



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Chris Lee, 801-535-7706
Date: September 20, 2018
Re: PLNSUB2018-00366 and PLNSUB2018-00426 – East Capitol Residential Development

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 649 N East Capitol Boulevard and 658 N East Capitol Street

PARCEL ID: 09-31-104-024, 09-31-104-043, 09-31-104-048

MASTER PLAN: Capitol Hill

ZONING DISTRICT: R-2 (Single and Two Family Residential)

REQUEST: The petitioner, Brian Zaitz, on behalf of the property owner Jeffrey Adams (MAKADAMS LLC), has initiated petitions to subdivide three parcels and then construct four residential buildings with a total of 6 units (2 twin homes and 2 single family dwellings) at approximately 649 N East Capitol Boulevard and 658 N East Capitol Street. The project requires Planned Development and Preliminary Subdivision approval. The Preliminary Subdivision is to reapportion the three existing parcels into six parcels while the Planned Development request is to reduce the front yard setback for one of the single family dwellings. The Planning Commission has final decision making authority for Planned Development and Preliminary Subdivision design reviews.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve both the planned development and preliminary subdivision as proposed, subject to compliance with all applicable regulations, and with the following conditions:

- No wing walls or retaining walls are allowed in the public right of way beyond the property lines of the subject parcels.
- Only the specific changes addressed in this report as part of the planned development or preliminary subdivision review are modified. The applicant must comply with all other applicable zoning regulations.

ATTACHMENTS:

- A. Vicinity and Zoning Map
- B. Site Photos
- C. Site Plan and Plat Map
- D. Landscaping Plan
- E. Plan Set and Renderings
- F. Project Description
- G. Existing Conditions
- H. Analysis of Standards

- I. Public Process
- J. Department Comments

PROJECT DESCRIPTION:

Overview

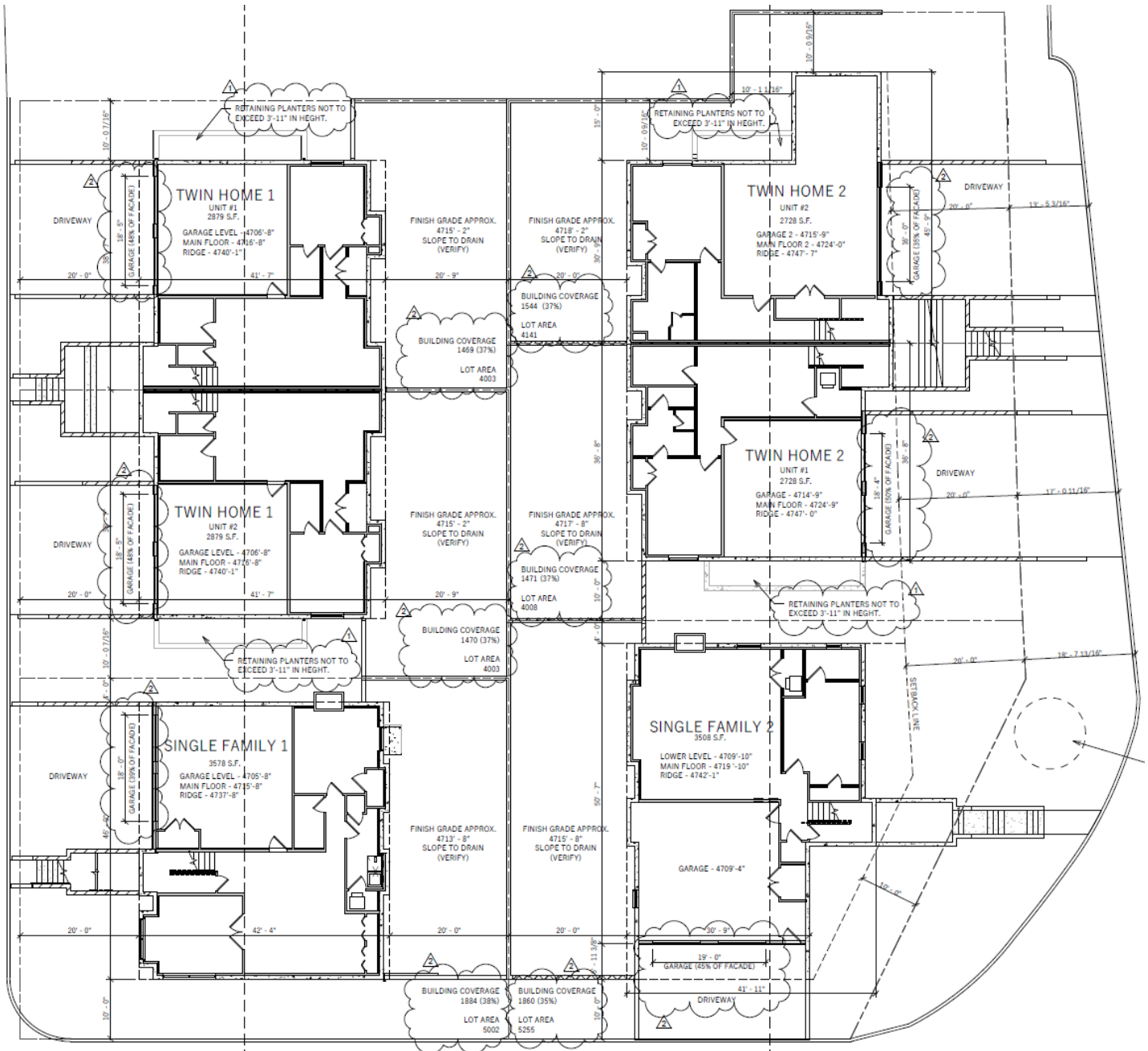
As illustrated on the following map, the site of the proposed development is bounded by East Capitol Boulevard to the east, East Capitol Street to the west, Clinton Avenue to the south, and a single family dwelling to the north. The proposed development would subdivide the 3 existing parcels into 6 to accommodate each of the 6 residences to be constructed. The subject parcels are currently occupied by an abandoned single family dwelling and two duplexes which would all be demolished to allow for the proposed development. All structures on surrounding properties are either single family dwellings, twin homes, or duplexes. The site generally slopes downwards towards the south but also slopes towards both the west and east on those respective sides. The subject parcels are zoned R-2 (Single and Two Family Residential) and are approximately .6061 acres (26,401 square feet) in cumulative size. (See [Attachment A](#) for the vicinity and zoning map)



Subject Parcels

Site Configuration

The three parcels have a combined square footage of 26,401 square feet, the applicant is proposing a preliminary subdivision that will reapportion the 3 existing parcels into 6 separate parcels as shown in the diagram below (see [Attachment C](#) for greater detail): The four most northern lots would accommodate twin homes with one of the twin home buildings fronting on East Capitol Street and the other on East Capitol Boulevard. The remaining two parcels which are bounded by Clinton Avenue on the south would also front on East Capitol Street and East Capitol Boulevard respectively. The garage entrance for the southeast parcel would be from Clinton Avenue while the southwest parcel would have garage access from East Capitol Street. The proposed lots meet the measurement standards for the preliminary subdivision in the R-2 zone in that the parcel for each twin home is at least 4000 square feet in size and 25 feet wide while the single family parcels are each at least 5000 square feet in total size and 50 feet in width. Each parcel has frontage along a public street and direct street access.



Building Massing, Layout, and Materials

The following renderings show the massing and interplay of the proposed structures that would front on East Capitol Boulevard (see [Attachment E](#) for greater detail). The twin home building is north of the single family dwelling and is more elevated due to the topography of the site. Each of the twin homes will have a total of 2919 square feet of interior living space and the single family home will have 3750 square feet. The twin homes on East Capitol Street will contain 3217 square feet while the single family dwelling will have 3953 square feet. Each of those totals includes loft space that will be incorporated into the structures.

Building materials will consist of a combination of concrete, stone, stucco, metal, and a fiberboard composite which mimics the look of wood. These high quality materials are consistent with the character of existing structures within the neighborhood.



Single family and twin home buildings fronting on East Capitol Boulevard

Building Access and Parking

Each of the residential units is directly accessible from the street that it fronts. Parking requirements are met with a two car garage for each residence. The garages, along with the main building entrances, are located on the front façade of each of the structures along East Capitol Boulevard and East Capitol Street, with one exception. The single family dwelling located on the parcel located on the southeast corner has garage access from the side of the building on the Clinton Avenue. This design type emphasizing garages and front doors in the front facades is relatively common throughout this neighborhood that lacks sidewalks. The design fits well within the neighborhood and is consistent with the existing character of the area.

KEY CONSIDERATIONS:

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

1. Plan Salt Lake and the Capitol Hill Master Plan
2. Reduced Setbacks
3. Development Potential (R-2 Standards vs. Planned Development)

Consideration 1 – Plan Salt Lake and the Capitol Hill Master Plan

The project site is located within the boundaries of the *Capitol Hill Master Plan* area as well as the city-wide *Plan Salt Lake*. *Plan Salt Lake* addresses a broad range of issues important to the entire city. Chapter 1 of *Plan Salt Lake* focuses on neighborhoods and lists several initiatives to encourage quality neighborhoods across the city. Those that are most pertinent to this project are the following:

1. *Maintain neighborhood stability and character.*
2. *Support neighborhoods and districts in carrying out the City's collective Vision.*
3. *Create a safe and convenient place for people to carry out their daily lives.*
4. *Support neighborhood identity and diversity.*

Likewise, Chapter 2 of *Plan Salt Lake* focuses on growth with the following initiatives directly correlating to the proposed development.

1. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
3. *Promote infill and redevelopment of underutilized land.*
6. *Accommodate and promote an increase in the City's population.*

Chapter 3, *Housing*, has the following pertinent initiatives:

2. *Increase the number of medium density housing types and options.*
Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.

Chapter 4 of *Plan Salt Lake* focuses on transportation and mobility with the following initiatives directly correlating to the proposed development.

1. *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
 - *Having a public transit stop within ¼ mile of all residents.*
4. *Reduce automobile dependency and single occupancy trips.*

Chapter 7, *Parks & Recreation*, contains a pertinent initiative:

4. *Provide accessible parks and recreation spaces within ½ mile of all residents.*

And Chapter 8, *Beautiful City*, also contains the following pertinent initiatives:

5. *Support and encourage architecture, development, and infrastructure that:*

- *Is people-focused;*
 - *Responds to its surrounding context and enhances the public realm;*
 - *Reflects our diverse cultural, ethnic, and religious heritage; and*
 - *Is sustainable, using high quality materials and building standards.*
7. *Reinforce and preserve neighborhood and district character and a strong sense of place.*

The proposed project meets each of the initiatives listed above. It would maintain neighborhood stability, character, and diversity by providing more housing (4 dwelling units to 6) in an area that already has a mix of single family and multi-unit (mostly duplexes) residential uses. The proposed project is within ¼ mile of the State Capitol (500) bus route and within ½ mile of both Memory Grove and Ensign Downs parks. It would preserve the neighborhood character with the style and types of residences and improve interactions with the surrounding streets and those who use them.

The *Capitol Hill Master Plan* lays out an extensive vision for the area. Two of the main points most applicable to this proposal, are the following:

- *The community will strive to protect and enhance the residential neighborhoods, each with its unique character, as stable and attractive residential and historic neighborhoods which attract diverse populations.*
- *In the Capitol Hill Community, design will be used to carefully reinforce the special identity, human scale and character of the area. Emphasis is placed on providing a human scale and the preservation of structures and places of historic and architectural significance. Steps are taken to ensure new development is compatible with the existing built environment and natural environment.*

The proposed development is located within the DeSoto/Cortez neighborhood which is described in the *Capitol Hill Master Plan* in the following way:

- *The DeSoto/Cortez neighborhood is characterized by single family and duplex dwellings built between 1920-1950 and streets lined with mature trees...The low density zoning in this neighborhood helps ensure the stability, viability, and preservation of the development character of this residential neighborhood.*

Specific policies are laid out for the neighborhood that directly address this proposal:

- *Ensure the established low-density residential character of the neighborhood is preserved.*
- *Ensure infill development is compatible with the existing character of the immediate neighborhood by maintaining restrictive zoning.*

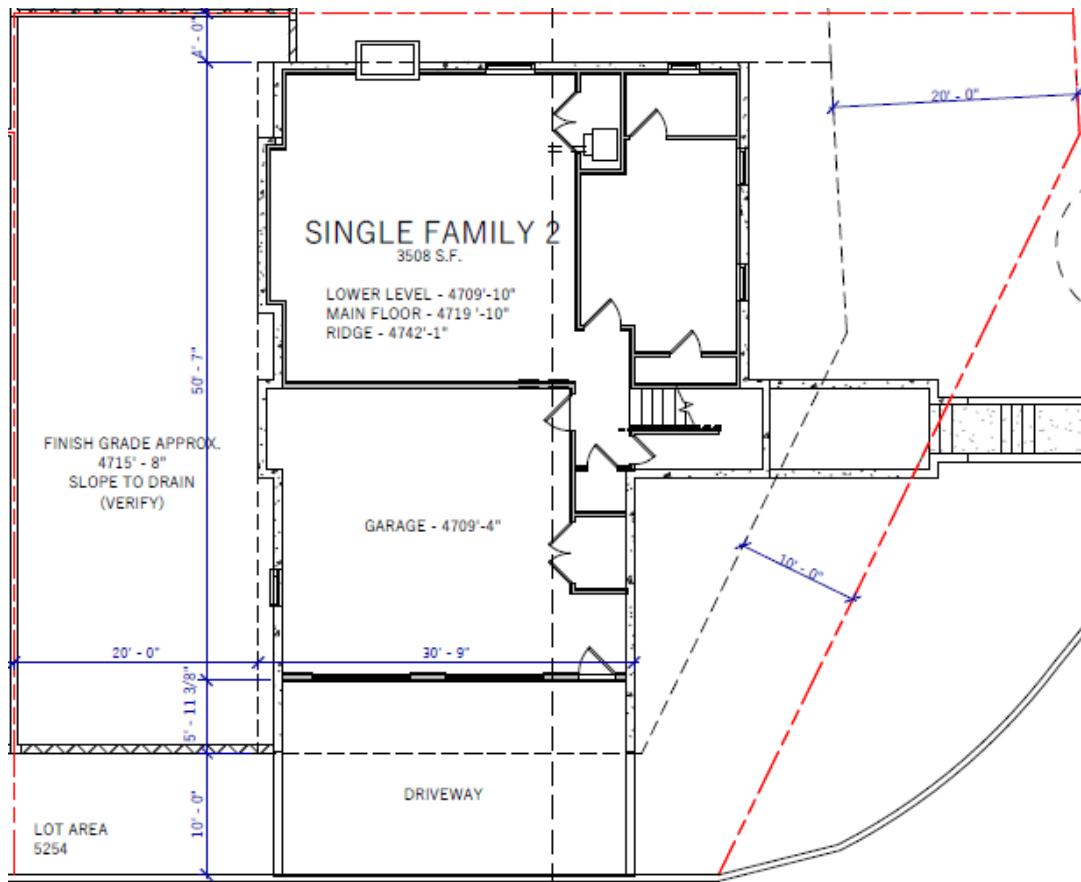
Planning Staff is of the opinion that the proposed residential project meets both the expansive visioning and principles of the overall plan as well as the more directed initiatives outlined for The DeSoto/Cortez neighborhood on Capitol Hill. The project will provide two more housing unit than are currently available (only the two duplexes are currently occupied) and will do so in a way that is compatible with the existing low-density character of the neighborhood. The combination of two single family dwellings on the corners of Clinton Avenue, along with the two twin homes up the hill to the north

reflect the development pattern of the neighborhood consisting primarily of duplexes and single family dwellings. The structures meet the height standards of the underlying zoning and should serve as a positive attribute for the streets on which they are located. Both the buildings and the landscaping complement the neighboring parcels to create a development that will beautify the surrounding area.

