



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: February 4, 2016
Re: PLNSUB2015-00958 Townes at 7th Street Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 323 and 325 South 700 East
PARCEL ID: 16-05-302-001 and -002
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-45 (Residential Multi-family)

REQUEST: The applicant seeks approval of a proposed seven unit residential condominium project with reduced front and rear yard building setbacks. This project is being reviewed as a planned development because of the reduced setbacks. The Planning Commission has decision making authority for this petition.

RECOMMENDATION: Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission deny the Townes at 7th Street planned development as proposed.

The following motion is based on the recommendation: *“based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission deny the requested Townes at 7th Street Planned Development PLNSUB2015-00958.”*

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Additional applicant Information
- E. Existing Conditions
- F. Analysis of Standards
- G. Dept. Comments
- H. Public Process and Comments
- I. Alternate Motion

PROJECT DESCRIPTION:

1. Proposal Details

The project involves two existing adjacent properties, one has an existing dilapidated single family residence (325 S 700 E) and the other property is vacant land. The applicant proposes to combine the properties into one, demolish the existing dwelling and replace it with a three-story residential condominium building with seven units in a row.

The applicant submitted an application for planned development seeking a reduction in the front and rear yard building setbacks in order to achieve their desired seven units and site layout and make the project financially feasible for them. If approved as proposed, the front yard setback would be reduced from the required 25 feet to 12.5 feet and the rear yard setback from 30 feet to 12.5 feet.

The proposed landscaping on the plans consists of 4 trees in the front park strip and grass and shrubs in the front yard. Each unit is shown to have a small area with a single tree and some shrubs extending south from their primary front entrance toward the primary driveway, creating distinct entrances for each unit. Landscaping for the sides and rear yard is indicated as grass. Each unit is proposed with a 2-car garage that is deep enough for two cars, meeting the city requirement of two stalls per unit. The project would provide one vehicle driveway for enter and exit purposes onto 700 East. The proposed building height is 35 feet. No perimeter fencing is proposed.

Project Details

Regulation	Zone Regulation	Proposal
Density/Lot Coverage	7 units / 60 % coverage	7 units / 43 % coverage (complies)
Height	45 feet	35 feet (complies)
Front	25 feet	12.5 feet
Rear Yard Setback	30 feet	12.5 feet
Side Yard Setback	8 feet	8 feet (complies)

KEY ISSUES:

The key issues associated with this proposal are the front and rear yard building setbacks and front façade of the building. These are explained further in the following paragraphs and were identified through the analysis of the project and public comments.

Issue 1: Setbacks – partially resolved

The RMF-45 zone requires a 25-foot front yard setback. The proposal seeks to reduce that requirement to roughly match the setback distances of the adjacent properties on either side.

The remainder of the block face along 700 East South is also zoned RMF-45 and the other buildings along this block face are setback less than 25 feet. The proposal continues this pattern and is considered compatible for this section of 700 East. The city has a policy, detailed in the *Urban Design Element* of the Salt Lake City Master Plan that encourages rhythm and continuity via similar setbacks, among a group of buildings.

The RMF-45 zone requires a 30-foot rear yard setback. The proposal seeks to reduce that requirement down to 12 feet to allow for more building coverage in order to achieve the proposed seven units. Considered by itself, the reduced rear yard setback modification is problematic on three points: the amount of modification is significant, the amount of open yard areas for the building occupants to utilize is significantly reduced, and the anticipated open buffer between this building and the residential property behind (east) this site will be reduced.

When considered together, the two setback reductions create a building layout that is contrary to the RMF-45 zoning district design standards but retains the anticipated density for a permitted multi-family project and covers 43 percent of the lot area, which complies with the upper limit of 60 percent. Thus, there are aspects of the layout that both support and conflict with the zoning district design intents. The applicant provided examples of other similar projects and their reduced setbacks to demonstrate precedence. The problem with this approach is that the other projects had other factors that were considered as part of the overall project, making it inadequate to make simple setback comparisons.

Issue 2: Front façade design – resolved

The original proposed front facade, which is the side of one of the units (all of the units face south toward the side yard), generally lacked architectural features and visual interest. This lack of engagement with the public way was

raised by members of the public and by planning staff. The applicant submitted revised façade designs that include more visual interest by incorporating a balcony, different building materials, and larger windows.

