



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission
 From: John Anderson, 801-535-7214, john.anderson@slcgov.com
 Date: December 13, 2017
 Re: PLNSUB2017-00789 The Edith Planned Development

Planned Development

PROPERTY ADDRESS: Approximately 1710 S. West Temple St.
PARCEL ID: 15-13-427-005, 15-13-284-002 and 15-13-427-008
MASTER PLAN: Central Community
ZONING DISTRICT: R-MU-45 (Residential Mixed Use)

REQUEST: Mr. Jake Williams representing CW Urban is requesting approval from the city in order to develop a 23 unit townhome project at the southwest corner of 1700 South and West Temple St. The project as proposed would not meet all Zoning Ordinance regulations. The applicant is requesting Planned Development approval for a relaxation of several zoning standards: a reduction of the rear yard setback, the allowance of two structures to not meet the maximum front yard setback and the creation of lots without frontage. Currently there is one vacant home and two vacant commercial structures on the property.

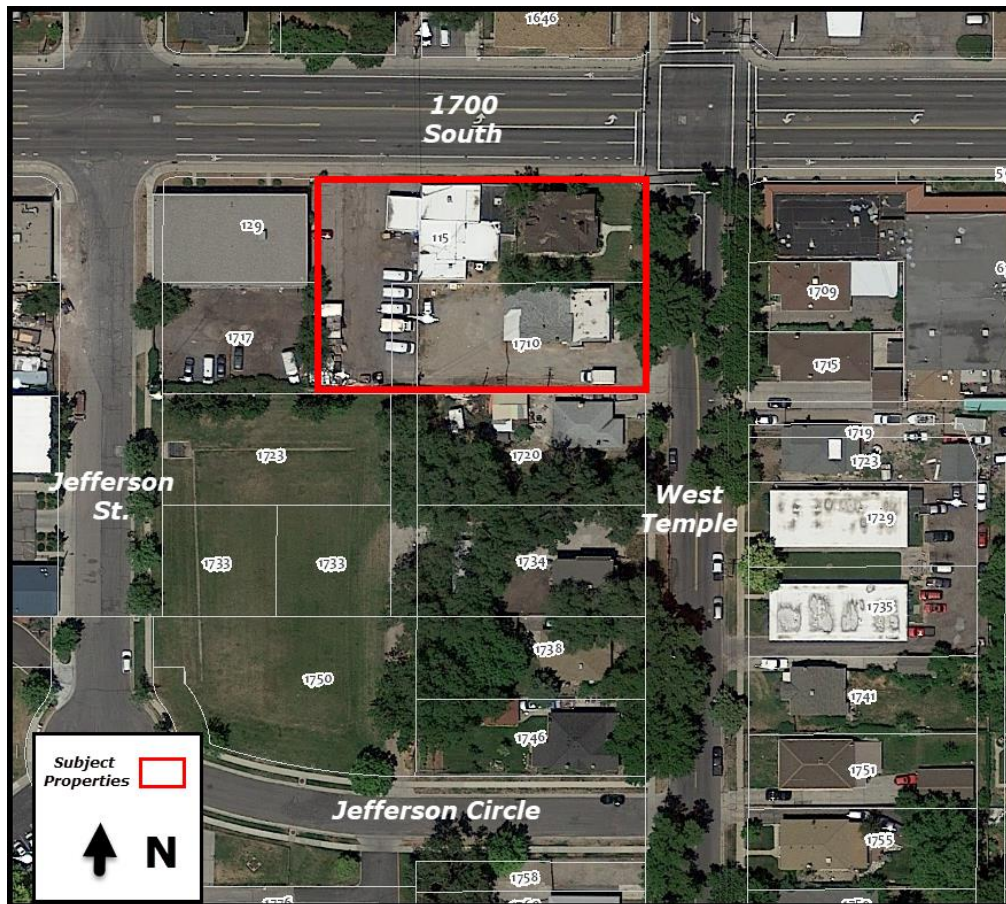
RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Planned Development request with conditions.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plans
- C. Building Elevations and Renderings
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Existing Conditions
- G. Analysis of Standards – Planned Development
- H. Public Process and Comments
- I. Department Review Comments

PROJECT DESCRIPTION:

The developer, CW Urban, is proposing to construct a 23 unit townhome community at the southwest corner of West Temple St. and 1700 South (1710 S. West Temple). Currently located on the site is one vacant single-family dwellings and two vacant commercial structures which formerly housed the company, Majestic Meats. The property is located in the RMU-45 (Residential Mixed Use District). The zoning on the property was changed to its current designation in 2016 following a request from the property owner.



The image above displays an aerial view of the surrounding neighborhood and the properties in question.

The project is being reviewed as a Planned Development as elements of the project as proposed do not meet certain requirements of the Zoning Ordinance. Specifically the applicant is requesting to reduce the required rear yard setback and to create lots that do not have frontage on a public street. These requests will be discussed in more detail in the Issues section of this report.

The project covers an area of approximately 29,500 square feet or 0.67 acres. Approximately 25% of the development will be landscaped open space. The 23 units are dispersed in seven separate structures which are connected with walkways and landscaped areas. Eleven of the units face directly onto 1700 South and three onto West Temple St. activating both streets. The remaining units are located behind these structures and face onto a common green space. Each unit has an attached garage providing 1 or 2 off-street parking stalls. The zoning district requires 1 off-street parking stall per single-family attached unit.

The units are each three stories reaching 29 feet 6 inches in height. The façade materials consist of white stucco, ceramic tile and brick. Each unit has glazing on all exterior walls and a balcony on the second level of the front façade. The corner unit has a prominent location as it is adjacent to the busy intersection. This unit has significant glazing on each street facing façade, balconies on the front and rear facades of the structure and a front entry facing each street. Each unit has a flex space provided on the ground floor that may be used as a home office or an additional bedroom. This room helps to further create an activated space along the street edge. As proposed, each unit exceeds the required amount of glazing as well as durable façade materials.



The image above displays the proposed corner unit.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments:

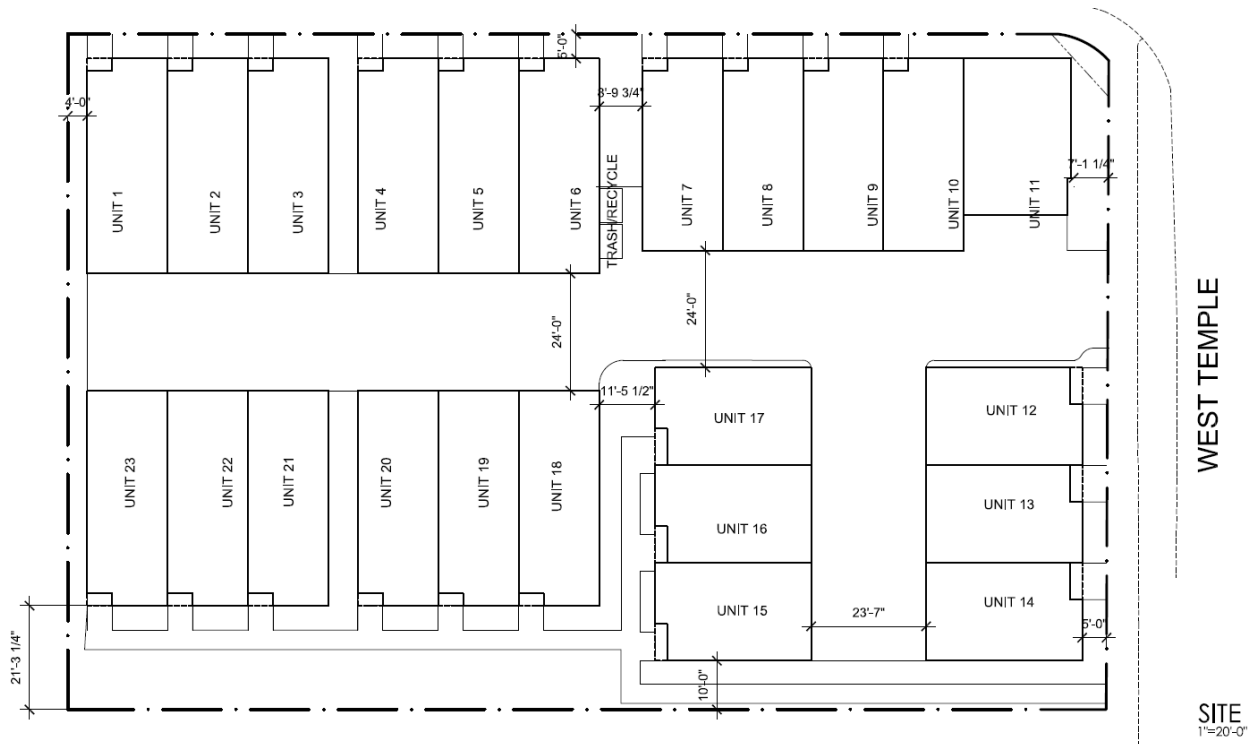
1. Reduced Rear Yard Setback
2. Proposed Lots Without Street Frontage

Issue 1 – Reduced Rear Yard Setback

As this property is a corner property, the front yard setback can be assigned to 1700 South or West Temple St. Once one has been selected, the other street frontage would automatically become the required corner side yard. The rear yard setback according to the definition in the Zoning Ordinance must be the one directly behind the established front yard setback. In this proposed development, the setbacks have been established with 1700 South as the front yard setback and the south portions of the property as the rear yard.

The required setbacks in the zone seem to imply that they were designed for a development that sites one large structure on the property as it is providing an increased buffer for structures to the rear but not to the sides which have a smaller setback requirement. Setbacks are put into place in order to provide open space, light, separation between structures to avoid potential nuisances, etc.

This development is a collection of structures dispersed throughout the property. Portions of four structures currently protrude into the rear yard setback along the south property line. The required rear yard setback is 25 feet. Units 14 and 15 have provided a setback of 10 feet and Units 16-23 have provided a setback of 21 feet 3 inches. However, these structures do not interact with adjacent properties as a rear yard typically does or would if there were only one large structure on the property. These units would either face the rear property line or it would be the side of the structure. There would not be garages, open storage or other incompatible uses that are often found in the rear yards of a structure.



The image above shows the site plan for the proposed project. The properties along the south property line protrude into the rear yard setback.

The structures on West Temple face the public street and are partially located in the required rear yard setback. Because the structure faces the street and because it is a single-family attached unit rather than an apartment building, it interacts with the single-family dwelling to the south much like a side yard setback rather than a rear yard setback.

The property located to the south of the subject property is located in the R-1/5,000 (Single Family Residential District). The Zoning Ordinance requires a 10 foot landscaped buffer between the two zoning districts because the R-MU-45 Zoning District allows for more intense uses such as multi-family residential and limited commercial uses. The proposed development has included that landscaped buffer which requires a solid fence and increased plantings. In this case, the applicant is proposing a structure that is not out of scale with the neighborhood and is of a similar use. If this were not the case the reduction in the setback in that area may be inappropriate.

Providing the required 25 foot rear yard setback would also disrupt the neighborhood development pattern of existing side yard setbacks between structures. Most residential structures along West Temple St. have minimal side yard setbacks between neighboring structures including many that do not even meet the minimum standards.

Issue 2- Proposed Lots Without Street Frontage

Generally, the ideal layout of a new community or development would allow for each lot to directly access a public street. In the case of a single-family attached development the lot consists of the property located directly underneath each individual unit. The owner of each unit actually owns the piece of property underneath their home which is not the case in a condominium project. All common spaces will owned and maintained by a homeowner's association (HOA).

This development fully utilizes their street frontage by providing residential uses directly on the entirety of the two street frontages. However, because of the fairly narrow shape of the development and because the applicant has requested to develop single-family attached rather than a large multi-family residential project, it is difficult to fully develop the parcel and provide street frontage for each lot. By allowing the applicant to face some of the units onto a commonly owned green space rather than the street, the development potential of the property can be

increased without constructing a large multi-family residential building. Although not a common design, there are examples such as Boulevard Gardens in the Ballpark neighborhood of a similar layout with homes facing on a common green rather than on the street.

As there are structures without frontage and the front yard setback is measured from the street, those structures in question would also not meet the maximum front yard setback.

DISCUSSION:

The proposed design of the structures and layout of the community have taken the scale of the existing neighborhood into consideration. By allowing the development of lots without frontage and for some structures to protrude into the rear yard setback, a project that is compatible with the neighborhood and is still able to fully develop the parcel can be constructed. As discussed above and in [Attachments G](#) and [H](#), the proposal generally meets the standards for a Planned Development. As such, staff is recommending approval of the proposed development with the suggested conditions.