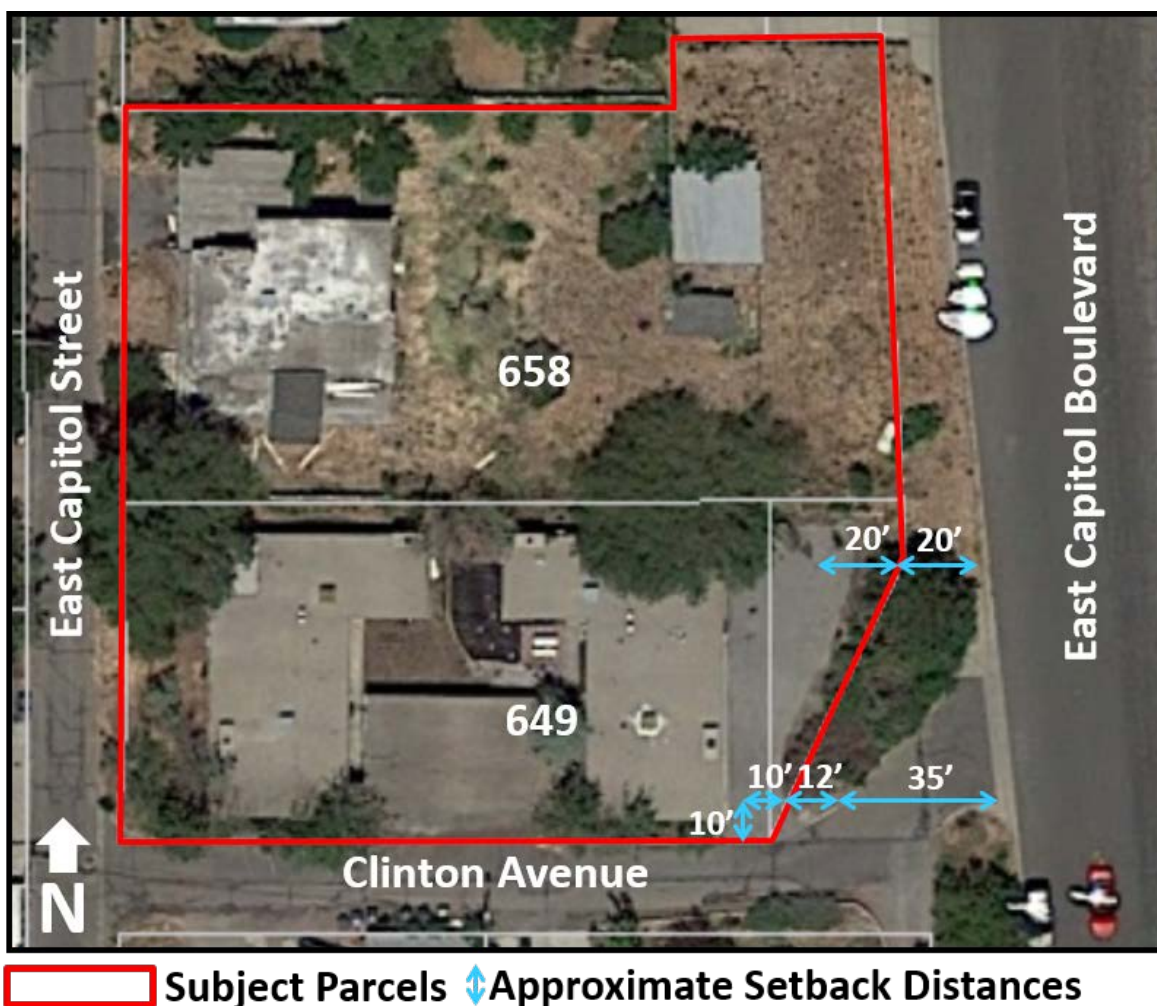
Consideration 2 – Reduced Setbacks

Minimal relief from the underlying standards of the R-2 zone are being sought through the Planned Development process. The only request for an adjustment is to the required front yard setback for the single family dwelling that will front on East Capitol Boulevard in the southeast corner of the overall site. The shape of the parcel is altered in that spot due to the alignment of Clinton Avenue. Instead of staying on a straight east/west access, it veers northward at an angle effectively lopping off the corner. Consequently, the east side of that lot effectively fronts partially on East Capitol Boulevard and partially on Clinton Avenue. Due to the alteration of the shape of the parcel, it would be difficult to maintain the front yard setback required by the R-2 zone of 20 feet without pushing the building back and out of alignment with the twin home structure directly to the north.

As illustrated in the detail of that specific parcel (see [Attachment C](#) for a more expansive view) a portion of the house on the northern side conforms to the front yard setback. However, further south it quickly falls out of compliance and reaches a minimum of 10 feet due to the angled shape of the parcel.



At the point that the east property line changes direction to angle towards the southwest, the distance across the public right of way to East Capitol Boulevard is approximately 20 feet. When combined with the setback in that area of 20 feet, the structure would be approximately 40 feet from the street. At the far southeast corner, where the east property line meets the south property line, the distance across the public right of way is approximately 12 feet to Clinton Avenue and then another 35 feet to East Capitol Boulevard. When combined with the 10 foot proposed setback, the southernmost section of the façade would be approximately 22 feet from Clinton Avenue and 57 feet to East Capitol Boulevard. That means that even though the proposed setback is reduced by 10 feet at the southeast corner of the facade, it would still be approximately 17 feet more distant from East Capitol Boulevard than the northern end of the facade. That distance increases due to the shape of the building along with the fact that the street moves towards the east as it goes down the hill in this area. Those approximate distances are represented on the following map:



Planning Staff is of the opinion that any potential impacts from allowing the reduced front yard setback would be minimal due to the unique location of the parcel as explained above. The structure would be setback an appropriate distance and maintaining the alignment of the buildings would provide a better design aesthetic.

Consideration 3 – Development Potential (R-2 Zoning Standards vs. Planned Development Approval)

The applicant is petitioning for a relatively minor change to the front yard setback of one of the single family dwellings due to the unique shape of the parcels fronting partially on East Capitol Boulevard and partially on Clinton Avenue at the southeastern corner of the project as has been discussed in the previous consideration section. If the petition were denied, a single family dwelling could still be constructed on the parcel but would need to be set back another 10 feet which would reduce the square footage of that house and require some redesign.

As has been stated previously, Planning Staff supports approval to maintain the overall design integrity of the project by keeping the façade of the structure aligned with the twin home building directly to the north which would align the two structures that front on East Capitol Street. Additionally, Clinton Avenue is a minor street and the proposed reduced setback would maintain the distance from East Capitol Boulevard that is established by the directly adjacent twin home building which meets the required front yard setback of 20 feet.

DISCUSSION:

The proposed development generally satisfies the Planned Development and Preliminary Subdivision standards as well as the master plans which serve to guide community growth on Capitol Hill. It is located in an established low density residential area that would accommodate it well. Physically, the proposed structures are compatible with the neighborhood in regards to massing, height, and the proposed uses. As discussed in depth previously in this report, as well as in the [Analysis of Standards](#) attachment, the proposed development meets the objectives of both *Plan Salt Lake* and the *Capitol Hill Master Plan* as well as the Planned Development standards. As such, staff recommends approval of the Planned Development and Preliminary Subdivision petitions submitted by the applicant.

NEXT STEPS:

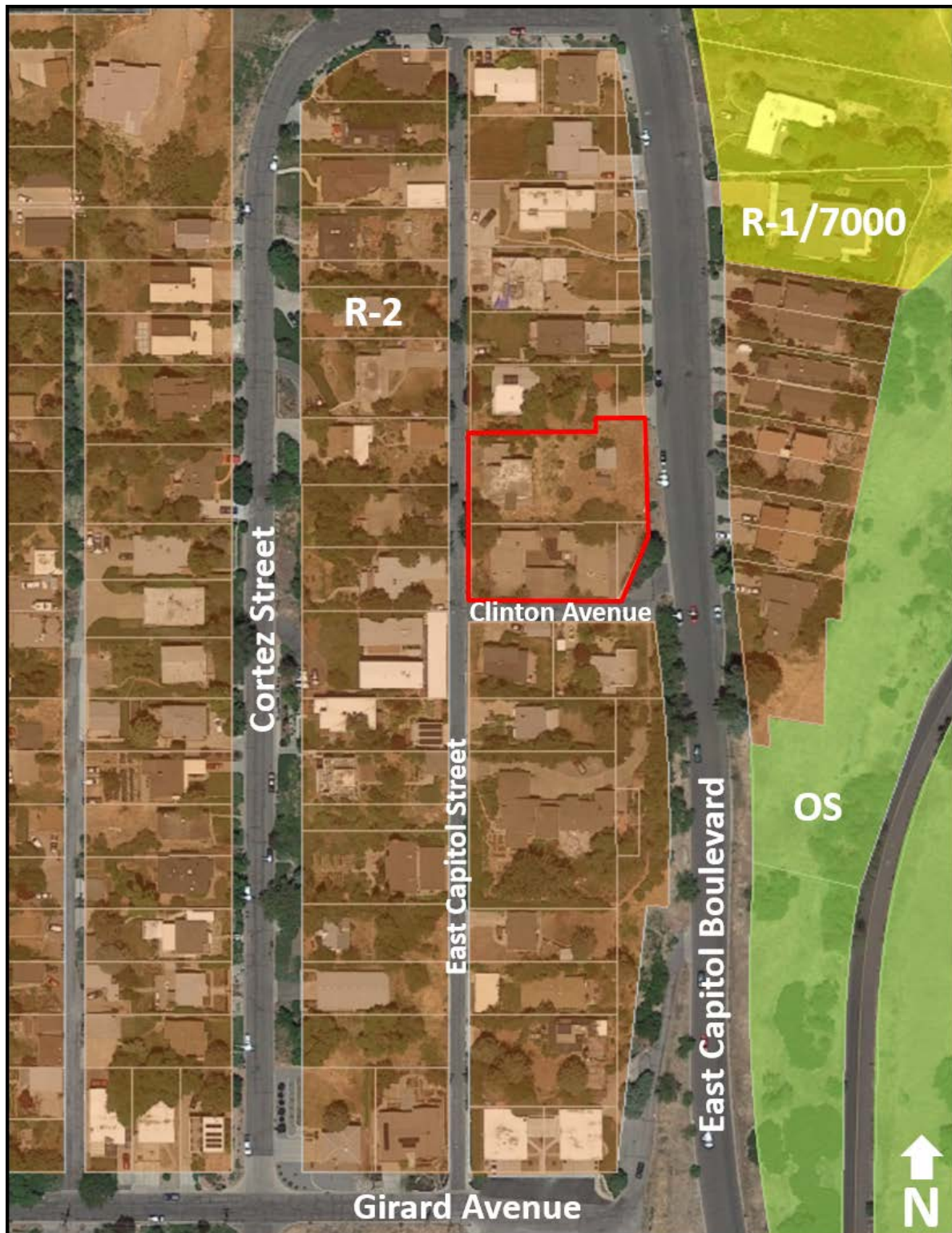
Planned Development and Preliminary Subdivision Approval


If the Planned Development and Preliminary Subdivision are approved, the applicant may proceed with the project after meeting all of the conditions required by City departments and the Planning Commission to obtain all necessary building permits.

Planned Development and Preliminary Subdivision Denial

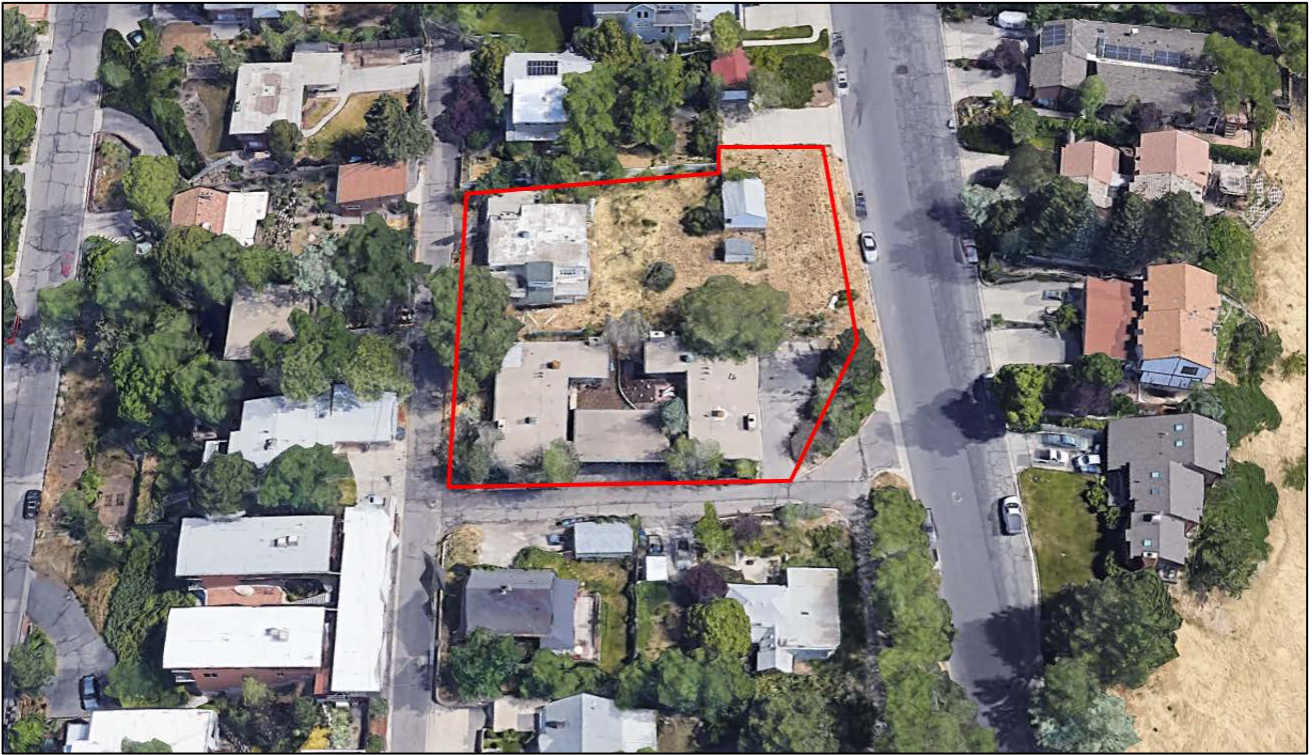
If the Planned Development and Preliminary Subdivision are denied, the applicant could receive required building permits as long as the development plan is adjusted to comply with the regulations of the R-2 zoning district.

ATTACHMENT A: VICINITY AND ZONING MAP



 Subject Parcels

ATTACHMENT B: SITE PHOTOS



View of the subject parcel from above looking towards the north



Looking west across East Capitol Boulevard at one duplex and out buildings on the abandoned lot



Looking east along Clinton Avenue with the duplexes to the left



Looking northeast along East Capitol Street with the abandoned house and neighboring residence

ATTACHMENT C: SITE PLAN AND PLAT MAP

No.	Date
1	08/08/2018
2	09/12/2018

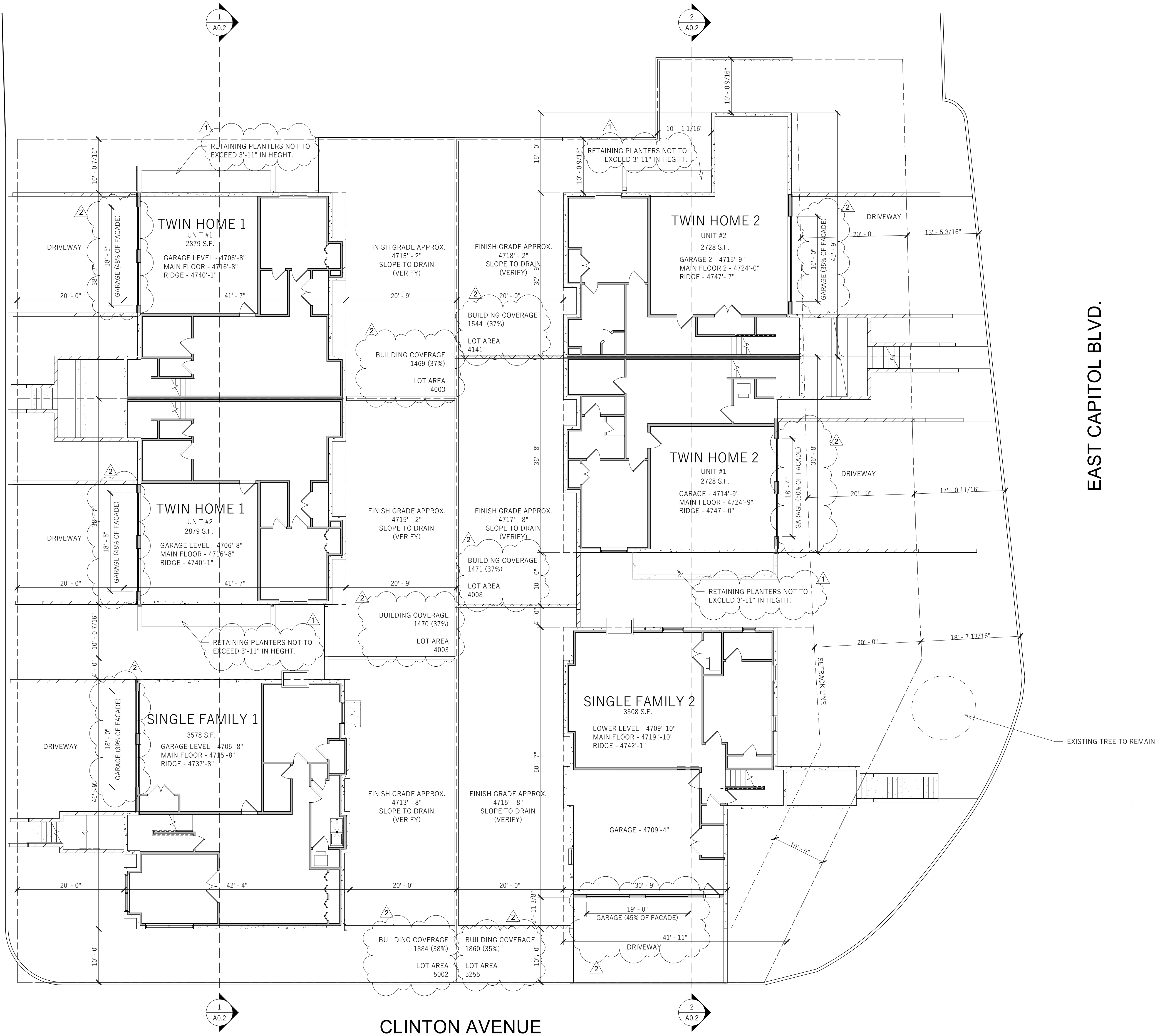
EAST CAPITOL
DEVELOPMENT
SALT LAKE CITY, UT

ARCHITECTURAL
SITE PLAN

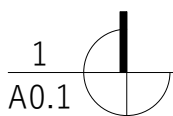
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EAST CAPITOL STREET

EAST CAPITOL BLVD.



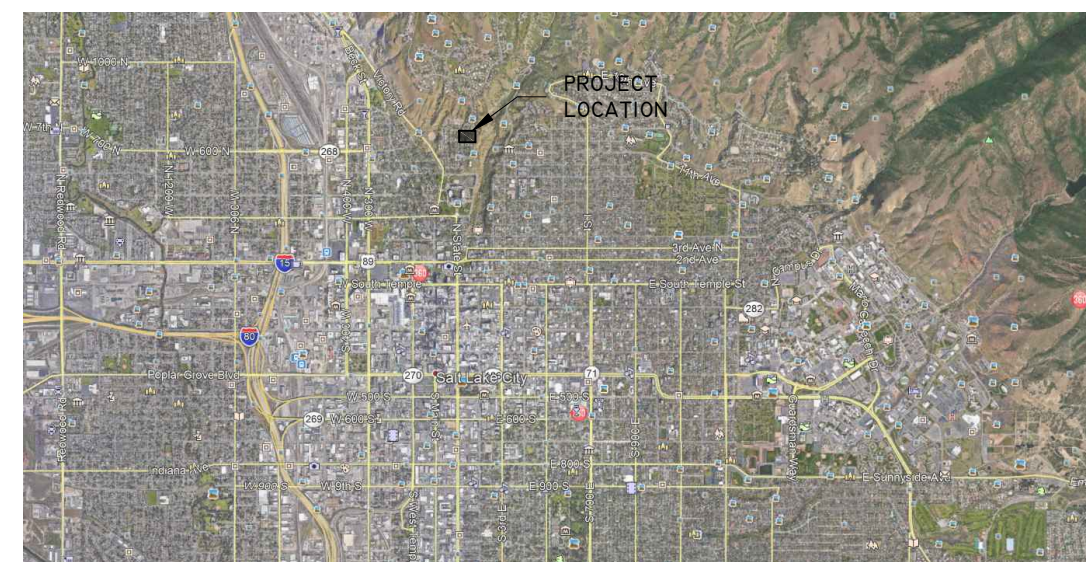
BASEMENT LEVEL SHOWN ON ALL UNITS. SEE INDIVIDUAL PLANS FOR MAIN LEVEL PLANS.



