



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260; casey.stewart@slcgov.com
Date: May 17, 2018 (For May 23 hearing)
Re: Petitions PLNSUB2017-00135 & 00179 EVO Planned Development and Preliminary Plat

PLANNED DEVELOPMENT & PRELIMINARY PLAT

PROPERTY ADDRESS: 578 & 610 N West Capitol Street
PARCEL ID: 08-36-230-016 & 08-36-230-026
MASTER PLAN: Capitol Hill Master Plan
ZONING DISTRICT: SR-1A (Special Development Pattern Residential)

REQUEST: dbUrban Communities, applicant and owner, requests approval of a planned development and preliminary plat for a 14 lot subdivision intended for 7 twin-homes. Most of the lots (8) would be accessed from a proposed private driveway rather than a public street, which is the main reason for the planned development application and public hearing with the Planning Commission. The Planning Commission is the final decision authority for both applications.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested planned development and preliminary plat subject to the following conditions:

1. Any planning commission approval is limited to the preliminary plat and planned development petitions, and cannot be overridden by the Historic Landmark Commission.
2. In the same regard as condition #1, the Planning Commission cannot subsequently override any aspect of the project approved by the Historic Landmark Commission.
3. The applicant will be required to submit a final plat application for the subdivision, but it may not be submitted prior to any Historic Landmark Commission decision.
4. The applicant shall provide a copy of any access easements for the proposed driveway with the final plat application.
5. The applicant shall install a fence for screening purposes, at least 4 ft tall, along that portion of the driveway adjacent to the properties along West Capitol Street and between the two driveway access points if a similar structure does not already exist.

ATTACHMENTS:

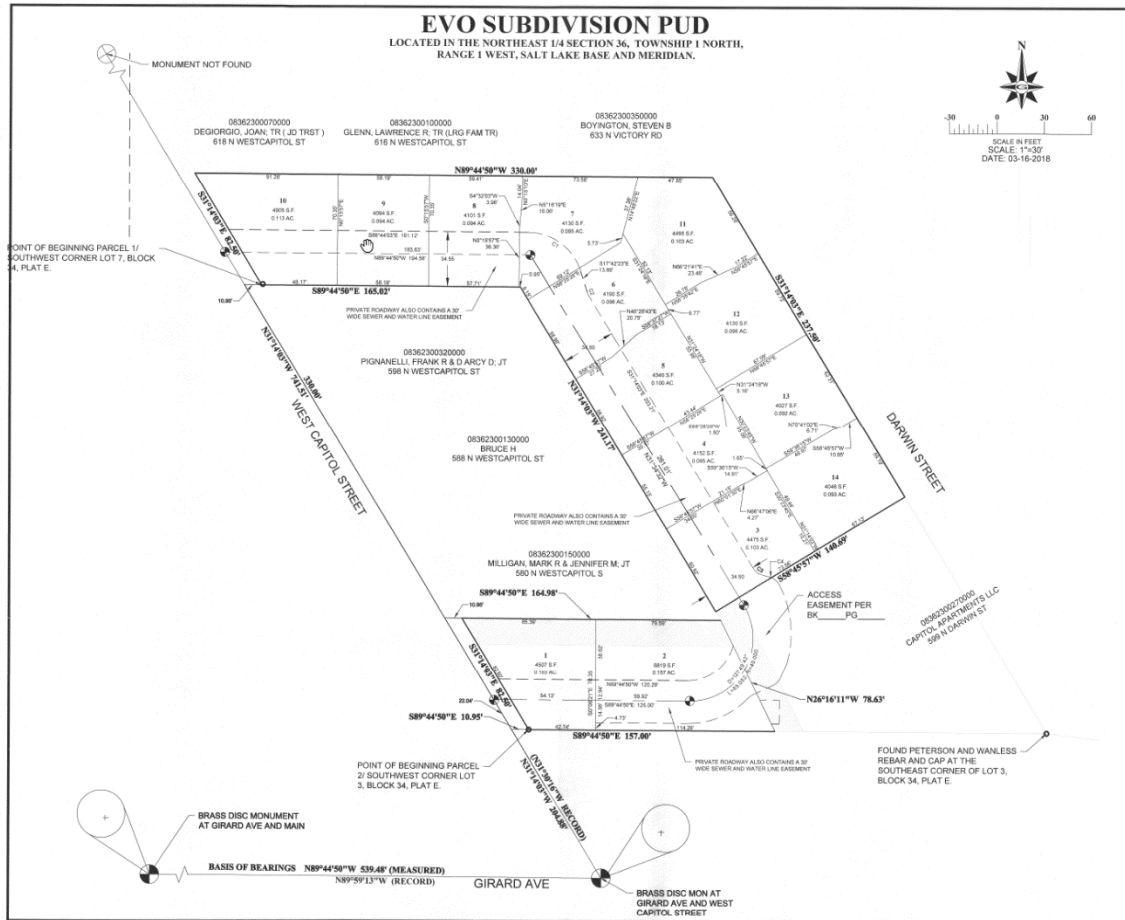
- A. [Vicinity Map](#)
- B. [Site Plans and Project Description](#)
- C. [Existing Conditions & SR-1A Zoning District Regs](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

PROJECT DESCRIPTION:

Proposal Details

The project area consists of two vacant, undeveloped lots on a hillside west and below the state capitol building. The project site fronts on two different streets, Darwin above and West Capitol below. The upper lots (four lots) would access directly onto Darwin Street, complying with the city's public street access standard. The remaining lots would all access West Capitol Street, with eight (8) of those lots being accessed by a private driveway that comes from West Capitol Street, thus requiring planned development approval.

The purpose of the lot and street layout as proposed is to facilitate an overall development consisting of seven (7) twin-home buildings (each building split by a lot line) for a single-family residential project.



Project Details

Item	Zone Regulation	Proposal
Lot size	4,000 sq ft (minimum)	4,027 to 6,819 to sq ft (complies)
Lot width	25 feet	All lots are at least this wide at the front setback line; however, lot width can be modified via the planned development process and Lot 7 may fall into this category.

KEY ISSUES:

The key issues noted for this project are listed and discussed below and were identified through public comment received, the analysis of the project materials, review of standards, ([Attachment "D"](#)) and department review comments:

Issue 1: Private Driveway

This is the key reason for the planned development application. When creating new subdivision lots, city code requires they front a public street. 6 of the 14 lots in this proposed subdivision would meet this requirement, fronting either Darwin or West Capitol Streets; whereas the remaining 8 lots would not. Those 8 lots would be located interior to the block and be accessed via a proposed private driveway. The driveway would be within a dedicated access easement and would operate in a "one-way" mode, entering from the north end and exiting out the south end, onto West Capitol Street which is also one-way traffic direction.

