

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community and
Economic Development

**ARLINGTON PARK
Planned Development PLNSUB2013-00049
1075 East 800 South
May 8, 2013**

Applicant: Jeff Beck

Staff: Ray Milliner
ray.milliner@slcgov.com
(801)535-7645

Current Zone:
R-2 Residential Single and Two
Family

Master Plan Designation:
Central Community Master Plan –
Residential Low Density 1-15
dwelling units per acre

Council District:
District 4, Luke Garrott

Community Council:
East Central Community

Lot Size:
.62 acres or approximately 27,007
square feet

Current Use:
Vacant

**Applicable Land Use
Regulations:**

- 21A.24.110 R-2 zone
- 21A.55 Planned Developments

Attachments:

- A. Site Plan and Elevation
Drawings.
- B. Photographs
- C. Citizen Input.
- D. Department Comments

REQUEST

The petitioner, Jeff Beck, is requesting planned development approval for the following:

1. Relief from Section 21A.36.010B requiring that not more than one principal building is allowed on a single lot.
2. Relief from Section 21A.24.110.E to reduce rear yard setback from 20 feet to 10 feet.

The purpose of the request is to enable the construction of three duplex buildings on a single lot at 1075 East 800 South. The Planning Commission has final decision making authority for planned developments.

RECOMMENDATION

It is staff's finding that the project generally meets the applicable standards in the zoning ordinance. Staff recommends that the Planning Commission approve the proposed Arlington Park planned development based on the analysis and findings in this staff report, and subject to the conditions of approval written below.

POTENTIAL MOTIONS

Approval: Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed Arlington Park planned development with the following conditions of approval:

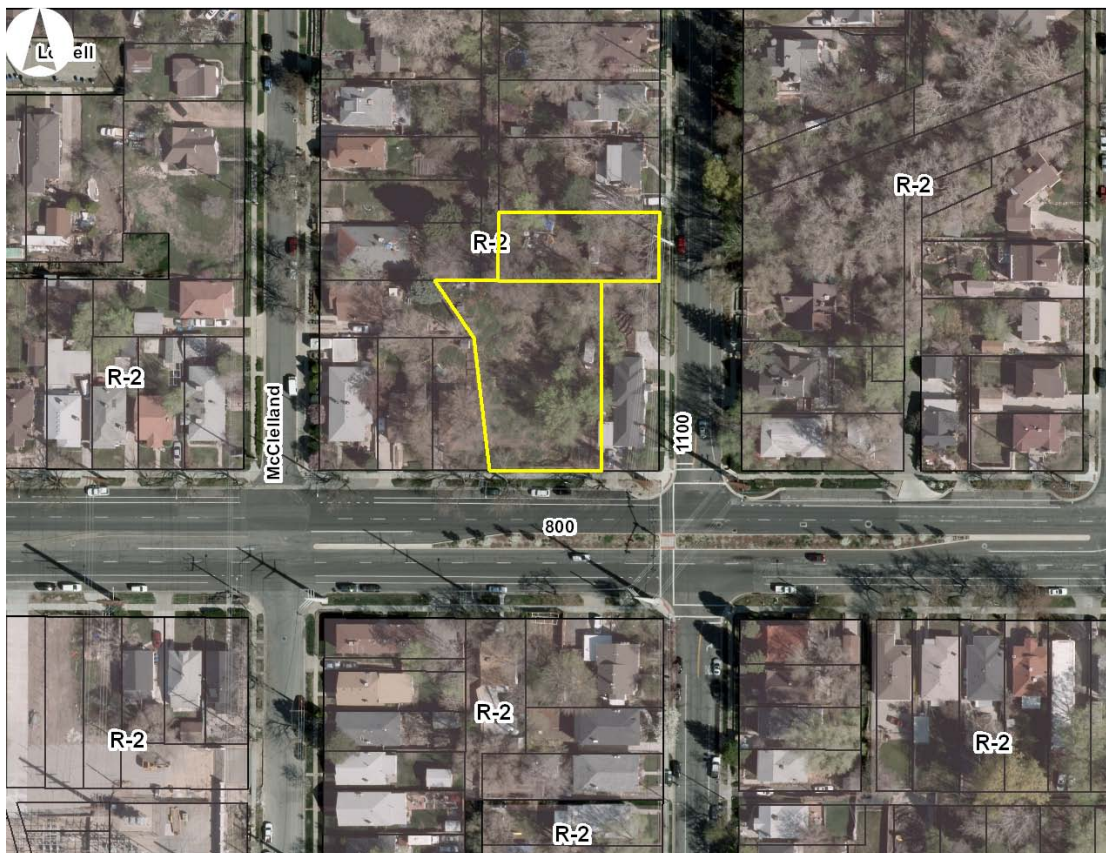
1. Prior to final occupation of the building, the applicant shall record either a subdivision amendment combining the two lots of record into one, or a condominium plat.
2. The minimum setback for the building rear yard along the north

property line shall be ten feet (10').

3. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by applicable City Department/Divisions prior to commencing construction.
4. Required landscaping to be installed along property boundaries prior to the occupation of the buildings.

Denial: Based on the testimony, plans presented, and the following findings, I move that the Planning Commission deny the Arlington Heights Planned Development at 1075 East 800 South because the proposal fails to meet the standards for a Planned Development. The proposed project therefore, is not compliant with the following standards and is denied (the commissioner then states which standards the project does not comply with):

VICINITY MAP



1075 East 800 South

- Neighboring Parcels
- Subject Property

Background

Project Description

The applicant, Jeff Beck is requesting a planned development for a 3 duplex development at 1075 East 800 South in the R-2 zone. The purpose of the request is to:

1. Get relief from Section 21A.36.010B requiring that not more than one principal building is allowed on a single lot.
2. Get relief from Section 21A.24.110.E to reduce the rear yard setback from 25 feet to 10 feet.

The property is currently vacant; consists of two legal lots of record, one with frontage on 800 South and the other with frontage on 1100 East. The rear of the lot is steeply sloped with a significant retaining wall along 1100 East. All vehicular access to the site is proposed from 800 South. There is an existing ditch that enters the property from the north east corner near 1100 East (at the base of the retaining wall), and traverses the lot exiting at the south west corner at 800 South. The access drive would run along the east side of the lot with driveways entering the buildings across the ditch.

The site is proposed with the front of the two duplexes on the 800 South lot facing east, away from the street and the third on the 1100 East lot facing north, away from the street (although the applicant has proposed an entry and porch element facing 800 South on building A, the closest to the street). This configuration creates a situation where the rear of the duplexes abuts the side of the surrounding homes.

Because of the abundance of water on the site, there is a considerable amount of natural vegetation, ranging from shrubs and bushes to large mature trees. Construction will result in the loss of a significant amount of this vegetation, which the petitioner is proposing to replace (see landscape plan exhibit A).

The petitioner had requested that City staff grant 6 on street parking credits for the site pursuant to Section 21A.44.040.D that would then enable the six parking spaces on the street frontage of the property. This would reduce the amount of paving necessary on site, and potentially preserve existing plants. It was found that off street parking credits are not allowed in the R-2 zone and the request was denied.

If the Planning Commission makes findings for approval of this application, the project will be able to proceed with building permits and begin construction. Nonetheless, the applicant will be required to submit for approval a subdivision amendment or condominium plat that will need to be approved and recorded prior to the final issue of a certificate of occupancy by the Building Division. A final review for zoning ordinance compliance will occur at the time of building permit application.

Project Details

Regulation	Zone Regulation	Proposal
Use	8,000 square feet of lot area per duplex	3 duplexes, lot has 27,007 square feet of area.
Density/Lot Coverage	27,007 square feet of lot area	27,007 square feet (requesting planned development approval of 3 principal buildings on a single lot). Meets density requirements for R-2 zone
Height	Twenty eight feet (28') measured to the ridge of the roof; or the average height of other principal buildings on the block face.	28 feet at the highest point Meets Zoning Ordinance requirements
Front/Corner Yard Setback	The average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20').	Front near the street = 20 Feet. Consistent with existing buildings on the block face.
Rear Yard Setback	Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty five feet (25').	10 feet (requesting relief as part of the planned development).
Side Yard Setback	Four feet (4'); provided, that on interior lots one yard must be at least ten feet (10').	8 feet 6 inches on the west side and approximately 40 feet on the east side. Meets Zoning Ordinance requirements

Public Notice, Meetings and Comments

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

- The East Central Community Council held a meeting on March 21. Comments and notes can be found in Attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on April 25, 2013
- Public hearing notice posted on property on April 25, 2013.
- Public hearing notice posted on City and State websites on April 25, 2013.
- Public hearing notice emailed to the Planning Division list serve on April 26, 2013.

Since the property was noticed, staff has received a significant amount of public comment on the project. Written comments received can be found as Attachment C of this report. Staff received two telephone calls regarding the project, one requested that the Commission vote to deny the project, the other expressed concerns that the access to the site from 800 South mixed with the proposed density created a dangerous situation for pedestrians, vehicles and cyclists as the street is steep and busy. Further, the caller stated that the requested reduced setbacks would have a negative impact on adjacent neighbors due to noise, blocked views and retaining walls.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. Although there are issues relating to the project raised by City divisions, the Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

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 (Zoning Ordinance section [21A.55.010](#)) and will achieve at least one of the objectives stated in said section;

The purpose of planned developments is:

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. Through the flexibility of the Planned Development regulations, the City seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- 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;
- 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.

Analysis: The proposed development meets the purpose statement for Planned Developments and also meets two of the specific objectives of the Planned Development process; specifically items A, and D.

Item A - Combination and coordination of architectural styles, building forms, building materials, and building relationships

The buildings are designed to coordinate with each other architecturally, with sloping roof lines, larger windows, and significant breaks in the facades. The main exterior material would be cement based lap siding with 6" x 6" rough sawn timber posts as accents on porches and balconies. The buildings are similar but not exactly the same and complement each other architecturally.

Concern has been expressed by the community regarding the design of the buildings and the incompatibility of the design with the surrounding neighborhood. It is true, that they do not replicate the design of the older homes in the neighborhood. Even so, the design of the buildings is similar to the surrounding vernacular in mass, scale, and height. Further, this architectural design is not uncommon in newer buildings found throughout the Central City Community.

Item D - Use of design, landscape or architectural features to create a pleasing environment.