SITE PLAN

1" = 10'-0"
26,425 S.F.
.6 ACRES

A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY,
UTAH. A PART OF THE N.W. 1/4 SEC. 31, T. 1 N., R. 1 E.
S.L.B.&M.



I, Shane Johanson, do hereby certify that I am a Land Surveyor and that I hold certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as EAST CAPITOL GARDENS SUBDIVISION, and that some has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.

The purpose of this survey is to combine the existing parcels and then subdivide the resulting area for future development.

Beginning at a point that located, 23.00 feet South 00° 00' 47" East from the Southwest Corner of Lot 1, Block 19, Plat J, Salt Lake City Survey, said point also lies 193.00 feet North 89° 59' 13" East and 10.00 feet North 00° 00' 47" West from a street monument located at the intersection of Clinton Avenue and Cortez Street.

Running Thence North 00° 00' 47" West a distance of 158.00 feet, North 89° 59' 13" East a distance of 120.00 feet, Thence North 00° 47" West a distance of 15.00 feet, Thence North 89° 59' 13" East a distance of 120.00 feet, Thence South 01° 32' 07" East a distance of 68.88 feet to the beginning of a curve, Said curve bears to the left through an angle of 01° 41' 44", having a radius of 1472.39 feet, and whose long chord bears South 02° 22' 59" East a distance of 43.57 feet to a point of intersection with a non-tangential line. Thence South 25° 59' 13" West a distance of 67.43 feet, Thence South 89° 59' 13" West a distance of 140.00 feet to the point of beginning.

Know all men by these presents that _____, the undersigned owner, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Subdivision Name, and do hereby designate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this _____ day of _____, 2017.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20_____

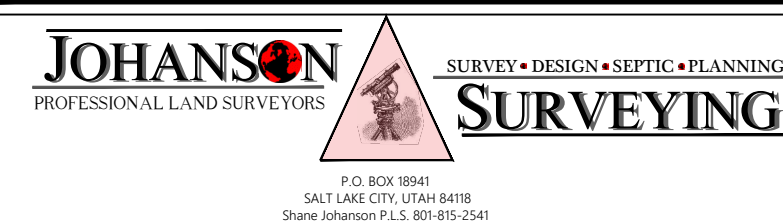
The undersigned trustee the owner of an equitable or legal interest in the attached does hereby consent to the dedication by the owner thereof all streets and easements, as shown hereon, for the perpetual use of the public. The undersigned does hereby dedicate its interest in and to the land included within such public streets and easements to salt lake city corporation forever.

| trustee | . |

STATE OF UTAH : S.S. County of Salt Lake : On the ____ day of _____ A.D., 2017,
personally appeared before me, _____, the signer of the above
Owner's dedication, who duly acknowledged to me that he is authorized to execute the foregoing
owner's certificate on behalf of the company. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

A SUBDIVISION LOCATED WITHIN, SALT LAKE COUNTY,
UTAH. A PART OF THE N.W. 1/4 SEC. 31, T. 1 N., R. 1. E.
S.L.B.&M.

[illegible]

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 _____ Date _____

City Surveyor
Date

Approved as to sanitary sewer and water details this _____ day
of _____ A.D., 20 _____.

Salt Lake City Public Utilities Director,

Approved this _____ day
of _____ A.D., 20_____

Director, S.L.Co. Board of Health

Approved this _____ day
of _____ A.D., 20____ by
the Salt Lake Planning Commission

Planning Director

Approval as to form this _____ day
of _____ A.D., 20_____

Salt Lake City Attorney

Presented to the Salt Lake City this
_____ day of _____, A.D. 20____

Salt Lake City Mayor

Salt Lake City City Recorder

State of Utah, County of Salt Lake, recorded and filed at the request of

Date _____ Time _____ Book _____ Page _____

Fee \$	Salt Lake County Recorder
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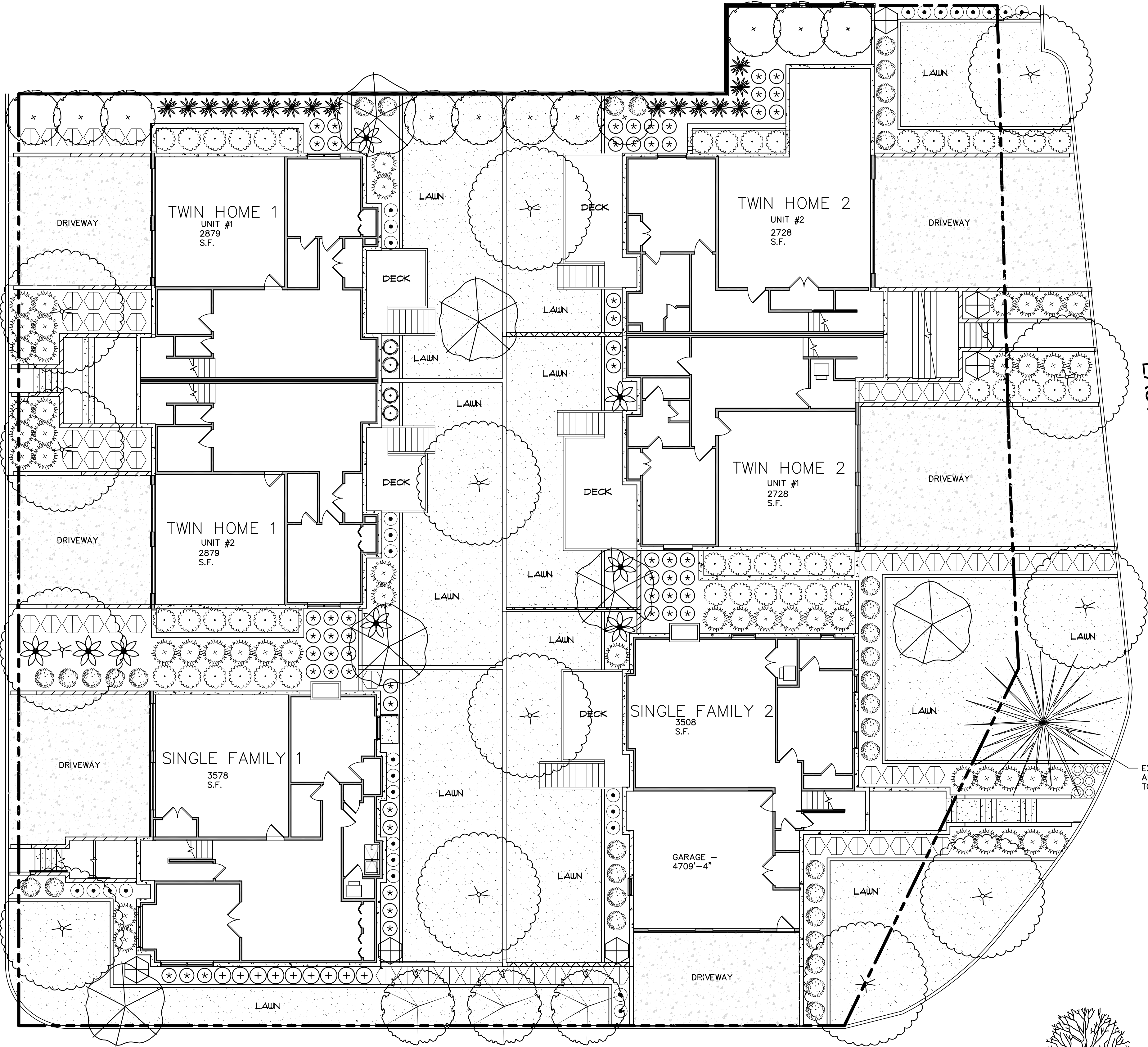
FINAL

SUB-AMENDED

Sheet 1 of 1

ATTACHMENT D: LANDSCAPE PLAN

EAST CAPITOL STREET



CLINTON AVENUE

EAST CAPITOL BLVD.

PLANT LIST (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Amelanchier 'Autumn Brilliance'	A. Brilliance Serviceberry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11		Carpinus betulus 'fastigiata'	Columnar Hornbeam	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
13		Celtis occidentalis	Common Hackberry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		Koeleruteris p. 'fastigiata'	Columnar Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk

PLANT LIST (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
16		Arborvitae 'Emerald Green'	Emerald Green Arborvitae	1 Gallon	4'-5' Height
56		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon	15"-18" Height
9		Ephedra nevadensis	Mormon Tea	5 Gallon	15"-18" Height
8		Fallugia paradoxa	Apache Plume	5 Gallon	18"-24" Height
24		Hesperaloe parviflora	Red Yucca	5 Gallon	15"-18" Height
49		Prunus besseyi 'Faunee Buttes'	Faunee Buttes Sandcherry	5 Gallon	15"-18" Spread
35		Rosa woodsii	Wood Rose	5 Gallon	18"-24" Height

PLANT LIST (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
68		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
29		Helictotrichon sempervirens	Blue Oat Grass	2 Gallon	15"-18" Height
6		Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	5 Gallon	24"-30" Height
1		Pennisetum alopec. 'Little Bunny'	Little Bunny Fountain Grass	2 Gallon	12"-15" Height

PLANT MATERIAL QUALITY NOTE:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

PLANTING NTOES

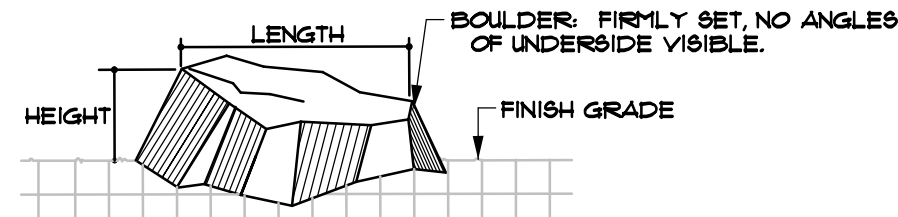
- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not expected to be available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant Bluegrass & Fescue. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter sod-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4 inch depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall be "Calico" (or equal) 1"-1 1/2" size. This material is available through several local suppliers. The final material type will be chosen once the building colors are determined and/or installed on the project.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

GENERAL NOTES

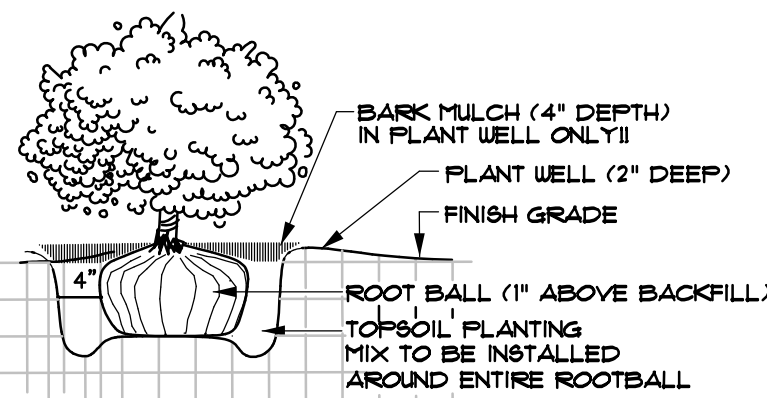
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

LEGEND

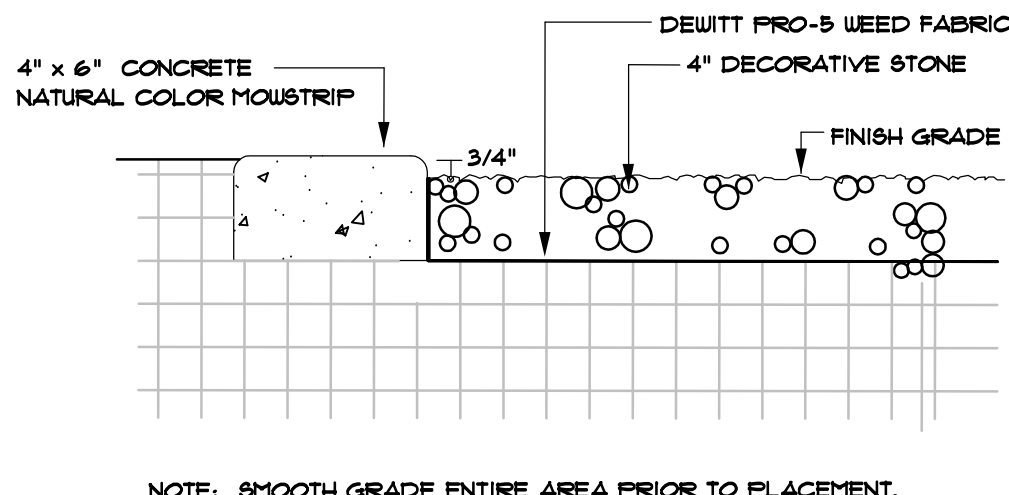
Symbol	Description	Remarks
	4" x 6" Extruded Concrete Moustrip / Natural Color	Install in Straight True Lines And Uniform Curves, And Between All Lawn And Shrub Areas. Compact Sub-grade Prior To Installation.
	New Lawn Area / Use Water Conservative Mixture	Install New Lawn In Areas Shown And Over A 4" Depth Of Topsoil. Provide Cutsheet For Water Conservative Mixture.
	New Rock - Cobble Area / 3 Inch Minus Size	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Submit Grey-Beige Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Minimum Size	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Rock To Be A "Calico" Product Or Equal.



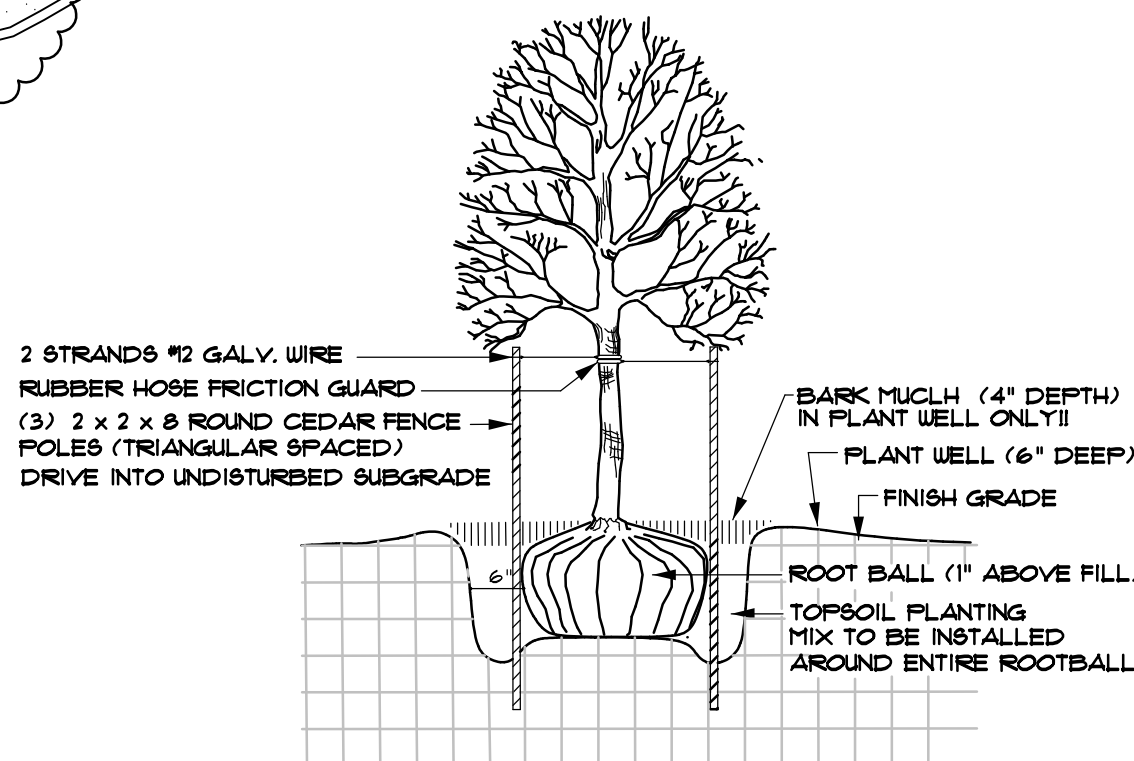
1 LANDSCAPE BOULDER
L.I.1 N.T.S.



2 SHRUB PLANTING
L.I.1 N.T.S.



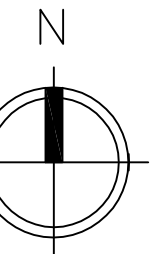
3 MOWSTRIP / STONE MULCH
L.I.1 N.T.S.



4 TREE PLANTING
L.I.1 N.T.S.

1
L.I.1

LANDSCAPE PLAN
1" = 10'-0"



PROJECT NUMBER

15146

ISSUE DATE:

SEPTEMBER 14, 2018

REVISIONS:

No. Date

EAST CAPITOL
DEVELOPMENT

SALT LAKE CITY, UT.