Another factor to the driveway is that a portion of it would cross onto adjacent property that is not part of this site, meaning the applicants would have to obtain an easement from the adjoining property owner (599 N Darwin Street). If permission was not granted by the adjacent property owner, it is possible the private driveway could operate as two separate driveways allowing travel in both directions but the applicant would have to return to the planning commission for that modification. Documented approval of this cross-access easement has not been offered by the applicant yet.

Issue 2: Traffic and Parking

West Capitol Street is a narrow, one-way public street and neighbors have expressed concern about the additional traffic and parking demand this proposal would create, whether from the new occupants or their visiting guests. Planning staff acknowledges the existing conditions along West Capitol Street and has observed them. While these conditions can create difficulty, the Capitol Hill Master Plan, the zoning ordinance and the SR-1A zoning district specifically, anticipate this type of project, both by the residential use and allowed density. Thus, the additional parking and traffic is not out of the realm of what these key city and neighborhood plans anticipate. Vehicle traffic in this area has always been more difficult due to older narrow streets.

The parking requirement for each unit is 1 stall per bedroom, up to a maximum of 2 stalls. The applicant is proposing an attached garage for each unit, with 2 stalls in each garage. The proposal complies with the number of parking stalls required. This same parking requirement applies to the neighboring properties as well, yet many were constructed at a time when the number of required stalls was fewer, and many of the cars parking on the street belong to homes with noncompliant parking. Requiring this proposal to install parking above and beyond what is already dictated by city code would be unfair.

Also, the city's transportation division determined the proposal does not rise to the level of requiring a traffic study, and one was not provided. The traffic along Darwin is less of a concern.

Issue 3: Storm Drainage

Given the tight pattern of development in the neighborhood, gutters and other storm drainage components can seem inadequate. The community has expressed concern about how the drainage of this site will be handled. The city public utilities department administers the drainage standards and have been in communication with the applicant to make them aware of the requirements, also found in *Attachment F Department Comments* of this report. The applicant will be required to comply with those standards and present a compliant design before being allowed to proceed with development of the site. Those specifics are not provided at this stage of the application, but it should be understood that compliance will be required for any type of development at this site.

DISCUSSION:

There are many facets to this project and it is in the beginning stages. These two initial petitions, planned development and preliminary plat, are limited in scope and focus on the layout, access and density of the project. The project site is within the Capitol Hill local historic district and therefore also subject to review and approval by the Historic Landmark Commission (HLC) who will consider the building style and design, locations and site grading – the finer details of the project.

Staff found no comments from the community council or city departments that could not be addressed or resolved during a construction permit review or as part of the final plat process, which would occur after any Historic Landmark Commission approvals.

NEXT STEPS:

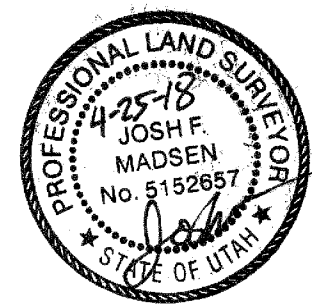
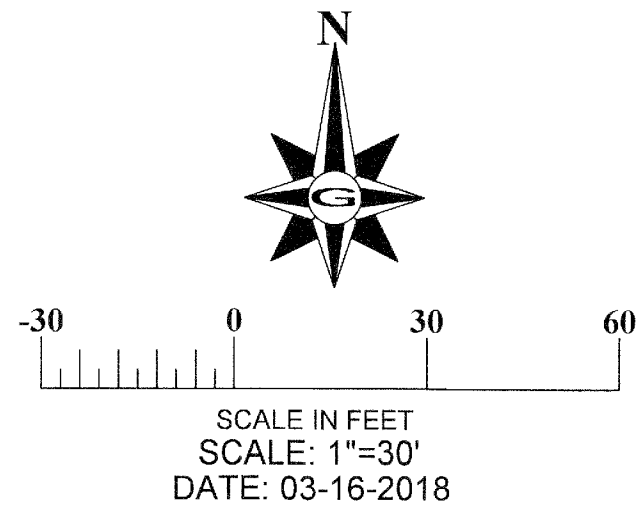
If these two applications are approved, the applicant would proceed to the Historic Landmark Commission to obtain a certificate of appropriateness for the buildings and their locations. Were the HLC to deny certain aspects of the building designs or locations, that denial would be considered the final decision on that particular element, meaning the applicant would not then be able to proceed to the Planning Commission seeking for their override. If denied the applicant would still be able to develop the site but at a reduced density, such that each lot would then have to front a public street. The project would need to comply with the SR-1A zoning district requirements.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site Plan / Preliminary Plat

EVO SUBDIVISION PUD
LOCATED IN THE NORTHEAST 1/4 SECTION 36, TOWNSHIP 1 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



BOUNDARY DESCRIPTION (AS SURVEYED)

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 34, PLAT E, SAID POINT ALSO BEING DESCRIBED AS LOCATED NORTH 31°14'03" WEST 534.88 FEET AND SOUTH 89°44'50" EAST 10.95 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF WEST CAPITOL STREET AND GIRARD AVENUE AND RUNNING THENCE NORTH 31°14'03" WEST 82.50 FEET; THENCE SOUTH 89°44'50" EAST 330.00 FEET; THENCE SOUTH 31°14'03" EAST 237.50 FEET; THENCE SOUTH 58°45'57" WEST 140.69 FEET; NORTH 31°14'03" WEST 241.17 FEET; THENCE NORTH 89°44'50" WEST 165.02 FEET TO THE POINT OF BEGINNING.

Contains 1.17 acres

PARCEL 2

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 34, PLAT E, SAID POINT BEING LOCATED NORTH 31°14'03" WEST 204.88 FEET AND SOUTH 89°44'50" EAST 10.95 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF WEST CAPITOL STREET AND GIRARD AVENUE AND RUNNING THENCE NORTH 31°14'03" EAST 82.50 FEET; THENCE SOUTH 89°44'50" EAST 164.98 FEET; THENCE SOUTH 23°16'11" EAST 78.63 FEET; THENCE NORTH 89°44'50" WEST 157.00 FEET TO THE POINT OF BEGINNING.

Contains 0.26 acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

EVO SUBDIVISION PUD

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS ____ DAY OF _____ A.D. 20 ____.