There are significant natural features on the site, including an existing ditch, and vegetation. The applicant has worked with City staff, as well as representatives of the East Central Community Council to preserve the existing vegetation on site, and will continue to work with City staff to ensure that any negative impacts of the development along the ditch are mitigated to ensure water pureness (staff has included a condition of approval requiring final approval of a landscape plan prior to occupancy of the buildings). Because of the proposed construction some of the existing vegetation will be removed. Nonetheless the proposed site design proposes to incorporate and maintain existing mature trees along the ditch and along property lines. To mitigate the impact of paving, the applicant is proposing lawn landscape strips and porous pavement in areas where it would not negatively impact the ditch (this paving will be secondary to the preservation of the water quality). Through the redevelopment of the site, additional vegetation will be added, including shade trees along the property lines.

The new landscaping and site design will be incorporated to match the neighborhood and to complement the existing natural features on the site. The existing ditch will be used as a water feature flowing through the property (The petitioner does not own water rights to the ditch and therefore the way in which the ditch is used is limited to flowing through the property).

Finding: Staff finds that the project meets the intent of the purpose statement adopted for Planned Developments. The project also achieves at least three (2) of the objectives for Planned

Development, thereby satisfying this standard. Those objectives are A, and D related to a combination and coordination of architectural styles and the creation of a pleasing environment.

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 subject property is located within the Central Community Master Plan area. The property is identified for low density residential use, and is zoned to be consistent with this residential land use category. The residential land use goals of the Central Community Master Plan state:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.

The proposed development will contribute to the creation of a variety of housing types in the neighborhood, without exceeding the density requirements of the R-2 zone. As stated above, the mass, scale and height of the proposed buildings will be compatible with surrounding buildings as well.

The property is zoned R-2 (Residential Single and Two Family Dwellings). The Zoning ordinance states that a two family dwelling in the R-2 zone requires 8,000 Square feet of lot area for a duplex. The subject lot has 27,007 square feet of lot area, sufficient for 3 two family dwellings.

Finding: Staff finds that the proposed development is consistent with all applicable City policies set forth in the Central Community Master Plan as well as the Central Community Future Land Use Map. Further, staff finds that the proposed two family dwelling use is an allowed use in the R-2 zone.

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, nonmotorized, 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: Staff has received verbal and written communication from community members who are concerned that the project does not meet standards 1-6 above. Concerns have focused on:

- The proximity of the buildings to adjacent properties and the negative impact they will have as it relates to noise, loss of light, and back yard privacy.
- The impact of having the rear of the buildings facing the side of the adjacent homes.
- The impact of having three buildings on site opposed to one.
- The general impacts of having 6 units on site.
- The potential dangers of having additional traffic entering 800 South at that location, which is steep and busy.
- The impacts of having development on and around the ditch, as it relates to contamination and flooding.
- Orientation of building A should face 800 South in order to be consistent with the existing development pattern.

The project has been reviewed by all applicable City Departments/Divisions for compliance with

City standards. No comments were received that would prevent the proposed redevelopment in terms of compatibility with the surrounding area. The project has been designed to be compatible with the character of the site and surrounding area as it relates to mass and scale and is not anticipated to create unusual pedestrian or traffic patterns/volumes. Comments from the Transportation Division state that adequate turn around areas will be provided on site so that vehicles will not be backing onto the street, and all vehicle traffic entering and exiting the site will be directed on and off of 800 South via a right hand turn due to the island in the median. This traffic pattern is acceptable to the Transportation Division and will not degrade the existing traffic flow.

Comments from the Public Utilities Division indicate that the significant care will need to be taken with regard to the ditch. The applicant will be required to work closely with City representatives to ensure that the flow and quality of the water are preserved within the ditch boundaries.

The applicant requested that parking be allowed along the street frontage, but staff was unable to grant that request because on street parking is not allowed to satisfy the parking requirement in the R-2 zone. Parking provisions are considered adequate to contain all required parking on site. Screening and landscaping are provided to minimize impact to adjacent properties staff will review the landscape plan prior to final approval of the project to ensure that all conditions of approval are met. Staff has reviewed these concerns and made the following findings:

- Although the applicant is proposing to reduce the setback in the rear along the north property line to 10 feet, this is similar to the required 4 feet or 10 feet side yard on the adjacent lot
- The rear of the property is significantly lower in elevation to the home directly to the north; this will create a natural buffer between the two homes and help to mitigate the reduced rear yard setback.
- The petitioner has proposed landscaping along the west and north property lines, where the greatest potential visual impacts would occur.
- The density is allowed in the R-2 zone, and the buildings have been sited to minimize their impact on the stream, and adjacent properties.
- Building A is designed to address its frontage on 800 South by placing a porch and entry element on the area facing said street (see Attachment A).

Staff acknowledges that the proposed orientation of the buildings with the rear of the building facing the side yard is not ideal. The impacts of this issue are proposed to be mitigated through the construction of a fence along each adjacent property line, and the landscape plan that includes the preservation of existing vegetation and the planting of new vegetation.

Finding: The project satisfies this standard. Staff finds that the development is compatible with the existing adjacent properties and the potential impact to surrounding properties is mitigated by existing grade changes and existing and proposed landscaping.

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 applicant has been working with staff and representatives from the East Central Community Council to limit the number of trees that are removed during construction. The proposed landscaping plan indicates that vegetation that is removed will be replaced, and overall enhanced particularly along the property lines, where it is proposed to create a screen between properties. Prior to the issue of a Certificate of Occupancy, front yard and parkway landscaping must be installed for both street frontages. Additionally, all landscaping along each of the property boundaries shall be installed as well.

Finding: Staff finds that the proposed Planned Development adequately meets this standard.

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

Analysis: The existing ditch is a significant environmental feature on the property. The petitioner will be required to work with all applicable City Departments, specifically the Public Utilities Division to ensure that any negative impacts of the development on the ditch are mitigated and that site grading issues are addressed.

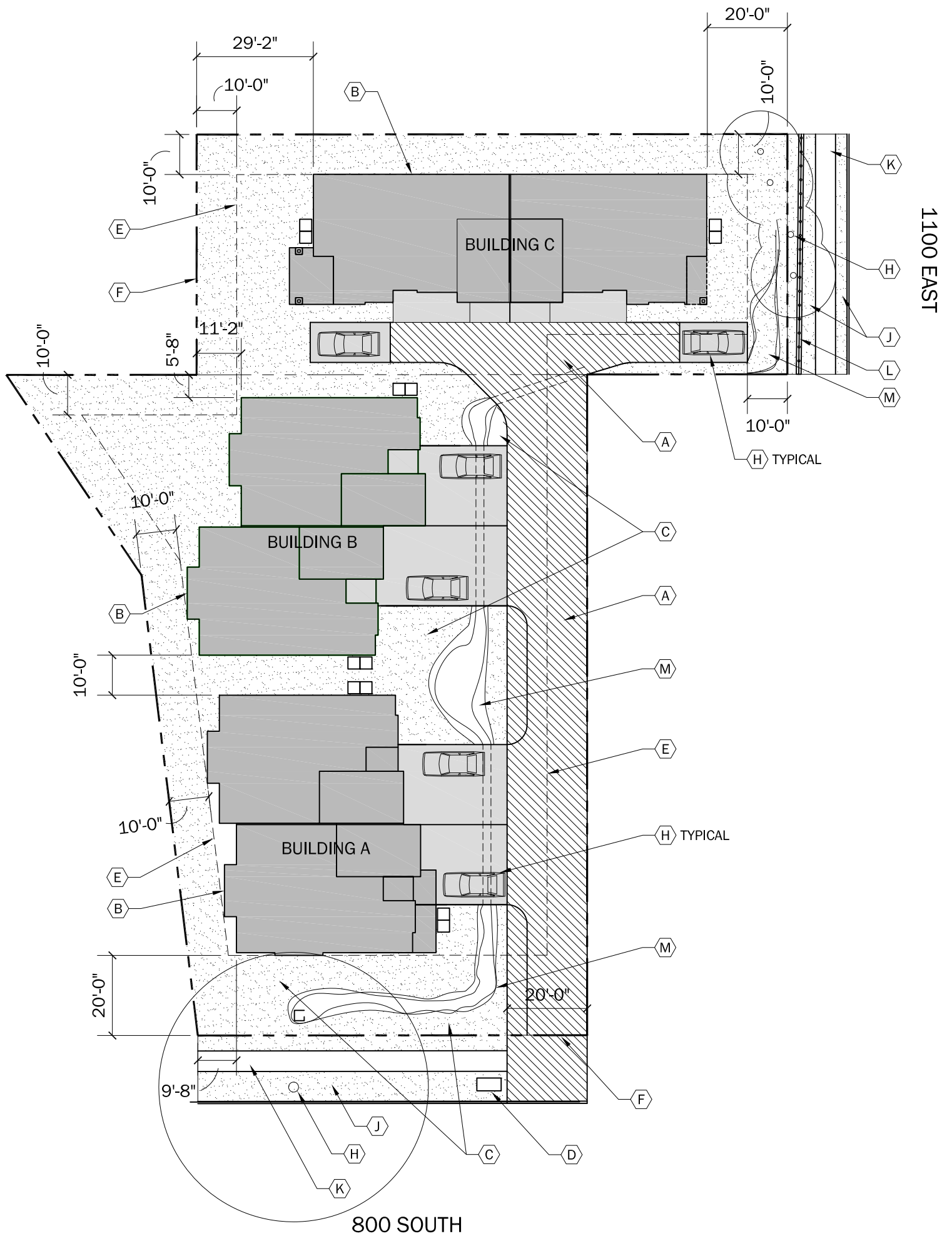
Finding: Staff finds that the proposed planned development meets this standard.

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

Analysis: Prior to the occupation of the buildings, a condominium or subdivision amendment plat will need to be recorded by the applicant. A condition of approval requiring that the applicant submit this application has been included in this staff report. Further zoning ordinance compliance will be ensured during review of construction permits.

Finding: The project satisfies this standard.