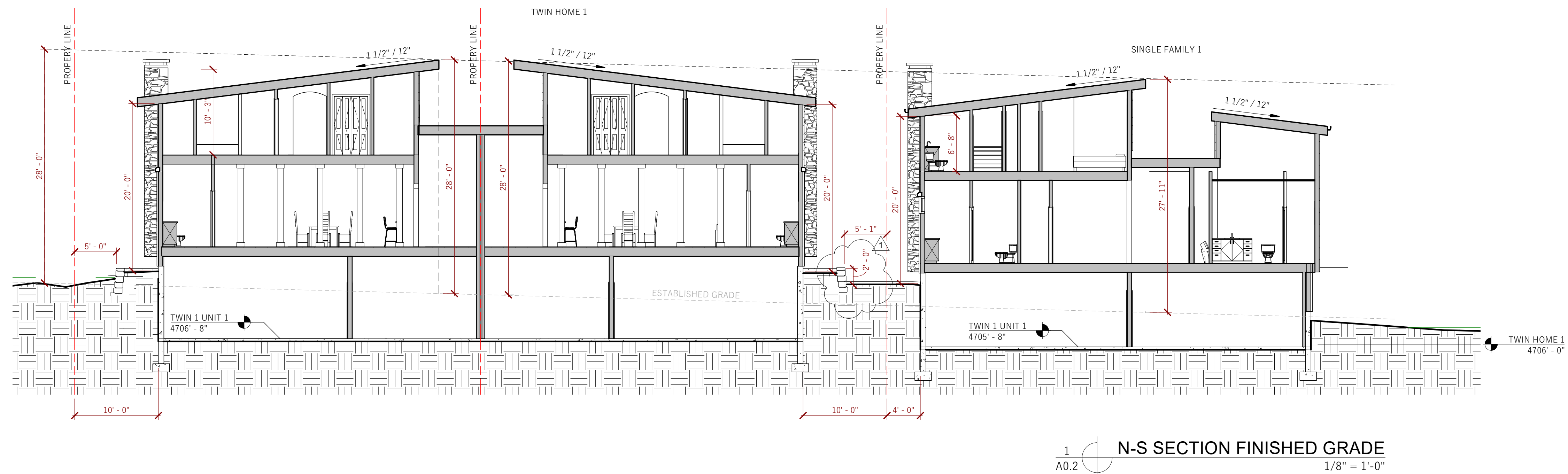
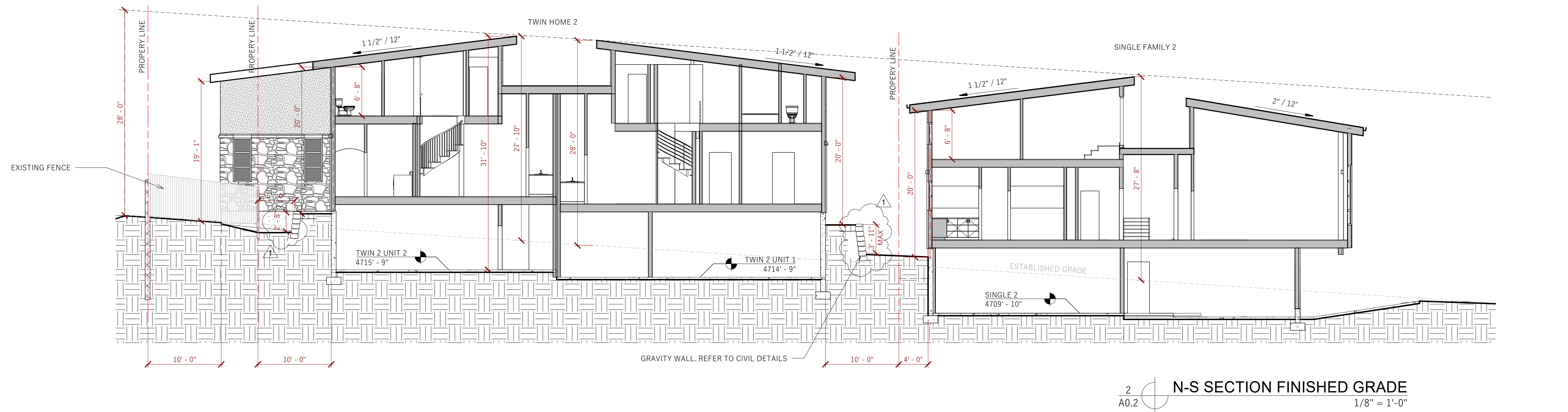
LANDSCAPE
PLAN

L1.1

JZW
ARCHITECTS

PHONE: (801) 936-1343

ATTACHMENT E: PLAN SET AND RENDERINGS



EAST CAPITOL
DEVELOPMENT
SALT LAKE CITY, UT

DEVELOPMENT
SITE SECTIONS

A0.2

PROJECT NUMBER

15146

ISSUE DATE:

JULY 16, 2018

REVISIONS:

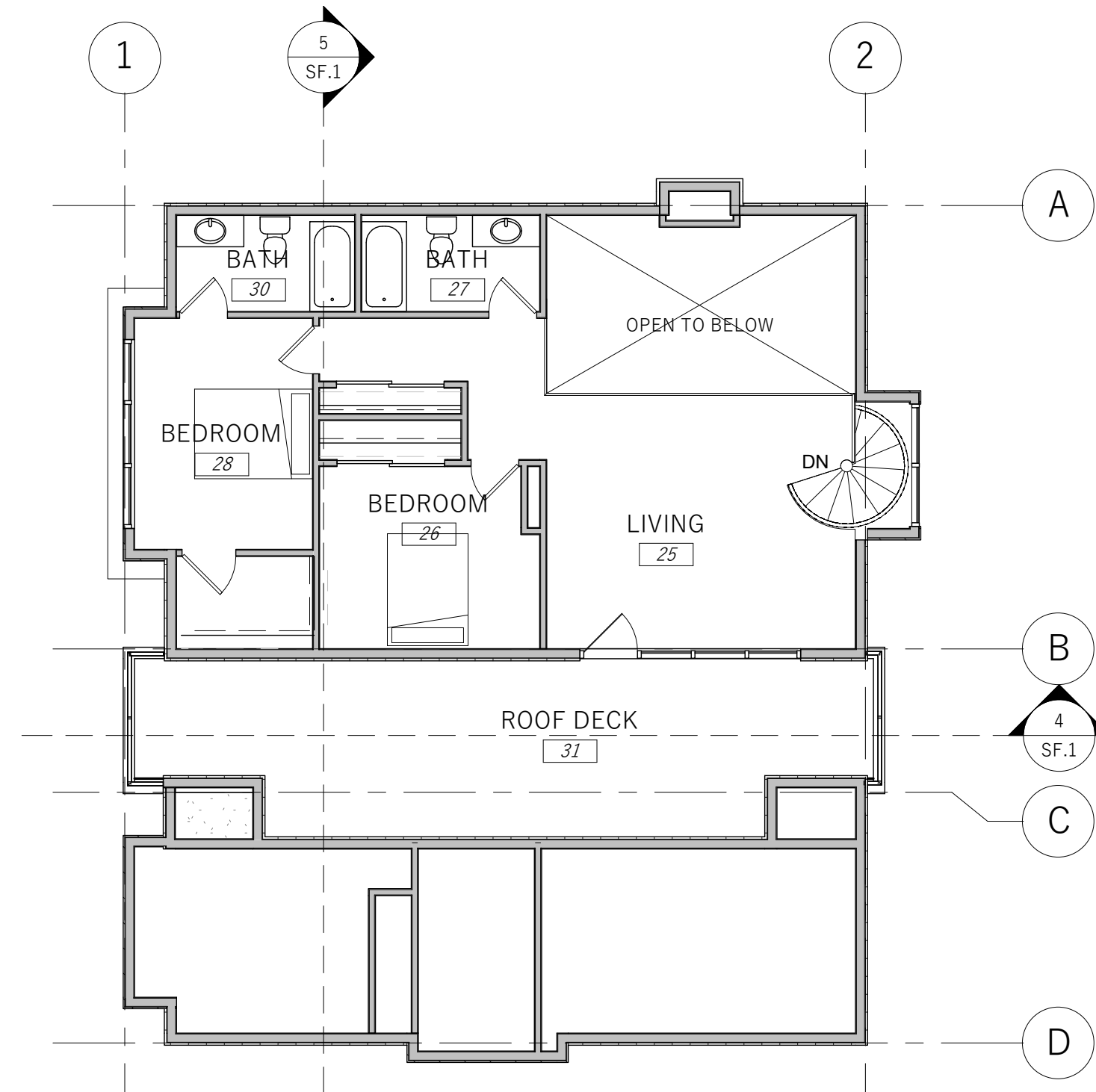
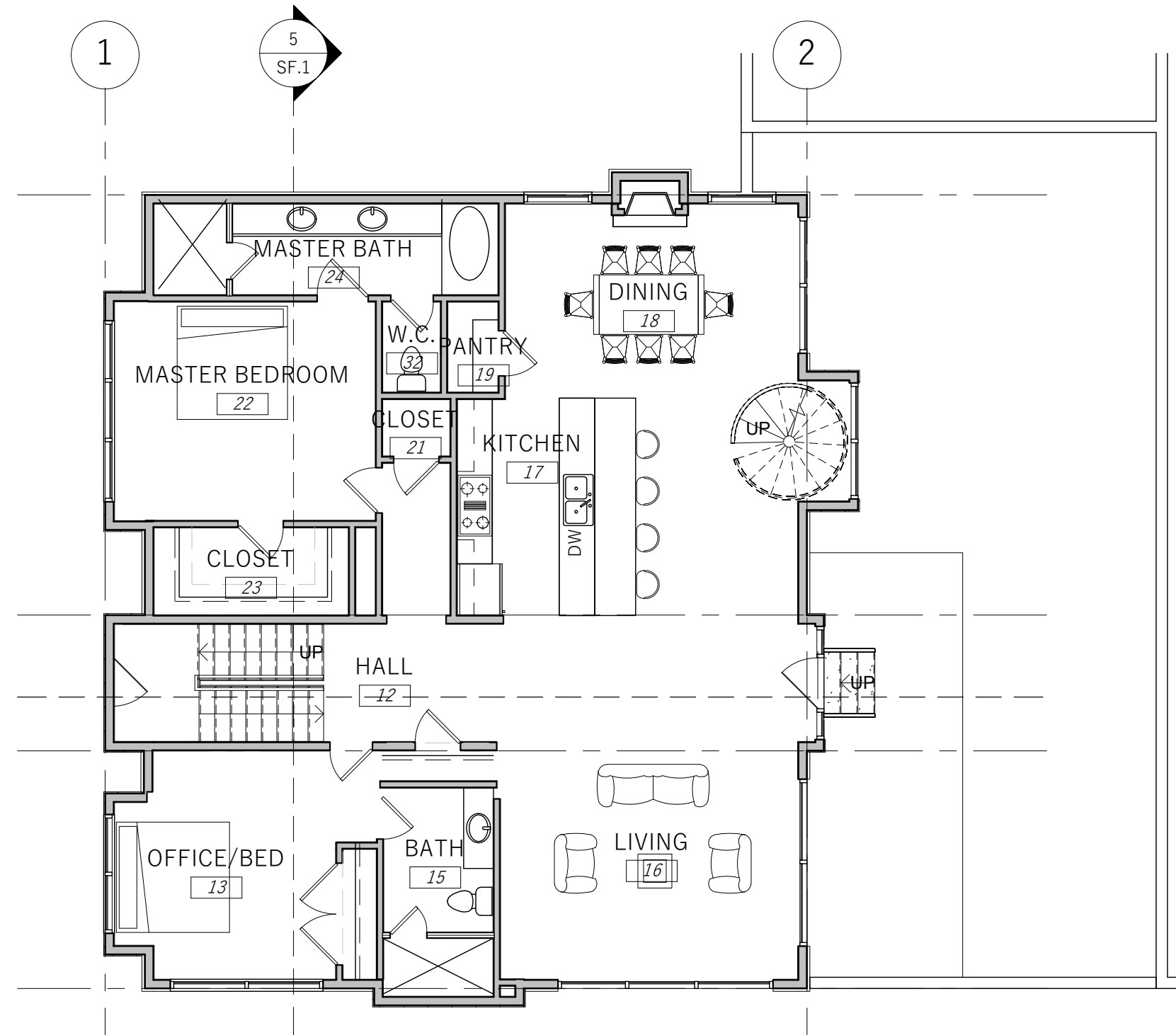
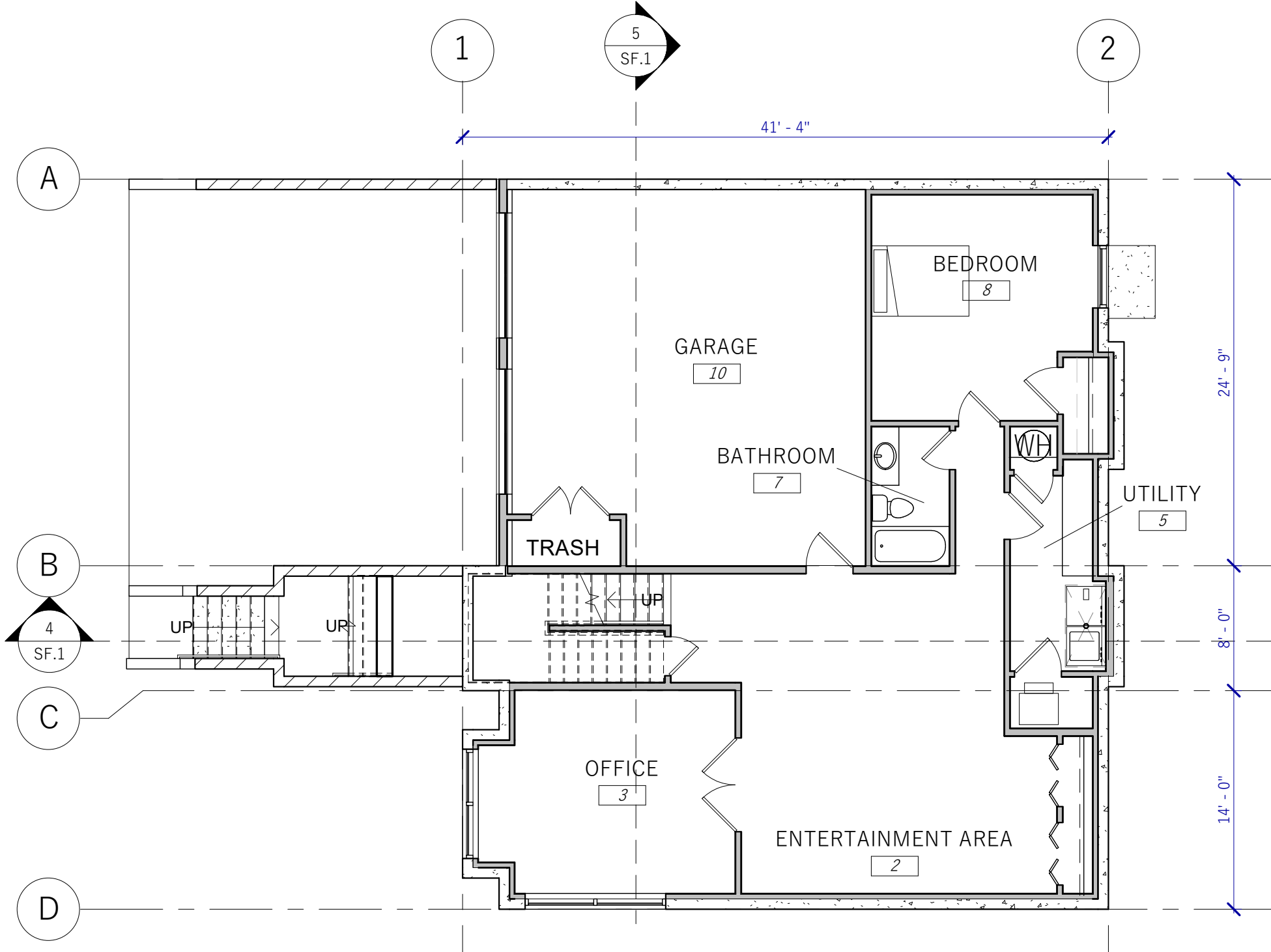
No. Date