DISCUSSION:

In general the proposal appears to be a simple project for a residential condominium building. The complicating factor is the applicant's push for maximum units versus the limiting size of the lot. A project with six units could better meet the rear yard setback purposes and requirements and all other design standards of the zoning district. Staff agrees that a front yard setback reduction results in a project that is still compatible with surrounding properties, but is not requisite for the project. Staff remains unconvinced that the amount of rear yard setback reduction has any real benefit to the city or public when the reason is simply for more condo units. The project does not clearly and adequately achieve the objectives of a planned development.

The remaining city departments had no items or objections that couldn't be addressed or resolved during a construction permit review.

NEXT STEPS:

If approved or approved with conditions the applicant may proceed with the project, subject to any conditions, and will be required to obtain all necessary permits. If denied the applicant would still be able to construct a building but it would be subject to all of the RMF-45 design standards.

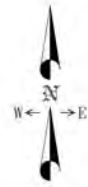
ATTACHMENT A: Vicinity Map



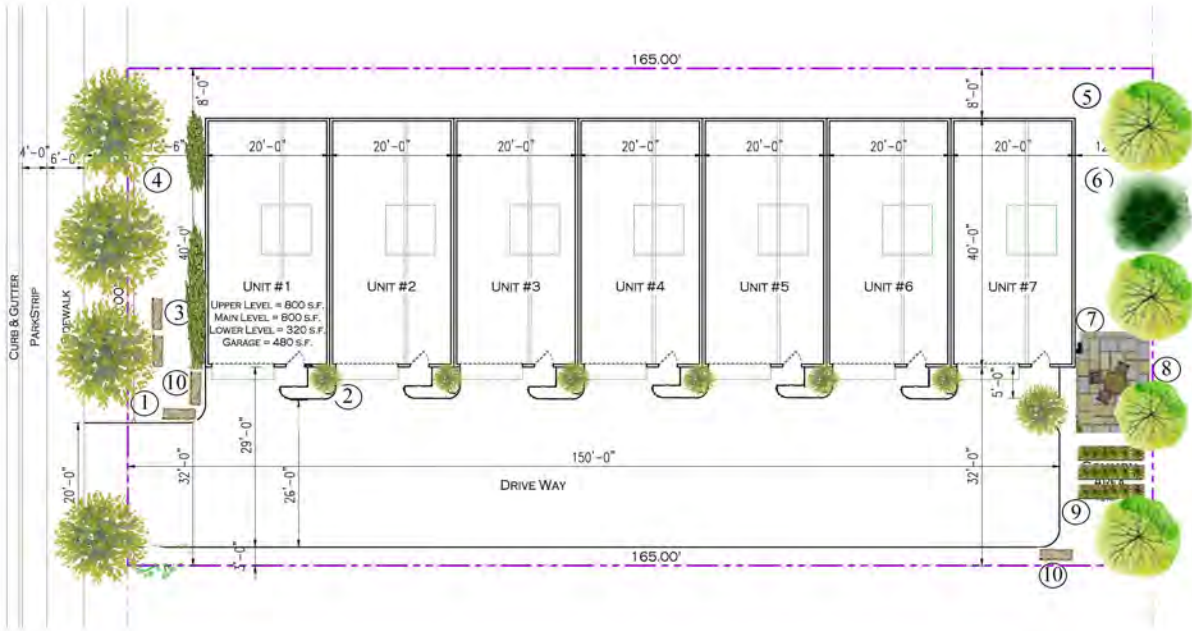
Subject



ATTACHMENT B: Site Plan



700 EAST



LANDSCAPING & COMMON AMENITIES

- 1 - Zelkova serrata
- 'Musashino' street trees
- 2 - Small flowering patio tree at front door access
- 3 - Communal gathering benches
- 4 - Pet area
- 5 - Columnar trees to line back fence
- 6 - Existing pear tree to be salvaged
- 7 - Communal BBQ and patio area
- 8 - Movable outdoor table and chairs
- 9 - Communal gardening grow boxes
- 10 - Ornamental planters