NEXT STEPS:

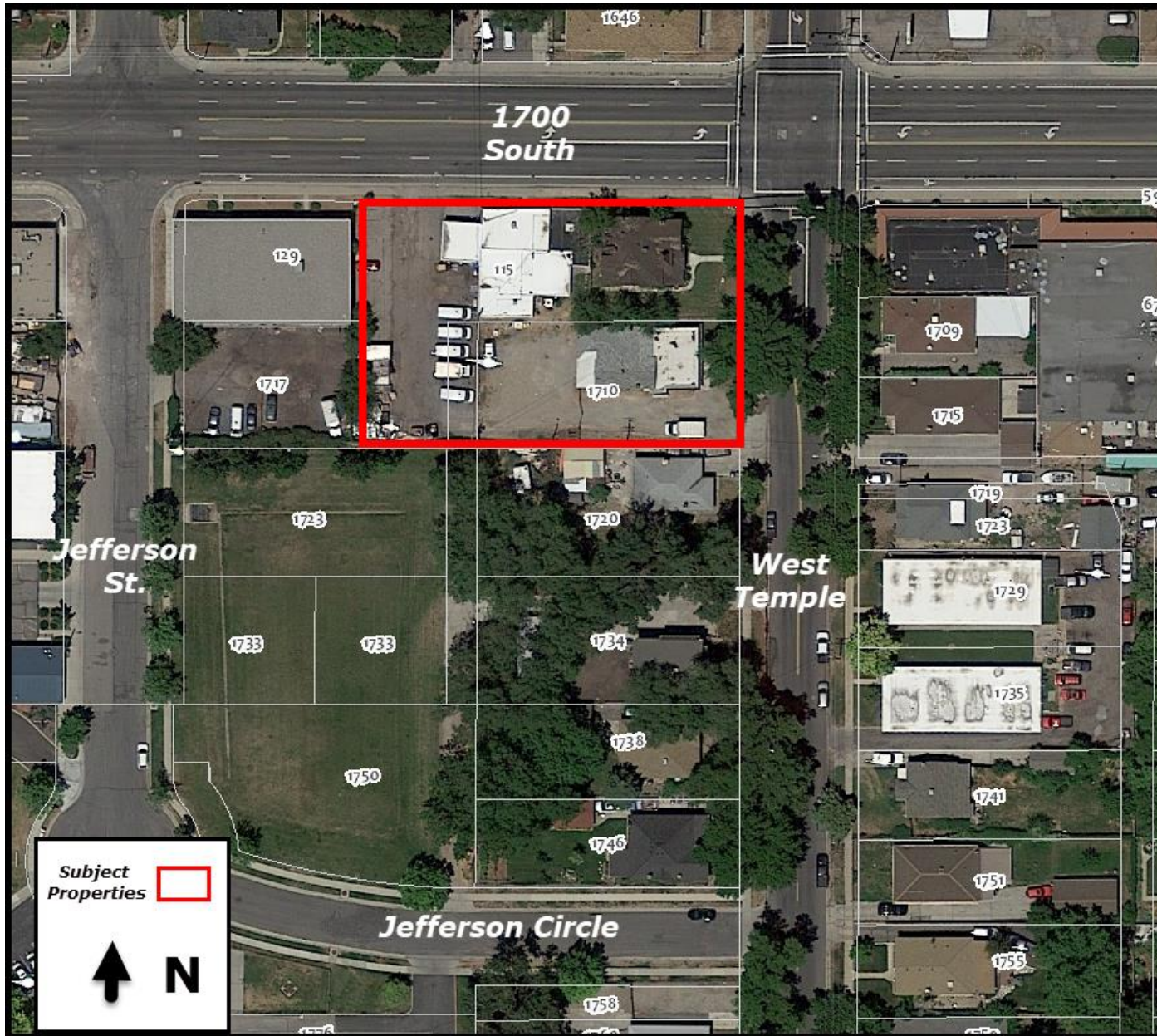
Planned Development Approval

If the Planned Development is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit for building permits for the development and the plans will need to meet any conditions of approval.

Planned Development Denial

If the Planned Development is denied, the applicant will still be able to develop the property if a new design is submitted that meets all of the standards required by the Zoning Ordinance.

ATTACHMENT A: VICINITY MAP








ATTACHMENT B: SITE PLAN

GENERAL PLANTING NOTES:

- A. ALL TREES TO BE PLANTED BY EXCAVATING A HOLE TWICE THE SIZE OF THE ROOT BALL. MIX IN PROPER SOIL ADDITIVES TO REDUCE THE TRANSPLANT IMPACT ON TREE.
- B. ALL TURF GRASS TO BE PLANTED OVER 4" OF SCREENED TOP SOIL.

PLANTING LEGEND

-  ACER GRISEUM "PAPER BARK MAPLE" 2" CALIPER OR PYRUS CALLERYANA "CAPITAL FLOWERING PEAR" 2" CALIPER
-  CARPINUS BETULUS 'COLUMNARIS' COLUMNAR EUROPEAN HORNBEAM 2" CALIPER
-  CALAMAGROSTIS X ACUTIFLORA FOERSTER'S FEATHER REED GRASS 5 GALLON
-  HEBE RAKAIENSIS SHRUBBY VERONICA 5 GALLON
-  PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE 5 GALLON
-  BUFFALO GRASS OVER 4" OF TOP SOIL
-  DROUGHT TOLERANT KENTUCKY BLUE GRASS OVER 4" OF TOP SOIL
-  FUTURE LANDSCAPING FINAL DESIGN TO BE UPDATED WITH FINAL COMMERCIAL BUILDING DRAWINGS
-  EXISTING TREES TO REMAIN

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

C.W. **URBAN**

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

PROJECT **theEDITH**
115 WEST 1700 SOUTH, SALT LAKE CITY, UT

REVISIONS

TITLE:
PLANTING &
IRRIGATION
PLAN

SHEET :
L-101

ISSUE DATE : 11.20.2017
PD APPLICATION

D

C

B

A

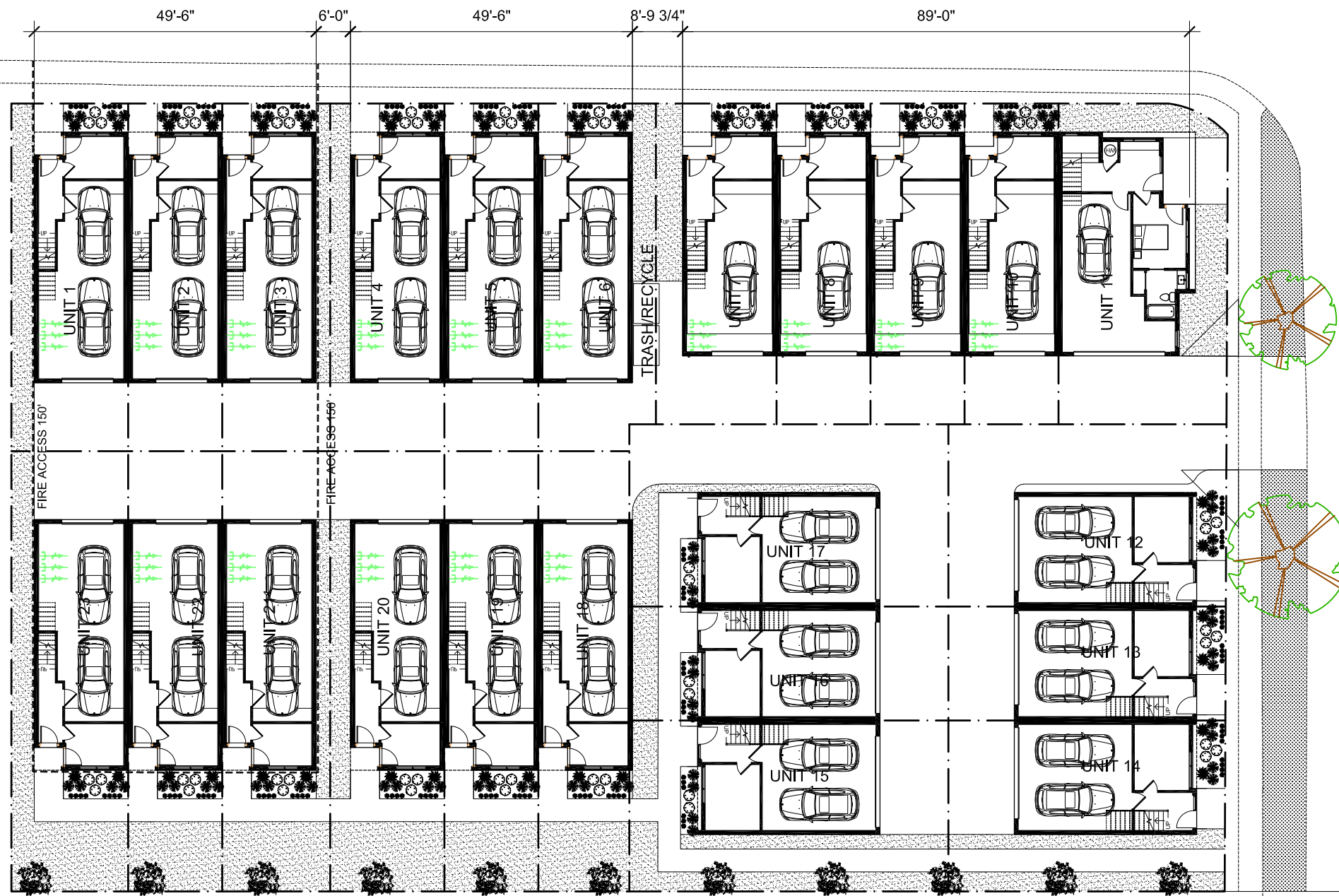
D

C

B

A

1700 SOUTH



WEST TEMPLE

01 PLANTING PLAN
L101 SCALE: 3/32" = 1'-0"

ATTACHMENT C: BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

THE EDITH
115 W. 1700 S.
SALT LAKE CITY, UT
PD APPLICATION

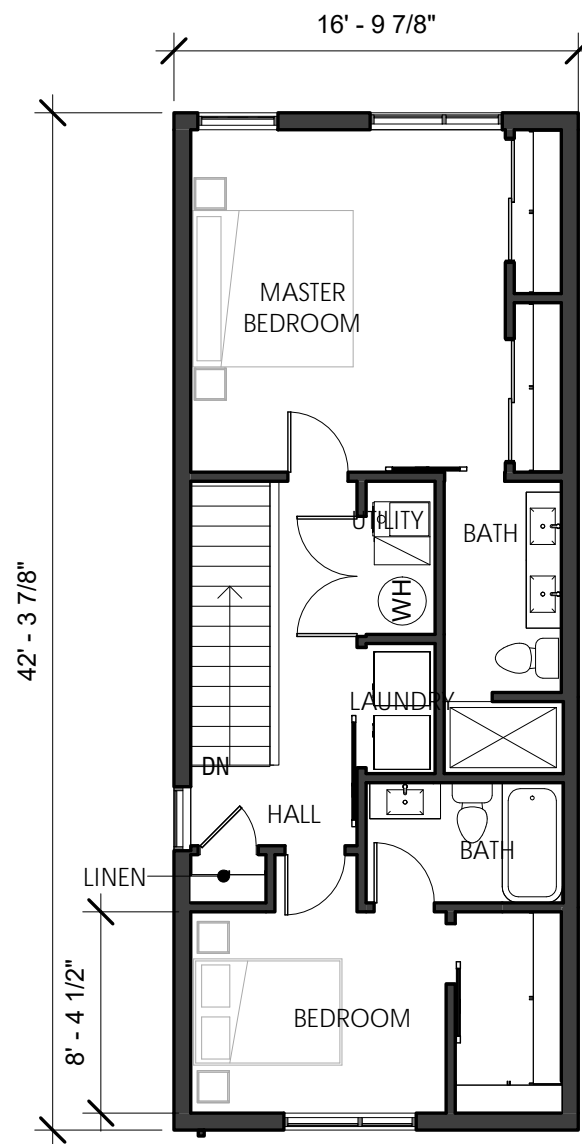
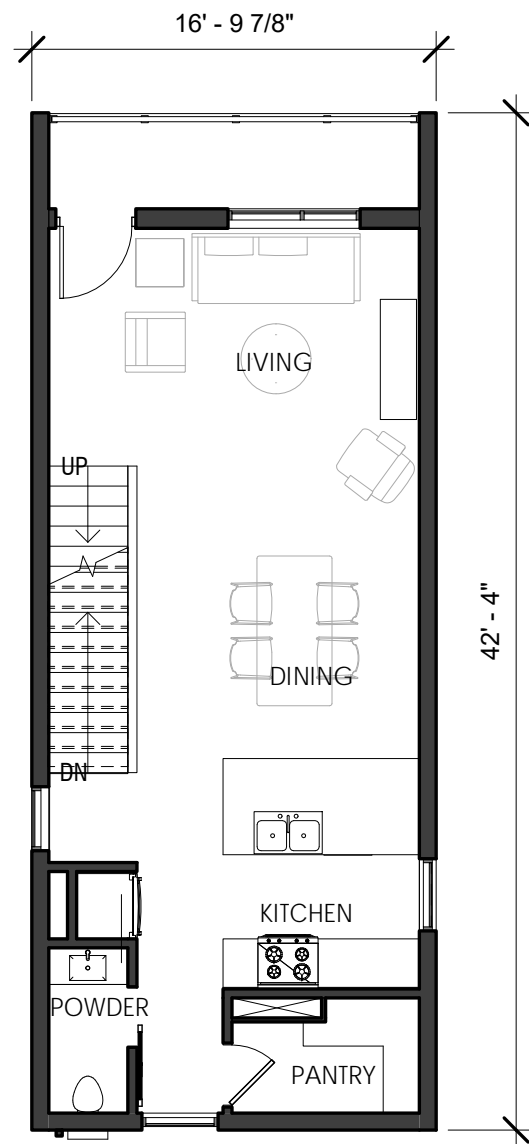
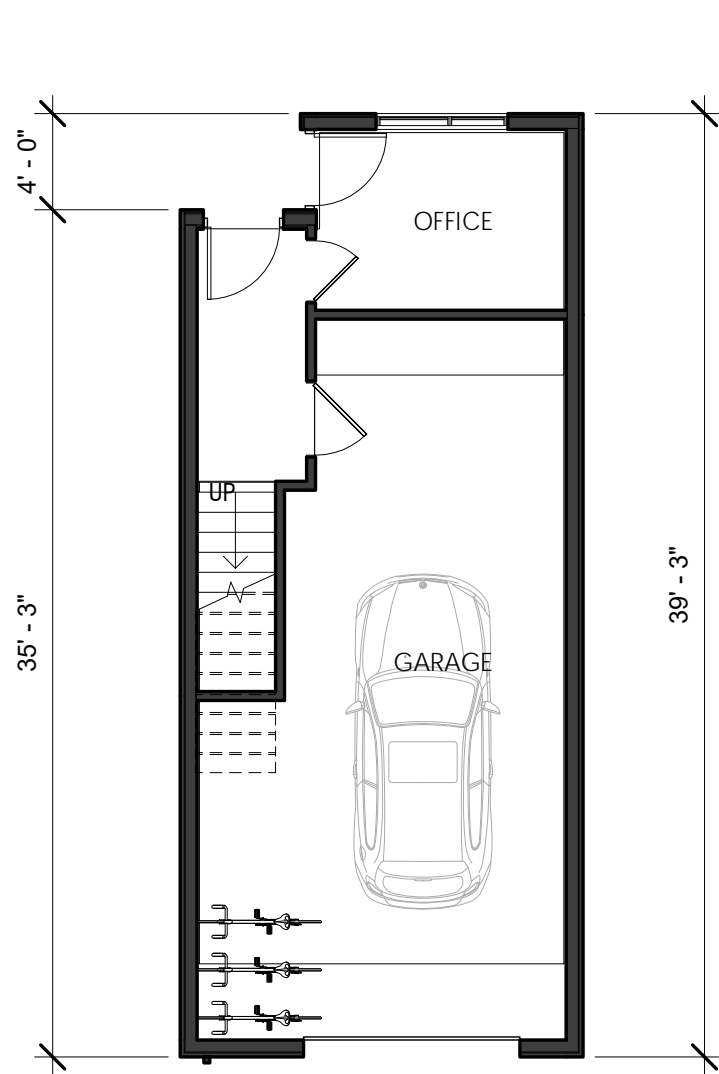
C.W.
URBAN
1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520