Attachment A
Site Plan and Elevations



General Notes

Property = 27,264.734sf / 0.626 Acres

Shared Drive = 4,194.831sf = 15%

Building Footprints

A = Area 3,203.309sf / perimeter 260.289lf = 12% of property

B = Area 2,970.500sf / perimeter 255.667lf = 11% of property

C = Area 3,247.695sf / perimeter 300.600lf = 12% of property

Combined = 9,421.504sf = 35% of property

Legend

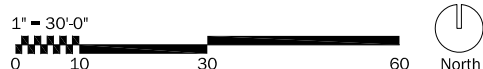
- (A) Shared Driveway & Access
- (B) Building Footprint
- (C) Landscaping
- (D) Shared Mailbox
- (E) Setback as dimensioned
- (F) Property Line
- (G) Existing Tree
- (H) Parking
- (J) Lawn Landscape Strip
- (K) Existing Sidewalk
- (L) Existing Steel Pipe Rail Fence
- (M) Water Course



Colony Design Collective
 1370 South West Temple, Salt Lake City, UT, 84115
 ph.801.913.3014 colonydesigncollective.com

Redfish Investments. Arlington Park

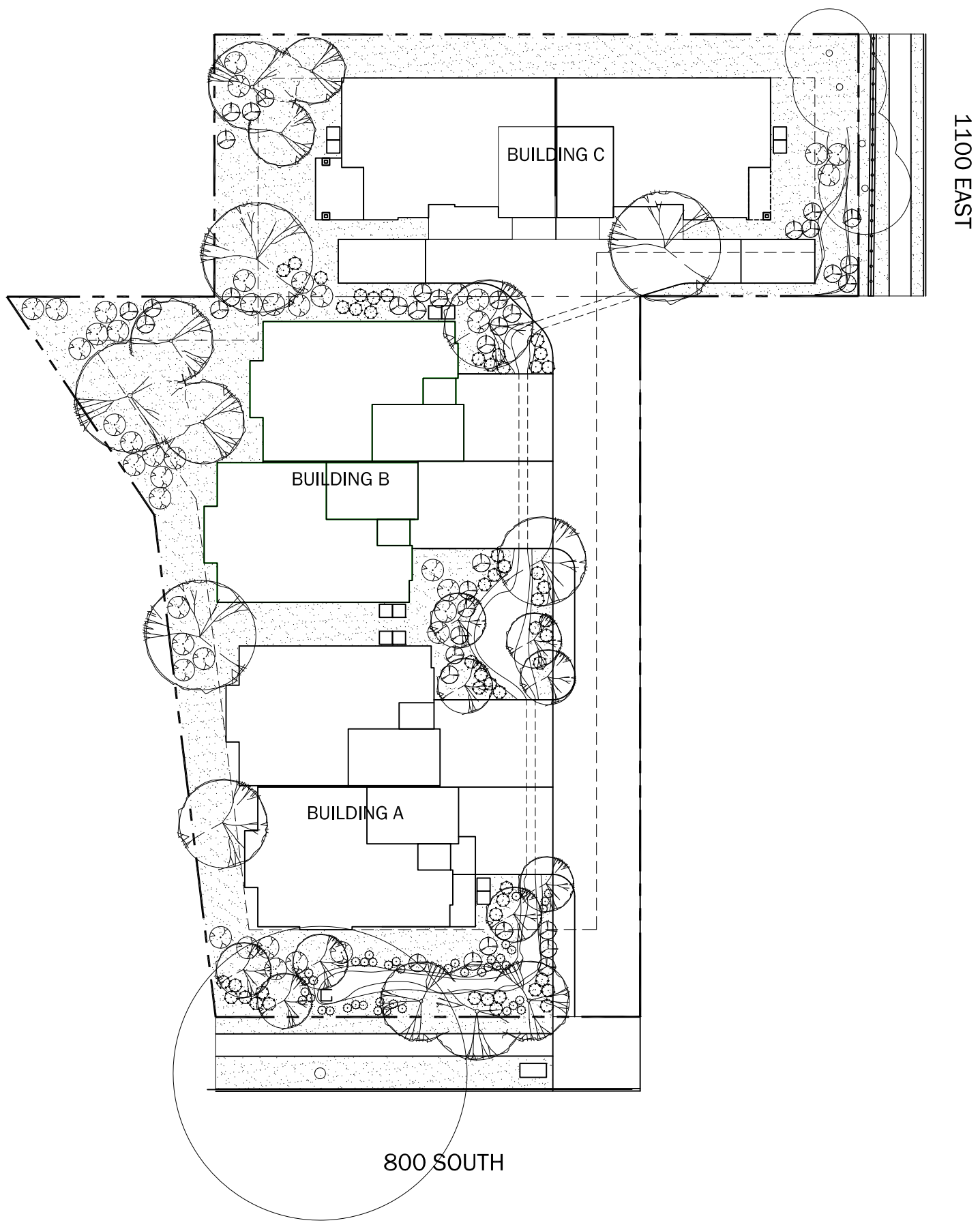
17 March 2013



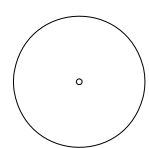
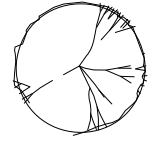
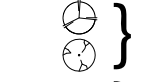

Redfish

Site Plan

L100



Planting Legend

-  Existing Tree
-  Proposed Deciduous Tree
-  Proposed Shrubs
-  Proposed Perennial and Annuals

Arlington Park
1075 E 800 S
Salt Lake City

Project Description

We propose to combine the adjacent properties located at 1075 E 800 S and 750 S 1100 E in Salt Lake City. The properties are currently undeveloped.

Our intention is to build 3 separate buildings with 2 townhomes per building. We will construct and sell the 6 units to private buyers. Each individual townhome will have its own parcel with the common area managed by a single HOA.

Planned Development Information

D. Use of design, landscape, or architectural features to create a pleasing environment

The proposed development is located in one of Salt Lake City's great neighborhoods. The proximity to schools, downtown, and shopping make it a unique and desirable location.

The current use of the property has been an eyesore and a complaint to the surrounding neighbors. It is currently being used to store building materials, vehicles and machinery. According to a recent conversation with Antonio Padilla, Salt Lake City building inspector, he has received several complaints about the current use and condition of this property.

By transforming an otherwise nuisance property into a thoughtfully-designed and functional space, we will create an environment that will complement and improve the local neighborhood while contributing to Salt Lake City's beautification and improvement goals.

Design

We have worked closely with drafters, landscape architects, and engineers to develop a functional and pleasing design. Due to the property's unique shape, and the time and effort spent collaborating with these key players, we feel this proposal is strategic in order to best utilize this space and will thus allow future residents a sense of community and privacy.

Landscape

Our goal is to preserve as much of the natural landscape and vegetation as possible. Although the vegetation on the property is overgrown, it provides a sense of tranquility which we are committed to maintain.

While we understand that some of the existing trees will have to be removed to accommodate the proposed development, we are committed to keeping as many trees and local fauna as possible. We will be replanting native trees and plants to revegetate those areas affected by proposed improvements.

The ditch that currently runs throughout the property will be incorporated into the new landscape scheme. This ditch will follow the natural stepping topography and navigate itself throughout the design.

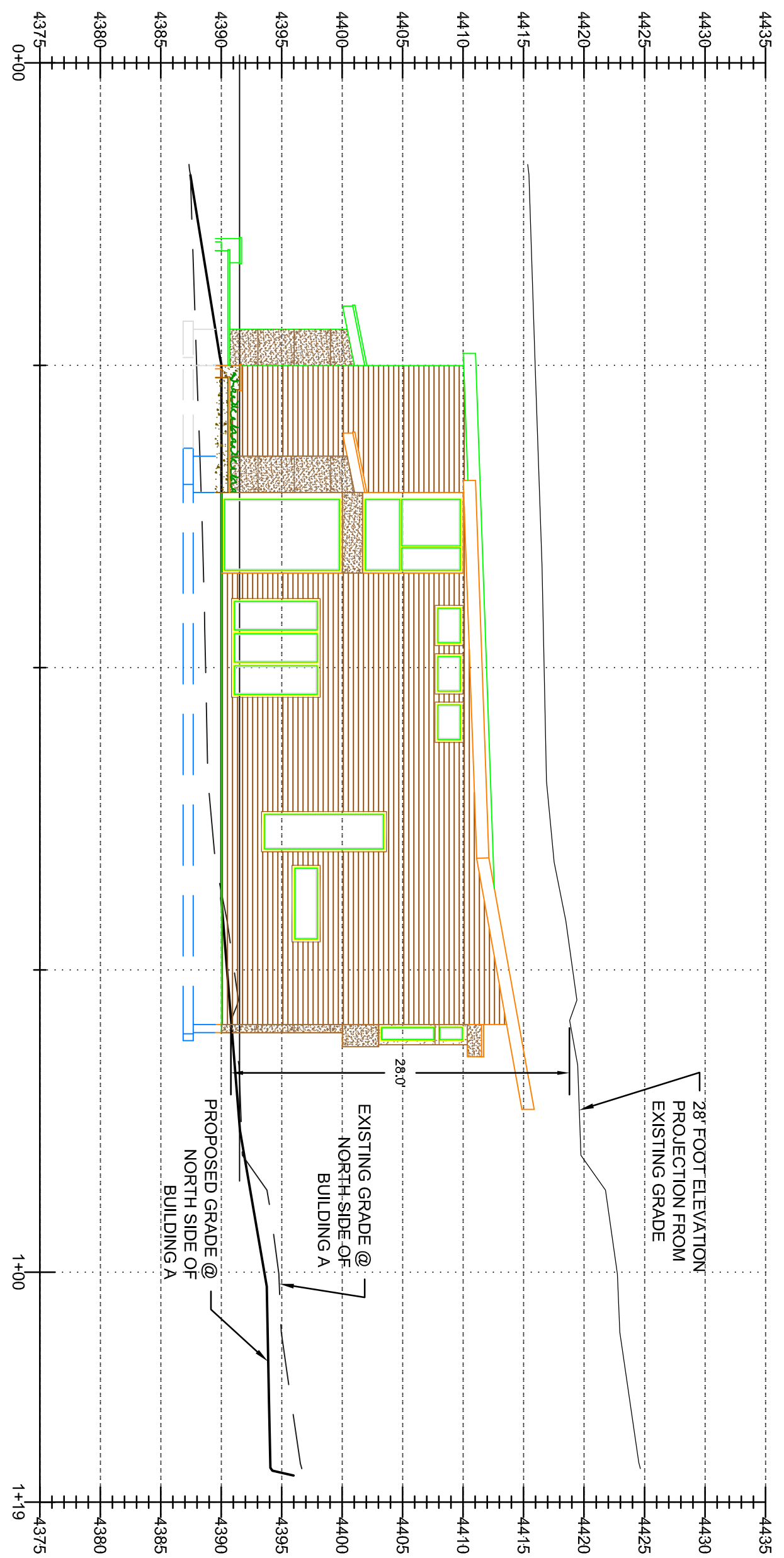
Architectural Features

The design for Arlington Park incorporates contemporary architecture with simple urban design. While studying the architecture of the city's surrounding neighborhood, we concluded that the urban contemporary design would best suit this development.