ATTACHMENT C: Building Elevations



GLASS GARAGE DOORS



STUCCO ON NORTH AND EAST WALLS (NOT SHOWN)

WEST ELEVATION



ELEVATIONS



ATTACHMENT D: Additional Applicant Information

Townes at 7th Street Updated Project Description

The Townes at 7th Street is a proposed seven unit condo PUD project located at 325 South 700 East. The units will be built in the form and look of seven townhomes but they will, indeed, be a planned condo development. These will be for-sale units, but the home owner will only own the unit itself; not the land. A Home Owners Association will be set up to properly manage and maintain the development. The development is located within the RMF-45 zone. Most zoning requirements will be met, but we are, however, requesting a rear yard and front yard setback modification. The Townes at 7th Street meet many of the objectives called out for on the PUD application. More information on meeting those objectives can be found below. We have also observed similar condo projects receive similar setback modifications setting a precedent for how this project was designed.

RMF-45 Zoning Requirements	Townes at 7th Street Proposal
Maximum building height of forty five feet (45')	The condos total height will not exceed 40'
Minimum lot area for three (3) units to be 9,000sqft	Total lot area is ~14,000sqft
1,000sqft needed for each additional unit	Four (4) additional units will be added on top of the 9,000sqft minimum, resulting in seven (7) total units
Front yard setback shall be 20% of lot depth, but need not exceed twenty five feet (25').	The proposed front yard setback is 19' 6". Even with the lesser front yard setback, we are still staying flush with the properties to both the north and south of the condos (home to the north = 16.5', home to the south = 19.5'). Our building will not hide or block the view of neighboring properties. We are staying in conformity to the existing structures on the block. By not staying flush with the neighboring properties, the curb appeal of that entire block would seem off and not attractive.
Corner yard setbacks are not required, but if one is provided, it shall not be less than 4'.	The project will include an 8' side yard to north of the homes and a 30' side yard to the south of the condos
Rear yard shall be 25% of lot depth, but need not exceed 30'.	<p>The proposed rear yard is 12' 6". Although we do not meet the 25% of lot depth setback; we are not exceeding the 30' maximum. It is understood that we are asking for a modification on this setback. We are aware of similar townhome/condo projects that have received similar or lesser setback modifications.</p> <p>Markea Court is a condo PUD project in an RMF-45 zone less than a block away from this development. Markea Court was able to receive a backyard modification that resulted in 8'- 10' backyards. It is understood that the Markea homes run along 700 East, where this project runs into the block. It is clear that the two projects differ in their layouts and site plans, but the setback modification requests by both projects surely share the same reasoning and purpose.</p>

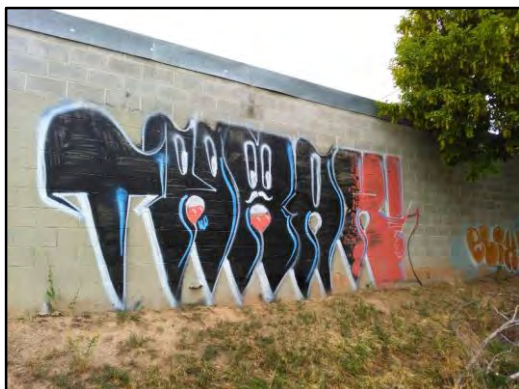
	<p>Hampton Place condo PUD is another development located within the RMF-45 zone and is just two blocks northwest of the Townes at 7th Street. The layout of Hampton Place is extremely similar to the layout of this development as it runs into the block with just one unit facing the major roadway. Being in the RMF-45 zone, Hampton Place was able to receive a backyard modification that results in ~9' 6" rear yards. This development faced the same setback requirements that the Townes at 7th Street faces.</p> <p>We have assured that the backyard neighbor abutting the Townes at 7th Street project is supportive of the 12' 6" backyard we are proposing. The neighbor has given us full support saying that our backyards proximity will not negatively affect their backyard, home, or view.</p>
<p>Maximum building coverage shall not exceed 60% of lot</p>	<p>The total building footprint will only cover ~43% of the total lot. The rest will be used as driveway and common area landscaping</p>

“Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation”

The Townes on 7th Street condo PUD development will consist of combining the 323 South and 325 South parcels on 700 East.

