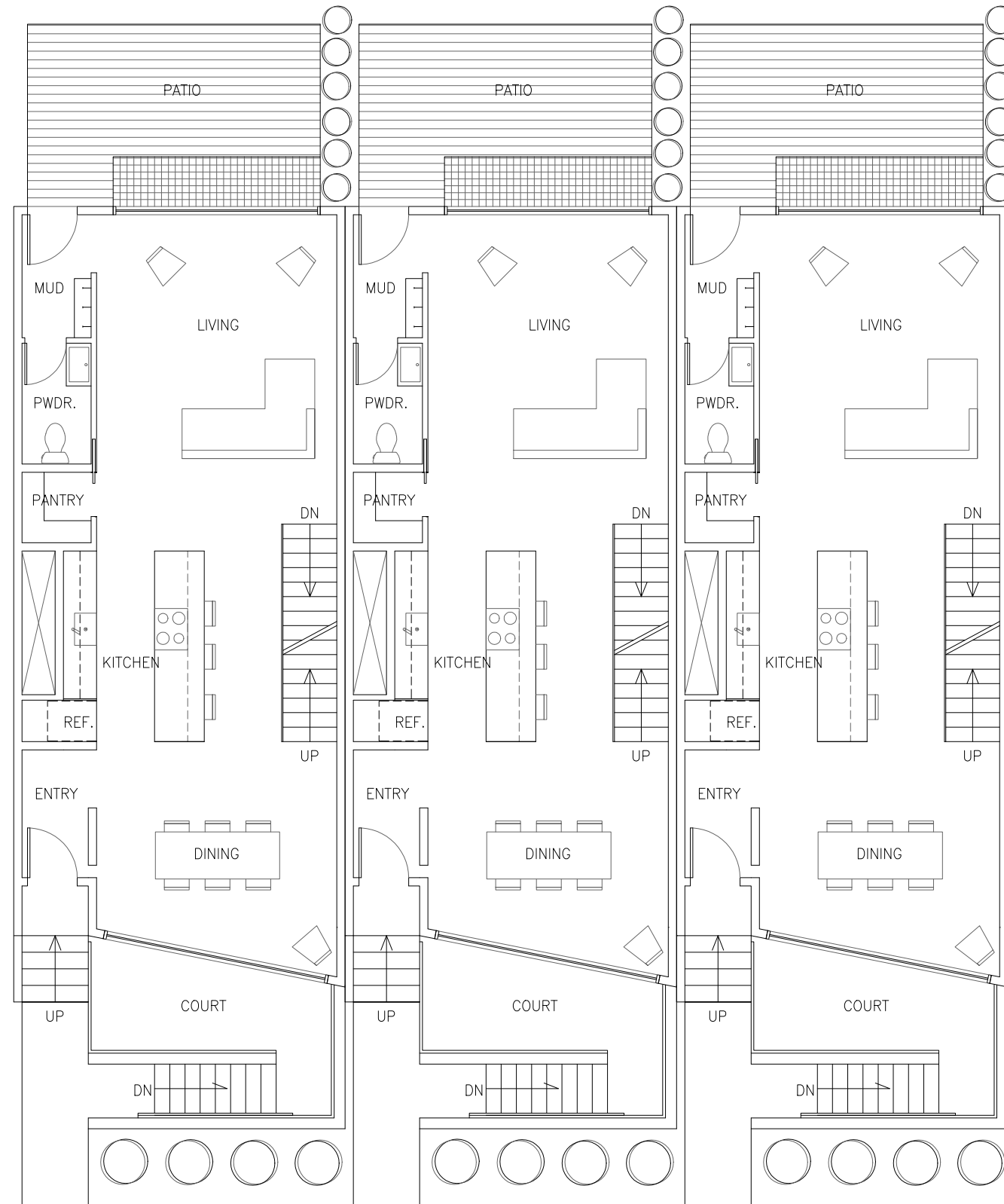
sheet no.:

A201

LOWER FLOOR PLAN

SCALE = 1/4" = 1'-0"

1
 A201



MAIN FLOOR PLAN

SCALE = 1/4" = 1'-0" 1 A202

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consultant:

project:

24 and 9
 2442 SOUTH
 900 EAST
 SALT LAKE CITY,
 UTAH 84108

date:

July 18, 2012

sheet title:

FLOOR PLAN -
 MAIN

sheet no.:

A202

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OWNER.



consultant:

project:

24 and 9
2442 SOUTH
900 EAST
SALT LAKE CITY,
UTAH 84108

date:

July 18, 2012

sheet title:

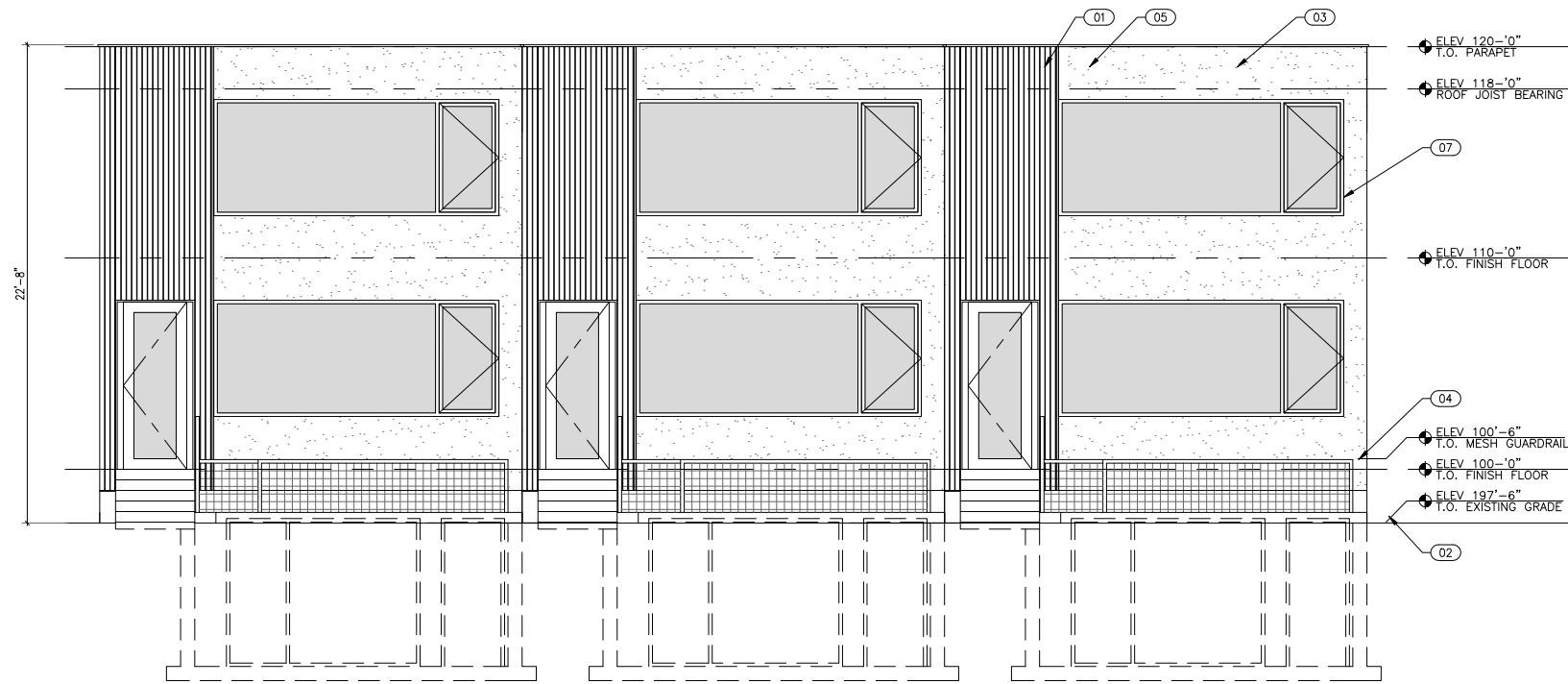
FLOOR PLAN -
UPPER

sheet no.:

A203

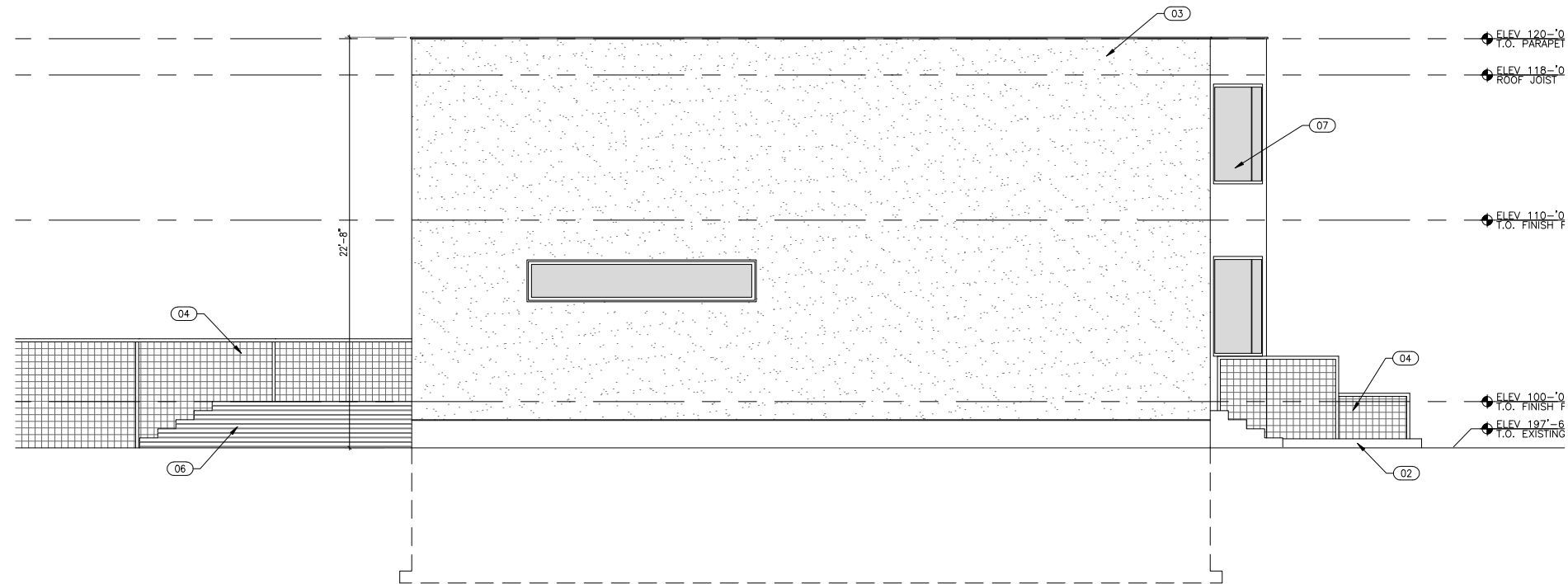
UPPER FLOOR PLAN

SCALE = 1/4" = 1'-0" A203



EAST ELEVATION

SCALE = 1/4" = 1'-0" 1
A4.01



SOUTH ELEVATION

SCALE = 1/4" = 1'-0" 2
A4.01

GENERAL CEDAR CLADDING NOTES :