SOUTH ELEVATION



WEST ELEVATION



1 LEVEL 1
1/8" = 1'-0"

2 LEVEL 2
1/8" = 1'-0"

3 LEVEL 3
1/8" = 1'-0"



WHITE STUCCO



CERAMIC TILE WITH WOOD TEXTURE
DAL TILE- ACACIA VALLEY 6"x36" ARK



EMPEROR BRICK (2 1/4" x 15 9/16")

MATERIAL LEGEND
12" = 1'-0"

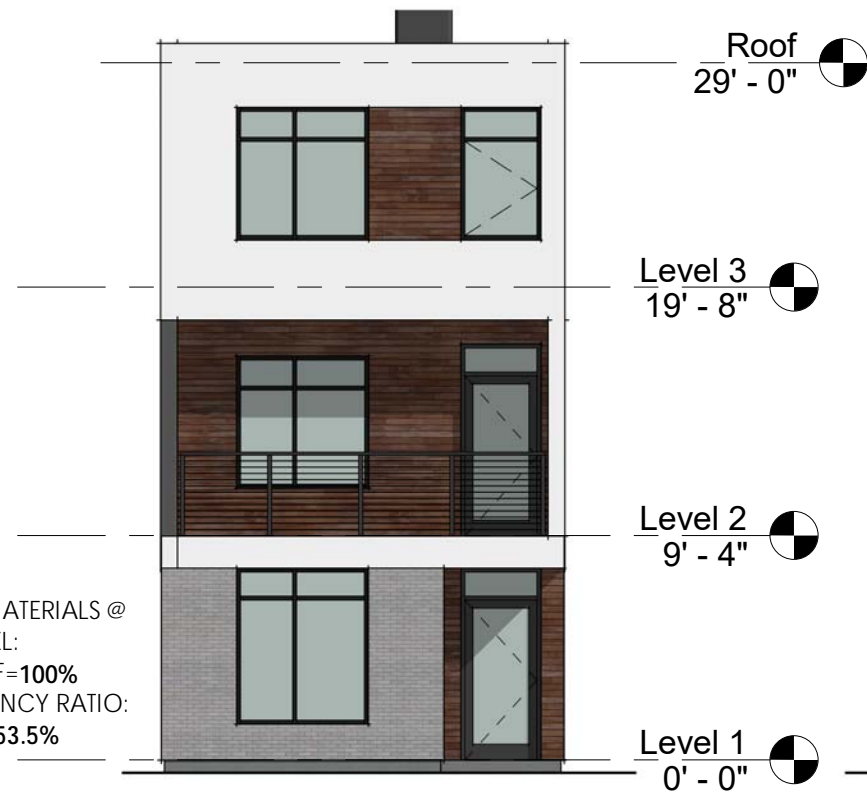
FLOOR PLANS-39' TOWNHOME

THE EDITH
813 SO. 300 W. SALT LAKE CITY, UT
PLANNED DEVELOPMENT APPLICATION

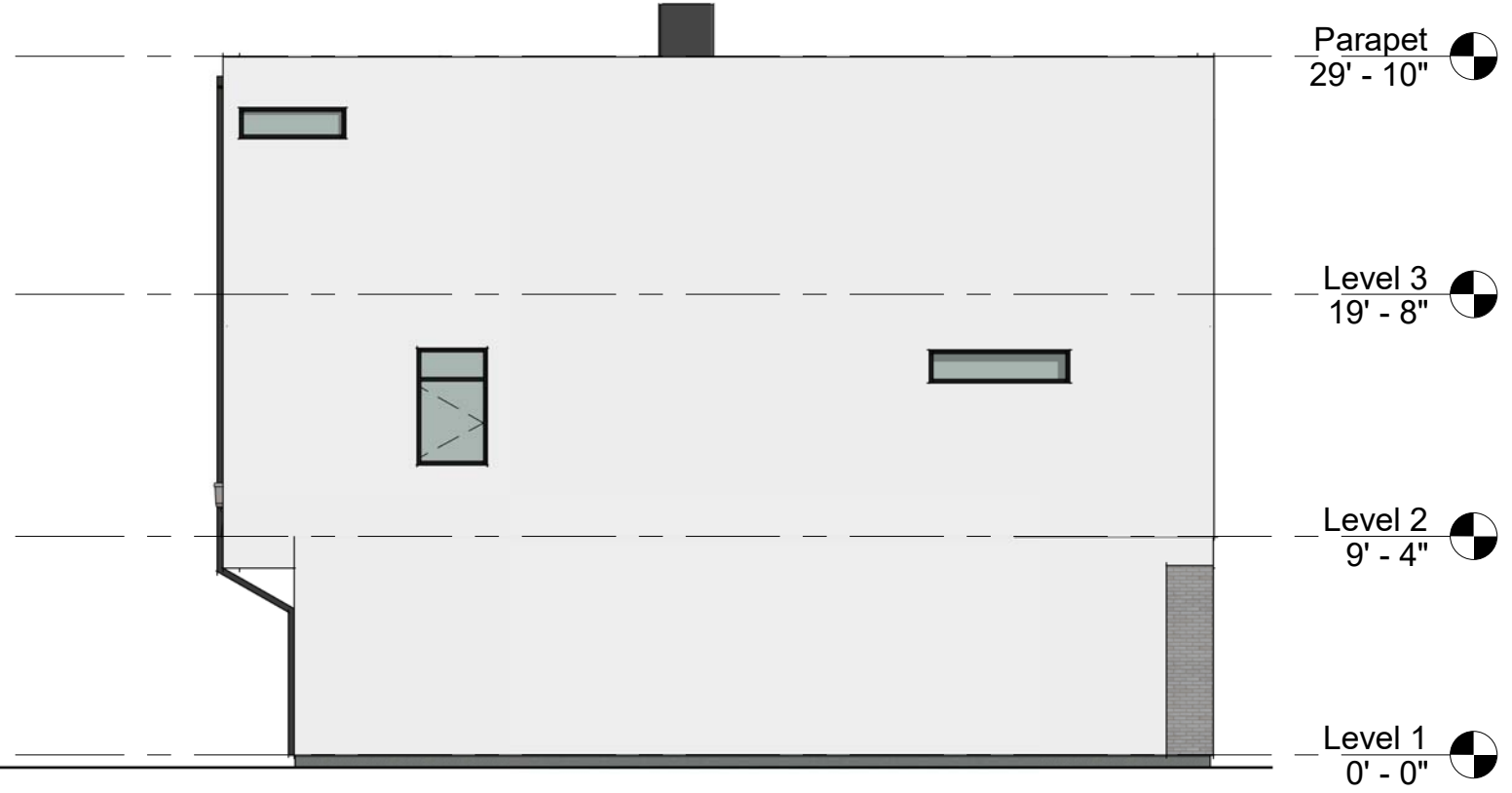
C.W. URBAN

1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520

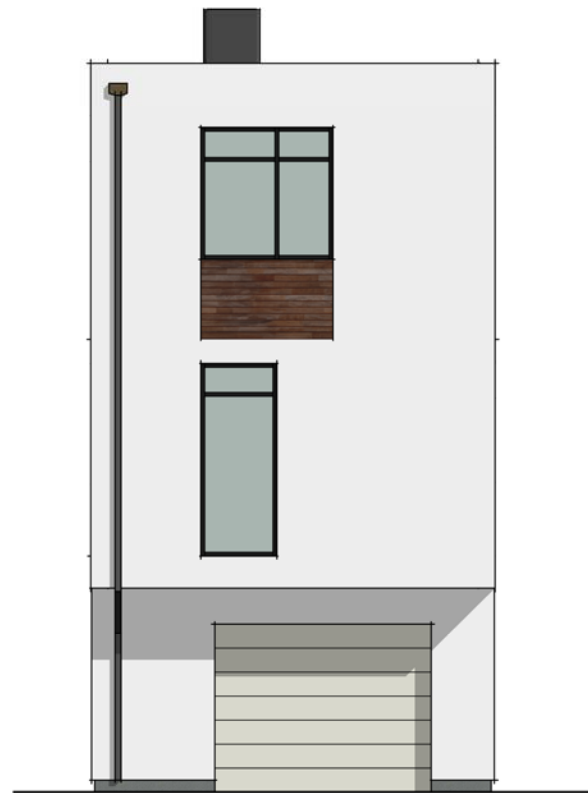
DURABLE MATERIALS @ STREET LEVEL:
134SF/134SF=100%
TRANSPARENCY RATIO:
53SF/99SF=53.5%



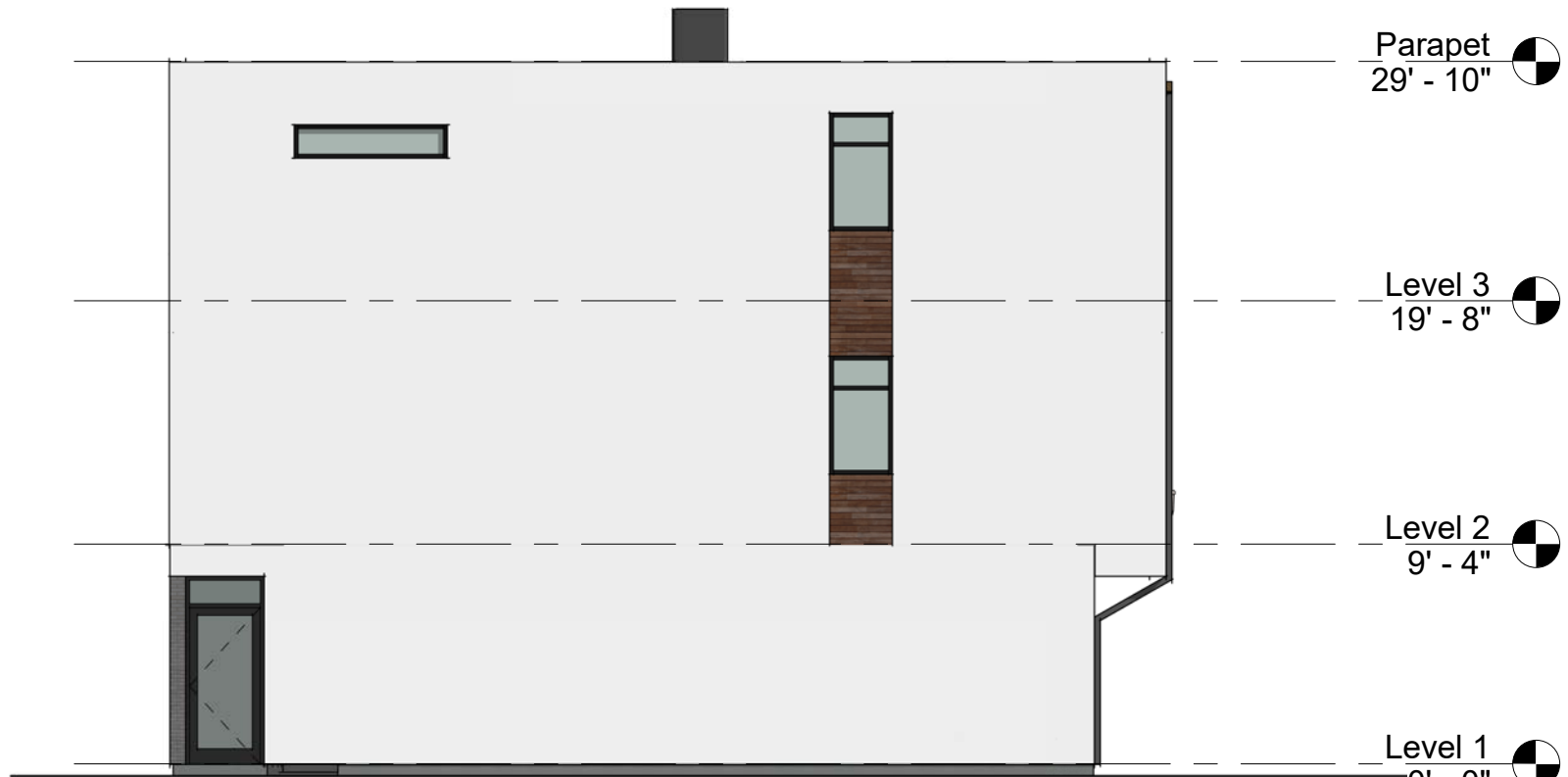
1 FRONT
1/8" = 1'-0"