Over 30 years ago, the house that once sat on 323 South burned down and was cleared off the property. Since this time, the parcel of land has sat vacant as an open field. This field is a magnet for trash, debris, shopping carts, etc. There is no wonder why this happens. With so much foot traffic walking by the field on a daily basis, the overgrown weeds and poor upkeep of the field invite others to treat the field as a dump. It has been this way for over 30 years.

Graffiti has also been an ongoing issue attached to this parcel. The neighboring car-port of a nearby apartment complex abuts the 323 South property. This car-port wall has become a large canvas for spray paint graffiti and tagging which is highly visible to all who travel along 700 East. Salt Lake City has had to clean and remediate the graffiti on this wall countless times. This open field gives free and easy access to those wanting to deface buildings and participate in criminal activity. Just in the time we have been looking to do this development, we have been able to photograph three different instances of new graffiti. There have also been more instances that we failed to photograph. The Townes at 7th Street condos will hide this wall and eliminate the ability for others to deface the building.



As mentioned, this parcel has sat vacant for over 30 years. The issue that each land parcel faces is that individually, each parcel is too small and narrow to develop anything of worth. The land is too costly to justify building a new single family residence. This is the leading factor as to why nothing has been done on these parcels for so long. We have been fortunate and patient enough to have been able to work out a purchase agreement with both parcel owners. This is the first time both parties have agreed to sell to the same entity at the same time. The north parcel itself has been on the market for over three years. The high cost and the limited building options deter many from looking very far into this one parcel.

An old home and detached garage currently occupy the 325 South parcel. This home was built nearly 130 years ago and is literally falling apart. The foundation of the home is rapidly deteriorating and has been determined too costly to fix. The inner and outer walls of the home are cracking, crumbling, and leaning. The owner of the home has come to their wits end with trying to keep the house stable and livable. The repair costs are adding up and can no longer be justified.

It is reaching the point where this home owner will need to condemn the home. Neither the home owner, neighborhood, nor the city want this to happen. The added crime and undesirable look of a condemned home will negatively impact the general neighborhood. There is no historical significance to the home and it does not fall into any historical district.



The parcels are zoned RMF-45 which allows for moderate/high density multifamily dwellings. After speaking with the Central East Community Council Chair, our perspective on what should be done on these two parcels has been shaped. The Central East Community Council is tired of the small in-fill apartment buildings that are scattered throughout the neighborhood. The Council feels that the neighborhood has been wronged with the amount of small in-fill apartments that have popped up over the last 40 years.

When we mentioned the option of constructing townhomes on the two blighted parcels, the Council Chair was excited to see this type of product built on these parcels. The idea to build higher-end condos/townhomes that will architecturally tie-in to the historical significance of the neighborhood was something that everyone could support. By building seven condos on this property, we will be redeveloping a very blighted section of 700 East and beautifying the neighborhood. All neighbors and commuters will benefit from the redevelopment of these blighted parcels.

Community support of an apartment complex appears to be a challenge, while a condo PUD project would be more desired by all in the surrounding area. This has led us to pursue the development of seven townhome sized condos in the redevelopment of these blighted parcels.

“Use of design, landscape, or architectural features to create a pleasing environment”

The footprint of the seven condos will only cover about 43% of the total Townes on 7th Street site. This leaves nearly 57% of the site to be used as driveway and common area amenities. The common area amenities that will be available to all homeowners and guests include:

- Outdoor benches and gathering areas
- BBQ grills
- Pet area
- Open grass play areas
- Small community garden

These amenities will provide homeowners and tenants of the Townes on 7th Street a comfortable and enjoyable place to live. These amenities will also promote a sense of community which is important to have in all neighborhoods. All outdoor amenities will be managed and maintained by the condo HOA.

Each of the seven units will also include a larger balcony on the south side. Although a balcony is not a necessity, we feel that by including it into our design, the residents will be able to enjoy spending more time outdoors during the warmer months. The furthest west unit will also include a west facing balcony opening to 700 East. This balcony will create a more inviting and friendly façade to the commuters along 700 East.