1. CEDAR CLADDING TO BE "A AND BETTER QUALITY" 3-1/2" BOARDS WITH 1/4" REVEALS. CEDAR TO REMAIN UNFINISHED (NATURAL).
2. PATTERNS SHOULD ALWAYS BEGIN BY ALIGNING BOARDS WITH THE 1/4" REVEAL AT THE HEAD AND SILL OF WINDOWS.
3. THE CEDAR CLADDING RAINSCREEN SHALL BE INSTALLED OVER SLOTTED FURRING STRIPS AT 24" O.C.
4. THE EXTERIOR OF THE HOUSE SHALL BE WRAPPED IN VAPROSHIELD MEMBRANE WITH PEEL AND STICK FLASHING AT WINDOWS, DOORS, AND OTHER WALL PENETRATIONS.
5. ATTACH CEDAR CLADDING WITH STAINLESS STEEL BLUNT POINTED NAILS WITH DIFRACTED HEADS. THE SMALLEST HEAD SIZE POSSIBLE IS MOST DESIRABLE. ALIGN HEADS VERTICALLY.
6. FOR AREAS OF EXTENDED LENGTH (VERTICAL RUNS OF OVER 12') BOARDS SHALL BE BUTT TOGETHER AS CONTINUOUS AND SEAMLESSLY AS POSSIBLE.

KEYED NOTE LEGEND:

- 01 VERTICAL CEDAR RAINSCREEN CLADDING 3-1/2" BOARDS W/ 1/4" REVEALS.
- 02 ARCHITECTURAL CONCRETE WALL W/ SMOOTH FINISH.
- 03 SMOOTH STUCCO; COLOR TO BE WHITE.
- 04 4"X4" METAL MESH GUARDRAIL/FENCE W/ 2"X2" METAL TUBE FRAME.
- 05 1" ALUMINUM VERTICAL REVEAL BETWEEN MATERIAL TYPES.
- 06 PATIO.
- 07 WINDOW SYSTEM.

THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM THE OWNER.

consultant:

project:

24 and 9
2442 SOUTH
900 EAST
SALT LAKE CITY,
UTAH 84106

date:

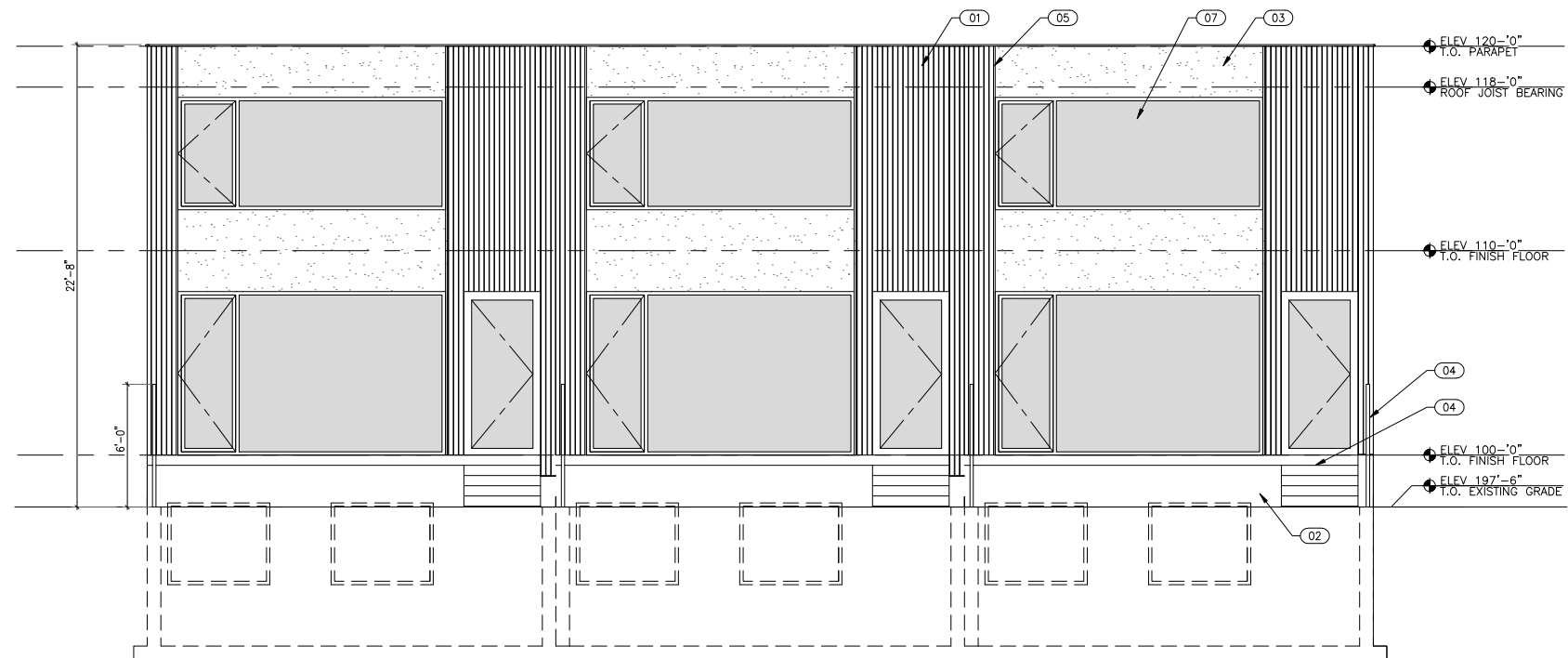
July 18, 2012

sheet title:

**EXTERIOR
ELEVATIONS**

sheet no.:

A401



WEST ELEVATION

SCALE = 1/4" = 1'-0" 1
A4.02

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UTAH 84106

date:

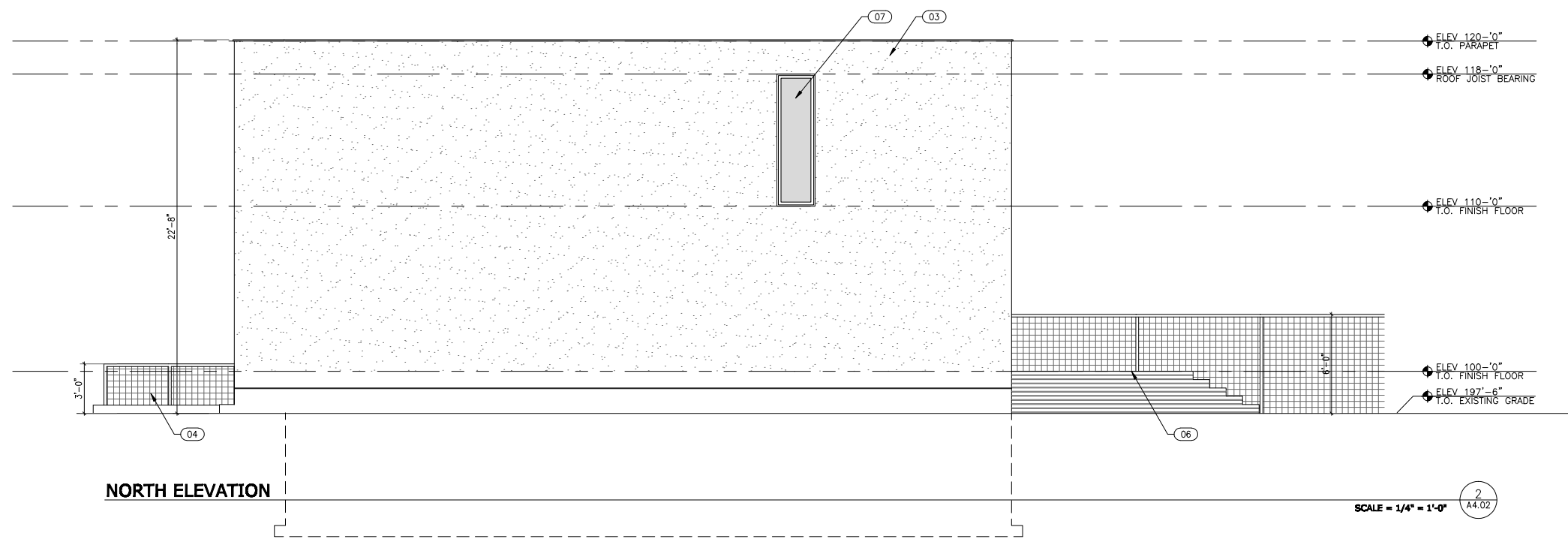
July 18, 2012

sheet title:

EXTERIOR
ELEVATIONS

sheet no.:

A402

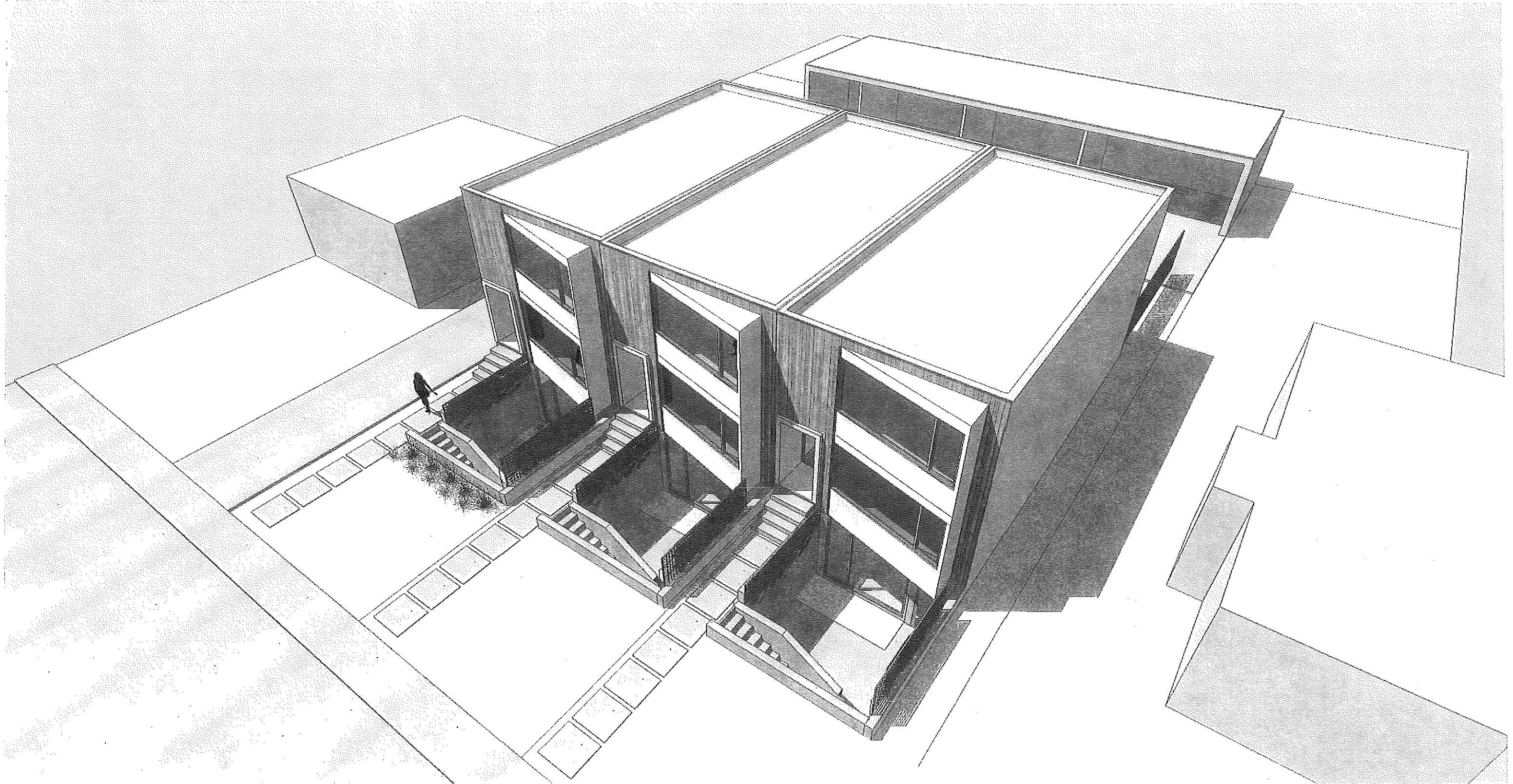


NORTH ELEVATION

SCALE = 1/4" = 1'-0" 2
A4.02

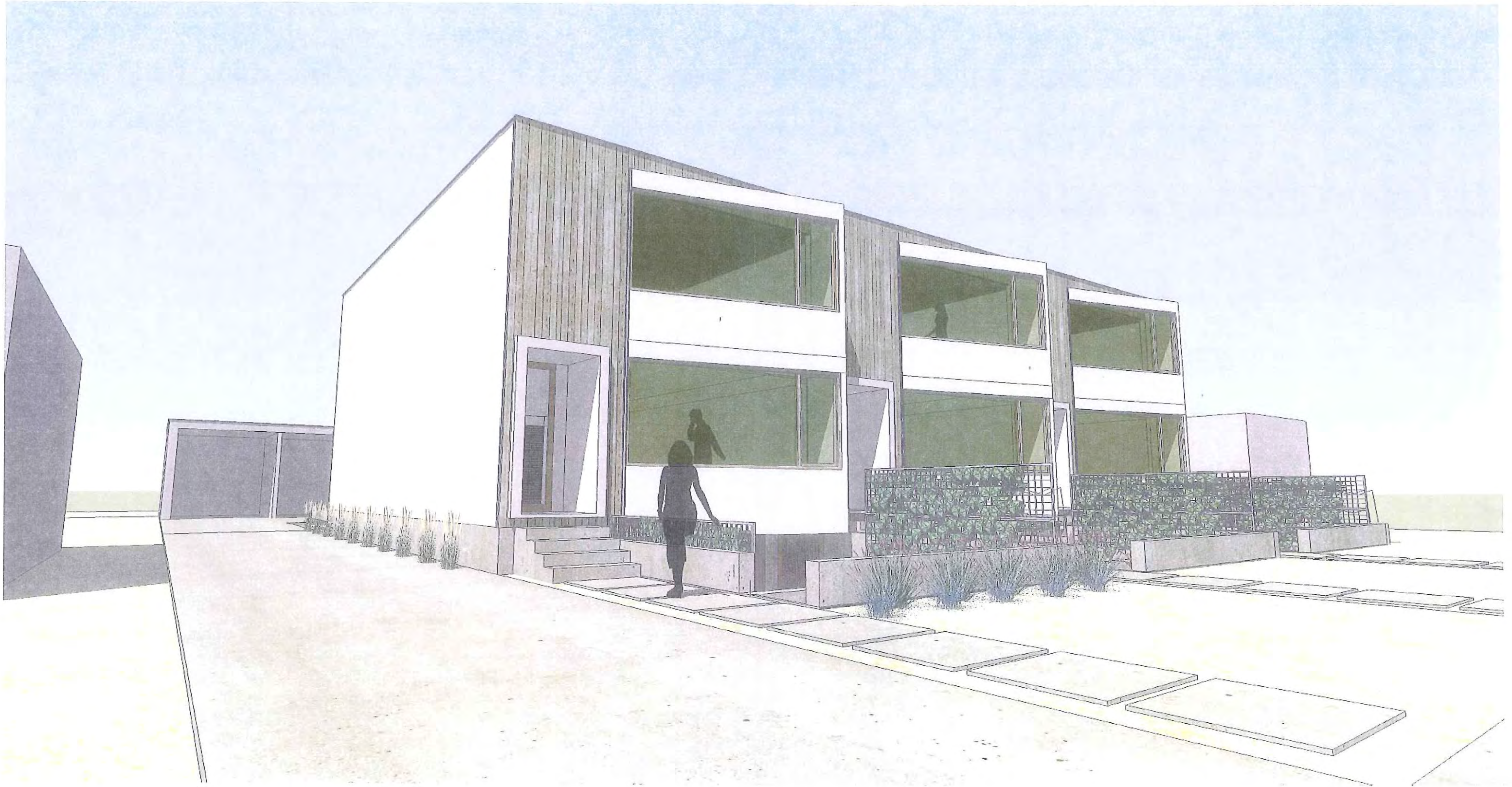
24 and 9

Subheader



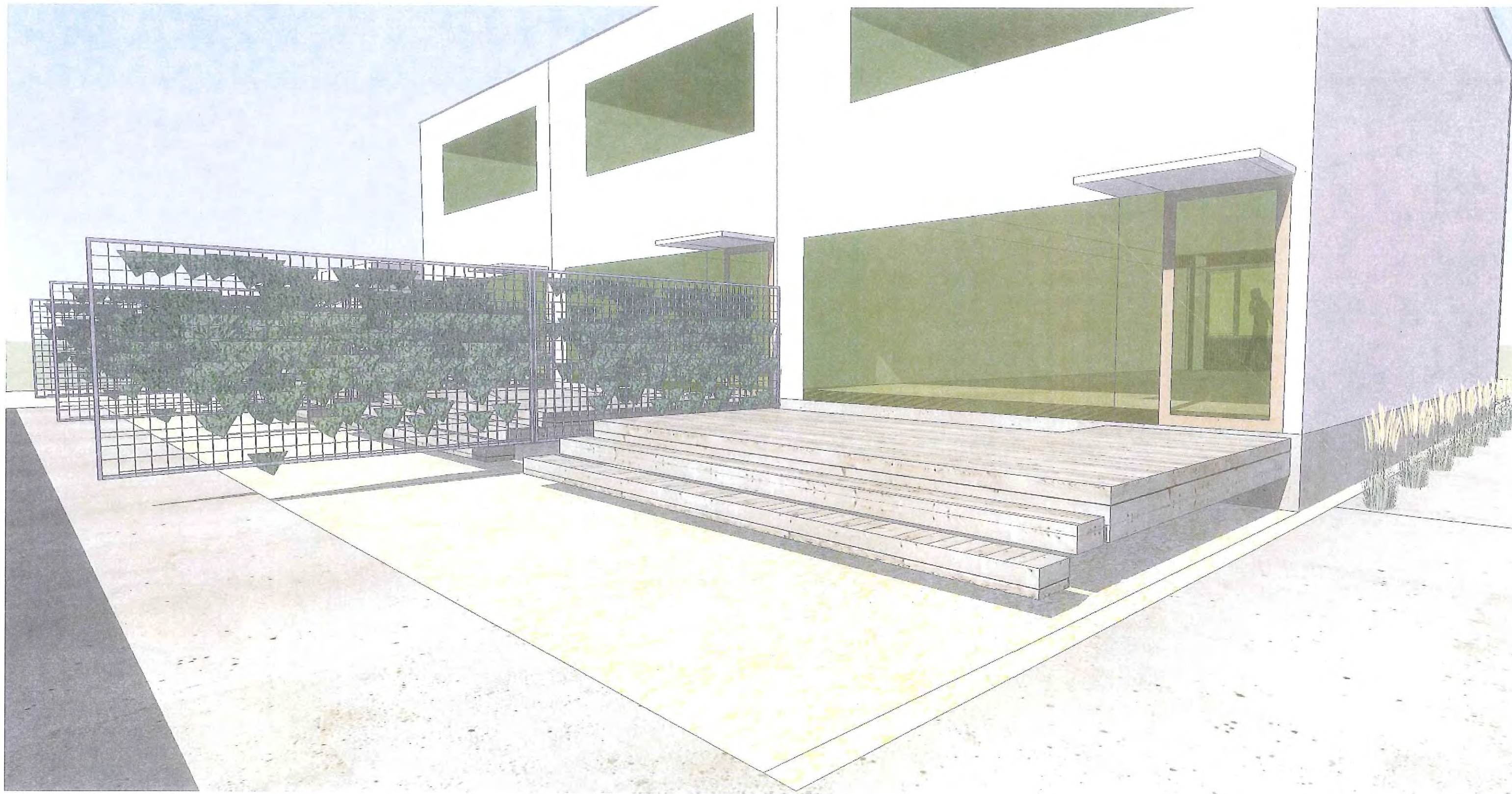
24 and 9

Subheader



24 and 9

Subheader





VICINITY MAP
NTS

BOUNDARY DESCRIPTION

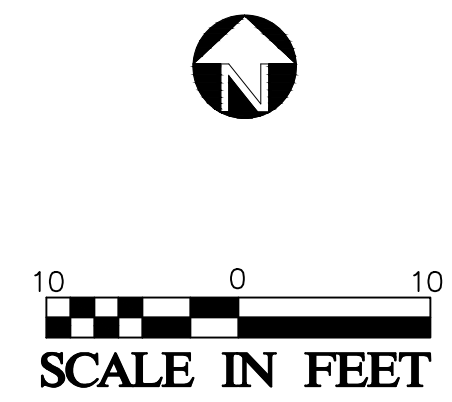
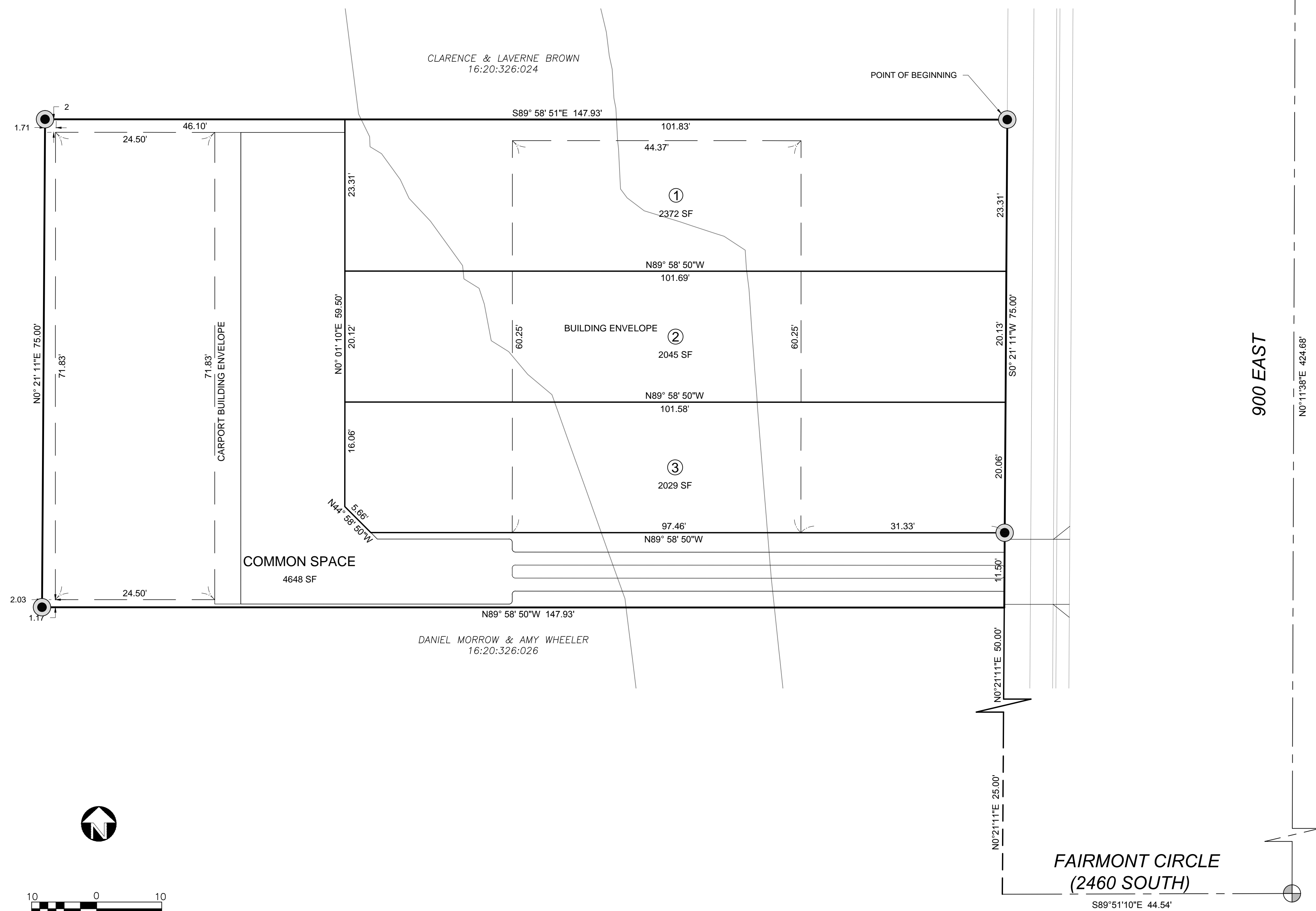
COMMENCING NORTH 1,785.30 FEET FROM THE SOUTHEAST CORNER OF BLOCK 44, 10 ACRE PLAT 'A' BIG FIELD SURVEY POINT