3 SIDE 1
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



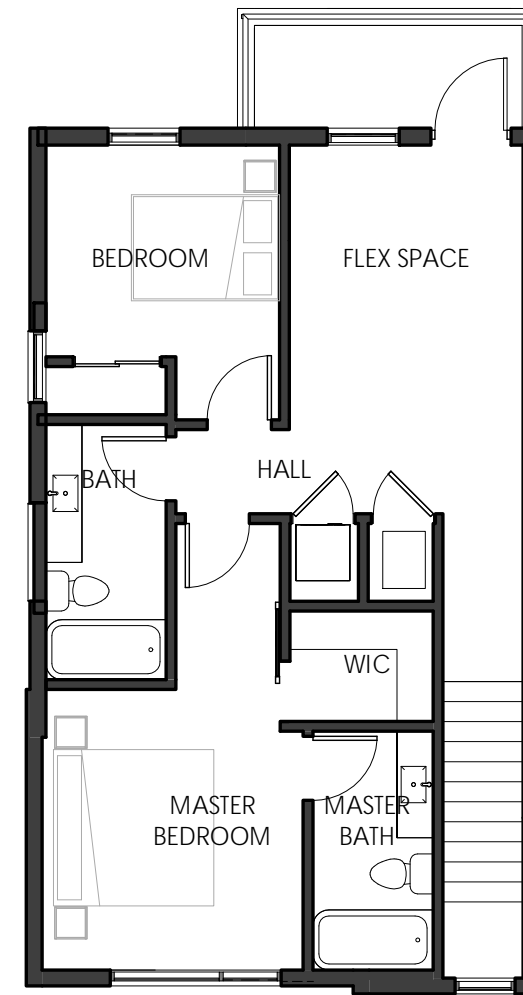
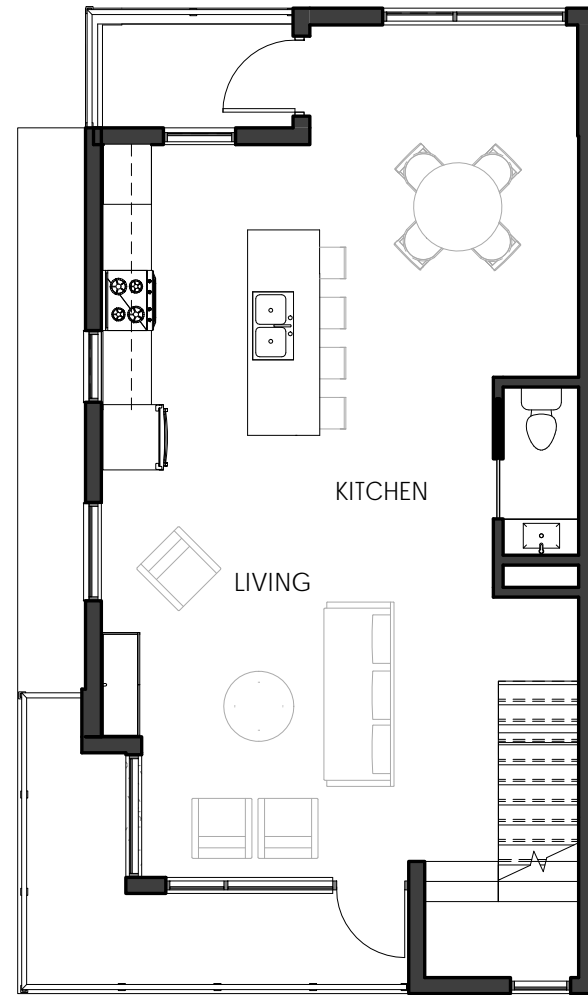
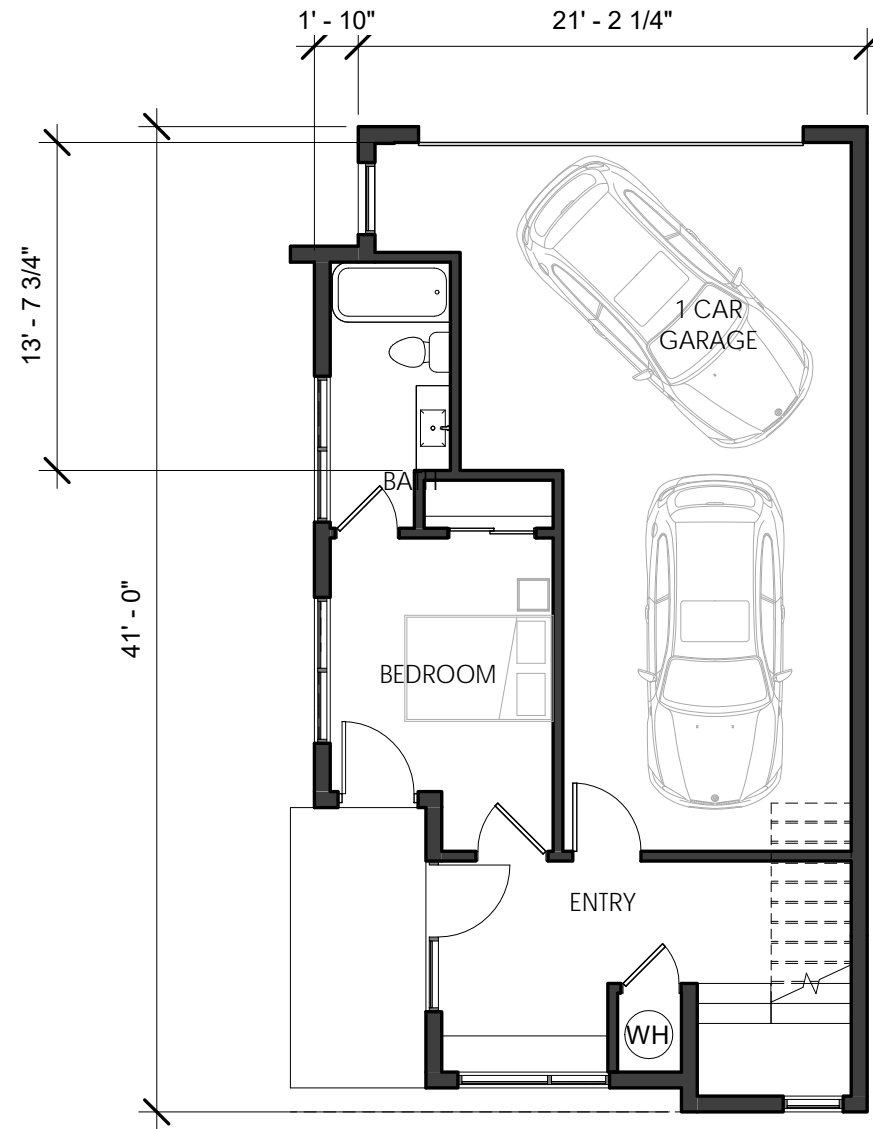
4 SIDE 2
1/8" = 1'-0"

EXTERIOR ELEVATIONS- 39' TOWNHOME

THE EDITH
813 SO. 300 W. SALT LAKE CITY, UT
PLANNED DEVELOPMENT APPLICATION

C.W. URBAN

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Centerville, Utah 84014
Phone: 801-425-6520



1 Level 1
1/8" = 1'-0"

2 Level 2
1/8" = 1'-0"

3 Level 3
1/8" = 1'-0"



WHITE STUCCO



CERAMIC TILE WITH WOOD TEXTURE
DAL TILE- ACACIA VALLEY 6"X36" ARK



EMPEROR BRICK (2 1/4 "x 15 9/16")

Material Legend
12" = 1'-0"

FLOOR PLANS- UNIT 11

THE EDITH
115 W 1700 S
PD APPLICATION

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Phone: 801-425-6520

STREET FRONT TRANSPARENCY
TOTAL FACADE AREA: 138 SF
GLAZING AREA: 63 SF 45.6%



1 1700 SO. ELEVATION
1/8" = 1'-0"

DURABLE MATERIALS @
STREET LEVEL:
305SF/340SF=89%

STREET FRONT TRANSPARENCY
TOTAL FACADE AREA: 180 SF
GLAZING AREA: 82.42 SF 45.7%



2 WEST TEMPLE ELEVATION
1/8" = 1'-0"

PARAPET 2
29' - 10"
PARAPET 1
29' - 6"

Level 3
19' - 2"

Level 2
9' - 4"

Level 1
0' - 0"

PARAPET 2
29' - 10"
PARAPET 1
29' - 6"

Level 3
19' - 2"

Level 2
9' - 4"

Level 1
0' - 0"



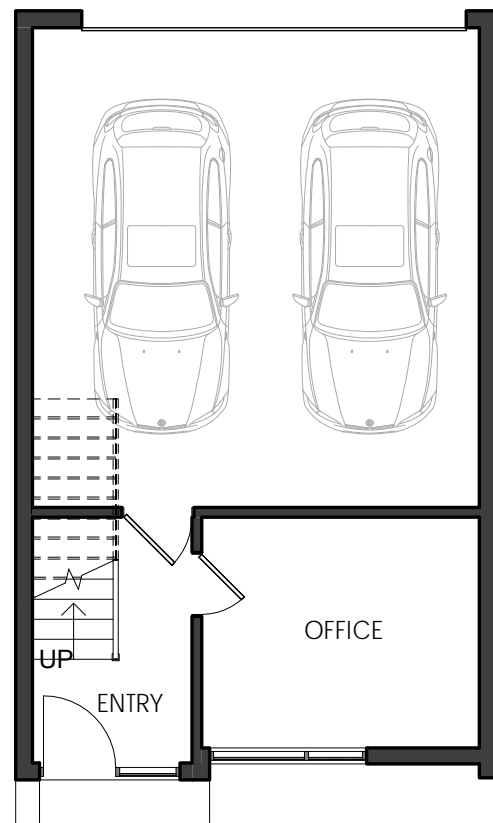
3 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS-UNIT 11

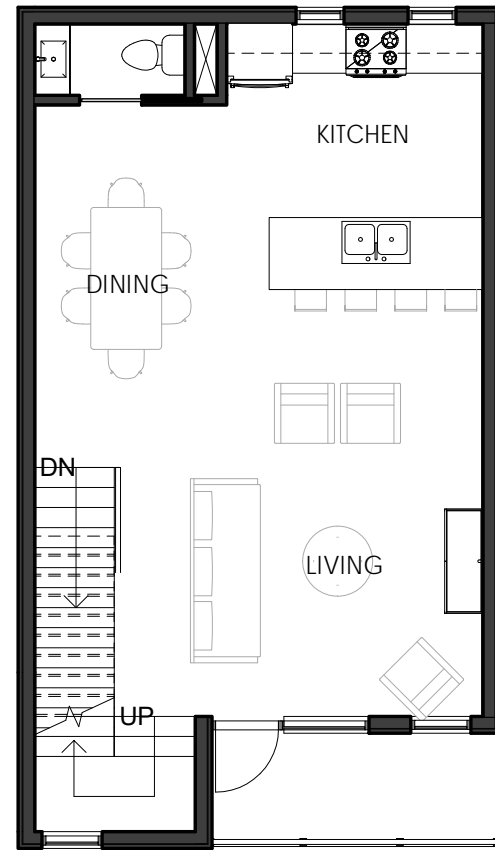
THE EDITH
115 W 1700 S
PD APPLICATION

C.W.
URBAN

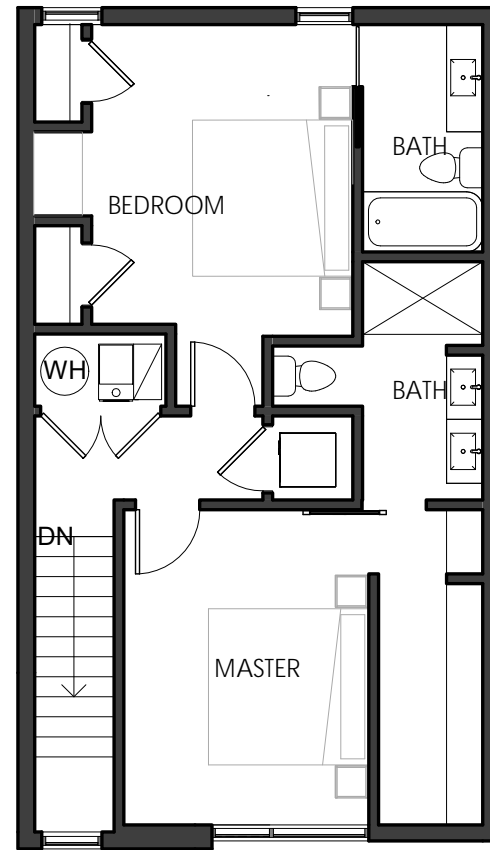
1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