From: [Wes Graham](#)
To: [Stewart, Casey](#)
Cc: [Lance Howell](#); [Drew Menlove](#)
Subject: Landscaping Site Plan
Date: Wednesday, February 03, 2016 10:48:15 PM
Attachments: [Townes at 7th Street Landscaping Site Plan.pdf](#)

Casey,

Attached is the landscaping and common amenities site plan. You will see that we plan on including plenty of trees along that east side to create some form of buffer to that backyard neighbor. We are also including a high amount of frontyard trees and shrubbery. Although we had to minimize their size, we will be able to keep those small planter box areas near the entrance of each door.

As far as amenities go, we plan on including common gathering seating/benches, outdoor communal patio area including BBQ, communal gardening planter boxes, pet area, ornamental flower boxes, etc. We understand that none of these amenities alone is very impressive, but when we look at all of the common amenities combined with the more-than-adequate landscaping buffers, we feel this project goes above and beyond what would otherwise be expected. You will also notice that we are planning on salvaging that pear tree along the east fence line.

We hope this shows our willingness to comply to letter D in the Analysis of Standards table. After reviewing the site plan, if you feel this now complies, we ask that you make that change on the Staff Report. Please let us know if you have any comments, concerns, or questions. Also, will you please let me know if you received the attachment as soon as you open this? If I don't hear from you by 9:00am, I will give you a call. Thank you.

Wes Graham

ATTACHMENT E: Existing Conditions

Existing Conditions:

The subject site consists of two lots, 13,500 square feet in total area (0.31 acres), containing one single family dwelling. The site is generally level with a few existing trees around the perimeter. The existing home, built in 1954, is in need of structural repairs.

The adjacent uses include:

- North: duplex
- East: single Family dwellings
- South: multi-family development
- West: commercial/office

21A.24.140: RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the RMF-45 moderate/high density multi-family residential district is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the RMF-45 moderate/high density multi-family residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14 units)	9,000 square feet ¹	80 feet
Single-family attached dwellings	3,000 square feet	Interior: 22 feet Corner: 32 feet

Qualifying provisions:

1.9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45').

E. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.
2. Corner Side Yard:
 - a. Single-family attached dwellings: Ten feet (10').
 - b. Multi-family dwellings: Twenty feet (20').
 - c. All other permitted and conditional uses: Twenty feet (20').
3. Interior Side Yard:
 - a. Single-family attached dwelling: No yard is required, however if one is provided it shall not be less than four feet (4').

b. Multi-family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.

c. All other permitted and conditional uses: Ten feet (10') on each side.

4. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with [chapter 21A.48](#), "Landscaping And Buffers", of this title. (Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 62-09 § 7, 2009; Ord. 26-95 § 2(12-13), 1995)

ATTACHMENT F: ANALYSIS OF STANDARDS

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:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Does not comply</p>	<p>The applicants claim the project achieves objectives D and F.</p> <p>D: The “pleasing environment” cited in objective D and outlined by the applicant could be achieved with or without the reduced setbacks. In fact, more area in the rear yard for landscaping and enjoyment by the unit owners could produce a more pleasing environment, as is intended with rear yard setbacks, allowing for accessory structures, gardening areas, open space, parking, etc. Planned development approval isn’t necessary to achieve a “pleasing environment”.</p> <p>F: In regards to objective F, elimination of a blighted structure, the demolition of the existing building is necessary for the proposed project to move forward, however the zoning ordinance doesn’t specify what “blighted” is. It is up to the applicant to demonstrate the claim of blight to the planning commission’s satisfaction. At this point, the project does not appear to meet this particular objective. The application materials include a photograph of the dwelling in question showing some cracks in the walls but whether this constitutes blight is still in question. It is possible for the structure to be restored.</p> <p>A: The project proposes a combination of building materials that are considered durable and of high quality, which may contribute in part to objective A, but it is questionable whether building materials alone warrant such a significant reduction in the rear yard setback.</p> <p>There are no other objectives that relate to this proposal. The project description attempts to demonstrate which objectives the proposal achieves and how but the evidence provided is not substantive. Thus, the project as proposed does not clearly satisfy any of the planned development objectives.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>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</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Partially complies</p>	<p>The proposed multi-family building, and related density, is a use that is allowed and anticipated in the RMF-45 zoning district, so this aspect of the project is consistent with both the master plan and zoning ordinance.</p> <p>The Central Community Master Plan states that compatible development is “...structures that are designed and located ...consistent with the development patterns, building masses, and character of the area...” The proposed front yard setback and building height and mass are considered compatible with the area, whereas the rear setback is problematic next to a single family dwelling and single family district. The impact of the reduced setback would be less buffer space between this 3-story building and the adjacent single family dwellings. Reduced yard area would also limit options for accessory structures, open space, and other features such as covered patios, sport courts, and pools commonly found in a residential rear yards for the enjoyment of the residents.</p>