Our proposal for Arlington Park dovetails with the existing movement in Salt Lake City to incorporate the rich history of building design with a modern urban flare. This can be seen in surrounding neighborhoods such as 9th and 9th, Sugarhouse and downtown Salt Lake City.

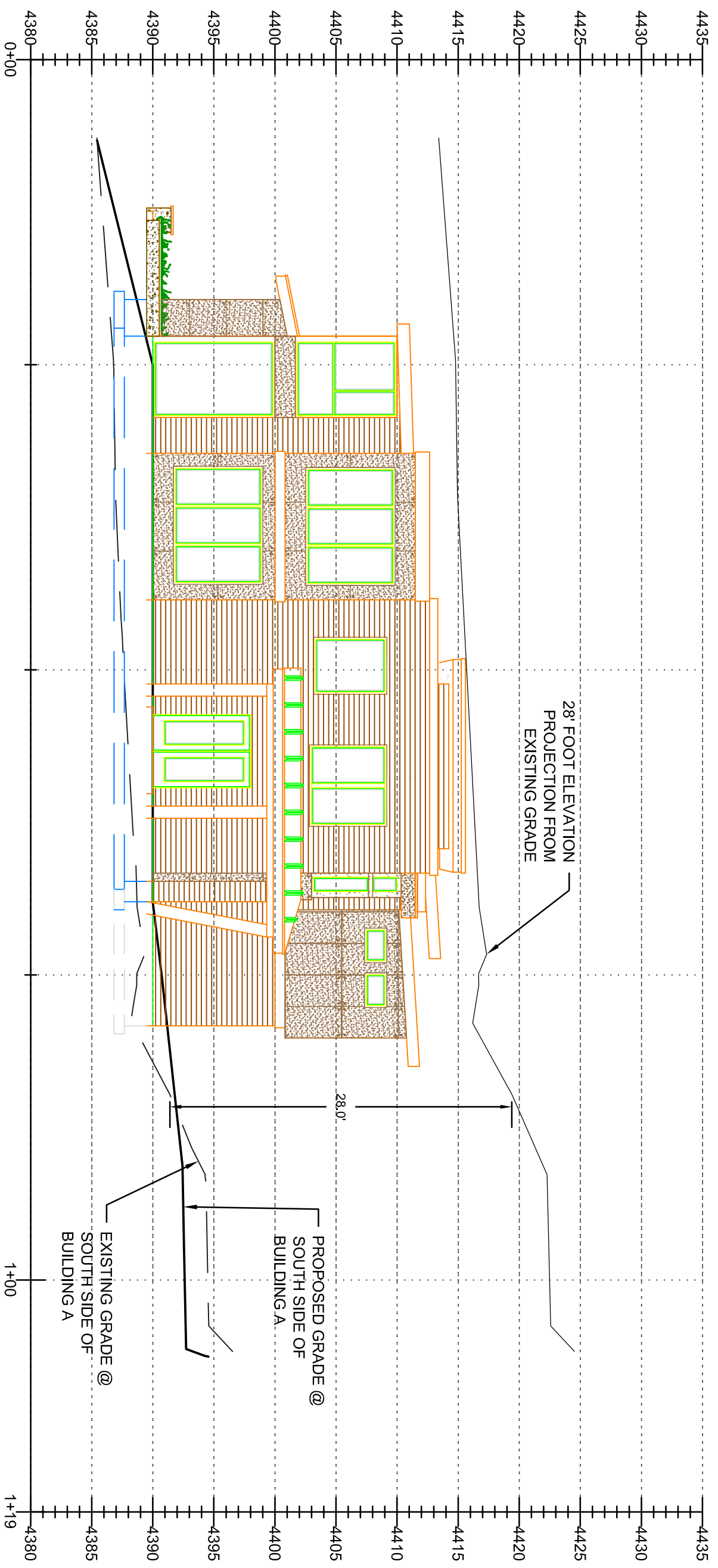
The exteriors of the buildings will be stone, horizontal cedar siding and smooth finished stucco. The building materials and earth tone colors were chosen to blend into the natural landscape and surrounding neighborhoods in order to create a pleasing environment.

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 206-2100



BUILDING A NORTH ELEVATION LOOKING NORTH

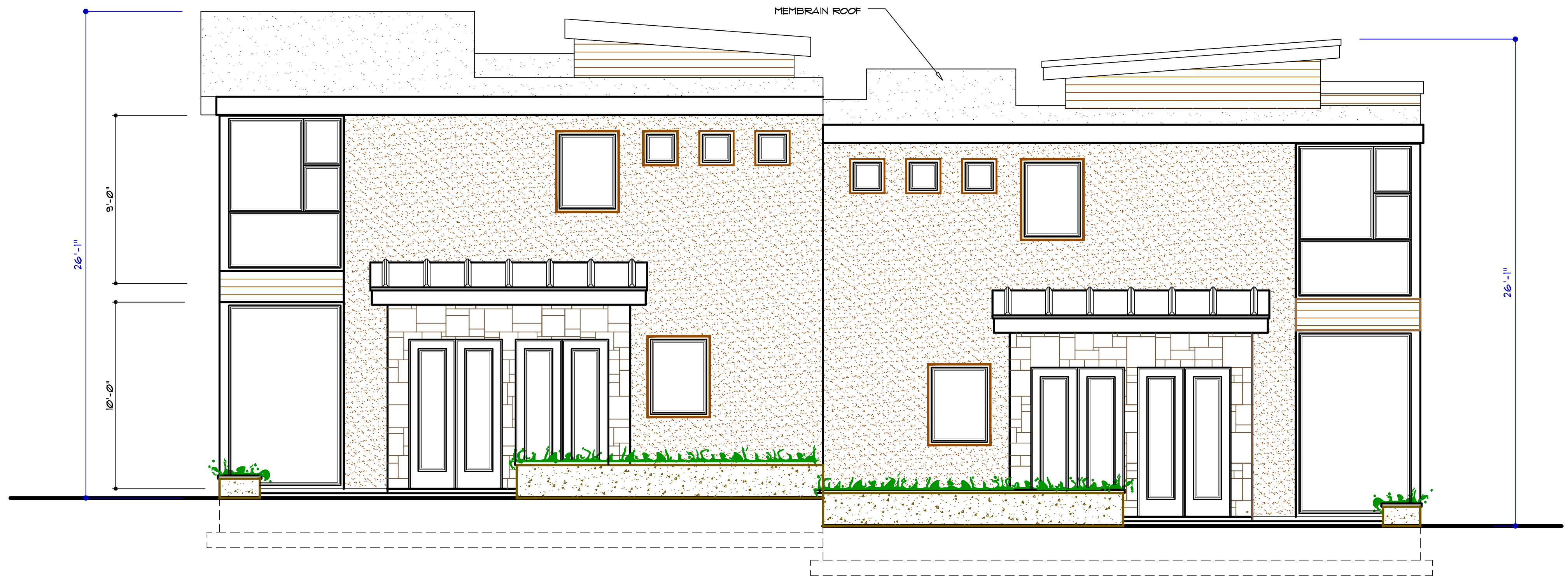
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BUILDING A SOUTH ELEVATION LOOKING NORTH

FF ELEV = 4390.00

SHEET ####	REVISIONS	DRAWN BY: AJS	CLIENT: REDFISH	1370 South West Temple Salt Lake City, Utah 84115 Ward Engineering Group Planning Engineering Surveying PH: 801 . 487 . 8040 FX: 801 . 487 . 8668	ARLINGTON PARK SUBDIVISION 1075 EAST 800 SOUTH BUILDING A ELEVATION
		CHECKED BY: AJS	DWG: Grading Base		
		DATE: 02/01/13	JOB No: REDF01-12		
			<small>DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 24" X 36" - DIMENSIONS AND NOTES TAKE PRECEDENCE.</small>		