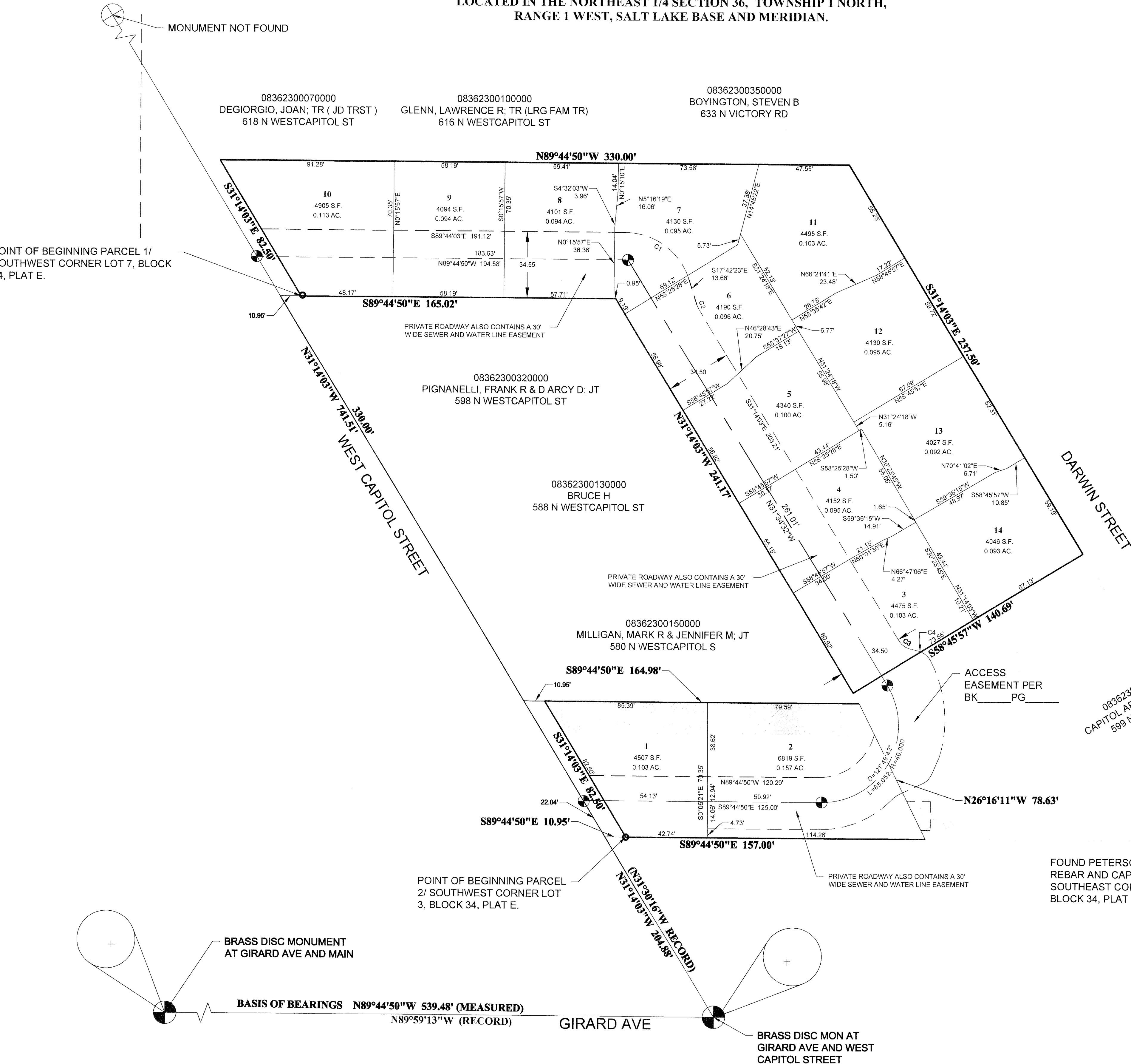
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

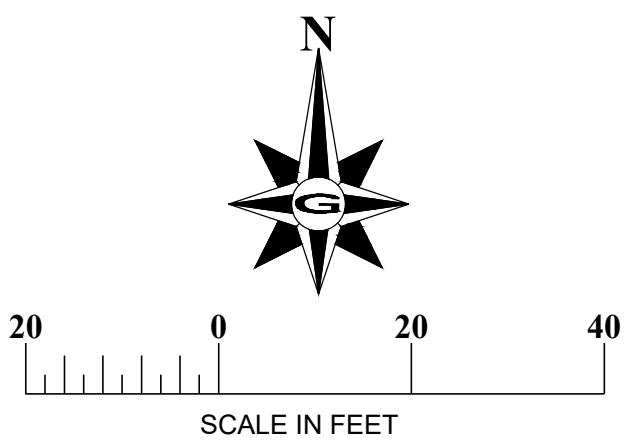
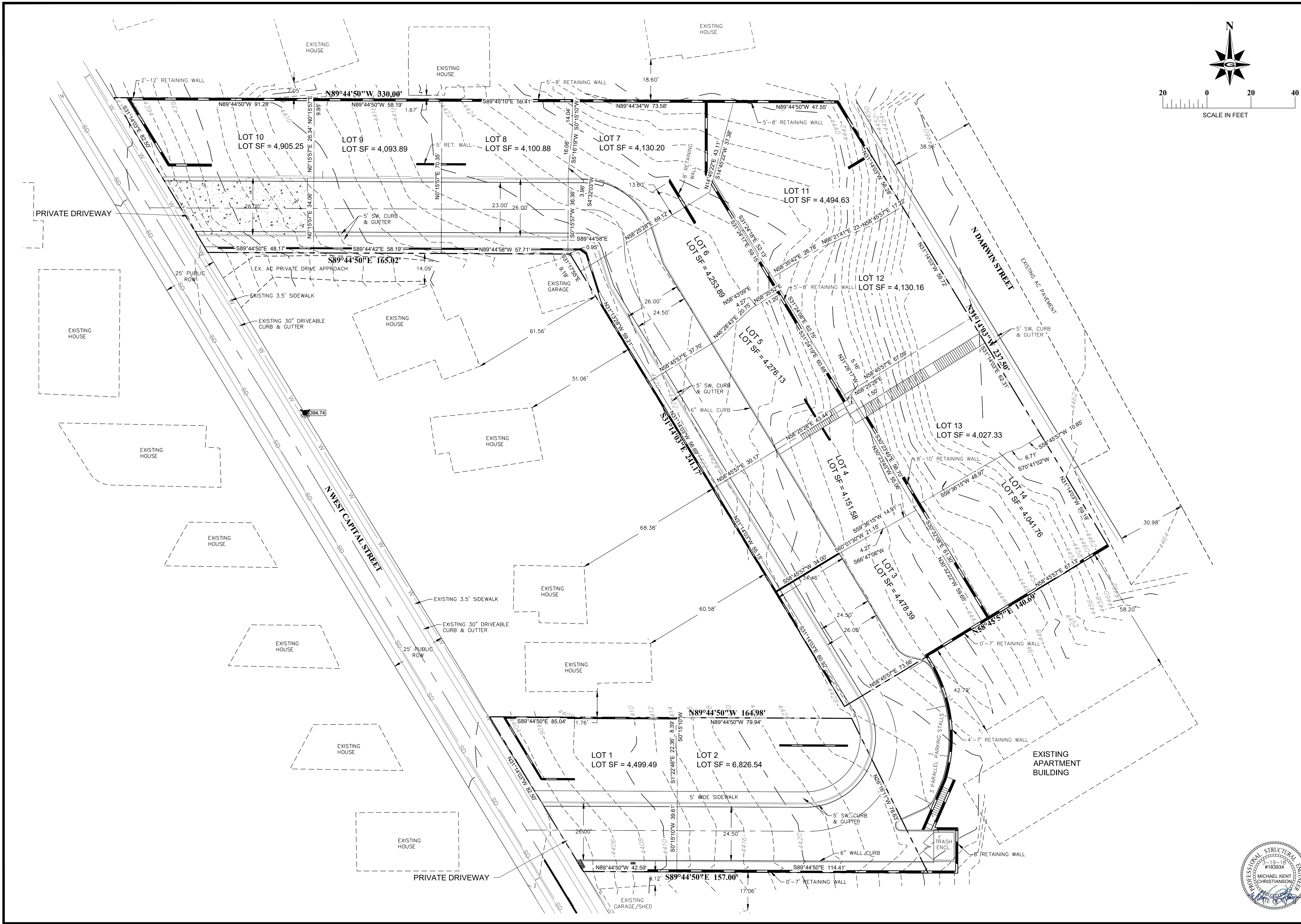
ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF _____, BY _____ AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