BEING SOUTH 89°51'10" WEST 44.61 FEET AND NORTH 0°21'11" EAST 150.00 FEET FROM THE MONUMENT FOUND AT THE INTERSECTION OF 900 EAST STREET AND 2460 SOUTH STREET AND RUNNING THENCE SOUTH 0°21'11" WEST 75.00 FEET; THENCE NORTH 89°58'50" WEST 147.93 FEET; THENCE NORTH 0°21'11" EAST 75.00 FEET; THENCE SOUTH 89°58'51" EAST 147.93 FEET TO THE POINT OF BEGINNING.

PROJECT DATA

CONDO UNITS:	3
COMMON AREA:	4,648 SF (0.11 AC)
TOTAL ACREAGE:	11,094 SF (0.25 AC)
DENSITY:	11.8 UNITS/AC
APN:	16:20:326:025
ZONING:	RMF-30
FEMA:	ZONE X

LEGEND

	SECTION LINE
	PROPERTY BOUNDARY
	LOT LINE
	LOT ADDRESS
	BUILDING SETBACK / PUE
	SECTION CORNER
	SET BAR & CAP
	EXISTING SURVEY MONUMENT
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT
	CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB



**24 and 9
PRELIMINARY
PLAT**

PROJECT No. 1201



801.709.0799 · www.dcivil.biz

DRAWN: KDC
CHECKED: SLK
DATE: 8/28/12
SCALE: SHOWN
SHEET TITLE:
GRADING PLAN

SHEET No.