WEST ELEVATION

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

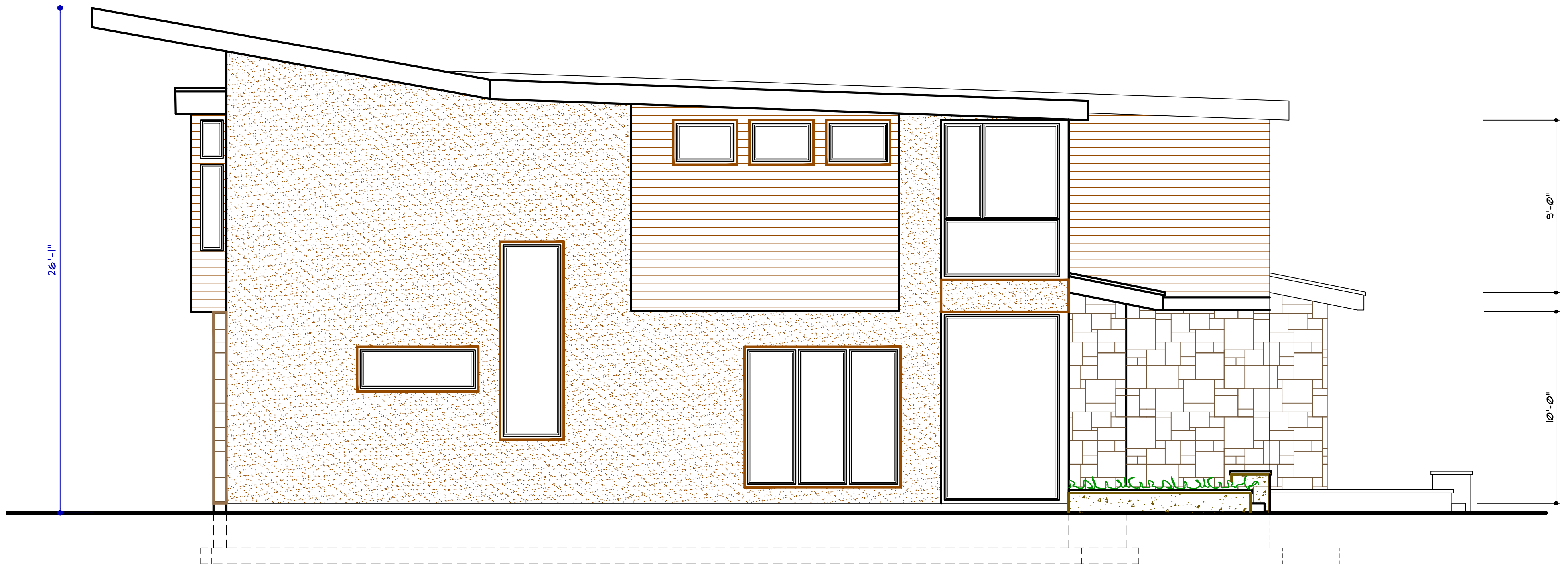
BUILDING: A



EAST ELEVATION

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

BUILDING: A



NORTH ELEVATION

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

BUILDING: A

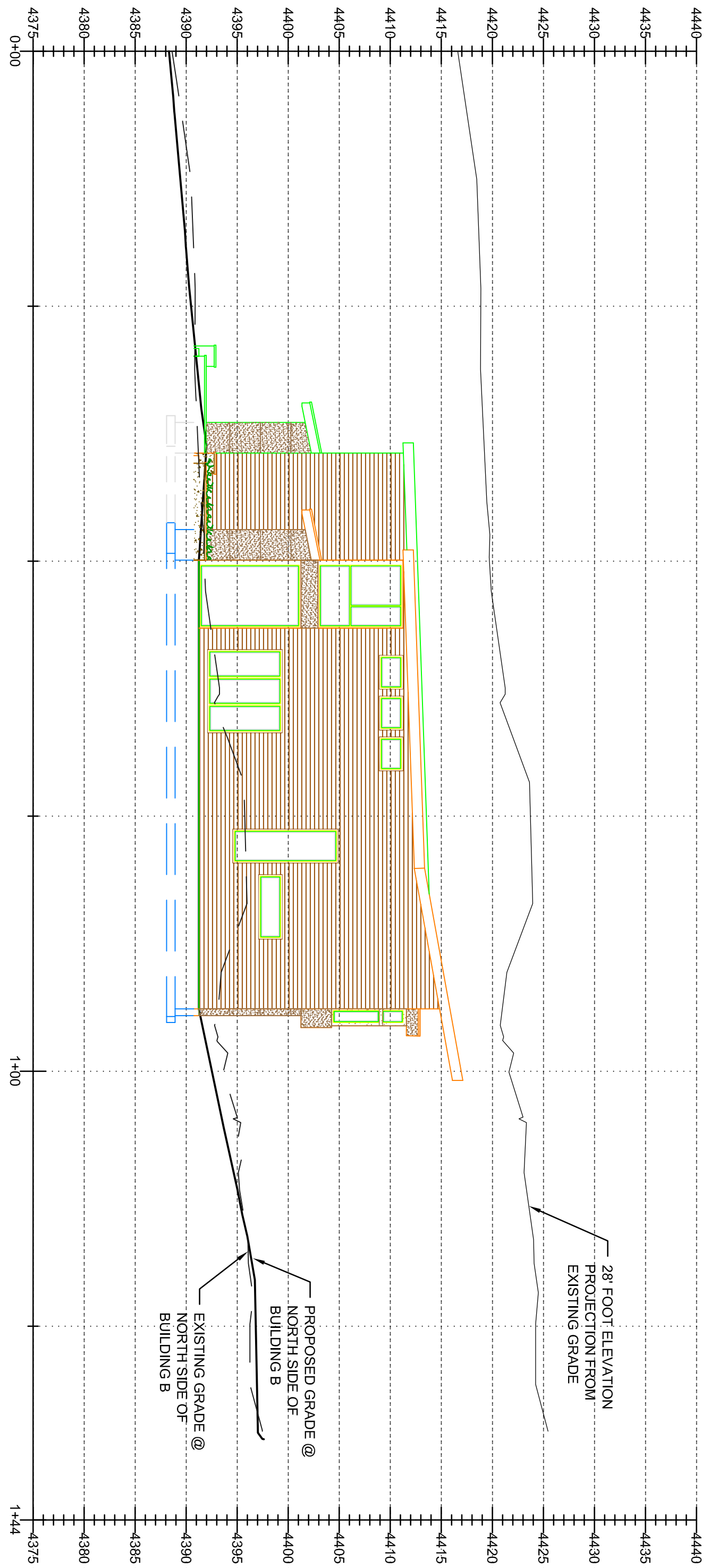


SOUTH ELEVATION

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

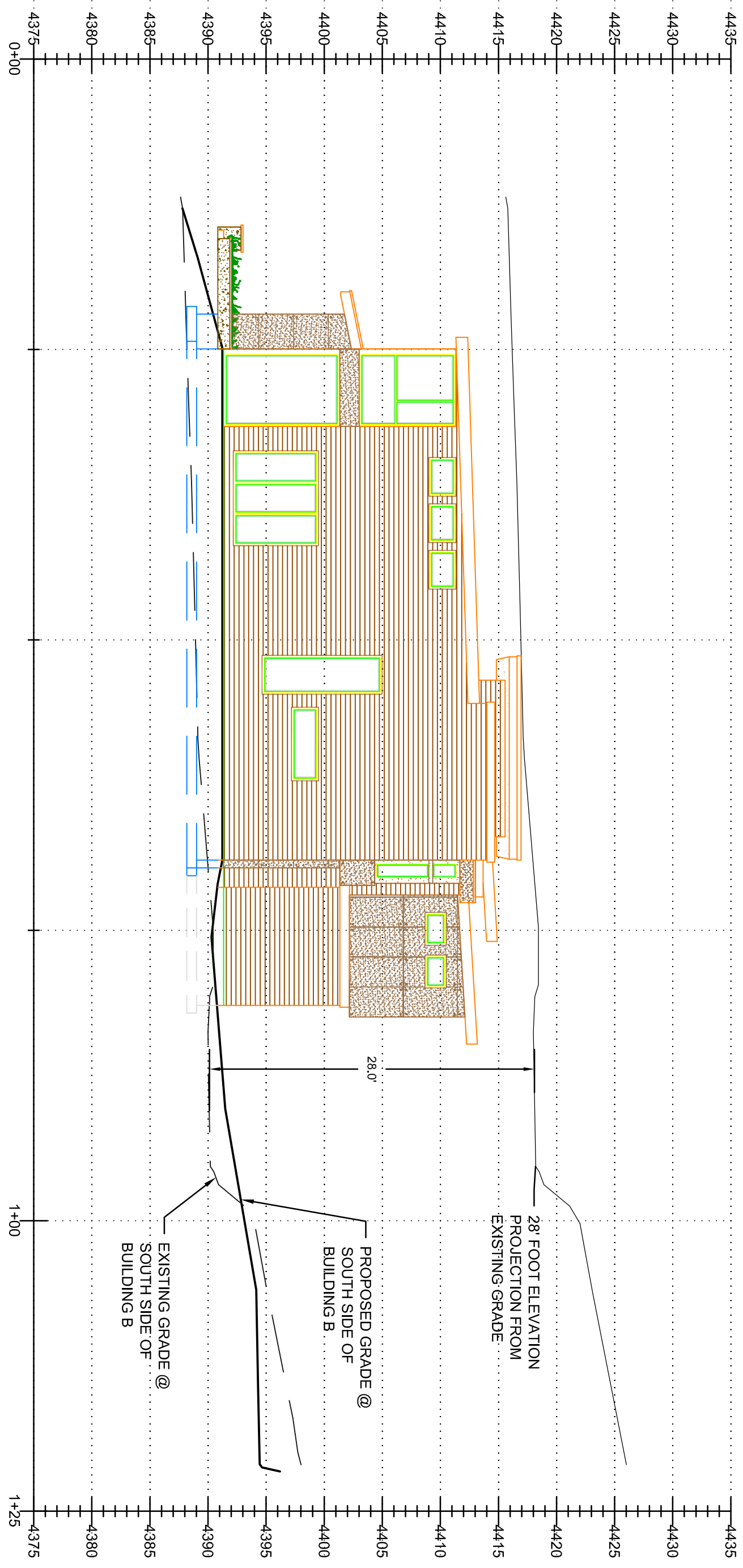
BUILDING: A

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BUILDING B NORTH ELEVATION LOOKING NORTH

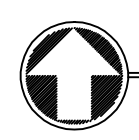
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BUILDING B SOUTH ELEVATION LOOKING NORTH

FF ELEV = 4391.25

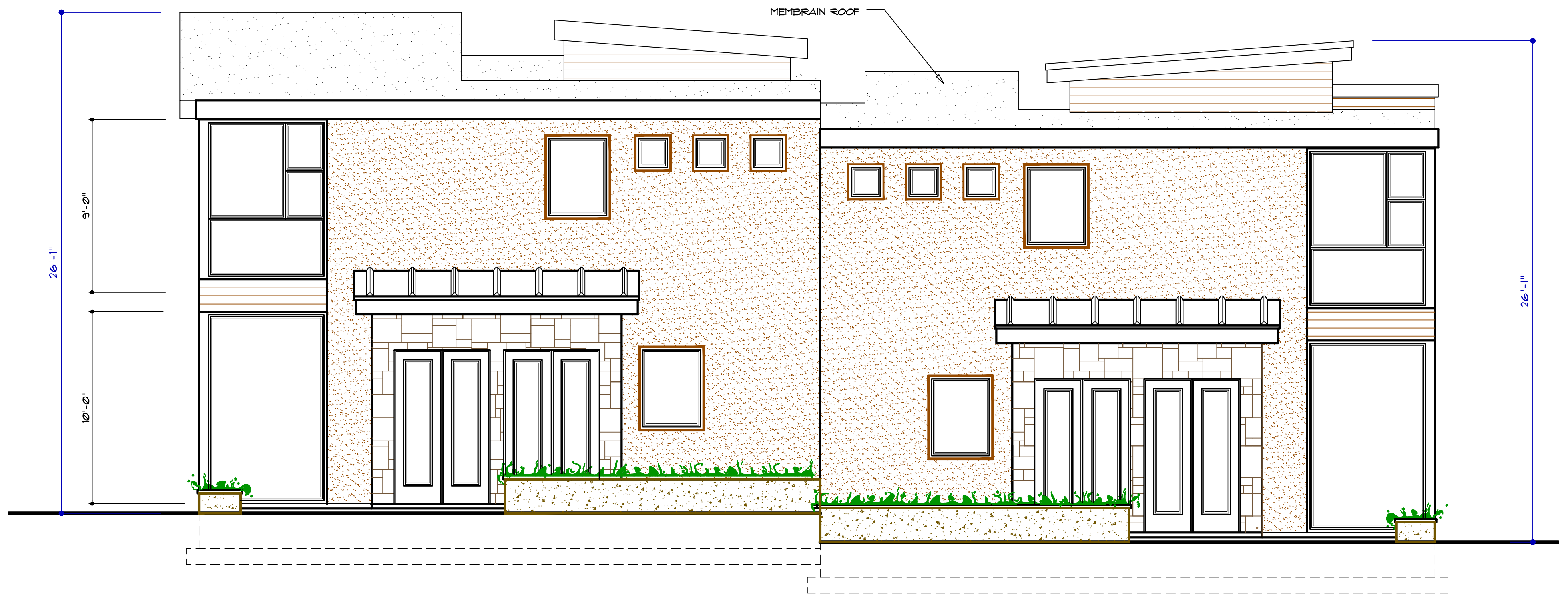
SHEET ####	REVISIONS	DRAWN BY: AJS	CLIENT: REDFISH	1370 South West Temple Salt Lake City, Utah 84115 Ward Engineering Group Planning Engineering Surveying PH: 801.487.8040 FX: 801.487.8668	ARLINGTON PARK SUBDIVISION 1075 EAST 800 SOUTH BUILDING B ELEVATION
		CHECKED BY: AJS	JOB No: REDF01-12		
		DATE: 02/01/13	<small>DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 1/4" x 3 1/4" DIMENSIONS AND NOTES TAKE PRECEDENCE.</small>		