ITS MANAGER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT _____



 12401 SOUTH 450 EAST DRAPER, UT, 84020 BLD PHONE: (801) 571-9414 FAX: (801) 571-9449 CONSULTING ENGINEERS AND SURVEYORS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS ____ DAY OF _____, 2017. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, 2017. S.L. VALLEY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER CITY SURVEYOR	CITY PLANNING DIRECTOR APPROVED THIS ____ DAY OF _____, 2017, BY THE SALT LAKE PLANNING COMMISSION. PLANNING DIRECTOR	CITY ATTORNEY APPROVED THIS ____ DAY OF _____, 2017. SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____, 2017, AND IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY ATTORNEY	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____. DATE ____/____/____ TIME: ____ BOOK: ____ PAGE: ____ FEE: _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER	NUM- ACCOUNT- PAGE 1 OF 1
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CONSULTING ENGINEERS AND SURVEYORS

GILSON
ENGINEERS INC.

200 SOUTH 400 EAST
SUITE 200
SALT LAKE CITY, UT 84143
PHONE: (801) 571-1444
FAX: (801) 571-1448

REV	DATE	BY	COMMENTS

DATE: FEBRUARY 2018
DRAWING NAME: EVO SUBDIVISION
DESIGNED/DRAWN BY: JG
CHECKED: APPROVED: 1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

SITE PLAN

EVO SUBDIVISION
611 NORTH DARWIN
SALT LAKE CITY, UTAH 84103
SALT LAKE COUNTY, UTAH

REVISION:

PROJ. # **TIM.010**

SP-1

eVo Twinhomes PD Narrative



PD Submittal Requirements

1. Project Description

Area Description: The Marmalade district is a diverse neighborhood with an eclectic mix of housing and commercial uses. The close proximity to the Capital, downtown Salt Lake City and many activities and cultural opportunities makes it a highly desirable location for home ownership. Steep, narrow streets, irregular shaped lots and variety of architectural structures best characterize the neighborhood; and, a significant portion of the structures in the Marmalade district are “oriented to the *lot* rather than the street”.



PD Submittal Requirements

1. Project Description

Existing Use/Condition: The property consists of two lots, which are adjacent yet non-contiguous. There is an existing easement right connecting the two parcels that is a matter of title. There are no structures onsite, and the two parcels are essentially unimproved. The site is bounded on the east by Darwin Avenue and continues through the block to West Capitol Street. The two parcels are a combined 1.43 gross acres. Uses directly adjacent to the property include cluster homes, single-family residences, a 15-unit apartment complex and duplex or twin-home.



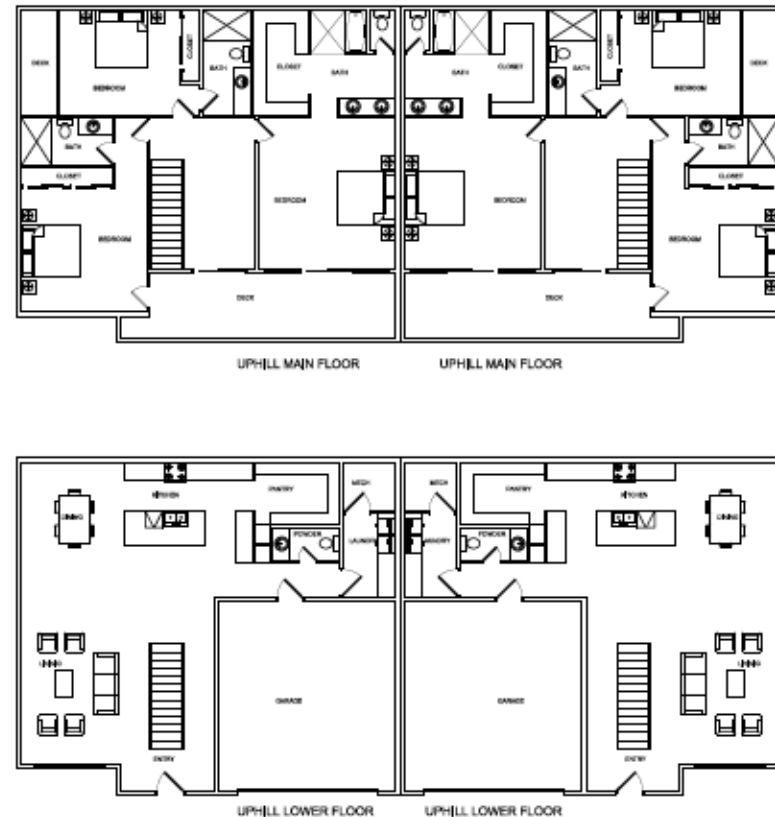
PD Submittal Requirements

1. Project Description

Proposed Use: The neighborhood is an eclectic mix of predominately small-lot single family or attached owner-occupied housing units. The proposal is to provide 14-twin home units within seven building structures. Each twin home lot will have a minimum 4,000 square foot land area and will be designed for ownership within an association. Some lots will have direct access to Darwin and West Capitol, while other lots will match the historical land development pattern and will be oriented interior of the block and accessible from a private lane. Homes built within the community will take advantage of the grade change to minimize impact on surrounding areas and maintain views of the valley below. Massing of the structures is also compatible with the nature of the neighborhood, and home footprints and heights will keep the community in a scale that fits within the historic neighborhood overlay.

DWELLING, TWIN HOME : A building containing one dwelling separated from one other dwelling by a vertical party wall. Such a dwelling shall be located on its own individual lot.