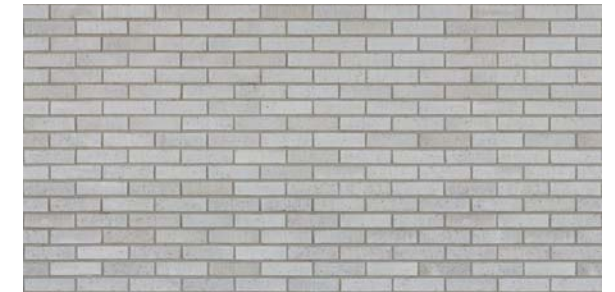
3 Level 3
1/8" = 1'-0"



WHITE STUCCO



CERAMIC TILE WITH WOOD TEXTURE
DAL TILE- ACACIA VALLEY 6"X36" ARK



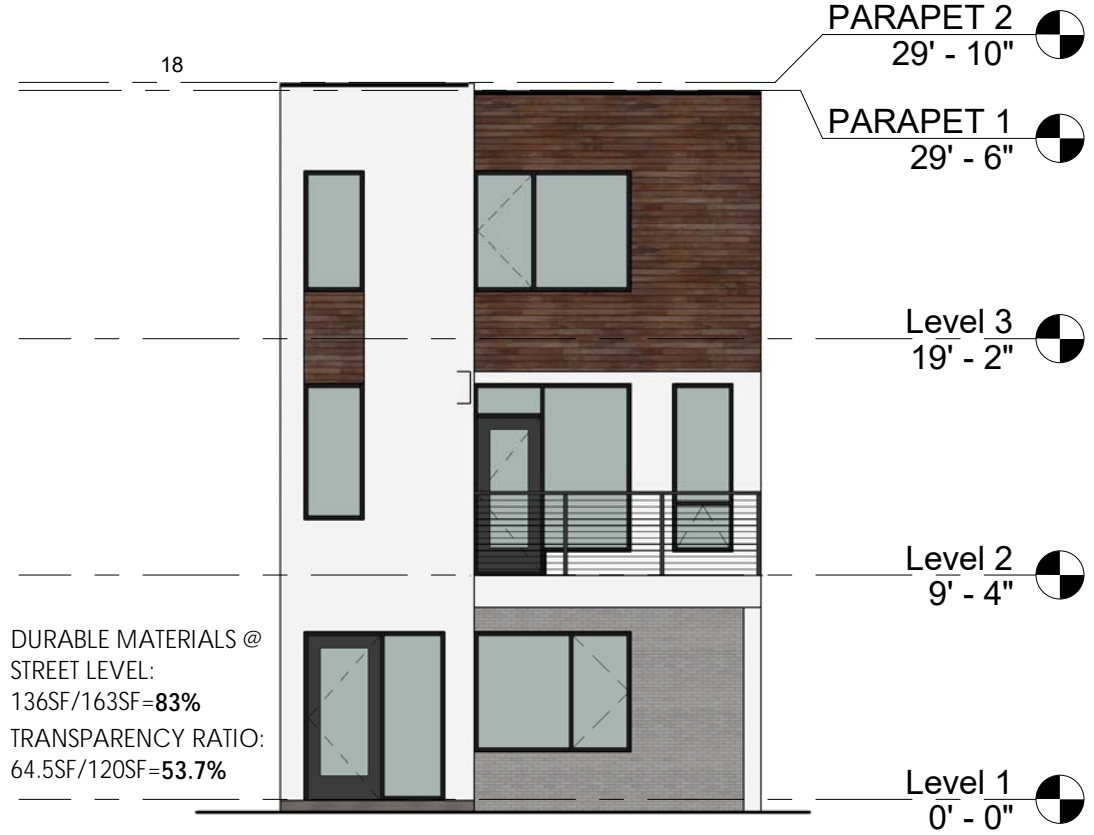
EMPEROR BRICK (2 1/4 "x 15 9/16")

Material Legend
12" = 1'-0"

FLOOR PLANS-20X32 TOWNHOME

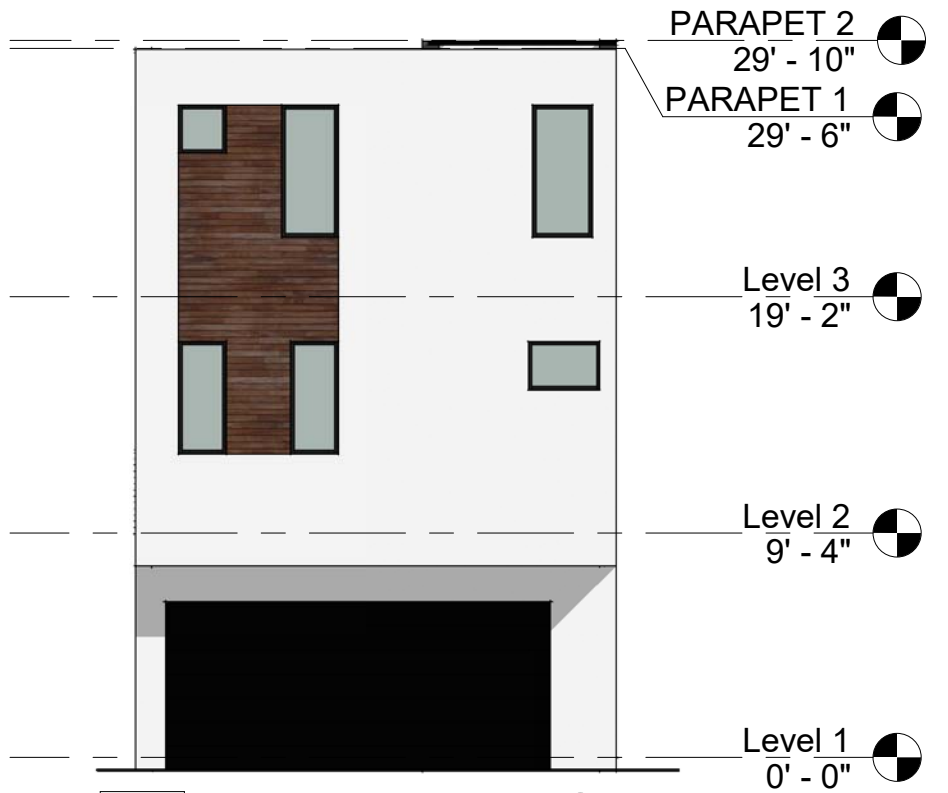
theEDITH
115 W. 1700 SO. SALT LAKE CITY, UT
PLANNED DEVELOPMENT APPLICATION

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Phone: 801-425-6520

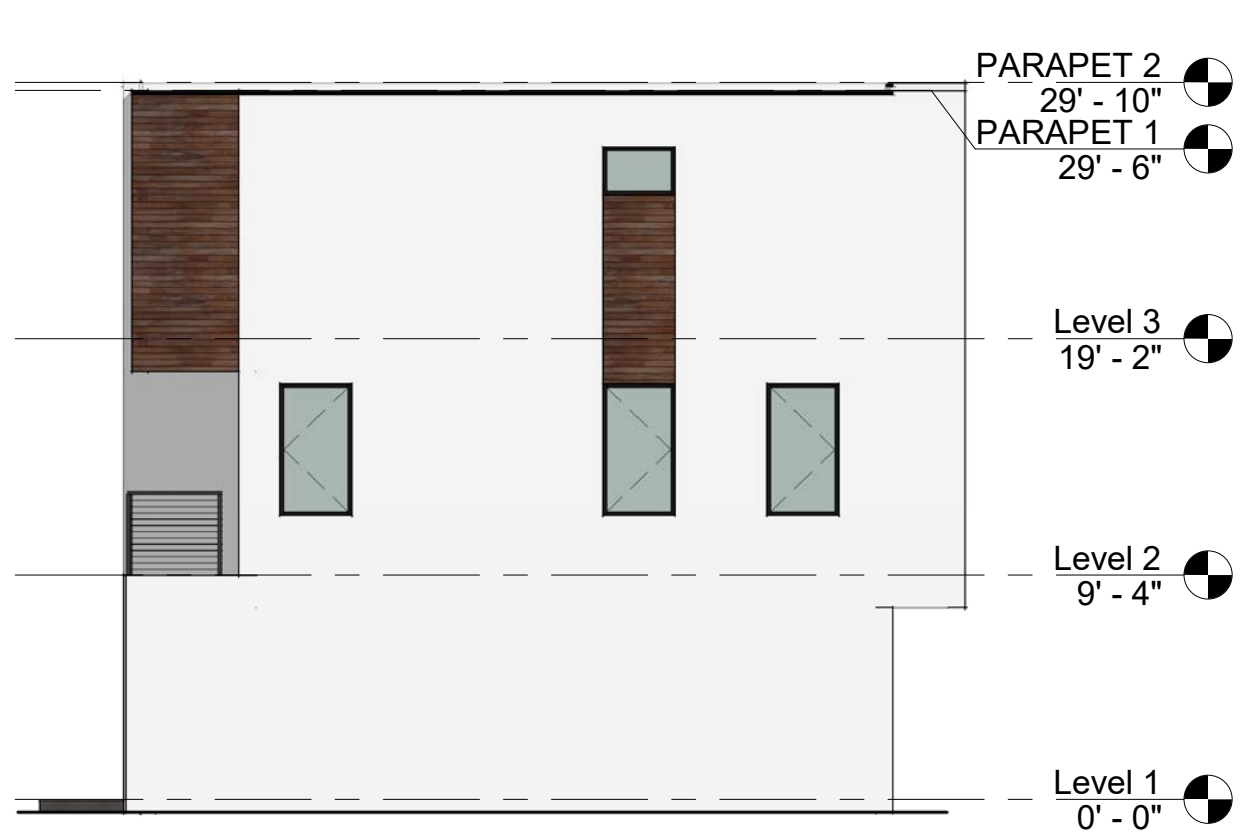


DURABLE MATERIALS @
STREET LEVEL:
136SF/163SF=83%
TRANSPARENCY RATIO:
64.5SF/120SF=53.7%

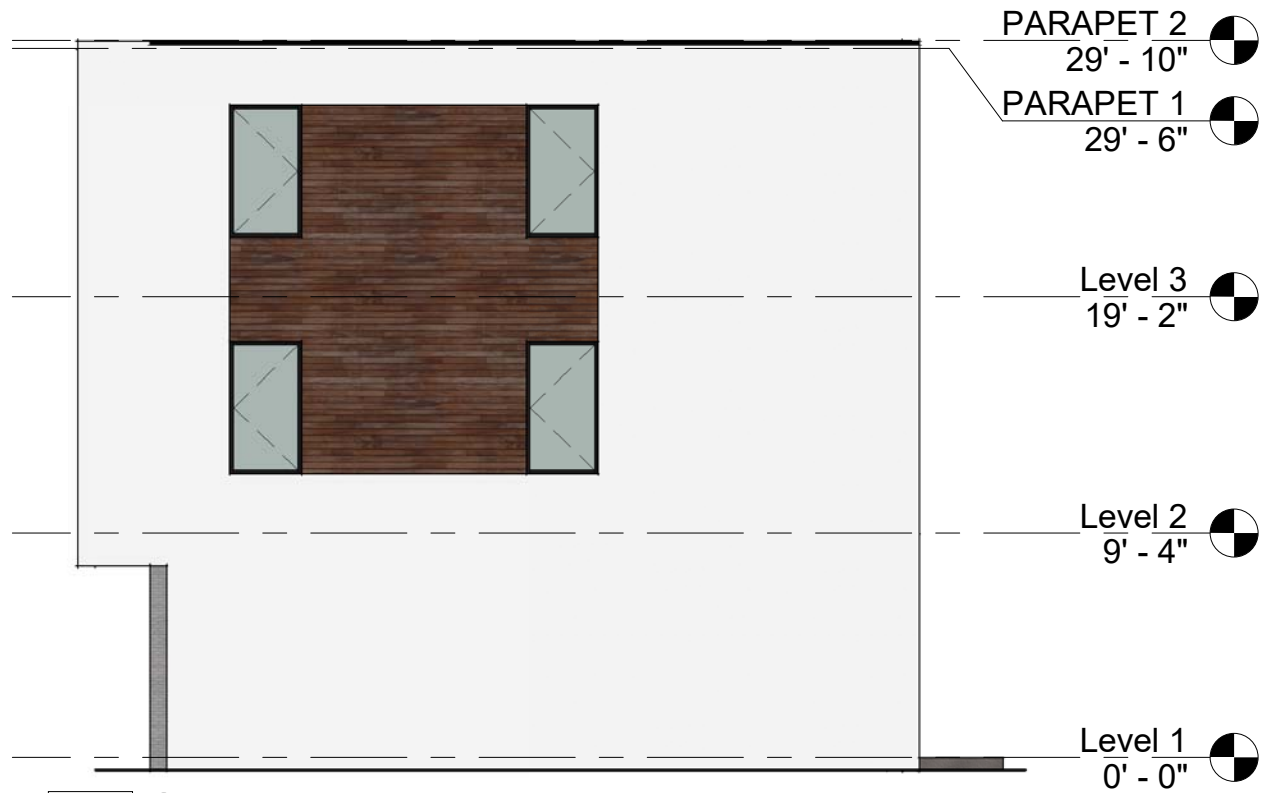
1 FRONT ELEVATION
1/8" = 1'-0"