EAST ELEVATION

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

BUILDING: B

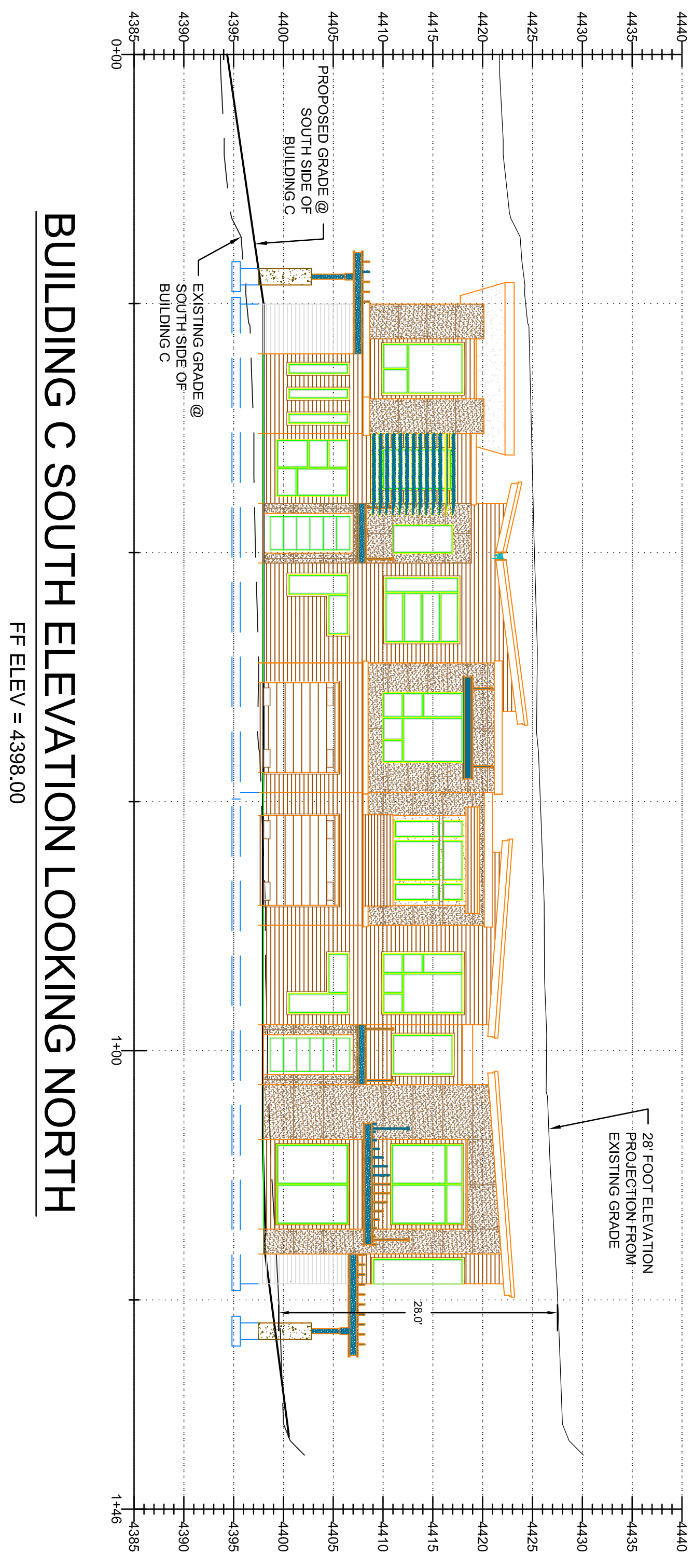


WEST ELEVATION

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

BUILDING: B

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BUILDING C SOUTH ELEVATION LOOKING NORTH
 FF ELEV = 4398.00

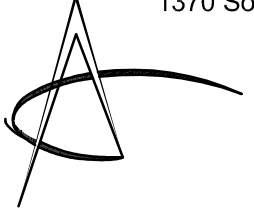
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SHEET

REVISIONS	

DRAWN BY: **AJS**
 DESIGN BY: **AJS**
 CHECKED BY: **AJS**
 DATE: **02/01/13**

CLIENT: **REDFISH**
 DWG: **Grading Base**
 JOB No: **REDF01-12**
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 1/4" = 1'-0". DIMENSIONS AND NOTES TAKE PRECEDENCE.



1370 South West Temple Salt Lake City, Utah 84115

Ward Engineering Group
 Planning Engineering Surveying

PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

ARLINGTON PARK SUBDIVISION
1075 EAST 800 SOUTH
BUILDING A ELEVATION



EAST ELEVATION

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

BUILDING: C



NORTH ELEVATION

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

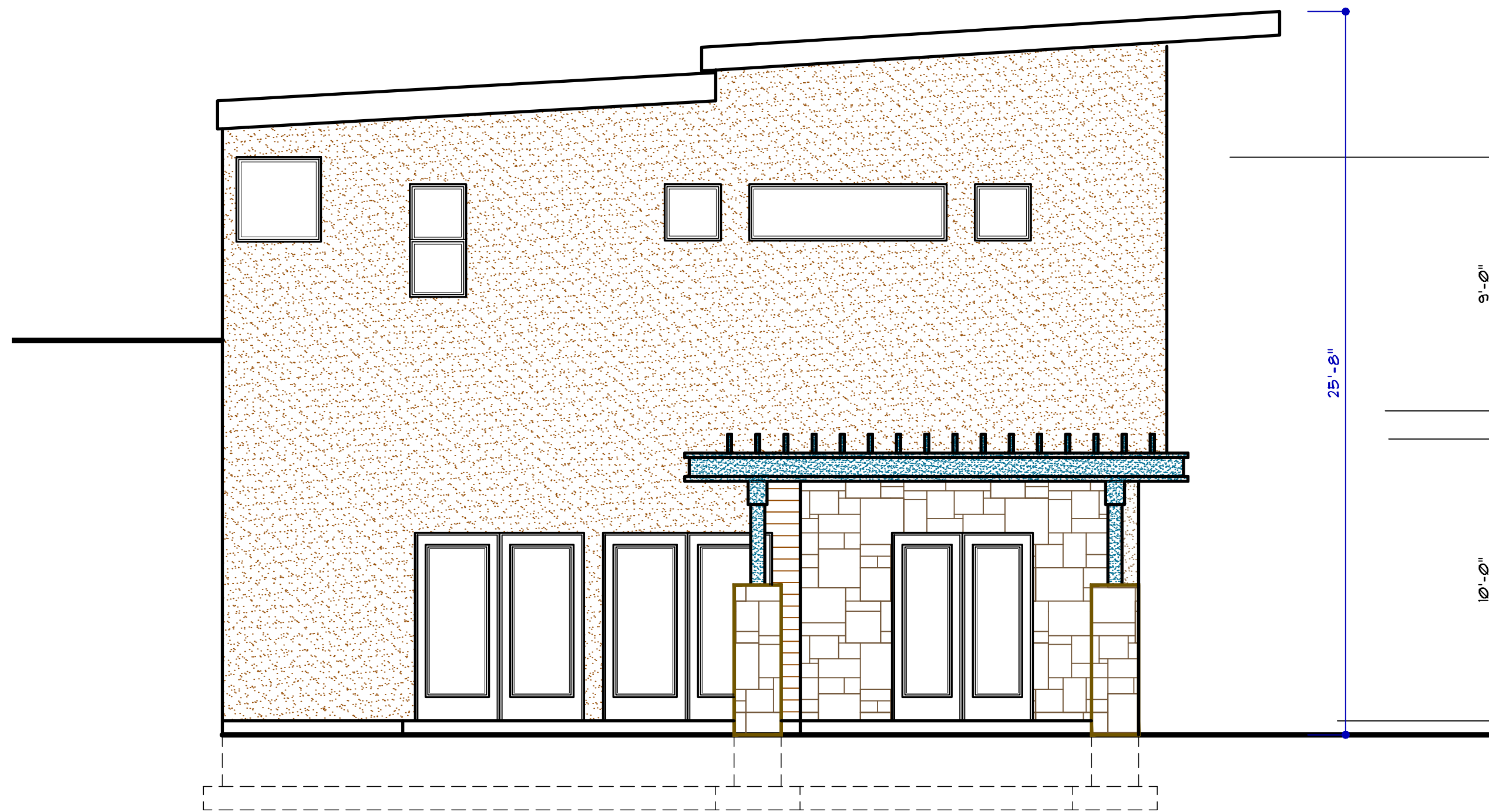
BUILDING: C



NORTH ELEVATION

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

BUILDING: C



WEST ELEVATION

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

BUILDING: C

Attachment B
Photos of Site



View of property from 800 South



View of ditch (covered in watercress)



View from 1100 East

Attachment C
Citizen Input



606 Trolley Square
Salt Lake City, Utah 84102
east.central@live.com

April 30, 2013
Salt Lake City Planning Commission
Ray Milliner, City Planner
Planning Division
Salt Lake City Corporation

Subject: Case PLNSUB2013-00049-1075 East 800 South Planned Development
Redfish
Arlington Heights Condominium

Dear Planning Commission,

As you know, East Central's neighborhoods have the highest density zip code in the City with a population of 8808 per square mile in comparison to Central City of 7880 or the GACC of 3334 per square mile. Even though this is the case, the ECC is not opposed to development in our council area.