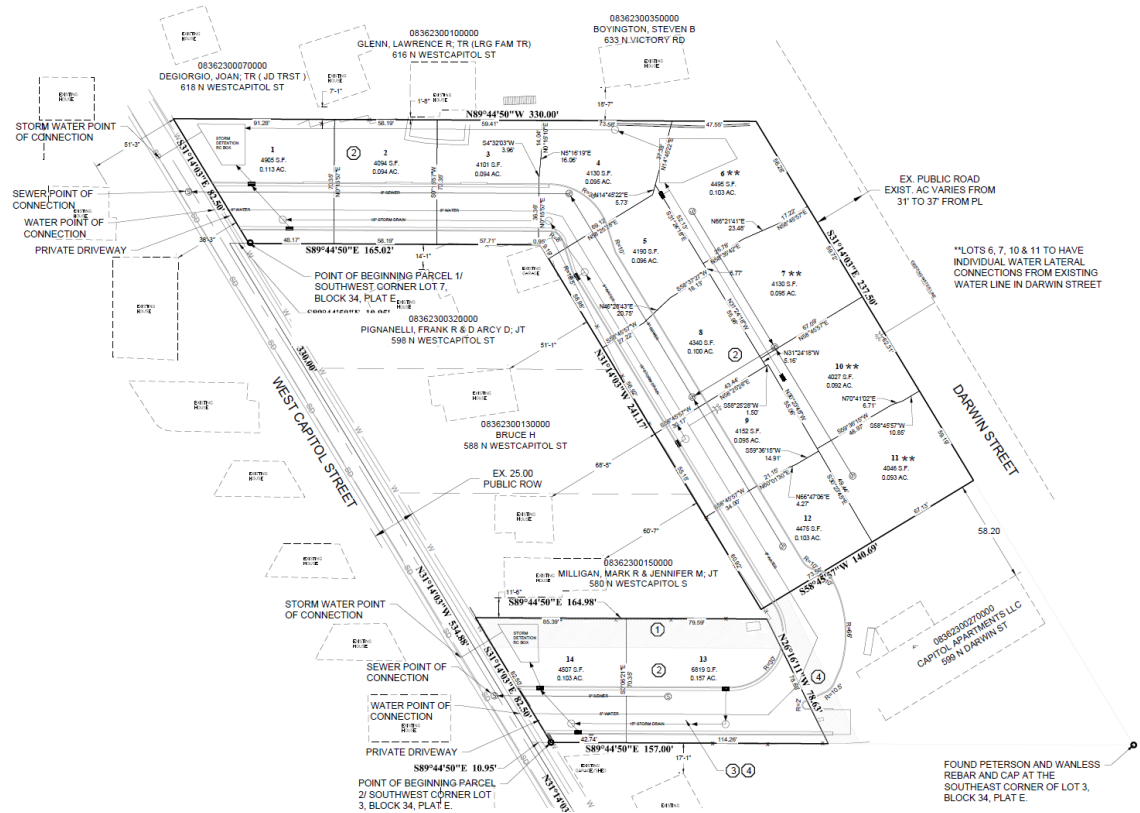
Illustration Only: Twin Home



PD Submittal Requirements

1. Project Description

Specific Planning Request: The applicant is requesting the approval of the PD for a total of 14-twin home lots (a total of 7 structures) and a private drive from West Capitol Street as a means for accessing the interior-oriented lots. All lots meet the required 4,000 square foot land area minimum. The private driveway will meet fire access requirements, and will be located within the front-yard setback area of the respective lots. Private drives exist throughout the neighborhood, including accessing the lots directly north of this project, which has a total of seven lots adjacent to that particular private drive.



PD Submittal Requirements

2. Planned Development Information

Description of how your project meets one or more of the following objectives

- A) Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
- C) Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

Architectural style of the development integrates modern design, dynamic spaces with an urban feel in balance with the grounded contextual qualities of the district. The intent is to create a vibrant community with an identity based on the spirit and character of the individuals & families who choose to live in this unique neighborhood. The intent is to seamlessly integrate a more modern dwelling design adjacent to prairie and traditional architectures that are predominantly found in the neighborhood. Exact architectural style will be further refined with the Historic Landmark Commission.

Building materials currently present in the district, such as concrete, metal, brick, stone, wood, lap siding, and glass are the primary construction materials of the buildings. The raw nature of concrete panels and metal mixed in with the refined qualities of stone, brick, wood, and glass allow for a balanced harmony between the planned development as well as the character of the adjacent neighborhood. Exact architectural style will be further refined with the Historic Landmark Commission.

Building forms currently present in the district, as is noted in the Capitol Hill Master Plan, one finds “irregular shaped lots with a variety of architectural structures which are oriented to the *LOT* rather than the *STREET*.” Utilizing the same building pattern, along with the topography currently found on site, building forms will be drastic and differing across throughout the development. Additionally, it is the intent to integrate multiple roof forms and slopes which will additionally enhance the community and pedestrian scale of the dwellings.

Building relationships are based on the concept of creating smaller neighborhood pods within the larger community as a whole. The asymmetrical layout of the unit clusters creates a more dynamic relationship between the indoor and outdoor living environments as well as between the units themselves. Greater push, pull of façade and fenestration will be allowed which will enhance the building relationships one with another. The sway and prop of the buildings creates view corridors and allows for light penetration into the living spaces.

PD Submittal Requirements

2. Planned Development Information

Description of how your project meets one or more of the following objectives

- A) Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
- C) Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

Existing on-site characteristics worthy of preservation is generally limited to natural topography. Great care will be taken in the proposed location of each dwelling so as to minimize the impact to natural grade and existing conditions by “stepping” the dwellings up the natural grade.

The project site contains no vegetative features of particular importance. Existing vegetation is comprised of undesirable volunteer species along the property line that will be replaced with more intentional plantings to enhance the property’s open space and neighboring structures.

Prevention of soil erosion and storm drainage will be greatly enhanced through site improvements on the property.

PD Submittal Requirements

2. Planned Development Information

Description of how your project meets one or more of the following objectives

- A) Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- B) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
- C) Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;

There are no existing structures on site, and no historical elements to be preserved.

The development meets the intent of the Capitol Hill Master Plan criteria of “encourage low density housing types, specifically single-family or duplex dwellings”.

Introducing residential dwelling units will act as a catalyst for decreasing or deterring negative activities that currently occur on site, particularly along Darwin Street.

The development connects what would otherwise be disjointed and disconnected parcels, and promotes infill of underutilized parcels with a “*missing middle*” product allowing greater attainability for residential dwelling units in close proximity to downtown.



ATTACHMENT C: Existing Conditions & SR-1A Regulations

Existing Conditions:

The project site consists of two separated steep hillside lots, 1.4 acres in total area, with no structures and a handful of trees.

The adjacent uses include a multi-family building to the south, up on Darwin Street, and numerous single family dwellings and related accessory buildings on all other sides.