SINGLE 01 - EAST CAPITAL
649 EAST CAPITAL BLVD. SALT LAKE
CITY, UT

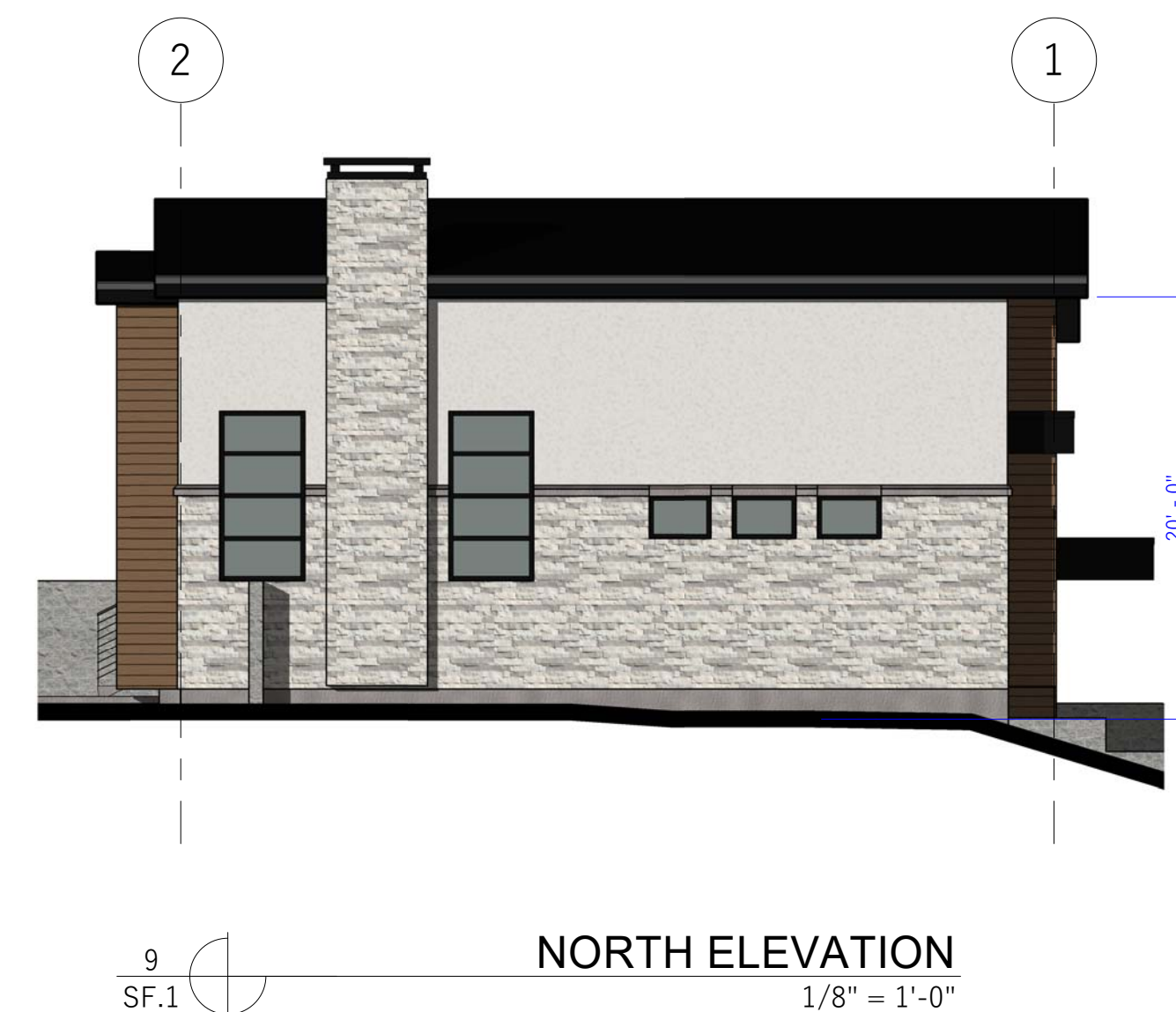
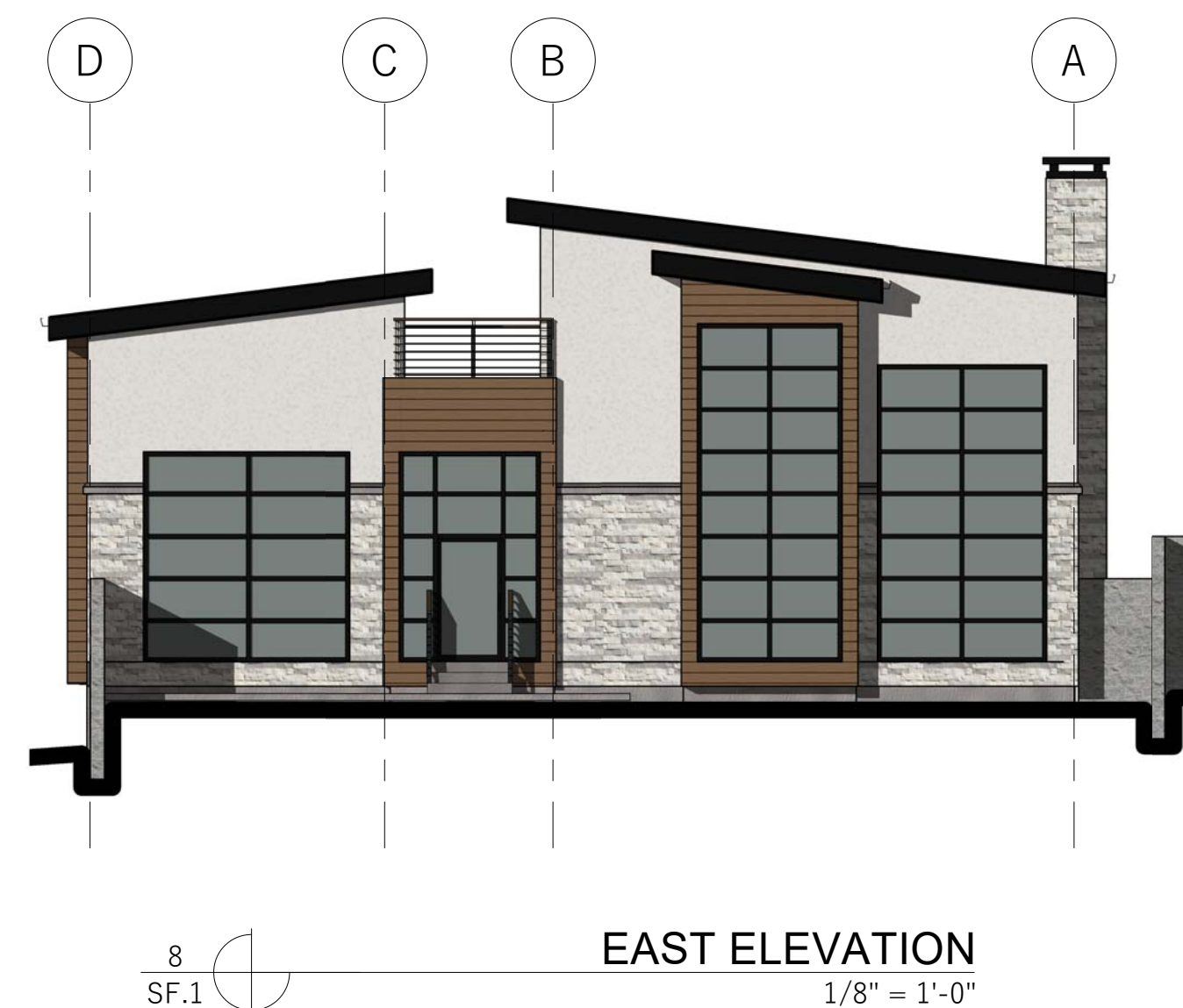
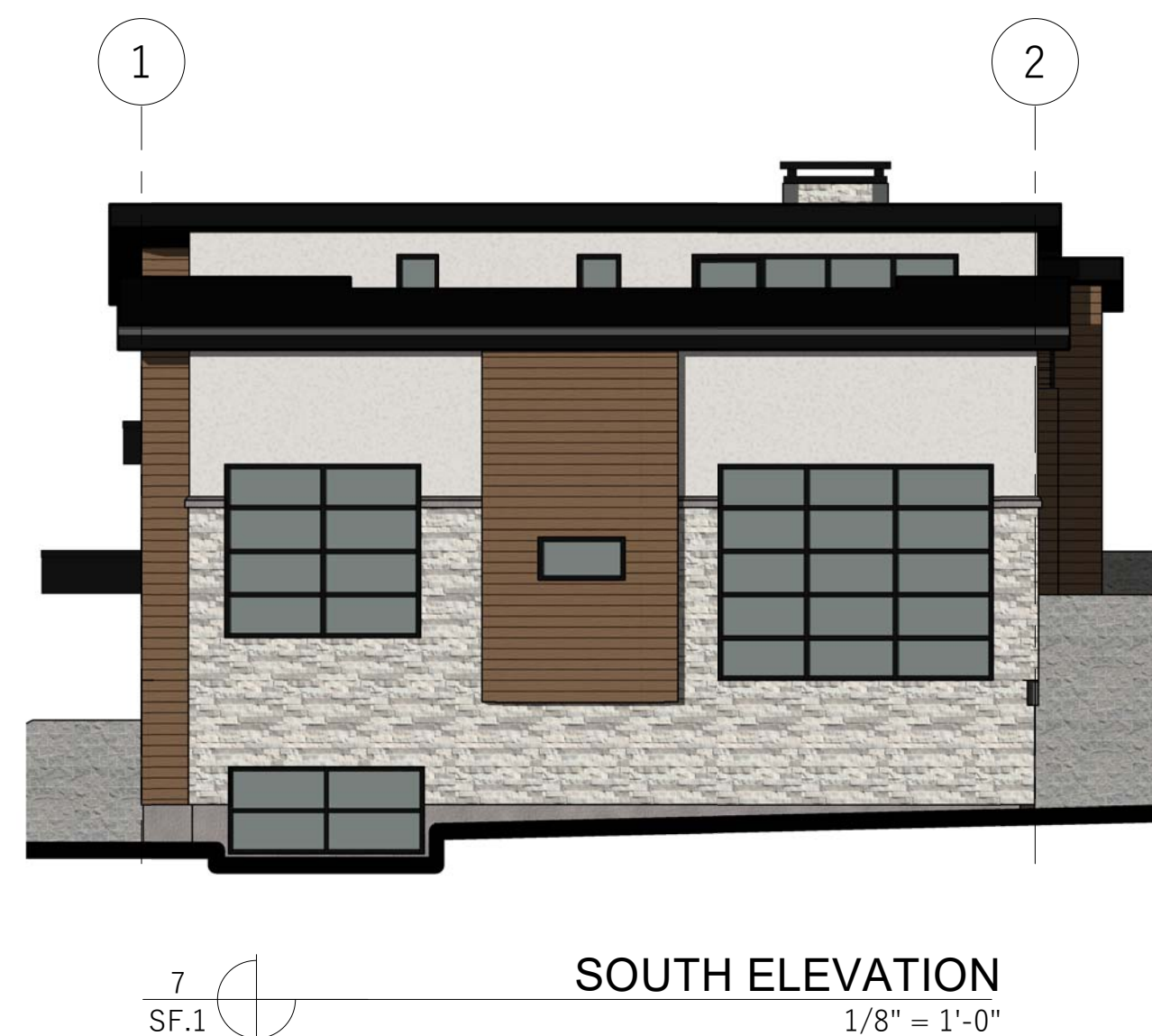
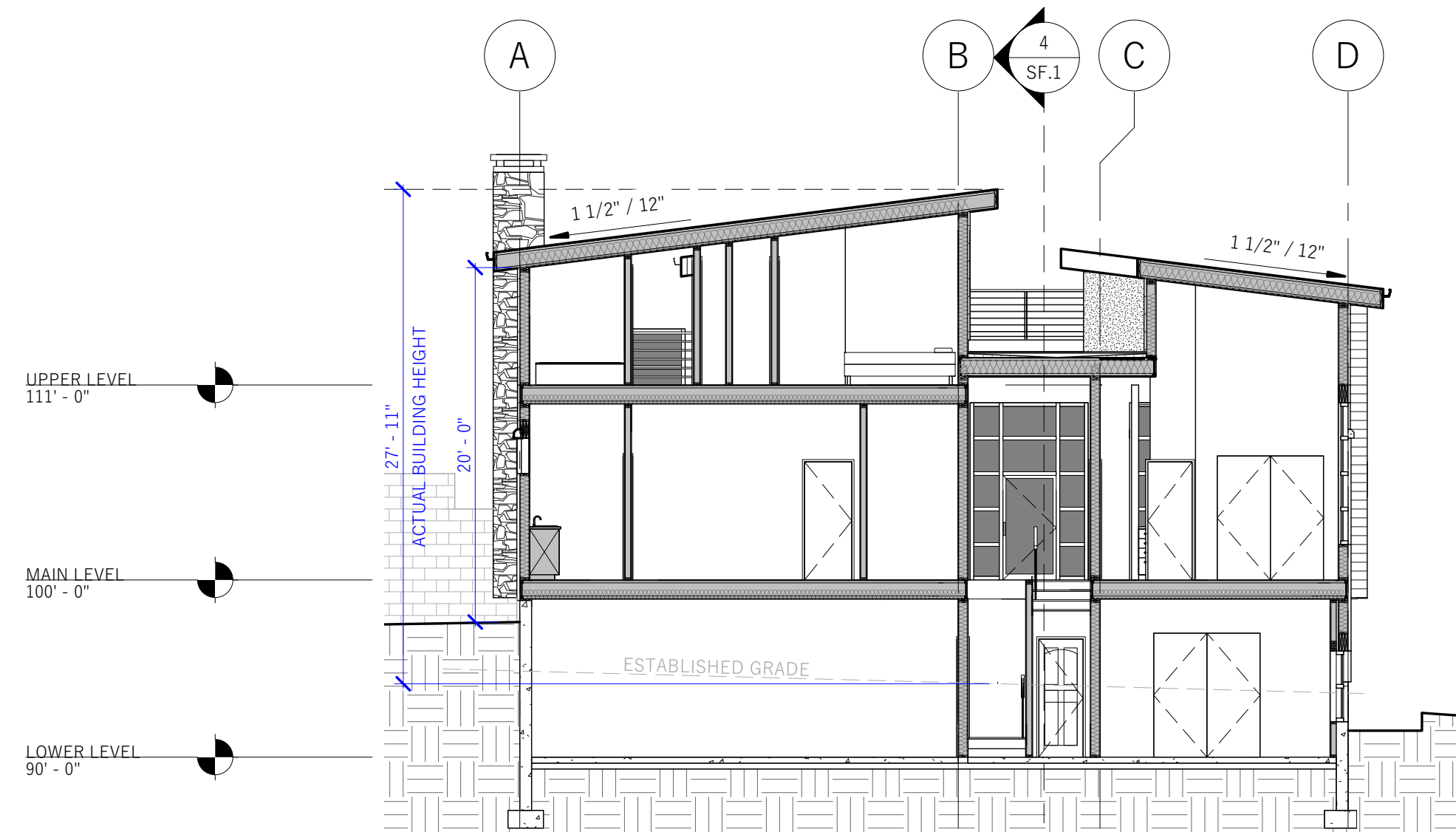
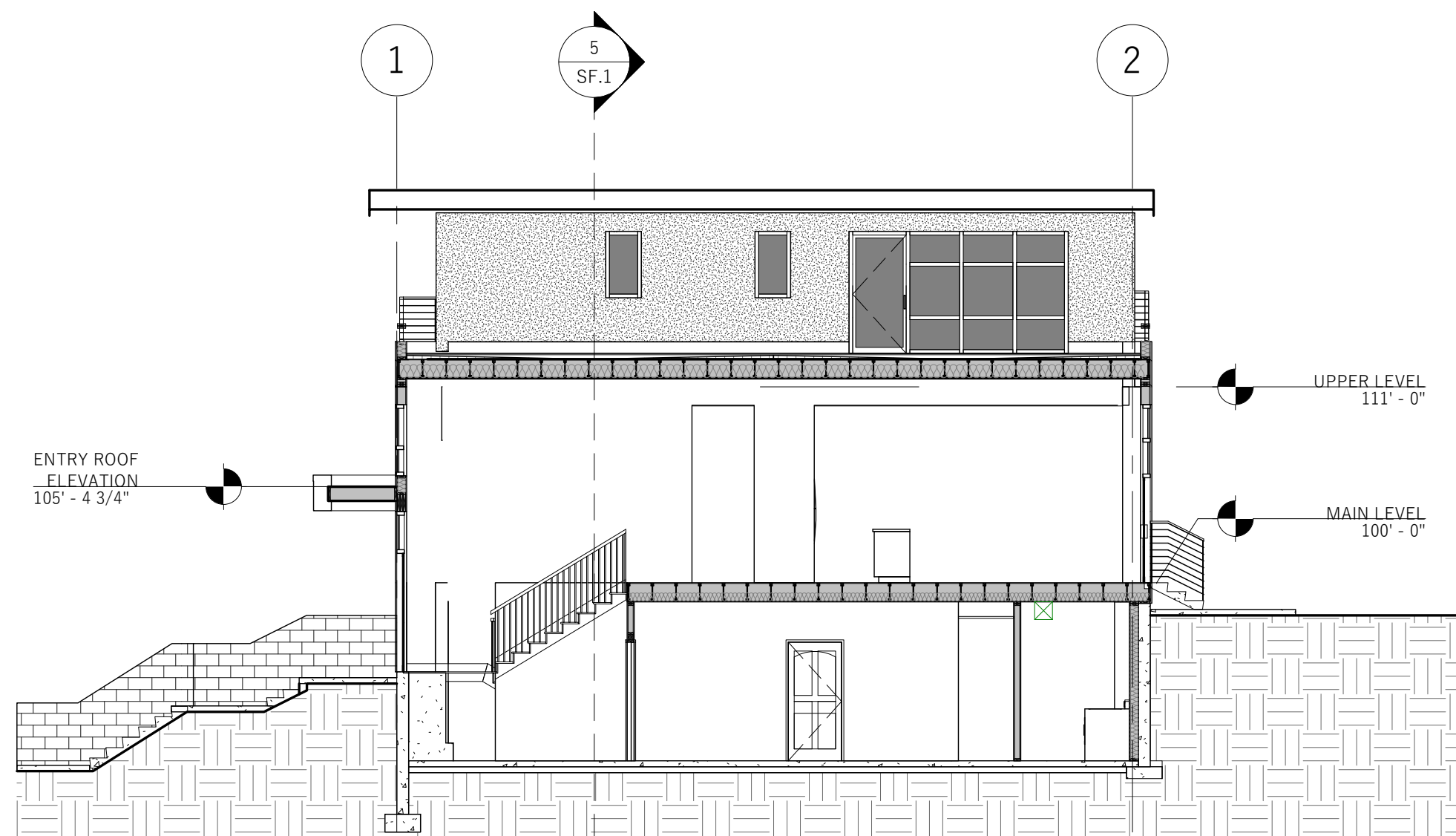
ARCHITECTURAL
GRAPHICS