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

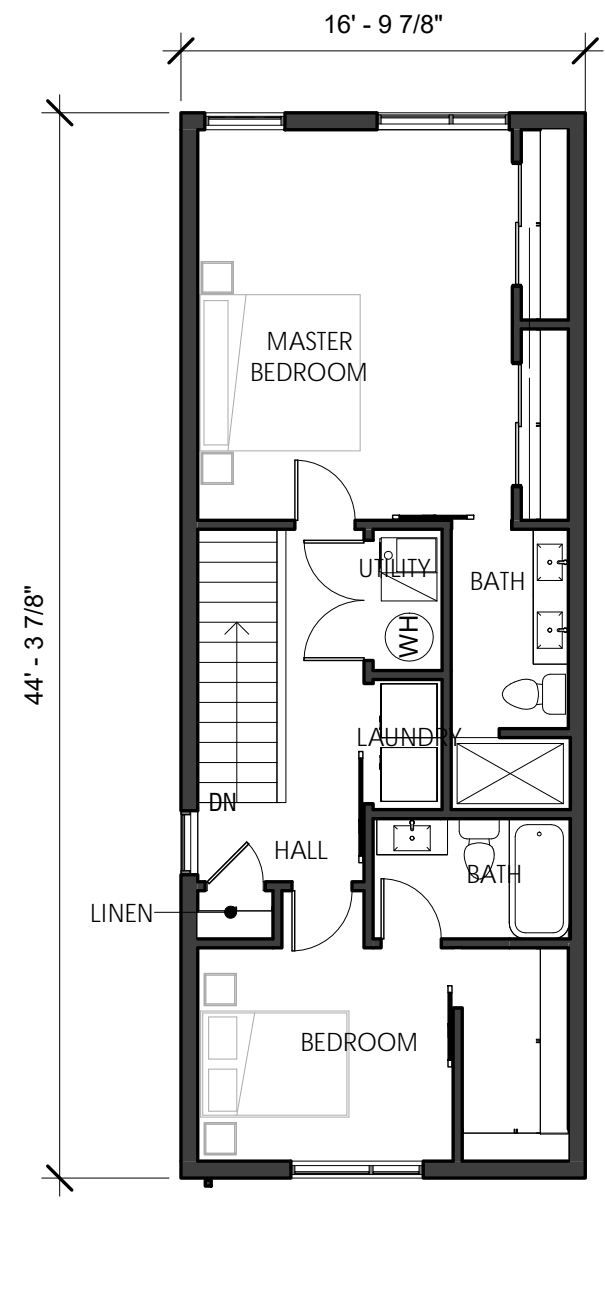
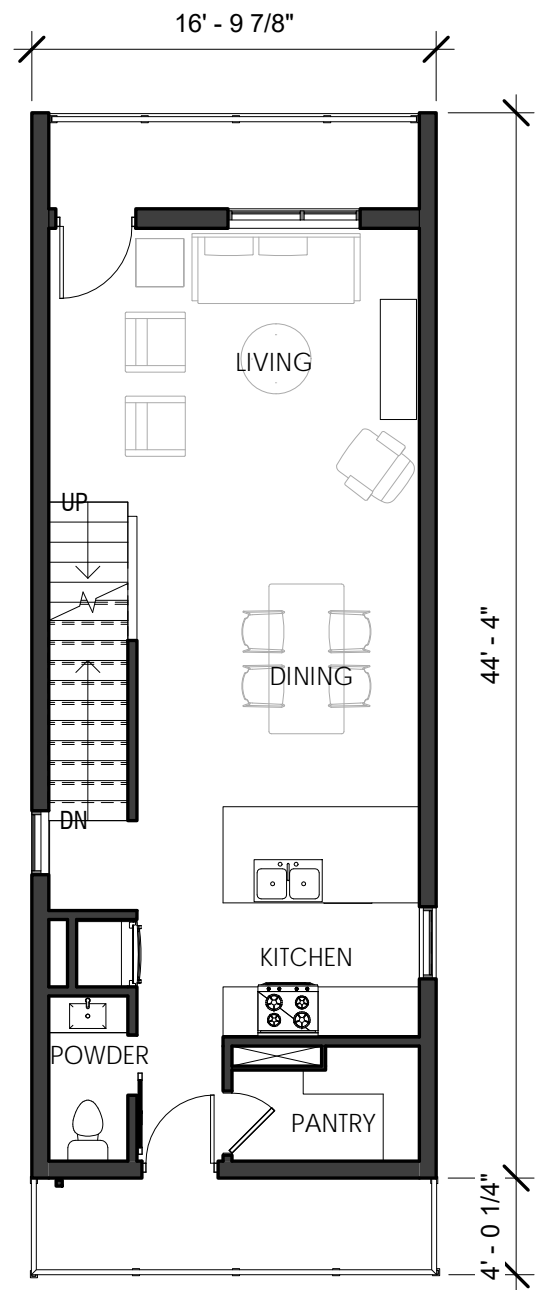
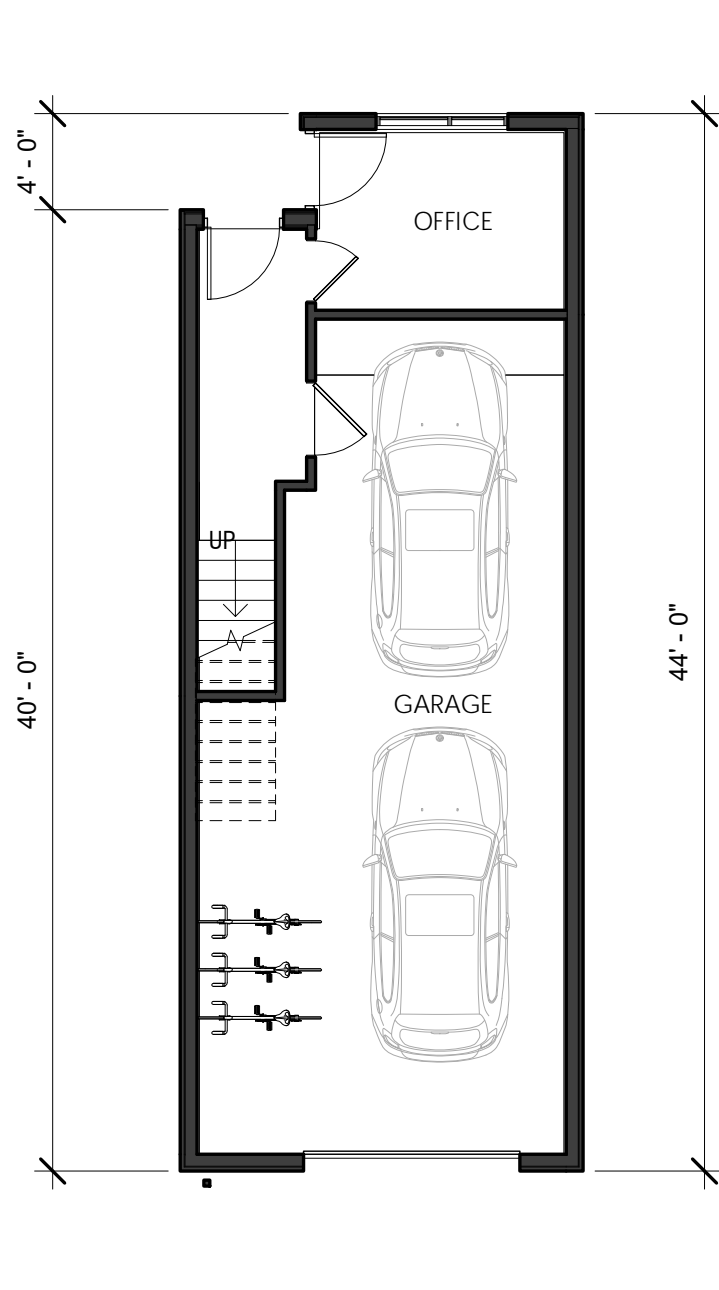


3 SIDE 1
1/8" = 1'-0"



4 SIDE 2
1/8" = 1'-0"

EXTERIOR ELEVATIONS-20X32 TOWNHOMES



1 LEVEL 1
1/8" = 1'-0"

2 LEVEL 2
1/8" = 1'-0"

3 LEVEL 3
1/8" = 1'-0"



WHITE STUCCO



CERAMIC TILE WITH WOOD TEXTURE
DAL TILE- ACACIA VALLEY 6"x36" ARK



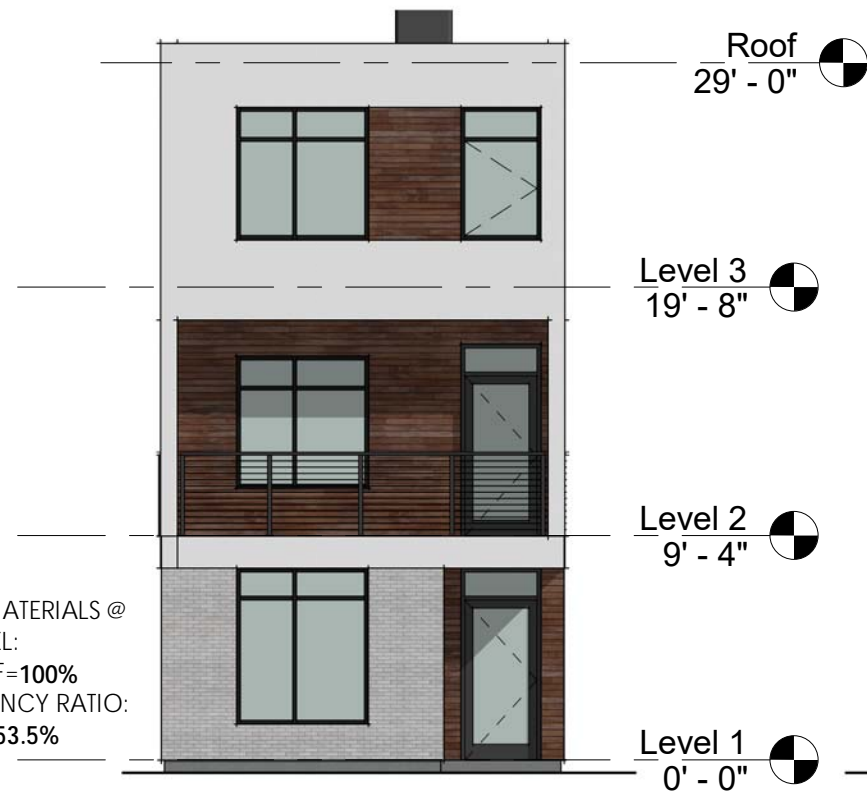
EMPEROR BRICK (2 1/4" x 15 9/16")

MATERIAL LEGEND
12" = 1'-0"

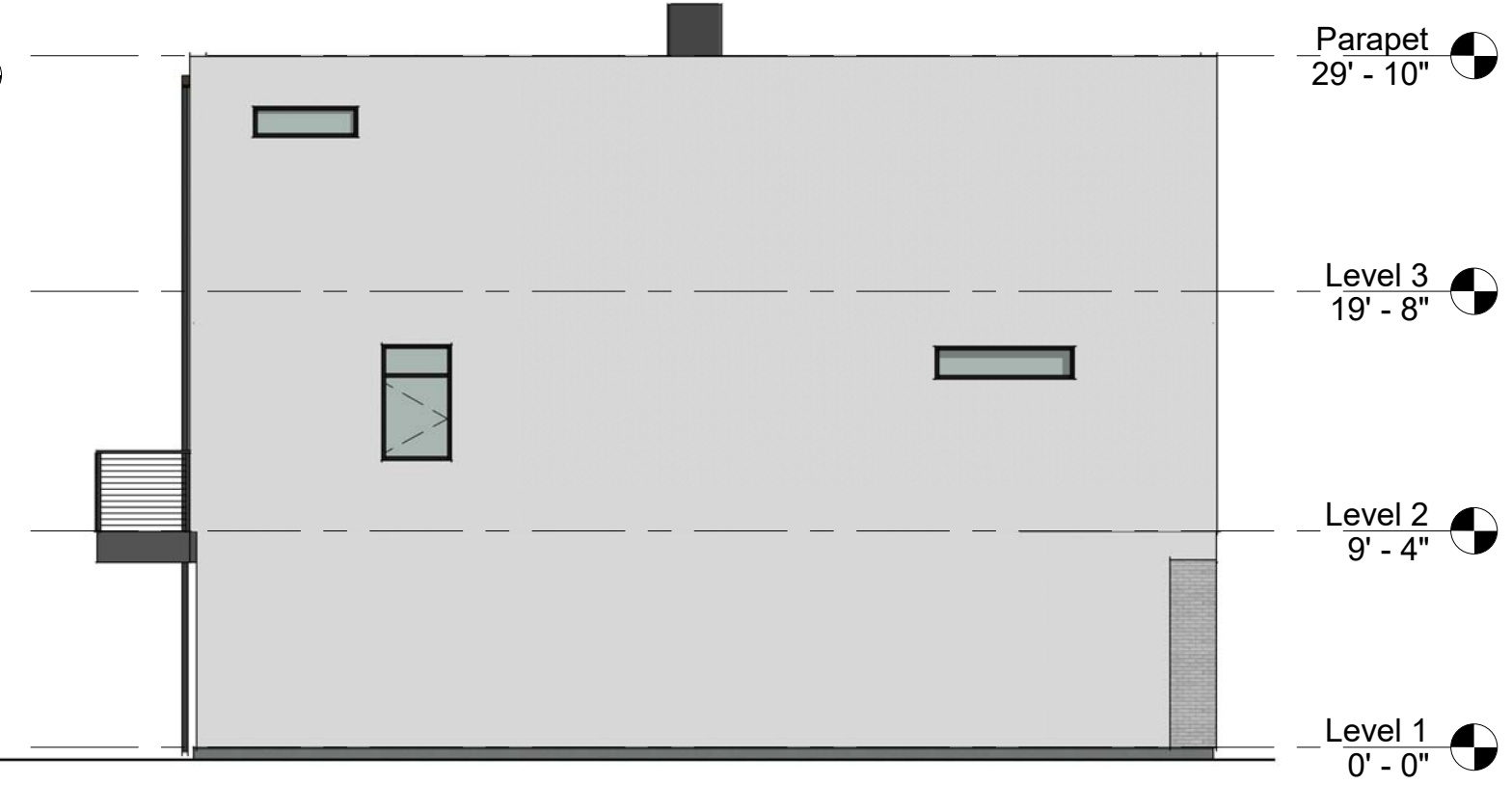
FLOOR PLANS
THE EDITH
115 W 1700 SO. SALT LAKE CITY, UT
PLANNED DEVELOPMENT APPLICATION