C-1

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PRELIMINARY PLAT

24 and 9

October 13, 2012

TO: Salt Lake City Planning Commission
FROM: Judi Short, Land Use Chair
Sugar House Community Council
RE: 2442 South 900 East



Originally, this parcel had a duplex on the property, which was destroyed by fire. The property has been vacant for some years. This is a new version of a proposal that we saw several years ago. Permits for the previous project have now expired.

Soren Simonsen sees this as the beginning of some smaller scale, owner-occupied housing in this area just a few blocks from the new Sugar House streetcar, with a stop at 900 East. There is a lot of interest in townhouses, and the builder cannot seem to build these fast enough. This project would be three units side by side, with a common driveway, and a shared carport with 7 spaces in the rear. These units are three stories, with unfinished space in the lower level, which is sunken into the ground. It offers extra light, with a sunken window well, and can be flexible space, used as a family room, an office, another bedroom, an accessory unit, whatever the owner needs. The plan is a very open design, rather than a lot of small rooms, and a beautiful view, across the golf course, of the mountains to the east. The courtyard, and rear patio as an extension of the living space, make a very desirable home for \$270-\$290,000. There will be approximately 2550 square feet of living space per unit.

Comments from the community council were mixed. One person disliked the architecture, and thought there was nothing done to make it attractive. Another worried that it could become another rental dump. Soren said it is well-constructed, with plenty of insulation between the units, so as to be a comfortable and quiet place to live. One person asked about the windows, if they were peering into the houses on either side, and Soren answered that there are no eye-level windows, only clearstory windows, and the height is comparable to other nearby buildings. They cannot see into the neighbor's yards. The rest of the comments were favorable.

After some discussion, the Council agreed to forward a positive recommendation for approval of this project. In Sugar House, we have already approved some 600 housing units, with many more in the works. However, these are all one and two-bedroom units. We have only seen maybe a dozen single family homes in the past five years. We welcome this project, as it adds three larger homes, for families, in the Sugar House Fairmont neighborhood. This will be two blocks from the 900 East stop of our new streetcar line, which will allow the owners easy transportation options, without having to use an automobile. We are pleased to approve this project.



Department Comments
2442 S 900 East Street
PLNSUB2012-00503 Planned Development
PLNSUB2012-00504 Subdivision Amendment

Date	Task/Inspection	Status/Result	Action By	Comments
8/21/2012	Police Review	Complete	Maloy, Michael	The police department has no issues with this petition. Sgt. Michelle Ross.
8/21/2012	Transportation Review	Complete	Walsh, Barry	The site plan with the carport in the rear and the survey plat do not match. The three single-family residences require 6 parking stalls and 7 are shown. The stall depth, width, and back-out are in compliance with parking standards. The strip drive needs added flare paving where it meets the rear yard paving back out area to cover turning maneuvers.
8/27/2012	Fire Code Review	Complete	Itchon, Edward	Approved.
8/30/2012	Engineering Review	Complete	Weiler, Scott	The proposed garage locations, shown on the plat are inconsistent with the site plan. When a final plat is submitted, it will be reviewed by the SLC Surveyor. Addresses for the proposed units should be shown as 2442 S 900 East, 2444 S 900 East and 2446 S 900 East. Certified addresses are required prior to obtaining a building permit. A sidewalk joint on the frontage of this parcel is uneven, causing a tripping hazard. It is recommended that this be remedied by the developer, as part of this project. Prior to performing any work in the public way of 900 East, such as utility connections, a Permit to Work in the Public Way must be obtained from SLC Engineering, by a licensed contractor, who has a bond and insurance certificate on file with SLC Engineering.
8/31/2012	Zoning Review	Complete	Butcher, Larry	Preliminary subdivision plat and site plan do not match. Lots do not meet minimum lot width or lot area in RMF-30. Overall parcel does not provide 3,000 sq ft per unit. Unable to determine building height from submitted plans. Two parking stalls required per unit. Site plan indicates carports, plat indicates garages.
9/5/2012	Public Utility Review	Complete	Maloy, Michael	I have reviewed the proposal for the Forest Dale subdivision, a proposed Planned Unit Development. Representing the Public Utilities Department, and offer the following comments: Parcel A is labeled as a "Private Ingress and Egress & Public Utility and Drainage Easement." After reviewing our maps and speaking with the surveyor that prepared the plat, we conclude that there appears to be no need for a Public Utility and Drainage Easement on the property.

				<p>If the PUD proposes to divide the lot into "limited common" spaces then private utility and private drainage easements, which are privately maintained would need to be identified and referenced on the plat.</p> <p>Public Utilities will provide one culinary water service and one sanitary sewer service to the parcel. As part of the permitting process, the civil engineer improvement plans should propose only one water and sewer service. The separate users in the PUD would connect to the singular service. Privately owned sub-meters may be located on private property for sub-metering the water service for private use, however an individual entity will need to be prepared to receive the master utility bill for water and sewer services. The plat should be revised to accommodate the need for potential private utility easements in areas where private utility services may be located in areas that are not considered common space. The same would apply for drainage easements.</p> <p>Proper easements are best defined by meets and bounds by separate document and recorded with the County Recorder's Office. The boundary of the easement along with, identification, and reference to the recorded document are then shown on the plat. Easements recorded by plat are problematic.</p> <p>The proposed preliminary plat shall be revised to correct references to "South Salt Lake City."</p> <p>Justin D. Stoker, PE, LEED® AP, CFM</p>
9/27/2012	Building Review	Complete	Maloy, Michael	No comment.
9/27/2012	Sustainability Review	Complete	Maloy, Michael	No comment.