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

In this chapter and the associated zoning map, the SR-1 District is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended 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 SR-1 Special Development Pattern 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.

D. Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 district:

1. Pitched Roofs: The maximum height of buildings with pitched roofs shall be:
 - b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
2. Flat Roofs: The maximum height of a flat roof building shall be:
 - b. SR-1A: Sixteen feet (16').
3. Exterior Walls: Maximum exterior wall height adjacent to interior side yards:
 - b. SR-1A: Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.
 - c. In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
 - (1) Cross Slopes: For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.
 - (2) Exceptions:
 - (A) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
 - (B) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:
 - (i) The width of a dormer is ten feet (10') or less; and
 - (ii) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and
 - (iii) Dormers are spaced at least eighteen inches (18") apart.

4. Initial Construction: Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Stepped Buildings: Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

- a. For properties outside of the H historic preservation overlay district, additional building height may be granted as a special exception by the planning commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The planning commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.
- b. Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the historic landmarks commission which may grant such requests subject to the provisions of section [21A.34.020](#) of this title.

E. Minimum Yard Requirements:

1. Front Yard:

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.

2. Corner Side Yard:

b. SR-1A: Ten feet (10').

3. Interior Side Yard:

a. Twin Home Dwellings: No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. Other Uses:

(1) Corner lots: Four feet (4').

(2) Interior lots:

(B) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(i) Where the width of a lot is forty seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(ii) Where a lot is twenty seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(iii) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and 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", and section [21A.40.050](#) of this title.

a. SR-1A:

- (1) Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.
- (2) Primary accessory building: One accessory building may have up to the following dimensions:

(A) A footprint of up to four hundred eighty (480) square feet, subject to compliance with subsection [21A.40.050](#)B1 of this title.

(B) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(C) A flat roof height limit of nine feet (9') above the existing grade.

(D) An exterior wall height of nine feet (9') above the existing grade.

(i) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

- (3) Secondary accessory buildings: All other accessory buildings shall have the following dimensions:

(A) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(B) Flat roof height limit of eight feet (8') above the existing grade.

(C) An exterior wall height of eight feet (8') above the existing grade.

(D) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the office of the Salt Lake County recorder, the maximum size of a new lot shall not exceed one hundred fifty percent (150%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.
2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section [21A.62.040](#) of this title), unless:
 - a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;
 - b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or
 - c. The garage doors will face a corner side lot line.

ATTACHMENT D: 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>	Complies	<p>Of the stated objectives for planned developments, there are two claimed by the applicant and are most applicable to this project, objectives "B and D".</p> <p>B. The project is located on a hillside, just below the state capitol. The developer proposes to preserve the existing hillside topography by arranging lots to facilitate smaller residential buildings versus larger buildings, creating the ability to fit in better with the existing topography. Furthermore, the applicant proposes to minimize visual impacts by "stepping" future buildings to avoid creating imposing building facades. The specific building details are being reviewed by the Historic Landmark Commission for compliance with the Capitol Hill local historic district requirements.</p> <p>D. The proposed design and layout of the lots utilizes long-vacant properties in a manner compatible with the previous development patterns and scale of the surrounding area. The plan creates a pleasing environment by creating lots for smaller scale residential development as opposed to larger scale buildings. The lots and proposed driveway draw the impact away from the public street and make the best of difficult terrain.</p> <p>No other stated objectives are determined applicable by staff.</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>	Complies	<p>The proposed twin home residential use is allowed and anticipated in the SR-1A zoning district, this aspect of the project is consistent with both the master plan and zoning ordinance.</p> <p>The Capitol Hill Master Plan designates this site and surrounding properties as "low density residential" which is 5-15 dwelling units per acre. The proposed project complies with the low density designation (14 units on 1.4 acres) by creating lots conducive to twin home development. The proposal also agrees with the two residential policies noted in the master plan for this Marmalade neighborhood, which are:</p> <ol style="list-style-type: none"> 1. Retain existing low-density zoning pattern 2. Limit medium and high density residential developments
<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</p>	Complies	<p>1- Access for the project includes three means, 1) Darwin Street, 2) West Capitol Street, and 3) a private driveway for lots interior to the project. By incorporating multiple access points, the project</p>

<p>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 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 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 motorized, non-motorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and 6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties. <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>dissipates the impact to any one point and thus avoids degrading service levels on any one street. The scope of the project was sufficiently small that a traffic study was not required by the city.</p> <p>2- The proposal would create a private driveway entering/exiting onto West Capitol Street in two different locations, creating a “U” shaped driveway to access the 8 lots that do not have direct public street access. This driveway is proposed as a “one-way” access, where vehicles exit onto West Capitol Street at the south end of the project and enter the driveway at the north end. Parking will be provided in accordance with city standards of 2 stalls per lot (in this case, 2-car garages) for single family uses. The residential use of the project will reflect typical residential trip patterns with peak times for the morning and evening commutes, with other trips scattered over the day. This is the same traffic pattern with all surrounding residential uses and is deemed compatible without impairing the use and enjoyment of adjacent properties.</p> <p>3- The proposed private driveway to access 8 of the lots is internal to the project but will run adjacent to the rear yards of three adjacent lots, and will be located uphill of those lots. The impact experienced by the adjacent lots would be vehicle traffic near their rear yard where there hasn’t been before. This impact could be compared that of a rear alley, but alleys are not typically the primary access point (both pedestrian and vehicle) for residential properties. Staff recommends a condition of a visual screen such as a solid fence or wall to mitigate the potential impacts.</p> <p>4- The provision of water and sewer service can be handled adequately, with applicable upgrades to existing service if determined necessary, as evidenced by comments from the public utilities department. Any upgrades would be determined and required during construction permit review.</p> <p>The applicant would be required to work with the city’s public utilities division to ensure storm drainage is handled properly.</p> <p>5- With the low intensity residential uses proposed, there are no visual or audible impacts anticipated with this project that would require landscape buffering or other mitigation measures. The adjacent uses are also residential uses.</p> <p>6- Intensity: the intensity, size and scale of the proposal is similar to the development pattern of the surrounding residential area, as evidenced in the applicant’s materials. The lot sizes comply with the SR-1A size requirement of 4,000 square feet, thus the project density complies with the city’s density requirements for the area.</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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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;	Complies	The site contains a handful of existing trees and some shrubs. All existing vegetation will be removed from the site. New vegetation will be planted in the required yard areas, as those yard area dimensions are determined by the Historic Landmark Commission as part of a separate certificate of appropriateness application.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	There are no historical, architectural, or environmental features on this site that require preservation.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The proposal has adequately shown the ability to comply with all other applicable code or ordinance requirements at this time.