SF.1

JZW
ARCHITECTS



LOFT 818 SF
LOWER LEVEL 1198 SF
MAIN LEVEL 1936 SF
3953 SF

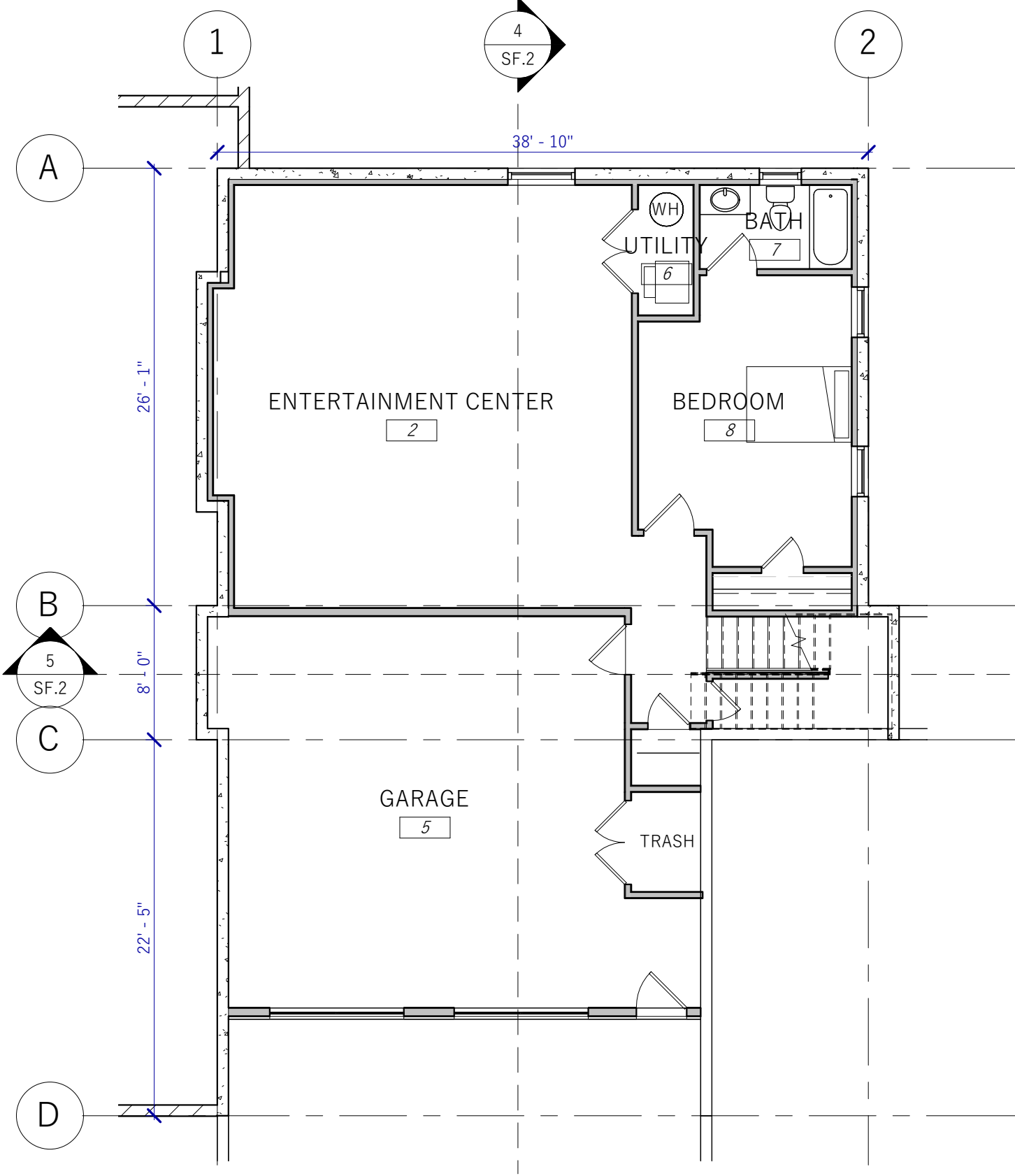


FAX: (801) 936-0180

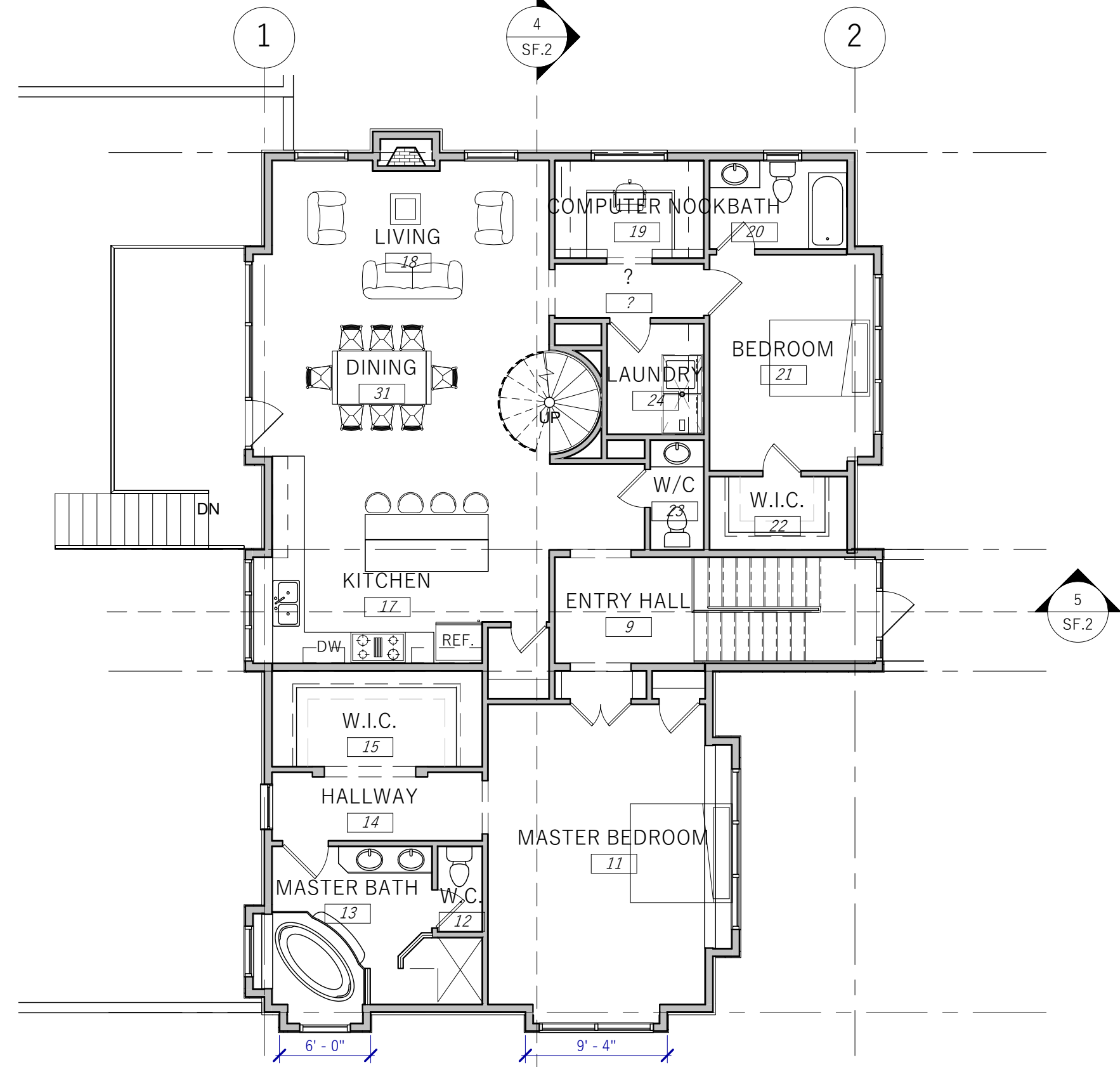
1351 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054

PHONE: (801) 936-1343

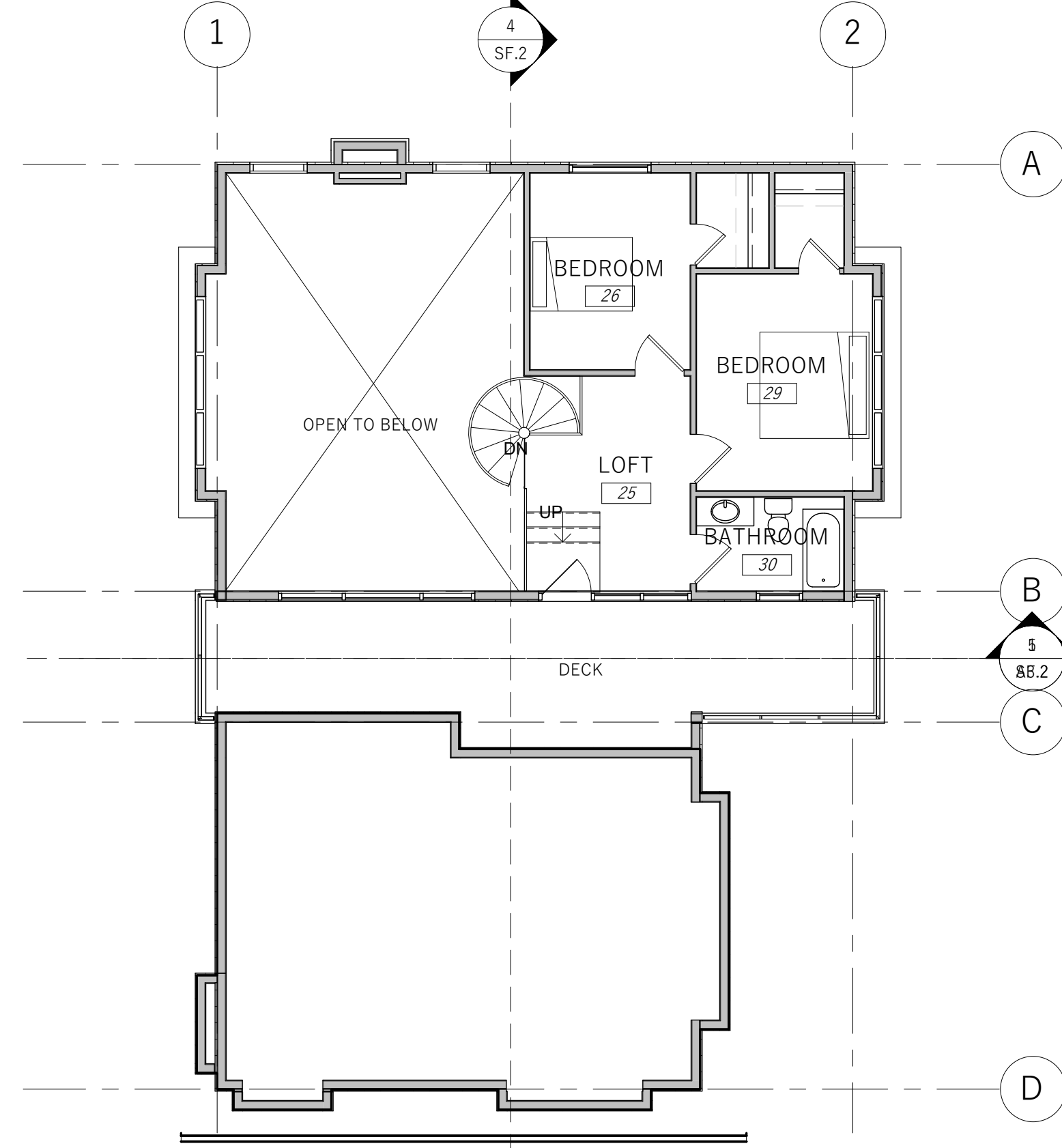
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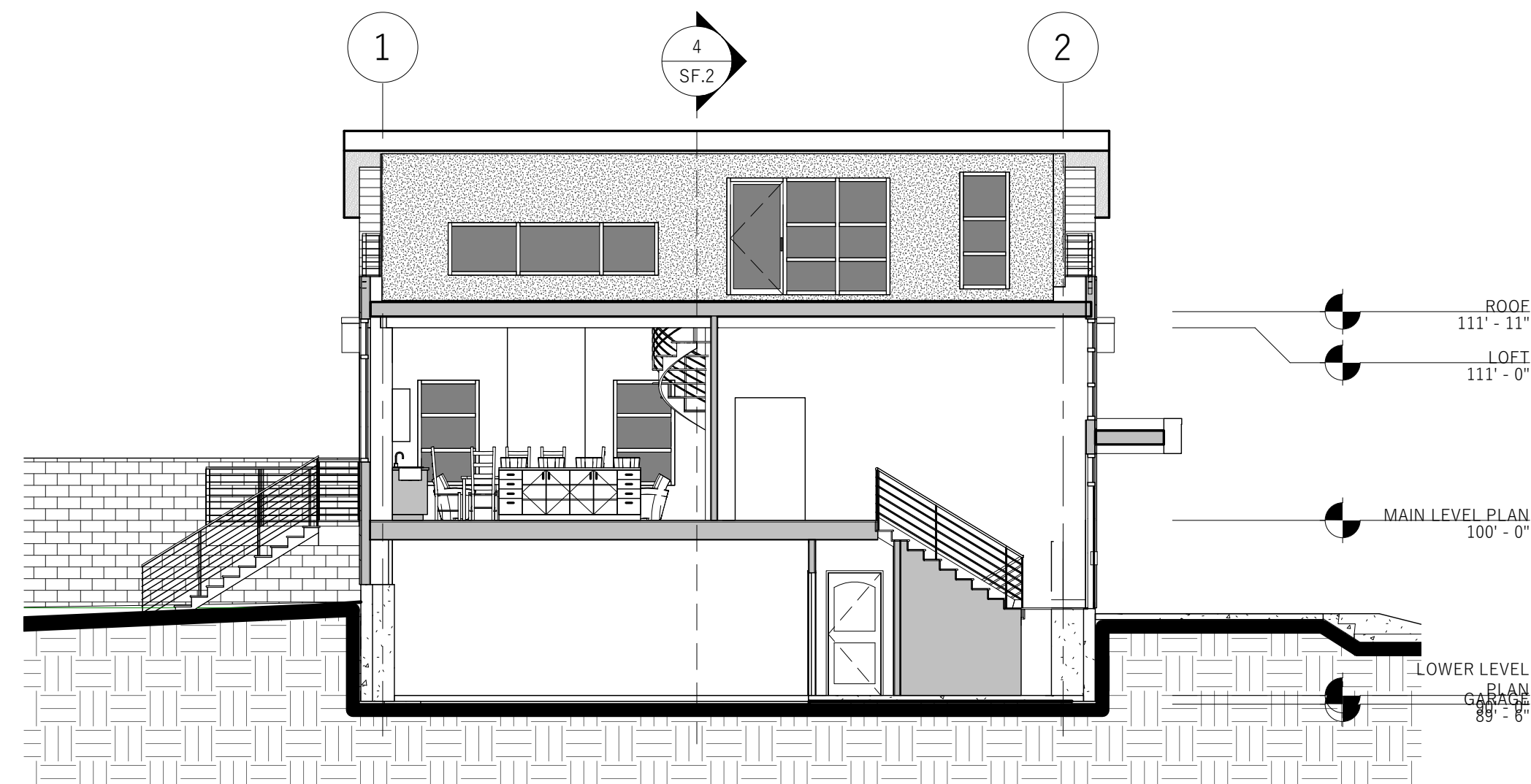
3
SF.2
LOWER LEVEL PLAN
1/8" = 1'-0"



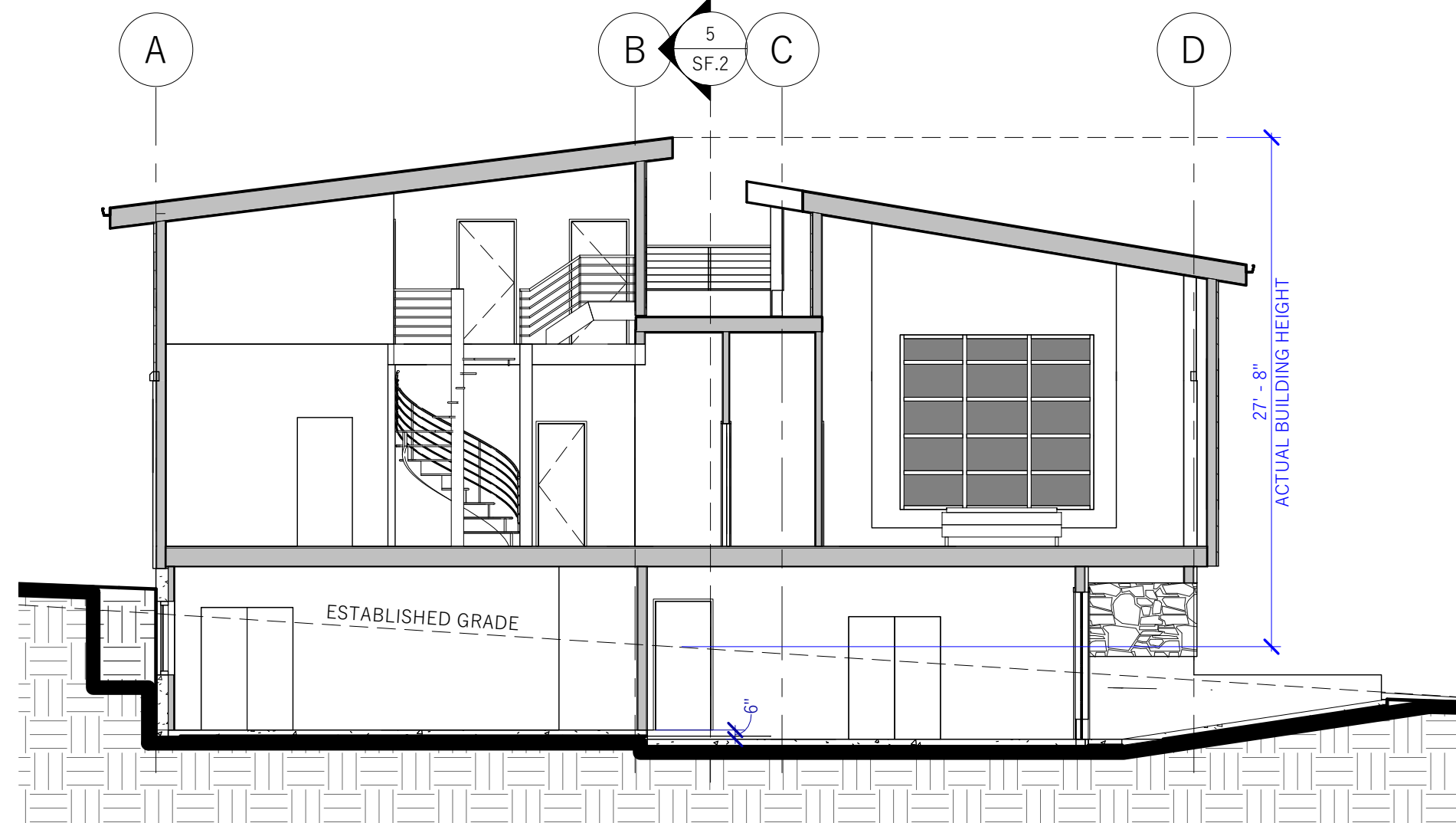
2
SF.2
MAIN LEVEL PLAN
1/8" = 1'-0"