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DURABLE MATERIALS @
STREET LEVEL:
134SF/134SF=100%
TRANSPARENCY RATIO:
53SF/99SF=53.5%



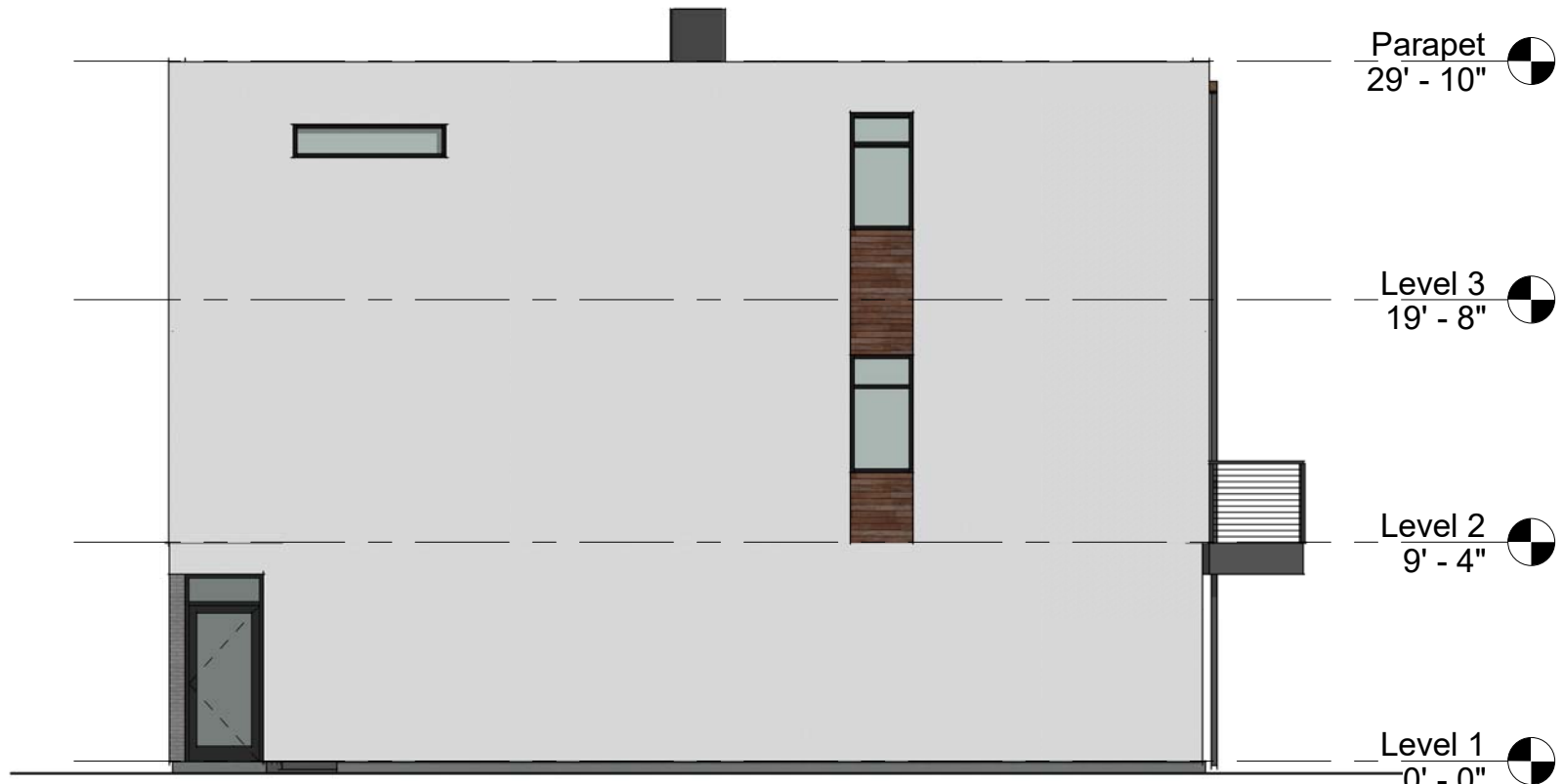
1 FRONT
1/8" = 1'-0"



3 SIDE 1
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



4 SIDE 2
1/8" = 1'-0"

EXTERIOR ELEVATIONS- 44' TOWNHOME
THE EDITH
115 W 1700 SO. SALT LAKE CITY, UT
PLANNED DEVELOPMENT APPLICATION

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**ATTACHMENT D: ADDITIONAL APPLICANT
INFORMATION**

theEDITH

Planned Development Request

1. Rear yard from 25' to 10' feet for a small portion and 21.25' for the remainder.
2. Lots without frontage on a public street

Note: We are compliant with all other requirements of the zone, the design guidelines, and meet multiple Planned Development Objectives.

Executive Summary

The Edith is a planned development consisting of 24 townhome style condos.

We fulfill the purpose of the Planned Development in multiple ways including:

- Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- Elimination of blighted structures or incompatible uses through redevelopment & rehabilitation.
- Creating thoughtfully designed architecture that engages the street and creates a pleasing environment.

At CW Urban we focus on how our new development will impact the existing neighborhood. The important question on this property was scale. While allowed per the zoning, a 5-story apartment building 10' from the single-family homes to the south did not fit in the context of this ballpark neighborhood. For this reason, we opted for a townhome development. This allowed us to break up the mass of the buildings with landscape and walkways that provide more individual connection between each unit and the neighborhood.

Our site plan meets the purpose of the planned development by creatively enhancing the pedestrian experience along both 1700 S and West Temple. After consultation with planning staff we updated our site plan and design to increase our focus on each of these street frontages. We are using thoughtful landscaping, walkways, and courtyards to buffer our site from the single-family homes to the north while at the same time creating a pleasing pedestrian connection to both west temple and 1700 S.

Our floor plans also include an on-grade flex space that can be used as a den, home office, or 3rd bedroom. This space uses glazing to interact directly with 1700 S or West temple. We also included 2nd story balconies for more eyes on the street in order to further activate the street frontages.

This missing middle project creates a thoughtfully designed transition from the intensity of 1700 S to the existing single-family neighborhood while at the same time cleaning up the blighted home on the corner that has been vacant for years with extensive fire damage. The Edith will help support the neighborhood commercial establishments as well as bring additional homeownership opportunities to the ballpark neighborhood.

Planned Development Compliance Narrative

Applicable sections of the municipal code have been copied and pasted below and applicant responses showing how the objectives were achieved are in blue text:

21A.55.010: PURPOSE STATEMENT:  

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

Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

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

Approving our planned development enhances the community's relationship with the street by creating multiple touch points through home entrances balconies, and landscaped walkways. In addition, placing the homes closer to the street animates it and creates a more pleasing pedestrian environment to better support the neighboring commercial establishments.

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

Approving our planned development also enables us to use solid and void to break up the monotony of what could have been a very large mass of building. These periodic breaks create a much more enjoyable pedestrian experience both for our future homeowners and the long-time neighborhood residents. It also leads to an increased common open space to encourage the building of a strong community amongst our homeowners.

- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

We will be redeveloping a site with three existing buildings, two homes and a commercial building, one of those existing homes is a blighted structure containing extensive fire damage that currently sits right on the corner of 1700 S and west temple. We will be removing the blight and reactivating this neglected portion of an otherwise growing 1700 S.

21A.55.040: LIMITATION:  

No change, alteration, modification or waiver authorized by section [21A.55.030](#) of this chapter shall authorize a change in the uses permitted in any district or a modification with respect to any standard established by this chapter, or a modification with respect to any standard in a zoning district made specifically applicable to planned developments, unless such regulations expressly authorize such a change, alteration, modification or waiver. (Ord. 23-10 § 21, 2010)

We comply and are not requiring any change in use as further covered in our Zoning Compliance Summary.

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

We comply as previously explained.

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

We comply with the purpose of the RMU-45 Zone as further covered in our Zoning Compliance Summary.

2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

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;

We comply.

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;

We comply, we have a large site with one small driveway.

- 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;

We comply, we are including one and two car tandem garages on each unit.

- c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;

We comply as our intensity of use is much less than what is allowed in the zone and will not unreasonably impair adjacent uses.

- 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;

We comply because we will be using thoughtful landscaping and walkways to create the connection of each home to the other and to 1700 S and West Temple.

- 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;

We comply. We have met with the city's design review team and they confirmed that sufficient sewer, water, and storm drain capacities exist to service our proposed development.

- 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

We comply.

- 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

We comply. The zoning allows for a greater intensity than we are proposing. The intensity, size and scale of the proposed plan is compatible with adjacent properties.

- 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;

We comply. Our shared driveway with garages to the rear or side yard of the lot matches the character and rhythm of the streets in the neighborhood.

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

NA

- F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

This is all covered in the *Zoning Compliance Summary*.

21A.55.060: MINIMUM AREA:  

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section.

We comply as our density is less than what is allowed in the RMU-45 zone.

21A.55.070: DENSITY LIMITATIONS:  

Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density. (Ord. 23-10 § 21, 2010)

We meet the density limitations of the RMU-45

21A.55.100: PERIMETER SETBACK:  

If the planned development abuts a residential lot or a lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. (Ord. 23-10 § 21, 2010)

We comply.

Zoning Compliance Review

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:  

A. Purpose Statement: The purpose of the R-MU-45 residential/mixed use district is to provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

As covered in our executive summary we feel the scale of the project we chose is much more compatible with the existing area than other configurations that would be allowed in this zone. Our focus in making this request was the pedestrian experience and we feel our proposed site plan enhances the that experience. We also believe our creative use of density will reinforce, and support, the neighborhood retail and food establishments found near this section the ball park neighborhood.

B. Uses: Uses in the R-MU-45 residential/mixed use 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 as follows:

Single Family Attached – No minimum lot widths or sizes apply because of the following qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

2. Single-Family Attached, Two-Family And Twin Home Dwellings:

a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').

We Comply

b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').

We Comply

c. Interior Side Yard:

(1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.

We Comply

d. Rear Yard: Twenty five percent (25%) of lot depth or twenty-five feet (25'), whichever is less.

We do not comply with this portion of the ordinance but we do meet the landscape buffer required when abutting a single-family district. Because our rear yard is actually serving as the entry way to the units in the middle of the project it will be landscaped to be an inviting park like setting. This area will create a very soft transition from 1700 S into the single-family neighborhood. We felt like our proposed side yard was much less intimidating than a 4 or five story multi-family building which could be built right up to the 10' side yard buffer according to the ordinance.

E. Maximum Building Height: The maximum building height shall not exceed forty-five feet (45'), except that nonresidential buildings and uses shall be limited by subsections E1, E2, E3 and E4 of this section. Buildings taller than forty-five feet (45'), up to a maximum of fifty five feet (55'), may be authorized through the conditional building and site design review process and provided that the proposed height is supported by the applicable master plan.

We Comply

3. For any property abutting a single-family or two-family residential district, the maximum height is limited to forty five feet (45') and may not be increased through any process.

We Comply

F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

We comply at 24.7%

G. Landscape Buffers: Where a lot in the R-MU-45 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.

We comply.

21A.37.010: PURPOSE STATEMENT:

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the city, and implementing the city's master plans. (Ord. 12-17, 2017)

21A.37.020: APPLICABILITY:

The design standards identified in this chapter apply to all new construction and additions on property in the zoning districts listed in section [21A.37.060](#), table [21A.37.060](#), subsections A through E of this chapter (residential except R-1, FR, SR, and R-2 districts), commercial, manufacturing, downtown, and special purpose districts (except A airport). When an addition to an existing building is made, only the addition is subject to the design standards of this chapter. For existing buildings where an addition is not proposed, a change in use or interior alterations of the building are not subject to this chapter. All new construction, additions, exterior building work, structure work, and site work on property in an H historic preservation overlay district or a landmark site remain subject to a certificate of appropriateness as required in subsection [21A.34.020](#)E of this title. (Ord. 12-17, 2017)

21A.37.030: SUBMITTAL REQUIREMENTS:

All applications that are subject to site plan review as indicated in chapter 21A.58 of this title shall address as part of their submittal drawings all applicable design standards identified in this chapter, in addition to all other applicable regulations. (Ord. 12-17, 2017)

21A.37.040: MODIFICATIONS OF DESIGN STANDARDS:

The planning commission may modify any of the design standards identified in this chapter subject to the requirements of chapter 21A.59, "Conditional Building And Site Design Review", of this title. The applicant must demonstrate that the modification meets the intent for the specific design standards requested to be modified, the standards for conditional building and site design review and any

adopted design guidelines that may apply. For properties subject to the H historic preservation overlay district, the historic landmark commission may modify any of the design standards in this chapter as part of the review of the standards in section [21A.34.020](#) of this title. (Ord. 12-17, 2017)

21A.37.050: DESIGN STANDARDS DEFINED:  

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use And Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.

1. Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

a. For single-family attached uses, the required use depth may be reduced to ten feet (10').

b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement.

c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.

2. Ground Floor Use And Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the conditional building and site design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials:

1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Durable materials include stone, brick, masonry,

textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds:

- a. The requirement would negatively affect the historic character of an existing building;
- b. The requirement would negatively affect the structural stability of an existing building; or
- c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be

as specified according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

F. Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection [21A.36.010B](#), "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

G. Upper Floor Step Back:

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the

roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

K. Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

L. Ground Floor Residential Entrances For Single-Family Dwellings: For the zoning districts listed in section [21A.37.060](#), table [21A.37.060](#) of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.

M. Parking Garages Or Structures: The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.

2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.

3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.

4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.

6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character In RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design In SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
2. Integral planters or wing walls that incorporate landscape or seating.
3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls. (Ord. 12-17, 2017)

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:  

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked, that standard is required. If a box is not checked, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table supersede those in the definition.

TABLE 21A.37.060

ATTACHMENT E: PROPERTY & VICINITY PHOTOGRAPHS



This photograph shows the single-family dwelling located adjacent to the property along the south property line.



This photograph shows one of the existing commercial structures on the property. This structure is located on West Temple St.



This photograph shows an existing single-family dwelling on the site. It is located on the corner of 1700 S. and West Temple. A fire has left the dwelling uninhabitable.



This photograph shows an existing single-family dwelling on the site. It is located on the corner of 1700 S. and West Temple. A fire has left the dwelling uninhabitable.



This photograph shows an existing single-family dwelling on the site. It is located on the corner of 1700 S. and West Temple. A fire has left the dwelling uninhabitable.



This photograph was taken looking south from 1700 South at the rear yard of the existing commercial site.



This photograph is looking towards the west across West Temple St. which is directly across from the subject property.



This photograph is looking towards the west across West Temple St. which is directly across from the subject property.

ATTACHMENT F: EXISTING CONDITIONS

Central Community Master Plan Discussion

The proposal is located within the Central Community Master Plan area. The Future Land Use map in the master plan designates the property as “Medium Residential/Mixed Use (50 or more dwelling unit per acre” and the property has been zoned R-MU-45 (Residential Mixed Use), in compliance with this designation. The proposed residential project is a permitted use in the zone.

The following information is from the master plan and is supportive of this proposed development:

Livable communities and neighborhoods

- A variety of residential land use supports all types of housing and the affordability of the housing stock.
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.
- This land use designation allows integration of medium density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.

Residential land use goals

- 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.
- Encourage a variety of housing types for higher-density multi-family housing in appropriate areas such as East Downtown, the Central Business District, the Gateway area, and near downtown light rail stations to satisfy housing demand.
- Discourage any compromise to the livability, charm, and safety of the neighborhoods or to the sense of a healthy community.

Residential land use policies

- Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.
- Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The Central Community Master Plan supports new residential development but highlights compatibility with existing neighborhoods as paramount. The proposed development would replace three vacant structures with new single-family attached dwellings. The current design has taken the existing low density neighborhood into consideration. The zoning on the property would allow for a structure that is 45 feet in height which is over 15 feet greater than what is proposed.

The development also encourages home ownership in this neighborhood. Much of the recent new development in the Ballpark neighborhood has been rental product. The master plan encourages a mixture of housing types for all income levels throughout the neighborhood. A “for sale” development will help to increase a housing type

that currently does not generally exist in the area. Recent planning best practices have discussed the lack of “missing middle” housing types in urban areas. The “missing middle” housing type is generally viewed as multi-family or clustered housing which is compatible in scale with single-family homes that help meet the growing demand for walkable urban living. This proposed development helps to meet the goals of the master plan as well as provide needed housing and the elimination of existing blight.

The development will also help to add vitality to a neighborhood commercial area in and around the intersection of 1700 South and Main Street. This commercial area has seen a number of redeveloped commercial structures. Adding population will provide a neighborhood customer base.

These Master Plan policies are discussed in [Attachment G](#), under standard B and under [Attachment H](#), under standard L.

Applicable General Zoning Standards:

R-MU-45 Zoning Standards

Requirement	Standard	Proposed Development Status	Impact on Development
Front/Corner Side Yard	5 feet minimum, 10 feet maximum	Does not comply.	Planned Development approval is required.
Side Yard	4 feet	Complies	None
Rear Yard	25% of lot depth or 25 feet, whichever is less.	Does not comply.	Planned Development approval is required.
Lot Area	No minimum or maximum if garages are rear or alley loaded	Complies	None
Lot Width	No minimum or maximum if garages are rear or alley loaded	Complies	None
Maximum Height	45 feet	Complies	None
Minimum Open Space	20% of lot area must be maintained as open space	Complies	None
First Floor Windows	60% for Commercial Uses and 45% for Residential Uses	Complies	None
Mechanical Equipment and Service Areas	Must be screened	Complies	None
First Floor/Street Level Requirements	Active residential or commercial use is required for 75% of street facing facades.	Complies	None
Ground Floor Building Materials	80% of the ground floor must be of a durable material.	Complies	None
Maximum Length of a Blank Wall	The maximum length of a blank street facing wall is 15 feet.	Complies	None

ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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; 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.</p>	<p>Complies</p>	<p>The applicant claims that the project is meeting three objectives: A, D and E.</p> <p>The applicant has stated that the design meets Objective A as the design, “enhances the community’s relationship with the street by creating multiple touch points through home entrances balconies, and landscaped walkways. In addition, placing the homes closer to the street animates it and creates a more pleasing pedestrian environment to better support the neighboring commercial establishments.”</p> <p>The applicant has stated that its project is meeting Objective D as the proposed design, “enables us to use solid and void to break up the monotony of what could have been a very large mass of building. These periodic breaks create a much more enjoyable pedestrian experience both for our future homeowners and the long-time neighborhood residents. It also leads to an increased common open space to encourage the building of a strong community amongst our homeowners.”</p> <p>The proposed design is also generally in keeping with the mass and scale in the surrounding neighborhoods. The zoning district does allow for a project that is greater in height and bulk but the applicant has made the decision to propose a development that is more compatible with the existing neighborhood. This provides a more pleasing environment for the residents of the subject community but also the surrounding neighborhood as a whole.</p> <p>Lastly, the applicant has stated that it is meeting Objective F with the removal of a blighted structure. One of the three existing structures is a blighted structure containing extensive fire damage and currently sits in a prominent location on the corner of 1700 S. and West Temple. The removal of this blight will reactivate this currently neglected portion of the Ballpark neighborhood.</p> <p>Staff believes that the proposed design with a mixture of high quality building materials, the full utilization of the available street frontages, landscaping and interior connections and the elimination of blight does meet the required objectives as stated above.</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</p>	<p>Complies</p>	<p>1. The proposal is located within the Central Community Master Planning Area. The Future Land Use map in the master plan designates the property as “Medium Residential/Mixed Use (50 or more dwelling unit per acre” and the property has been zoned R-MU-45 (Residential Mixed Use), in compliance with this designation.</p> <p>The Central Community Master Plan supports new residential development but highlights compatibility with existing neighborhoods as paramount. The proposed development would replace three vacant structures with new single-family attached dwellings. The current design has taken the existing low density neighborhood into consideration. The zoning on the property would allow for a structure that is 45 feet in height which is over 15 feet greater than what is proposed. The development also encourages</p>

<p>located or by another applicable provision of this title.</p>		<p>home ownership in this neighborhood. Much of the recent new development in the Ballpark neighborhood has been rental product. The master plan encourages a mixture of housing types for all income levels throughout the neighborhood. A “for sale” development will help to increase a housing type that currently does not generally exist in the area. Recent planning best practices have discussed the lack of “missing middle” housing types in urban areas. The “missing middle” housing type is generally viewed as multi-family or clustered housing which is compatible in scale with single-family homes that help meet the growing demand for walkable urban living. This proposed development helps to meet the goals of the master plan as well as provide needed housing and the elimination of existing blight.</p> <p>This is discussed in more depth in Attachment F.</p> <p>2. Single-family attached residential developments are permitted in the R-MU-45 zoning district.</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> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 	<p>Complies</p>	<ol style="list-style-type: none"> 1. This property is located at the intersection of West Temple and 1700 South. Access to the street would be provided by an east to west running private driveway that is connected to West Temple. As with all new development, this new proposed development will produce additional traffic, but the addition of 23 units to the neighborhood will have a negligible effect on the service level of any adjacent street. 2. a. The project has included an east to west running private driveway which will be the sole vehicular access to the project. The project will direct traffic onto West Temple which is a major street. No traffic will be directed to a local street. 2b. This project is required to provide one off-street parking stall for each residential unit. The applicant has proposed that the all of the units will have attached garages with off street parking that meet or exceed the minimum parking standards. Parking is also available along West Temple St. No garages will be visible from any public street. 2c. The development will have weekday peak traffic that corresponds with normal commuting hours. The adjacent properties are not expected to be negatively affected by the additional traffic that occurs during these hours. 3. Pedestrian areas throughout the proposed project are constructed in a safe manner and will provide pedestrians a safe way to access the community from public streets. There is a clear separation between access for vehicles and those for pedestrians. 4. The development will be required to upgrade utility infrastructure where determined to be necessary by the Public Utilities Department and other responsible entities in order to adequately provide service. 5. The development is located in a portion of the Ballpark neighborhood which has seen recent new developments as well as redevelopment of existing structures. The development is located next to a single-family home to the south, publically owned open space to the southwest and commercial uses to the west. None of these is expected to be negatively affected by the proposed use on the site as a landscaped buffer has been required to offer protection to the adjacent single-family dwelling. 6. As a single-family attached development (townhouses) the project is not fully developing the permitted density on the property. Further the development is 15 feet shorter than is

<p>motorized, nonmotorized, 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 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>allowed in the zoning district. The development will provide added density to the neighborhood but in a manner that is compatible to the existing neighborhood with little negative impact.</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>There is little living vegetation remaining on the site as it has been vacant and unkempt for a significant amount of time. This vegetation will be removed and new landscaping will be installed as noted in the landscape plan in Attachment B. The landscape plan states that all of the proposed plants will be of a drought tolerant species. The two existing mature street trees along the West Temple frontage will remain in place.</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 currently three vacant structures on the site. Two are commercial structures and the other is a single-family dwelling. The single-family dwelling recently suffered extensive damage due to a fire. The structures do not currently possess any significant historical, architectural, or environmental features.</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>Other than the specific modifications requested by the applicant, the project appears to comply with all other applicable codes. Further compliance will be ensured during review of construction plans.</p>

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:

- Planning Division Open House held on October 19, 2017. Three neighbors were in attendance and all supported the project as proposed. This included the chair of the Ballpark Community Council. He declined to place the project on a future meeting but did offer his support for the project.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on December 1, 2017.

Public hearing notice posted on December 1, 2017.

Public notice posted on City and State websites and Planning Division list serve on December 1, 2017.

Public Input:

All public input has been positive up this point and was received at the open house. No further comments have been received since that open house.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

Jason Draper, Public Utilities

Public Utilities Comments for 1710 South West Temple:

- Planned Development review does not provide building permit or utilities approval. Full plan review will be required when plans are submitted for building permit.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Parcels must be consolidated prior to permitting
- Public Utility permit, connection, survey and inspection fees will apply
- There are multiple sewer and water connections to the property. Any unused connections must be capped at the main.
- There is a regional detention facility south and west of the property
- The water main in West Temple is a 6" water main. If any new hydrants are required along West Temple, this main will need to be upsized.
- DRT Review is recommended
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices
- Storm water treatment is required prior to discharge to the public storm drain. Green infrastructure should be used wherever possible.
- Storm water detention is required for projects greater than 1 acre. A technical drainage study will be required. Refer to the SLC Design Process Guide.
- A Construction Stormwater Discharge Permit is required. A Complete SWPPP document is required for review and approval.
- All utilities must be separated by a minimum of 3 ft horizontally and 18" vertically. Water and sewer lines required 10 ft minimum horizontal separation
- Applicant to provide fire flow and culinary water demands for review. Water system upgrades may be required.
- One culinary meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted.
- If a 8" private sewer lateral is desired, a petition to public utilities for exception to the policy is required. Provide an a petition letter including flows, demands, peak use and velocity calculations to justify the petition.
- All culinary meters larger than 3" require justification including average daily use and peak demand.
- Meters must be perpendicular to the main with no bens or elbows.
- Include callout and detail of all utility infrastructure including sizing and APWA or SLC Standard Practices references.

Kenney Christensen, Fire

The proposed development shall be in accordance with IFC and the appendices. The revised drawings indicate the structure(s) are now below 30 feet in height to the top of the parapet. Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices (e.g. IFC Section 503.1.1 and 503.2.5). Any proposed Alternative Methods & Materials (AM&M) shall be approved by the Fire Prevention Bureau prior to any permit issuance and/or planned development approval. Compliance with the information in this review does not guarantee compliance with the current adopted international fire and building codes; and it does not guarantee issuance of any building permit.

Michael Barry, Transportation

Tandem and side by side parking is acceptable in garages. Required bicycle parking must be located outside and within 50 of the primary entrance to each building.