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The proposed subdivision complies with the design standards and requirements for subdivisions, as long as the planned development approval is granted allowing 8 of the lots to be accessed from a private driveway rather than a public street (i.e. not front a public street).
B. All buildable lots comply with all applicable zoning standards;	Complies	All proposed lots are deemed buildable and based on their size and configuration, and review by the planning commission of the related planned development application, comply with the applicable zoning standards.
C. All necessary and required dedications are made;	Complies	The necessary dedications are proposed by the applicant and amount to utility, access, and storm drainage easements. The dedications would be finalized upon the final plat being recorded.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department has provided options and direction to the applicant on how to address water and sewer disposal and storm drainage.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	Public improvements are already in place for this subdivision, no additional public improvements are required. However, some of the existing public improvements such as sidewalks, curb, and gutter may need to be repaired or upgraded. That would be determined as part of the site development permit.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT E: 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:

Community Council meeting and comments

The community council provided a list of four concerns/questions which are part of this attachment (see following page). The concerns are focused on adequate storm drainage, utility services, traffic impact, parking, and landscape buffering. Planning staff responded to their concerns in an email, which is also included.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on May 10, 2018

Public hearing notice posted on May 14, 2018

Public notice posted on City and State websites and Planning Division list serve: May 10, 2018

Public Comments

In addition to the community council comments, some neighbors provided email comments and questions, which are attached. The comments express concern with the vehicle circulation and easements.

From: [REDACTED]
To: [Stewart, Casey](#)
Subject: 14 lots/14 twinhomes -- 28 homes/families/traffic?!?!?!
Date: Monday, May 14, 2018 11:56:32 AM

hello Casey,

I'm a resident on Clinton St. in lower Marmalade and interested and alarmed to see the agenda item that's been posted for the May 23rd SLC Planning Commission meeting. Do I read this correctly that approval will be sought for FOURTEEN LOTS for twin home construction?

Does that mean 7 lots, each with a twin-home for 14 homes total, or does that mean 14 lots, each with a twin-home for 28 homes total? Please clarify.

dbUrban Communities came to the April Capitol Hill Community Council to discuss their plans and I'm pretty sure they were talking about 14 homes total, on 7 lots. As you will remember, the discussion was heated and generally disapproving of such a large amount of additional traffic (human and auto) onto the very narrow W. Capitol (ALREADY all but impassable on garbage collection days and when snowy streets make passage hard already!) and the adjacent and already very crowded Clinton St.

As a resident on Clinton St. I register my protest against this project. The density proposed is too great for this neighborhood to bear, and 7 (or 14?!?!!) additional families is too large a number to add to an already very crowded neighborhood.

I look forward to hearing back from you with clarification on whether the plan has increased in density from its original proposal.

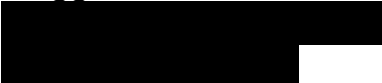
thank you,
-Megg
Megg Morin
640 N. Wall St.
SLC 84103

EVO Planned Development & Preliminary Subdivision Plat at approximately 578 N and 610 N West Capitol Street - A request by dbUrban Communities, represented by Dustin Holt, for approval of a proposed Planned Development and Preliminary Subdivision plat to create 14 lots for twin-home construction. The reason for the planned development petition includes some of the lots not fronting a public street (8 lots would be

accessed by a private driveway). Building designs will be reviewed later as part of the Historic Landmark Commission review. The subject property is in a SR-1A (Special Development Pattern Residential) zoning district located in Council district #3, represented by Chris Warton. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) Case Number: PLNSUB2018-00135 and PLNSUB2018-00179

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Megg Morin



May 9, 2018



**CAPITOL HILL
NEIGHBORHOOD
COUNCIL**
WWW.CHNC-SLC.ORG

Casey Stewart
Salt Lake Planning Division
By email

Re: PLNSUB2018-00135

Dear Mr. Stewart,

Thank you for sending our request to Dustin Holt that he attend our April 18th meeting. We were glad that he could attend and discuss this project with the neighbors. In light of the comments made at the April 18 meeting, our Infrastructure and Planning Committee would like to submit the following comments for the entire Capitol Hill Neighborhood Council board:

1. Ensure that storm sewers are adequate or will be upgraded to handle anticipated runoff for both this project and the proposed Victory Rd. Townhomes (see letter of Nov. 20, 2017 attached).
2. Ensure that any other utilities that would be shared by the two developments are adequate or will be upgraded.
3. Provide as much additional off-street parking as possible for visitors to avoid increasing parking on West Capitol St. This should also be required of the Victory Rd. Townhomes project. This is especially important given the abandonment of 11 feet of right-of-way requested by the latter development.
4. Please provide an interpretation of Section 21A.48.080 B, which prohibits impervious surfaces in landscape buffers as it applies to this project. We believe that the private drives in the front yards of several of the buildings may violate this section.

Thank you for the opportunity to support our neighbors with these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Arellano", with a stylized, cursive script.

Laura Arellano, Chair
Capitol Hill Neighborhood Council

**CHNC PURPOSE
STATEMENT**

*Enhance and
strengthen the vitality
of our neighborhoods
by fostering a
participatory
community of
Informed, Engaged
and Empowered
residents working
together to improve
our neighborhoods.*

Cc Nick Norris, Chris Wharton



CAPITOL HILL
NEIGHBORHOOD
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CHNC PURPOSE
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our neighborhoods.

Casey Stewart
Salt Lake Planning Division

April 5, 2018

Re: PLNSUB2018-00135

Dear Mr. Stewart,

Thank you for sending notification of above Planned Development to the Capitol Hill Community Council. Our Infrastructure and Planning Committee had reviewed the material you sent and the Board has approved the following comments:

1. We would like to request that the Developer come to our April 18th meeting (at 6:30 pm) to present the project and answer questions.
2. Another 14-unit Planned Development on West Capitol St. was recently submitted to our Council which we commented on in a letter to the City Council, copied to Joel Paterson, on November 20, 2017. West Capitol St. is very narrow and this earlier project involved abandoning 11 feet of right-of-way. We are concerned that the present project, combined with the earlier 14 unit development, will create excessive traffic and parking demands on West Capitol St..
3. Several pieces of information were not included that are needed for a proper evaluation of the project. These are:
 - a. A site plan showing the private lane, lot lines and buildings.
 - b. A grading plan. The Council is very concerned about the amount of soil to be exported during the construction of the project.
 - c. Accurate plans and elevations of the buildings.
 - d. A site section showing how the buildings will be integrated into the slope.
4. We are concerned about the capacity of the storm sewers in West Capitol St. and Clinton Ave. These two Planned Developments will add considerable runoff that these sewers may not be designed to handle.
5. The private lane is located in the required front yards of several buildings. Is this permissible under section 21A.48.080 B, which prohibits impervious surfaces in landscape buffers?

We look forward to having the developer at our meeting on April 18 and hope to have these concerns addressed.