Due to our prime location, we live with constant development pressures since our zoning does not yet correctly identify where development could best occur and our historic neighborhoods become fragile treasures not only to us but the city as a whole. For this reason it becomes all the more important that we establish good relationships with all development projects in our area. We promote what we call "acupuncture development", meaning thoughtfully and appropriately placed development given there is much in the neighborhoods that needs to be protected while at the same time there are specific locations that lend themselves to new development opportunities. We spend countless hours of volunteer service to work out good solutions for everyone; the neighbors, the developers, and the neighborhood. As we are involved in any project, we do all we can to be good partners in any and all development projects. This is the case in working with Redfish.

During the last several months the ECC Community Development & Land Use Committee (which includes representatives from the 4 ECC neighborhoods) has had the opportunity of working with Jeff Beck and Mitch Spence of Redfish.

The working relationship that has developed is exactly what East Central hopes for in all projects namely, early involvement (in this case Redfish contacted the ECC before they purchased the property) and the opportunity to include the ECC representatives as part of the team in order to work out low cost, reasonable mitigation of any potential impacts in advance of costly design and engineering documents. In this method and investment, we have set a new pattern in Community Council and developer relations.



To this end we have worked together on this project saving many trees on the property, the protection of the natural spring and water features of the lots, fences and new landscape that will provide some level of privacy, building materials that are more compatible with the neighborhood, and less concrete on the site that was due to City parking regulations.

However, what make this project more difficult is not the good working relationship that has developed between the community/Neighborhood/and adjacent property owners and Redfish, but the **timing of a new opportunity and the lots themselves.**

The lots at this address are both very rare and unique not only in East Central but in Salt Lake. In the history of Salt Lake they have never been developed.

It was not until well down the path of working together on mitigations, that Redfish was contacted via letter by Salt Lake City Corporation who expressing strong interest in these two properties by the Open Space Program. Efforts are moving forward to meet and discuss if something along this line is possible.

We understand that these are two completely independent matters, granting exceptions for the development that is before you and the possibility to protect the open space.

The following is the summary of input the ECC received primarily from the Douglas Neighborhood:

1. The nature of the meeting at which the organization's recommendation was obtained (i.e., executive committee, board, general membership, or otherwise):

General Membership Meeting in March of 2013, 3 Executive Board Meetings, 5 ECC Community Development & Land Use Committee meetings.

2. The notice procedure for the meeting at which such recommendation was made;

Door to door flyers, Google lists/email (2113 members), Web postings of all designs and revisions as they were made. Douglas Neighborhood Email distribution approximately 85 members.

203 people responding via email, 47 in attendance at the General Meeting,

3. The vote on such recommendation: It is the general policy of the ECC to consider three different levels of input: 1. Those most directly affected 2. The neighborhood as an entity 3. The general membership of the ECC.

**The immediate neighbors – have written individual letters – opposed to the exceptions
Douglas Neighborhood – has written a flyer in opposition to the exceptions**



The general ECC – vote is as follows (they are listed in priority order):

1. In favor of open space if this is possible (Developer working with the Open Space Program), or
2. In favor of the development without exceptions, or last
3. 37% in favor of the exceptions due to the mitigations alterations that have been made
4. 63% opposed to the change in set back and in combining the lots.

The dissenting comments are noted as follows:

Density - Consistency with the adopted Master Plan policies of the Central Community Master Plan calls for a maximum of two duplexes on these two lots (or 4 units vs. 6)

Buffering - to protect adjacent land uses from light, noise and visual impacts due to the site design, and request for waiver has a visual impact (with the rear of all three buildings adjacent to what would be the side yard with normal neighborhood development pattern, the top of the roof for the entire length of the property.)

While the Planning Director has designated 800 South as the front yard on the new combined lot, the two buildings that are closest to 800 face 1100, while the one building that faces 800 South is closest to 1100 East thereby making none of the buildings fit the development pattern of the neighborhood. We understand the Planning Director has requested a faux front door on 800 South to be placed on the side of this building. Due to the density of the development, the mature pine and other trees on the site, and the fresh spring, although the combined lot becomes 8000 feet the burden of the development is on the adjacent neighbors.

Assurance of the preservation of the historical, architectural and environmental features of the property- removal of 12 mature trees, brush and undergrowth and the piping and then replacing the spring all dramatically disturbs the site. This is primarily due to the added density of the third building.

Compatibility with the neighborhood surrounding the proposed development and avoidance of a concentration of uses that results in a negative impact on the neighborhood. This concentrates the use beyond the master plan.

On this points most expressed they were not concerned with 2 buildings (or 4 units, even 5 units) but felt 6 was to dense and not in keeping with the master plan.

The Douglas and immediate neighbors expressed the request that all mitigations be put in writing in the form of a development agreement.

In behalf of the Executive Board and General Membership

Gary Felt, Esther Hunter
Chairs
East Central Community Council

April 29, 2013

Dear Planning Commission Members:

I am writing to you about the proposed six-unit development at 1075 East 800 South called Arlington Park. As the owner of the home directly west of the proposed development (1067 East 800 South), I have several concerns about the compatibility of the development with adjacent uses and its consistency with adopted City policies and the surrounding community. The compatibility issues primarily focus on appropriate buffering and other mitigation issues based on the intensity and size of the proposed development and the request for an exception to the 25 ft. rear setback requirement. My concerns are outlined below:

1. Request for waiver of 25 ft. rear setback requirement - The developer's request to reduce the backyard setback will result in the loss of 12 mature trees and compromise buffering and mitigation measures that are required in the Standards for Planned Developments. The Plan Development standards require that "existing mature vegetation on a given parcel for development shall be maintained." The standards also call for the "preservation and enhancement of desirable site characteristics such as natural topography and vegetation." The proposed 25 ft. waiver will result in the loss of existing mature vegetation that cannot be replaced through mitigation and is not consistent with the surrounding development pattern of small backyards that provide open space and buffering.
2. Development Impact to adjacent properties - The site layout places two buildings directly to the east of my property at 1067 East 800 South. Even though these buildings face east, and the back of the buildings face my property, the buffer is treated as a side yard setback, not a rear yard setback. The current 10 ft. setback that is included in the plan does not provide adequate buffering and will result in the loss of natural light on the eastside of my home. The loss of natural light is not mitigated in the current layout as required by the Plan Development standards. The current design will also result in a significant loss of privacy. The privacy issues may be mitigated through landscaping and other features, but a dialogue still needs to occur with the developer to reach a reasonable standard of mitigation.
3. Other outstanding issues- Other issues that need to be addressed include flooding concerns from the existing water elements on the site. The current site serves as an overflow area when the stream breaches its banks during the spring and fall. The loss of the area that provides natural overflow raises concerns about future flooding potential. The secondary issue is parking for the neighborhood and increased traffic on a dangerous section of 800 South.

Please consider these concerns and issues as you vote on the Arlington Park development plan. Your time and attention is greatly appreciated.

Sincerely,

Edward Butterfield

Dear Mr. Milliner & City Council Members,

I am writing regarding the proposed Condo Development adjacent to our property on 750 So. 1100 E. We met with the developers, (who are very nice guys) but my husband and I still have major concerns!

Our biggest concern is **CUTTING DOWN 12 MATURE TREES**. These trees are the home to various birds, quail families, squirrels and other wild life that add charm and quality of life to our neighborhood. These trees also provide much needed shade in the spring, summer and fall which reduces the need for use of A/C.

By removing the trees you will be removing a major sound barrier from the fast and heavy traffic on 800 South. Currently from our upstairs bedroom some traffic noise travels over and through the trees but is tolerable because of the singing birds who live in those trees. If the trees are removed, so would be the birds, and the noise from 800 South traffic would travel not only to our yard but also to our neighbors and neighborhood.

Another major concern I have is that the removal of the existing mature trees may compromise the stability of the retaining wall which essentially holds up our yard. Even though the developers assured us verbally that the retaining wall in their plans would be even stronger and more stable than the existing wall, **I WOULD LIKE TO SEE THIS IN WRITING TO PROTECT US AND FUTURE HOMEOWNERS OF OUR PROPERTY.**

Besides the extra traffic that six condo units would bring down 1100 E, I am also concerned there would be additional problems with parking along 1100 E. with not only additional cars from the residents of the condo but also their families, friends, and visitors. Increased traffic and parking would also bring down the quality of life of our neighborhood.

I am also concerned that extra traffic from the development onto 800 South where there is a combination of poor visibility because of the gigantic power pole, very fast oncoming traffic because of the steep hill on 800 South (especially when it's ICY in the winter) and bicyclists racing full speed down the hill as they do is a combination for more accidents, injuries, fatalities, emergency vehicles up and down the street, etc.

I also have concerns regarding density. The environmental features of the property (even though the plans include new trees, foliage, etc. they can **NEVER** replace or makeup for the existing environmental features, nor the impact the removal of those features would have on our property, our neighborhood and our city), preservation of the historical aspects of our neighborhood (which of our forefathers planted those trees - do we want to go down in history as the generation who allowed them to be cut down?), and the inconsistency of the condominium's architecture with the planning, layout, and design of this neighborhood's homes).

I did not feel satisfied with the answers to these concerns and others after meeting with the developers of Redfish and ask, rather, **BEG** that you do not grant the variances for 6 units on the small beautiful piece of property and **THAT YOU ESPECALLY DON'T GRANT THE**

VARIANCE TO BE 10 FEET FROM OUR PROPERTY. That would almost most certainly allow for the devastating removal of 12 much needed trees.

Thank you for your time in considering our concerns in this important matter,

Rose and Tom Burchett

To: Esther Hunter, Chair, East Central Community Council
Ray Milliner, Planning Division Staff

From: Tom and Rose Burchett, homeowners at 750 S. 1100 E.