<p>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:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>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:</p> <p>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;</p> <p>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;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>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;</p> <p>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;</p> <p>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</p>	<p>Partially complies</p>	<p>In most aspects of this criterion, except buffering, the proposal is compatible:</p> <ul style="list-style-type: none"> -vehicle ingress/egress onto property - no unusual vehicle or pedestrian traffic patterns - parking areas (2-car garages for each unit) - vehicle and pedestrian circulation - access to adequate public facilities <p>- buffering: the reduced rear yard setback places this 3-story building closer to a single family dwelling, creating more of a visual and daylight impact. Staff questions the adequacy of the proposed buffer distance, even with the option for increased trees and shrubs. Staff finds the current proposal is not adequate in this regard.</p> <p>The proposed use, being solely residential, is not subject to the additional design criteria of the “conditional building and site design review”.</p>
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<p>development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>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.</p>		
<p>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;</p>	<p>Complies</p>	<p>The site contains a few existing trees. There is one substantial (10" caliper), mature tree in rear yard along the rear property line that will be kept if possible. The remaining vegetation would conflict with the home locations and/or do not warrant keeping.</p> <p>The proposed front yard landscaping includes sitting benches, shrubs and ground cover in appropriate amounts for the scale of the project. The rear yard landscaping would include trees, existing and proposed, with shrubs and ground cover in quantity and arrangement appropriate for the project's scale. The proposed vegetation primarily consists of drought tolerant species as indicated on the landscape plan.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>There are no historical, architectural, or environmental features on this site that warrant preservation.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The proposal complies with all other regulations.</p>

ATTACHMENT G: City Department Comments

Public Utilities (Jason Draper):

Salt Lake Public Utilities does not have any objections to the proposed Planned Development. There are a few items that will need to be addressed in the building permit and demolition process: the main in 400 East is only 4". Please provide fire flow requirements and sprinkler system demand. This system will need to be modeled to determine if the main is sufficient. If an additional hydrant is needed, the main must be upsized. Only one meter will be allowed for the combined property. The other meter will need to be killed at the main. The sewer laterals will need to be evaluated and determine if they can be reused. Any unused sewer lateral will need to be capped at the property line.

Engineering (Scott Weiler):

No objections to the proposed Planned Development - Conditional Use. 700 East is a SLC street at this location. Prior to removing or installing improvements in the public way of 700 East, 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. A tree protection plan is required for the existing tree in the park strip of 700 East.

Transportation (Mike Barry): The minimum parking requirements for multi-family residential (2 bedroom) or single family attached dwellings is two (2) passenger vehicle parking spaces per dwelling, which appears to be satisfied with two-car garages per dwelling. It also appears that the minimum parking requirement could be reduced by 50% if desired under 21A.44.040.B.7 (Parking Exemptions For Proximity To Mass Transit) due to proximity within one-fourth (1/4) mile of a fixed transit station (TRAX station on 400 S). The location of the driveway is shown within three feet (3') of a property line which is below the required minimum distance of 6 feet, however, Transportation will waive this requirement on the basis that there are no existing conflicts with driveways serving the adjacent properties; the driveway of the abutting property to the south is located around the corner on Linden Ave. The driveway shall also be at least five feet (5') from any public utility infrastructure such as power poles, hydrants and water meters; there is not enough information on the plans to verify this requirement. No other transportation issues were noted.