Sincerely,

Laura Arellano, Chair
Capitol Hill Neighborhood Council

Stewart, Casey

From: Stewart, Casey
Sent: Thursday, May 10, 2018 10:53 AM
To: 'David Scheer'
Cc: Norris, Nick; Wharton, Chris
Subject: RE: PLNSUB2018-00135

That was to "David", not Chris, my apologies. I didn't forget your name David.

CASEY STEWART
Senior Planner

TEL 801-535-6260
casey.stewart@slcgov.com

PLANNING DIVISION
SALT LAKE CITY CORPORATION
WWW.SLCGOV.COM

From: Stewart, Casey
Sent: Thursday, May 10, 2018 10:51 AM
To: 'David Scheer' [REDACTED] >
Cc: Norris, Nick <Nick.Norris@slcgov.com>; Wharton, Chris <Chris.Wharton@slcgov.com>
Subject: RE: PLNSUB2018-00135

Chris,

Thank you for these comments. In response to your item #4, the chapter you are referring to does not apply to this project. I refer you to the "Applicability" paragraph at the very beginning of that chapter (21A.48.080.A). The proposed project is a residential project, which is surrounded by existing residential uses, thus they are similar uses. A "landscape buffer" applies when dissimilar uses are involved, to buffer against increased impacts from dissimilar uses. Furthermore, you'll notice that the SR-1A zoning district is not listed in that chapter.

Another section of the ordinance that applies is in the general section at the beginning of the residential chapter (21A.24.010.N). There is a regulation that states:

N. Front And Corner Side Yard Landscaping: All required front and corner yards should be maintained as landscape yards. In addition, all uses in residential districts shall comply with the provisions governing landscaping in chapter 21A.48 of this title.

I have also included two definitions below to help further understand that regulation. The term "landscape yards" incorporates the term "landscape area", which allows for the driveway in the front yard area.

LANDSCAPE AREA: *That portion of a lot devoted exclusively to landscaping, except that streets, drives and sidewalks may be located within such area to provide reasonable access.*

LANDSCAPE YARD: *That portion of a lot required to be maintained in landscape area.*

As for items 1-3 in your comments:

- 1 & 2 are required anyway as part of the projects development permits. All storm drainage and utilities are required to meet the city's standards, which will address these concerns. That is handled during the construction permit review.
- 3 The required parking minimum for twinhomes is 2 stalls per unit (1 per bedroom up to a max of 2). The project meets this standard with the 2-car garages for each unit and unless the planning commission determines that additional area should be set aside for parking, no additional parking would be required.

Warm regards,

CASEY STEWART
Senior Planner

TEL 801-535-6260
casey.stewart@slcgov.com

PLANNING DIVISION
SALT LAKE CITY CORPORATION
WWW.SLCGOV.COM

From: David Scheer [REDACTED]
Sent: Thursday, May 10, 2018 8:26 AM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Cc: Norris, Nick <Nick.Norris@slcgov.com>; Wharton, Chris <Chris.Wharton@slcgov.com>
Subject: PLNSUB2018-00135

Hello Casey-

Attached Please find the Capitol Hill Neighborhood Council's response to Dustin Holt's presentation of this project to our council on April 18. We look forward to your response, particularly to item #4.

Best regards,
David

David Scheer
Board of Trustees
[Capitol Hill Neighborhood Council](#)
[REDACTED]

ATTACHMENT F: City Department Comments

Transportation (Mike Barry):

Each dwelling unit shall have two off street parking spaces meeting dimensional requirements of 21A44.020.

Engineering (Scott Weiler):

Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. I hope they are assigning a name to the private drive, otherwise addresses the interior lots will be next to impossible. They should contact Teresa Curtis with County Addressing to get approval of the street name.

It's possible that during the review process, someone will want the proposed streets to be changed from private to public (sometimes the Planning Commission recommends this). If this occurs, for the streets to be dedicated as public streets, the subdivider must execute a Subdivision Improvement Construction Agreement.

A portion of the proposed new street is outside the subdivision boundary. Please help us understand the reason for this.

The drainage coming from the proposed private streets onto West Capitol Street will need to be addressed to prevent flooding the homes on the west side of the street.

Fire: (Ted Itchon): No comments.

Public Utilities (Jason Draper):

The preliminary plat needs to provide easement for utilities crossing the property lines even if it is internal to the building. An agreement or homeowner association will need to provide for maintenance and payment of utility improvements.

The proposed sewer for lots 6-10 does not meet standards and will need to be changed.

Private Sewer mains are not allowed. Per ordinance each individual building or premise must have its own sewer lateral. Public Water and Sewer Mains can be installed in the private drive however a 30' Exclusive Easement will be required.

Each lot will need an individual water meter.

Storm Drain for the private drive and private development will be private and maintained by the HOA.

The existing water main in West Capitol is a 6" Main. The main in Darwin Street is an 8" main.

The water and sewer in West Capitol are very close together. The water main may need to be relocated in order to install sewer manholes.

Acceptance of the Planned Development or preliminary plat does not provide building or utility approval.

Submit improvement plans to public utilities for review

All inspection, survey, connection and permit fees will apply.

Improvements must meet SLCPU standards, ordinance and policies.

Zoning: (Ken Brown):

1. To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front façade of the building, totaling not less than ten percent (10%) of the front façade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front façade is required in either the front or corner side façade of the building. This would seem to apply to Lot #1 & #14 along West Capitol Street.

2. All required front and corner yards should be maintained as landscape yards. In addition, all uses in residential districts shall comply with the provisions governing landscaping in chapter 21A.48. Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

3. The maximum height of buildings with pitched roofs shall be twenty three feet (23'), as measured from the grades established in the subdivision plat, to the ridge of the roof. Compliance, or noncompliance is to be documented on each face of each building for processing through the planned development [or HLC special exception] process.

4. The maximum height of buildings with flat roofs shall be sixteen feet (16'), as measured from the grades established in the subdivision plat. Compliance, or noncompliance is to be documented on each face of each building for processing through the planned development [or HLC special exception] process.

5. Maximum exterior wall height adjacent to interior side yards shall be sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. Compliance, or noncompliance is to be documented for each building for processing through the planned development or [HLC special exception]

process.

6. The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

7. No side yard is required along one side lot line while a ten foot (10') yard is required on the other. Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

8. Rear yard setback is twenty five percent (25%) of the lot depth, but not less than fifteen feet (15'). Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

9. The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of each lot. Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

10. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house and no attached garage shall be constructed forward of the "front line of the building".

Compliance, or noncompliance is to be documented for processing through the planned development [or HLC certificate of appropriateness] process.

Urban Forester (Corey Davis):

There are no existing trees located in the public right of way and there are no existing specimen trees located on private property at either parcel. The applicant must submit a landscape plan for review if they intend to plant trees in the public right of way, which is a zoning requirement. The landscape plan must indicate the quantity and species proposed for planting in the right of way. A public right of way planting permit is required from our office to plant trees in the park strip/right of way.