Date: April 9, 2013

RE: Planned Development at 1075 E. 800 S.

It has come to our attention that Jeff Beck is requesting the Salt Lake Planning Commission approve a Planned Development for six units in three buildings on the property at 1075 E. 800 S.

The East Central Community Council is seeking comments from the community on this project.

The information on the East Central Community Council website regarding this development states:

“A new condo development called Arlington Park is being proposed in our community at 1075 East 800 South.

The applicant is requesting the following:

1. A special exception to increase the allowed height
2. A planned development for more than one principal building on a lot (they are proposing 3)
3. A planned development to reduce the rear yard setback from 25 feet to 10 feet.”

While we are not opposed to development on the property, we are opposed to the applicant’s request for the three items above.

Height restrictions, number of buildings on a lot and setback requirements are all put in place to benefit communities and residents of neighborhoods. The purpose of these requirements is to ensure that views, privacy, density and other desired attributes of a neighborhood are maintained for all.

Zoning requirements and master plans for any given area are and should be well known to developers as they begin their planning process. Building projects should be designed to fit within existing requirements. Exceptions should only be made when there are unusual mitigating circumstances and when the exceptions would provide a benefit to the neighborhood as a whole. In this case, granting the exceptions being requested will not add benefit but in fact will have a negative impact on our neighborhood in general and our property in particular. Negative impacts on the neighborhood in general include:

Granting the exceptions requested and allowing the development to continue as planned would not be consistent with the Central Community Master Plan.

Granting a higher density than allowed will increase traffic in and out of the property on 8th south. Cars coming down the hill on 8th south are often travelling at excessive speeds, so having more cars coming in and out of the property at 1075 will increase the likelihood of accidents. There is a bike lane coming down the hill at 8th south. With more cars coming in and out at 1075 E, there will also be more likelihood of injury to bicyclists. Perhaps the flashing yellow pedestrian signal on 11th East and 8th South should be replaced by a red stop signal like those currently on 13th East.

The planned development calls for moving the course of the natural spring that currently flows through the property. The developer refers to it as a “ditch” and promises to “incorporate it into the new landscape scheme”. Will moving the stream result in flooding during spring runoff times?

One of the unique attributes of the neighborhood are all the old trees that are there that provide shade and a tranquil, park like charm to a city neighborhood. The plan for 3 buildings shows only a handful of these trees that will be spared. They will be replaced by “proposed deciduous trees”. Will the replacement trees be saplings that will take years to truly replace the trees that are to be removed?

Negative impacts specific to our property include:

Exceeding the setback restriction would result in significant loss of privacy to our home. Currently our view to the south is of the trees and other greenery in the “gully” below us. If the requested exemptions are approved, we would look upon the back of a 2 unit condo 10 feet away from our driveway and patio. Currently there are a number of large evergreens and other trees on the property line along our driveway that provide shade and privacy. According to the Planting Plan of the developer, these trees will be removed. From our driveway and to neighbors walking down 11th East will see the back of a building instead of a wall of trees.

Exceeding the setback restriction would also impact the quietness we enjoy. Instead of hearing the sound of the stream and the sounds of the birds and squirrels that live in the “gully” below, we would hear the sounds coming from people’s bedrooms and bathrooms from our new neighbors 10 feet away.

Will excavation required for a building 10' away from our driveway and several feet below the current grade compromise the existing retaining wall?

We would also worry that if there were ever to be a fire in a building 10 feet away, it is much more likely that our house would suffer damage than if the building were 25 feet away.

Finally, there is no question, the development would affect our property value. We currently have our house on the market and have had two purchase offers withdrawn once we informed the potential buyers of the planned development. Clearly, the thought of having the back of a condo unit 10 feet away, the removal of many of the trees and vegetation, additional traffic and noise and the loss of the tranquility has had a significant negative impact on the desirability of our property.

In summary, we are not opposed to a development of the property at 1075 E 800 S provided that would be in conformance with existing zoning and building regulations.

In the Project Descriptions provided by the developer it states: "we will create an environment that will complement and improve the local neighborhood". If the exemptions being requested are approved and the development is allowed to proceed as planned, the result would certainly not be an environment that complements and improves our neighborhood, rather quite the opposite.

We would hope that the Planning Commission will not grant the exceptions being requested and suggest the developer submit a revised plan that does conform to current regulations.

As a direct neighbor of this property (775 S 1100 E), I am concerned about the neighborhood and the precedents set in the area.

This proposed development is not in line with the existing plans or zoning.

I do NOT support this zoning change.

It will devalue the homes in the neighborhood and set a bad precedent for future development. The council should not support this change.

Swany

Dave Swanwick • SVP Events / COO

Mountain Sports International, Inc.

1435 S. State St. • Salt Lake City, UT 84115

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swany@mtsports.com

Check out the new MSI website

<http://mtsports.com>

Attachment D
Department Comments

SALT LAKE CITY CORPORATION

ORION GOFF
BUILDING OFFICIAL

Department of Community and Economic Development
Building Services Division

RALPH BECKER
MAYOR

MEMORANDUM

To: Ray Milliner, Planning Division
From: Alan Michelesn, Building Services Division
Date: February 27, 2013

Re: PLNSUB2013-00049

Subject: Arlington Park PUD

- 1) The structures exceed the maximum 28 feet height requirement of the R-2 zone for pitched roofs and exceed the maximum 20 feet flat roof height requirement. As per 21A.55.030, additional building height in the R-2 zone may not be approved by the planning commission through the planned development process. Increased building height may be approved as a special exception as per 21A.52, and if the proposed building height is in keeping with the development pattern on the block face.
- 2) A rear yard setback is required along the north property line unless an alternate setback is stipulated by the planned development process and in keeping with 21A.55.100.
- 3) Both street frontages along 800 South and 1100 East are required to meet the average front yard setback requirements pursuant to section 21A.24.110.E.1, unless alternate setbacks are stipulated by the planned development.
- 4) The covered porches for buildings A and C are not permitted front yard encroachments as per Table 21A.36.020.B.
- 5) For clarity, please identify elevations for all buildings as north, south, east and west instead of front, rear, left and right and show that buildings A and C meet the front façade controls as per 21A.24.010.I, or comply with landscaping and setback requirements for side entry buildings as per 21A.24.010.H.
- 6) Dimensions are required to show compliance with maximum exterior wall heights adjacent to interior side yards as per 21A.24.110. D.3.

- 7) Two parking stalls per unit are required. All parking and maneuvering areas shall be dimensioned to comply with the standards in Table 21A.44.020. It also appears that the permeable paver stalls do not have driveway access and require bumping over the curb.
- 8) Section 21A.44.020.B, requires lots with more than 5 parking stalls to be designed in such a manner that will allow vehicles to enter and exit the lot in a forward direction.
- 9) Section 21A.44.020.F.7.a, requires driveways to be located at least 6 feet from the property line.
- 10) Please document the surface coverage of all principal and accessory buildings on the plans (not to exceed 45% of the lot area).
- 11) Show existing and proposed public way improvements such as sidewalks, lights, trees, drive approaches, fire hydrants, etc., for both street frontages on the site plan.
- 12) Front yard and parkway landscaping is required for both street frontages as per 21A.48.060 and 21A.48.090.
- 13) The combined mailbox encroaches into the line-of site triangle and as per 21A.36.020.B; the combined mail box is not a permitted front yard encroachment.
- 14) A new legal description and parcel number are required and property lines matching the new legal description shall be dimensioned on the site plan.
- 15) A copy of the address certificate for the new buildings obtained from the SLC Engineering Division shall be provided to the Building Services Division at the time an application for a building permit is submitted.

The Utilities department has a number of concerns with this project.

First, would be the need to protect the stream. City requires that any storm runoff from a parking area go through a mechanical pre-treatment device before being discharged to any storm drain or creeks, rivers, or streams. Not only does this appear to not be happening on this plan, but there are permeable pavers located above the stream. This is not acceptable and could result in severe penalties from the EPA, should oil, vehicular fluid, sediment or other contaminants enter the water body. The quality of the stream is going to be closely reviewed prior to permitting.

Second would be the access that the development has to a water line. Please note that it appears that the only source of culinary water would be located on the south side of 800 South. Depending on the requirements from the streets departments, due to the median, it is likely that it would be necessary to bore under the road to connect to culinary water on the south side of 800 South. Other engineering solutions will be considered, but it should be noted that service lines,

must be connected perpendicular to the main and continue straight from the main to the property line. Service lines may not run along the right-of-way.

Many of these details will be covered during the permitting phase, when plans are submitted for review, but they should be know and addressed before the project is permitted. Please let me know if you have any questions.

Thanks,
Justin

Justin D. Stoker, PE, LEED® AP, CFM
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

Ray

RE: PLNSUB2013-00049

Transportation review comment entered into Accela are as follows:

Two stalls per units or 12 stalls are required. The site plan shows parking in front of the single stall garages, and some of the stalls shown on the Permeable paver stall locations are not accessible per city standards. The stalls for unit "C" do not have adequate turn around maneuvering area to enter the public road way in a forward manner.

Barry Walsh

TO: RAY MILLINER, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: FEBRUARY 27, 2013

SUBJECT: **Arlington Park – Planned Development**
1075 E. 800 South
PLNSUB 2013-00049,
Engineering Job No. 880448

SLC Engineering review comments are as follows:

1. It is anticipated that a plat will be required for the proposed condominiums.
2. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device, such as payment and performance bonds, for the public improvements, which include any work in the public way of 800 South plus the pavement section to create the interior driveway. A fee is also required (5% of the estimated value of these improvements, not including utilities). A copy of the agreement is available in my office and can be emailed to the applicant, upon request. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project. This agreement must be executed after obtaining approval of the civil improvement plans and prior to recording the plat.
3. Civil improvement plans, stamped by a licensed civil engineer, are required for the proposed public improvements described above. A standard SLC Subdivision cover sheet is required at the front of the plans. When the improvement plans have been finalized, a paper set must be submitted by the developer to the following SLC divisions for signature approval:
 - SLC Transportation
 - SLC Fire Department
 - SLC Public Utility Department
 - SLC Engineering Division
 - SLC Planning Department
4. A certified address is required from Alice Montoya (535-7248) prior to applying for a building permit.

cc: Joel Harrison
Peggy Garcia
Barry Walsh
Ted Itchon
Vault