Zoning: (Ken Brown, Anika Stonick):

No zoning issues in addition to those related for DRT2015-00261.

RMF-45 Zone - New townhomes, including combining of parcels and a planned development (7units). Will need to discuss the planned development subdivision process with the Planning Desk in the building permits office. A separate demolition permit will need to be submitted for the 325 S. 700 E. building demolition. As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. A new certified address will need to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. (From DRT2015-00261)

Development of this project will require each lot to be at least 3,000 S.F. in area, 22' in width, maximum building coverage of 60%, a 10' landscape buffer at the east property line (separating this property from the 727 S. Linden Ave. property which is a SR-3 zoning district), 2 car parking for each dwelling, discussion of minimum setbacks through the planned development subdivision process so that they can be noted on the planned development/subdivision process, etc. The provisions of 21A.36 in regards to a permanent recycling collection station apply to all uses within any multi-family zoning districts. This issue should be addressed in the planned development/subdivision process.

Fire: (Ted Itchon):

Fire department access road width shall be a minimum 26 ft. clear and not closer than 15 ft. nor more than 30 ft. from the structure. This requirement is because the buildings are 30 ft. or taller.

ATTACHMENT H: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of the public hearing for the proposal included:

Notice of a public open house that was held on January 21, 2016

Public hearing notice mailed on October 30, 2014

Public hearing notice posted on October 30, 2014

Public notice posted on City and State websites and Planning Division list serve: October 31, 2014

Public Comments

A public open house was held on January 21, 2016 to gather public comments. Five people attended and two provided written comments related to parking, front façade design, trash and recycling pick up, and security gate/fencing. Their written comments are included in the following pages.

From: [cindy.cromer](#)
To: [Stewart, Casey](#)
Subject: comments on Townes at 7th
Date: Sunday, January 24, 2016 5:21:22 PM

Casey-Thank you for hosting an open house on the project at 323 and 325 S 700 E. I look forward to seeing your staff report. I have the following suggestions for the developer, in order of importance.

1. The proposed front facade is not in character with the surrounding neighborhood where residential buildings have a very strong orientation to the street. The door-to-nowhere will create a false sense of access to pedestrians. The fenestration is woefully inadequate for the expanse of the facade. A mixture of materials of the facade could help. Larger windows and a larger balcony would be an improvement.
2. Based on my experience in the immediate area, I would urge the City to support a security gate at the entrance of the planned development.
3. Triple-glazed windows on the western-most unit are worth considering.
4. We didn't discuss garbage service at the open house. There will need to be room for a recycling and garbage containers. If the City views the condos as individual homes and provides service, then the number of accumulated containers for garbage and recycling will be 14, which is not workable on 700 E. I would not anticipate the need for individual containers for yard waste.

No doubt, I will have other thoughts after reading your staff report. Could you please forward the comments above to the developer? Thanks. Sincerely, cindy cromer

Townes at 7th Street Condo Project

COMMENT SHEET

PLNPCM2015-00958

If we may contact you for further discussion about your comments, please provide us with contact information:

Name George Chapman

Phone _____

Email gchapman2@gmail

Written comments:

2 parking spots per 3 BR unit
Fair parking
w/ all units had
requirements for 2 spots

ATTACHMENT I: Alternate Motion

Potential Alternate Motion

Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the requested Townes at 7th Street Planned Development PLNSUB2015-00958 subject to the following conditions:

1. The front facade shall be revised to include a minimum of a well-defined building entrance facing the street and comply with all other front façade controls of Salt Lake City Zoning Ordinance Section 21A.24.010.I.
2. Final planned development plan approval is delegated to the Planning Director and shall include the additional landscaping in the rear yard to mitigate the reduced building setback: a minimum of two trees and eight shrubs, in addition to the existing trees, along the east lot line.
3. The applicant shall submit the necessary preliminary and final plat condominium applications.
4. The applicant shall comply with all City department requirements outlined in the staff report for this project. See *Attachment D* of the staff report for department comments.
5. This approval is limited to the identified modifications and all other zoning regulations continue to apply.

The Planning Commission shall make findings on the planned development review standards and specifically state which standard or standards are being complied with.