1
SF.2
LOFT FLOOR PLAN
1/8" = 1'-0"



5
SF.2
BUILDING SECTION
1/8" = 1'-0"

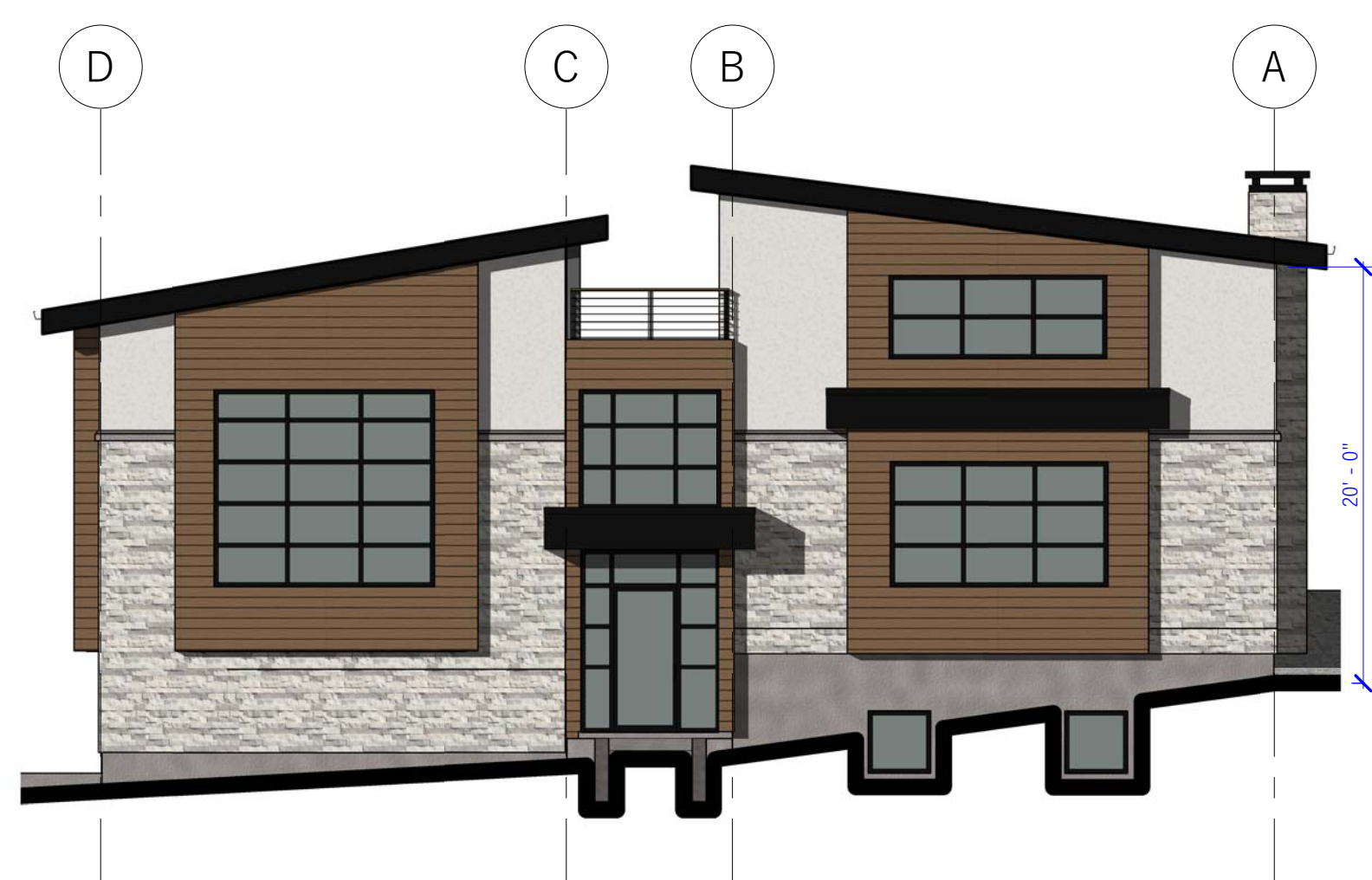


4
SF.2
BUILDING SECTION
1/8" = 1'-0"

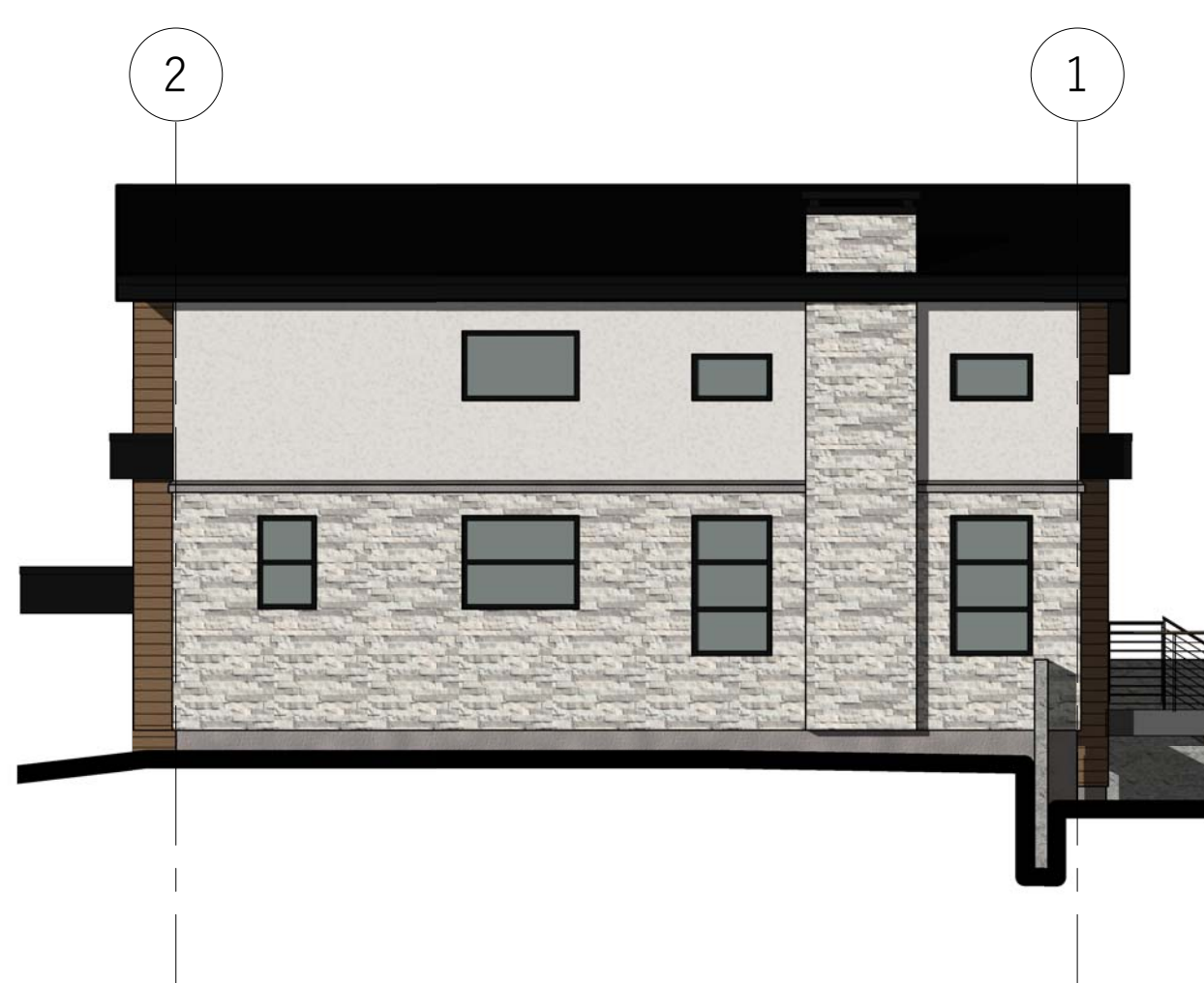
ROOF	111' - 11"
LOFT	111' - 0"
MAIN LEVEL PLAN	100' - 0"
LOWER LEVEL PLAN	90' - 0"
GARAGE	89' - 6"

LOWER LEVEL
MAIN LEVEL
LOFT

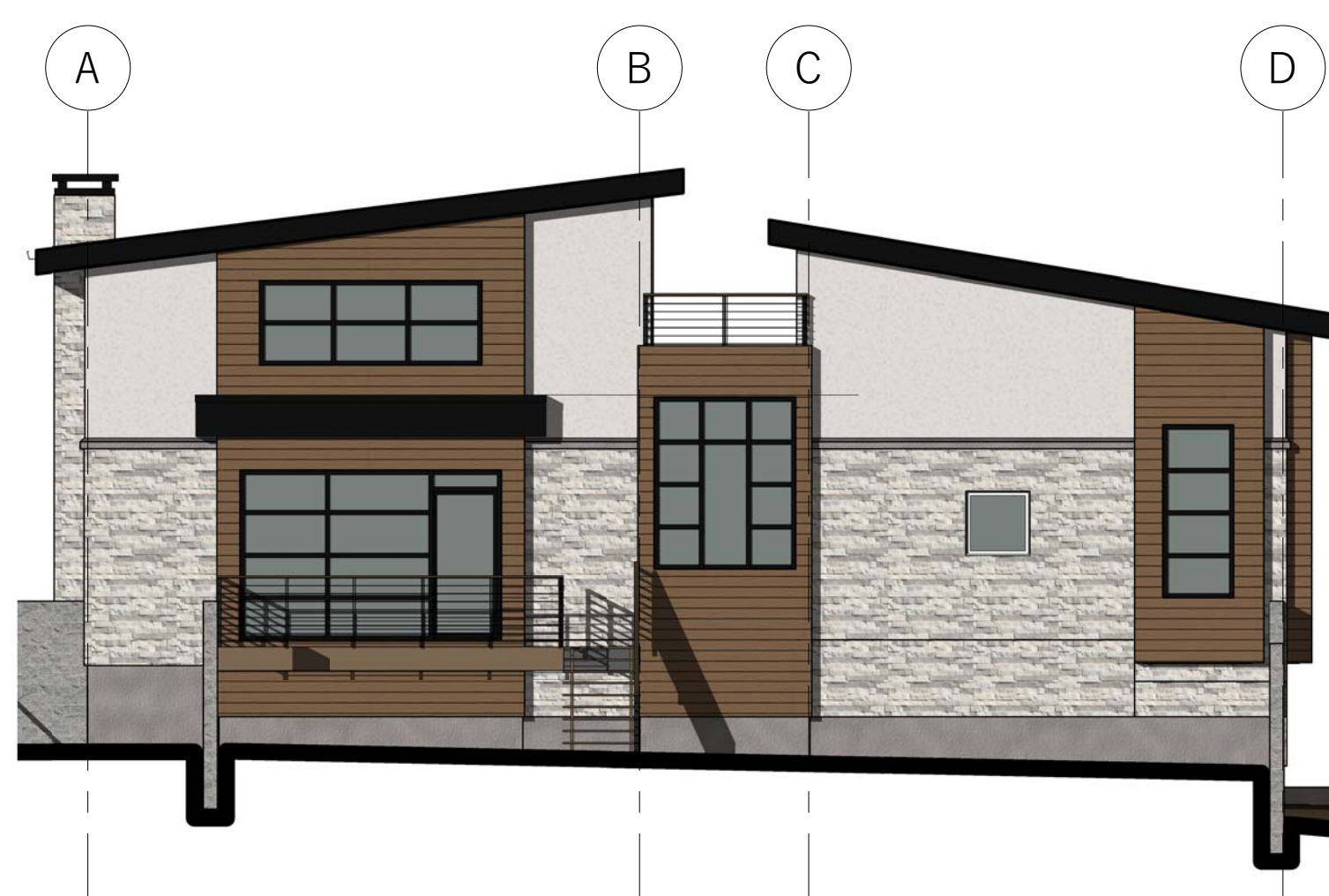
1104 SF
2105 SF
542 SF
3750 SF



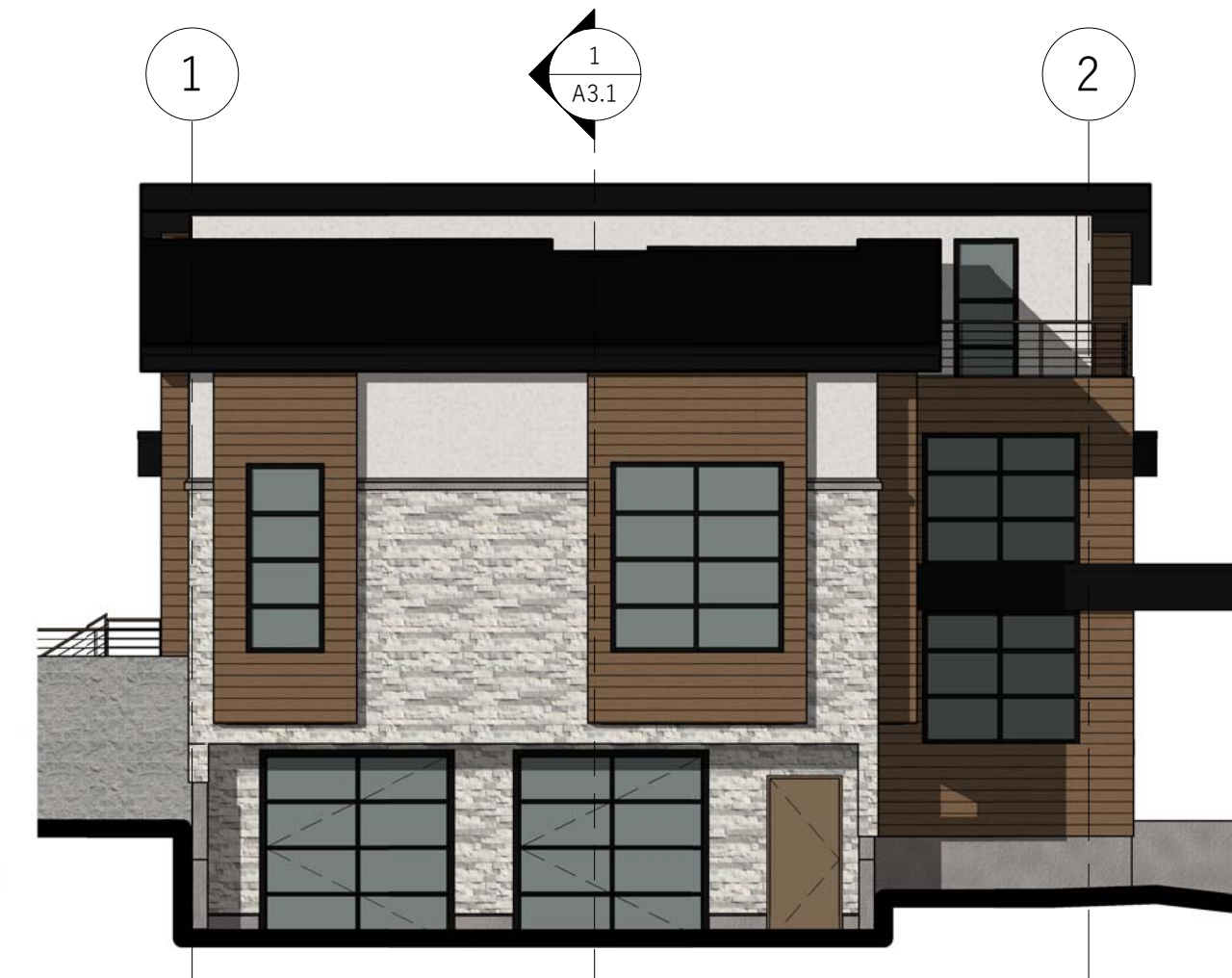
9
SF.2
EAST ELEVATION
1/8" = 1'-0"



8
SF.2
NORTH ELEVATION
1/8" = 1'-0"



7
SF.2
WEST ELEVATION
1/8" = 1'-0"



6
SF.2
SOUTH ELEVATION
1/8" = 1'-0"

LOFT	111' - 0"
MAIN LEVEL PLAN	100' - 0"
LOWER LEVEL PLAN	90' - 0"
GARAGE	89' - 6"

PROJECT NUMBER

15146

ISSUE DATE:

JULY 16, 2018

REVISIONS:

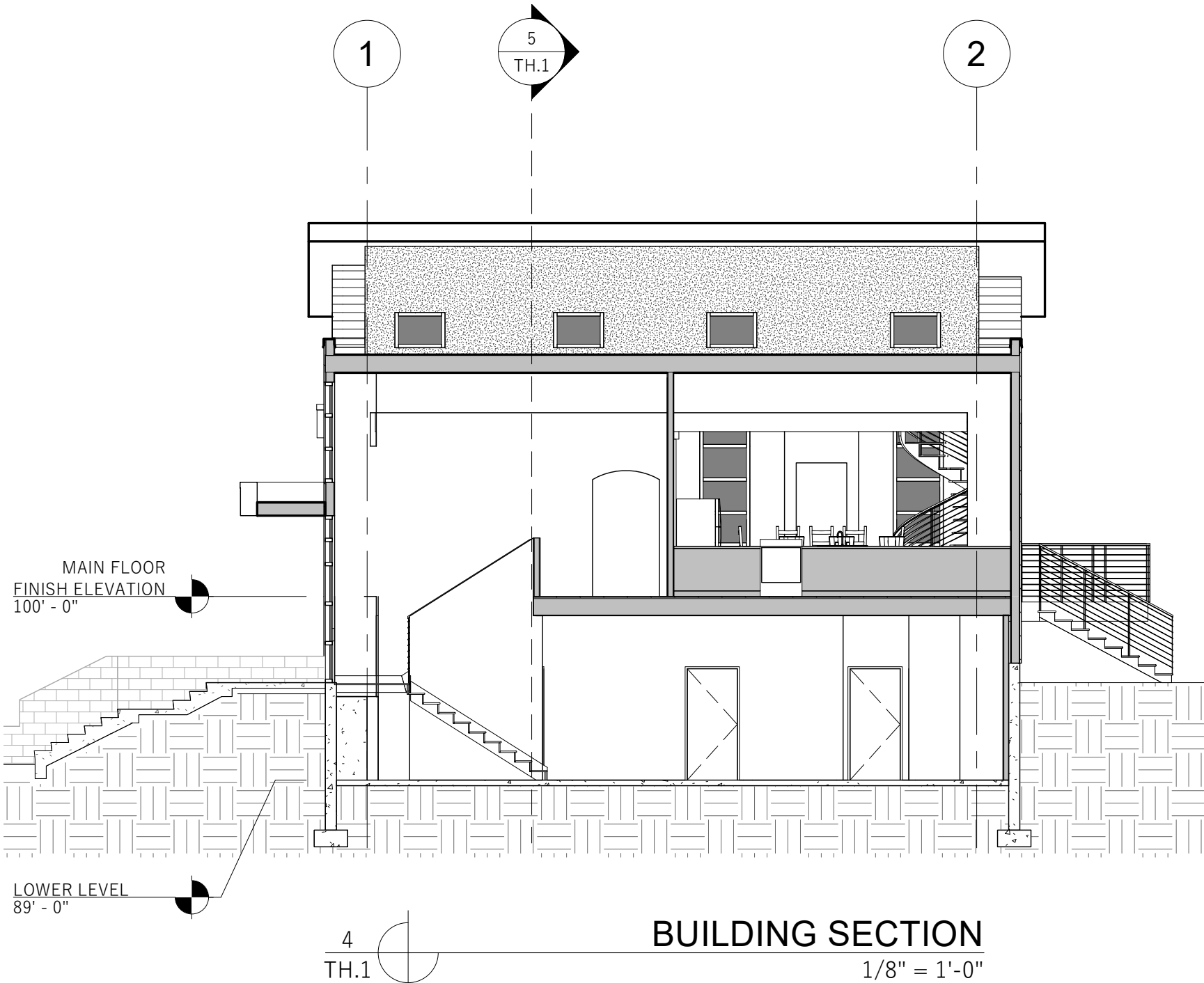
No. Date

TWIN 01 - EAST CAPITOL
649 EAST CAPITOL BLVD.
SALT LAKE CITY, UT

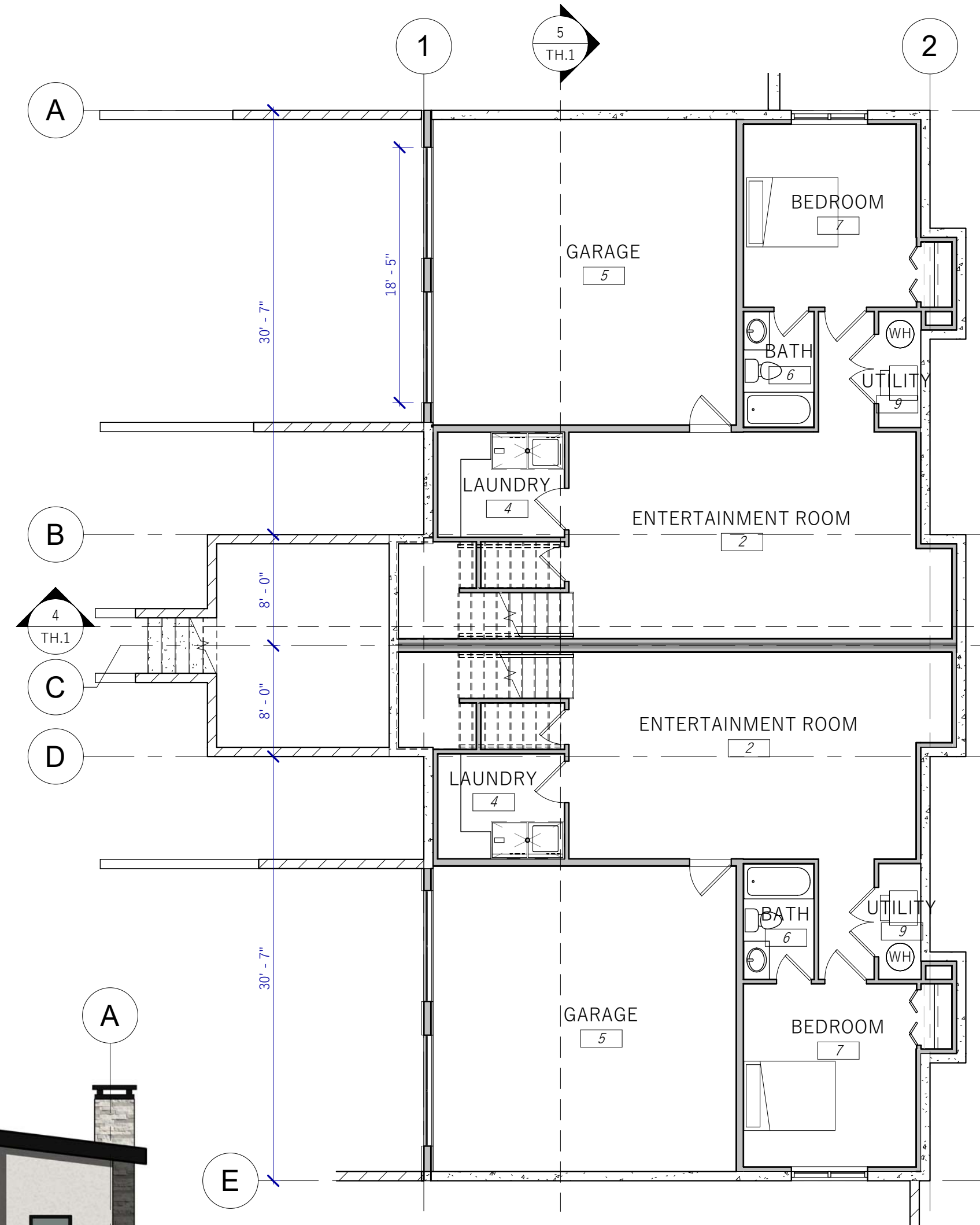
ARCHITECTURAL
GRAPHICS

TH.1

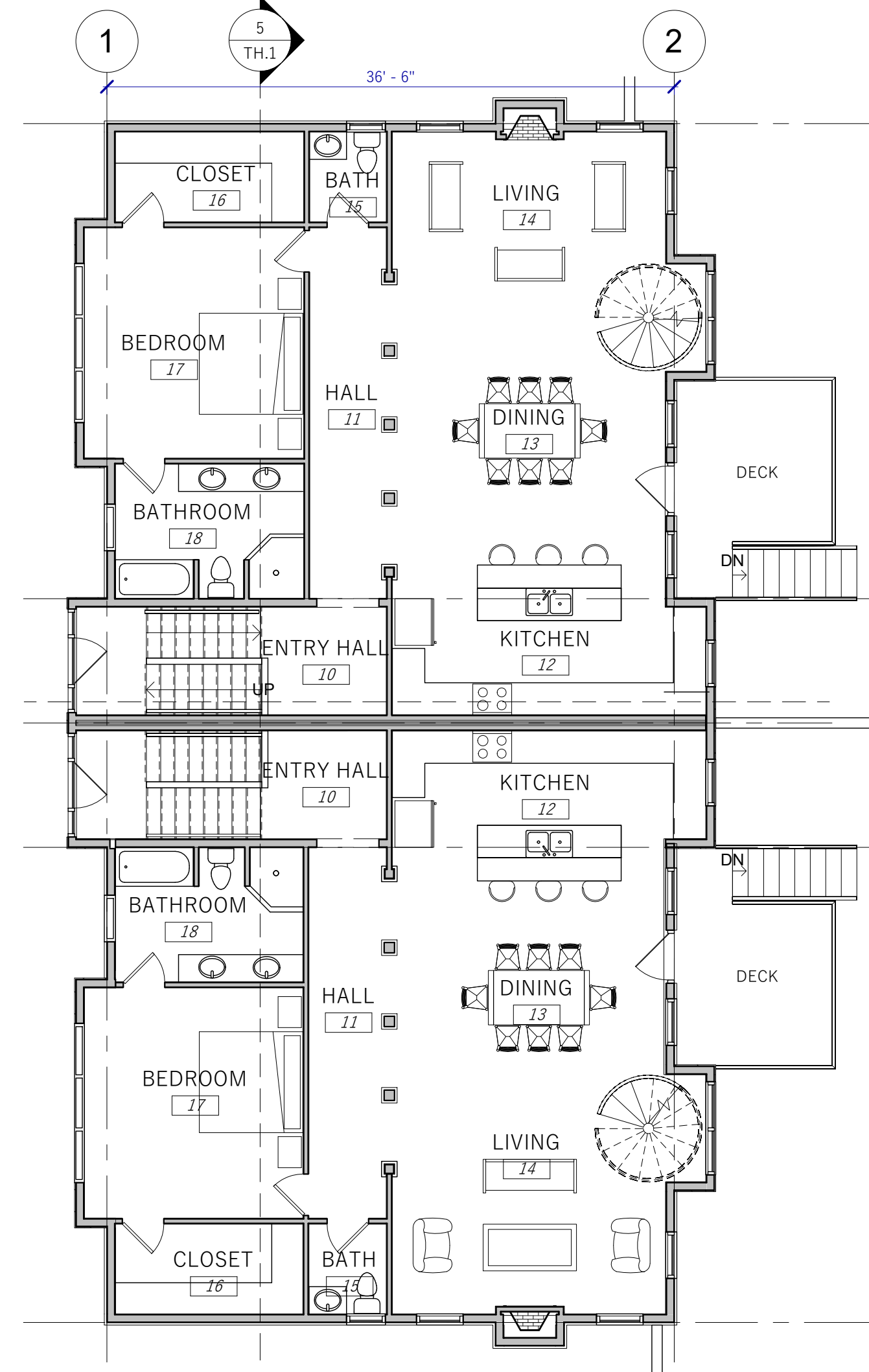
JZW
ARCHITECTS



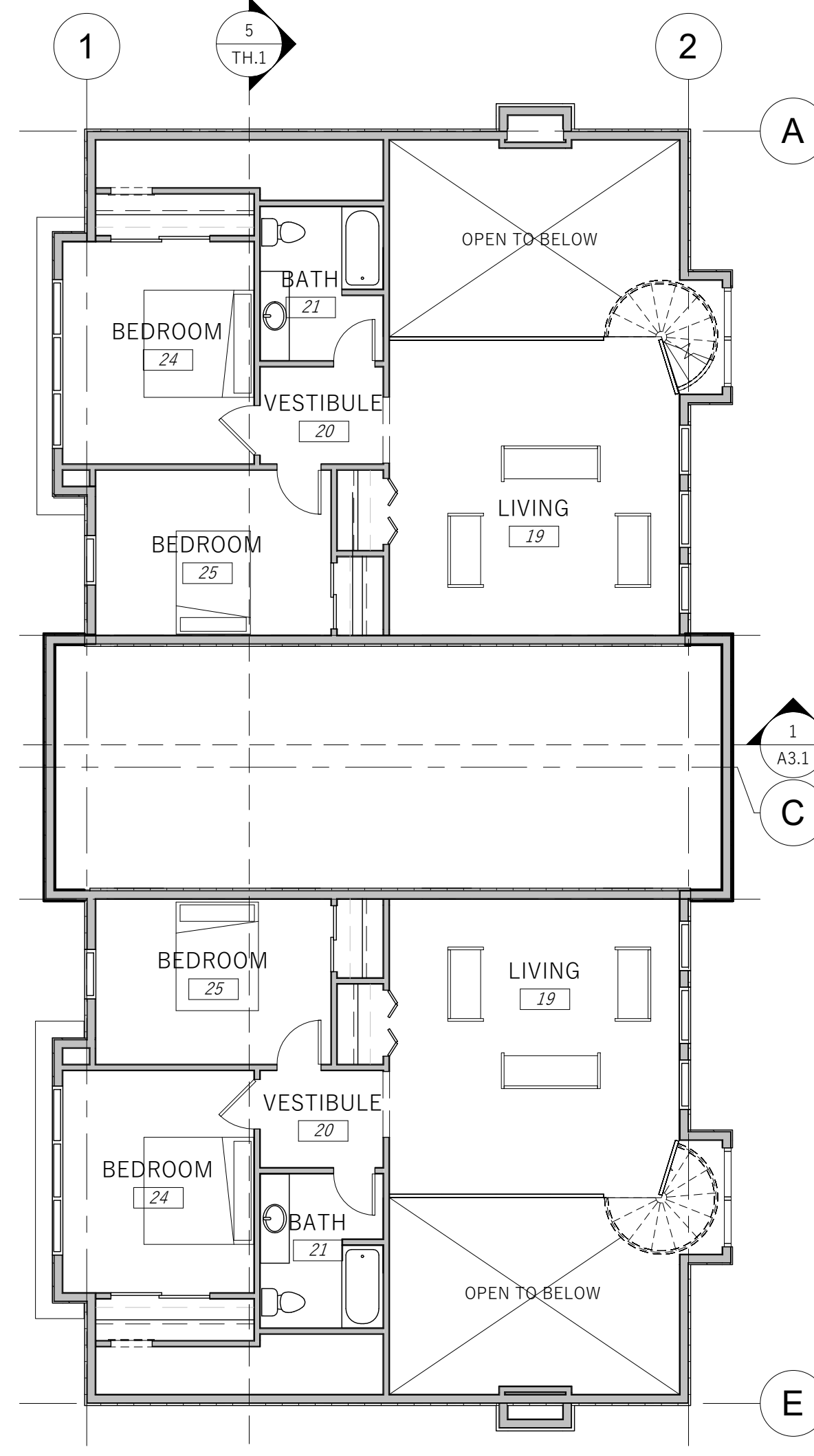
BUILDING SECTION
1/8" = 1'-0"



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

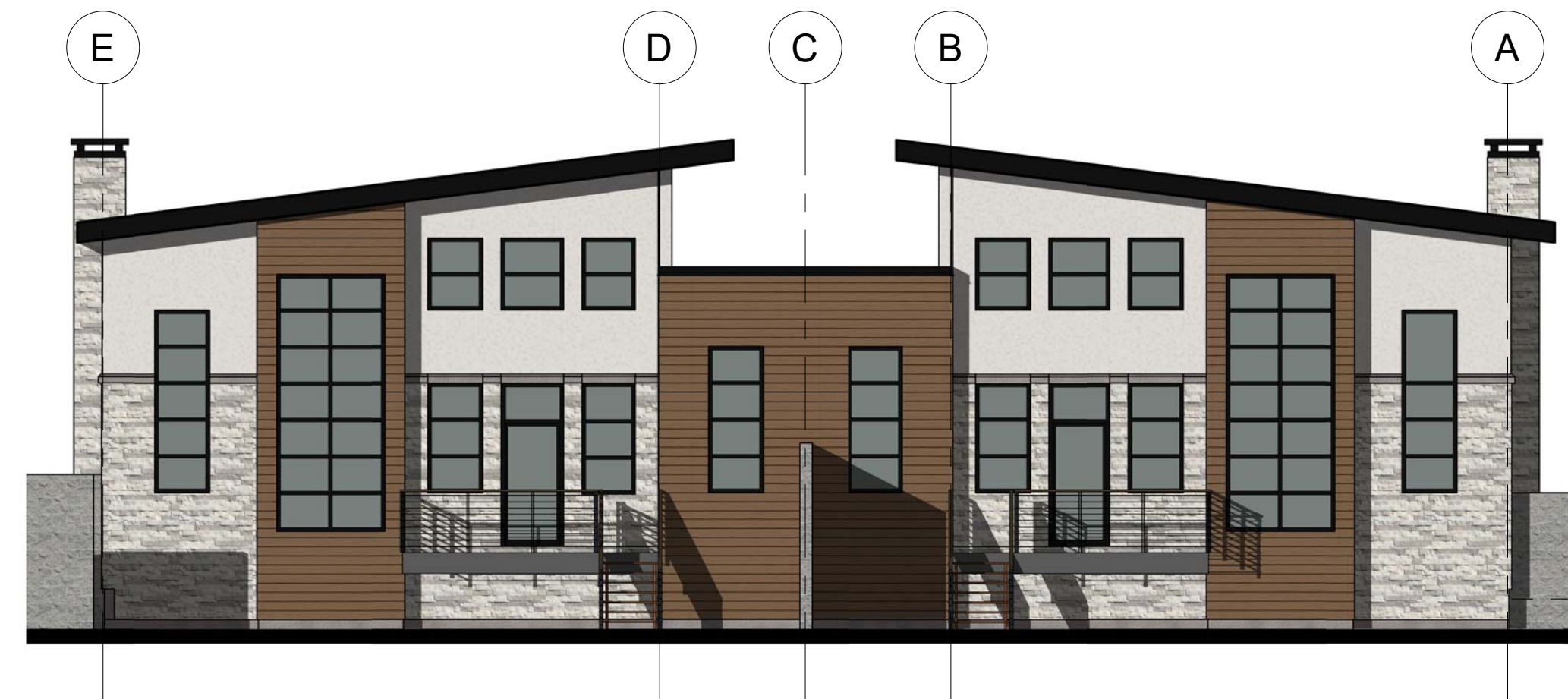


MAIN LEVEL PLAN
1/8" = 1'-0"

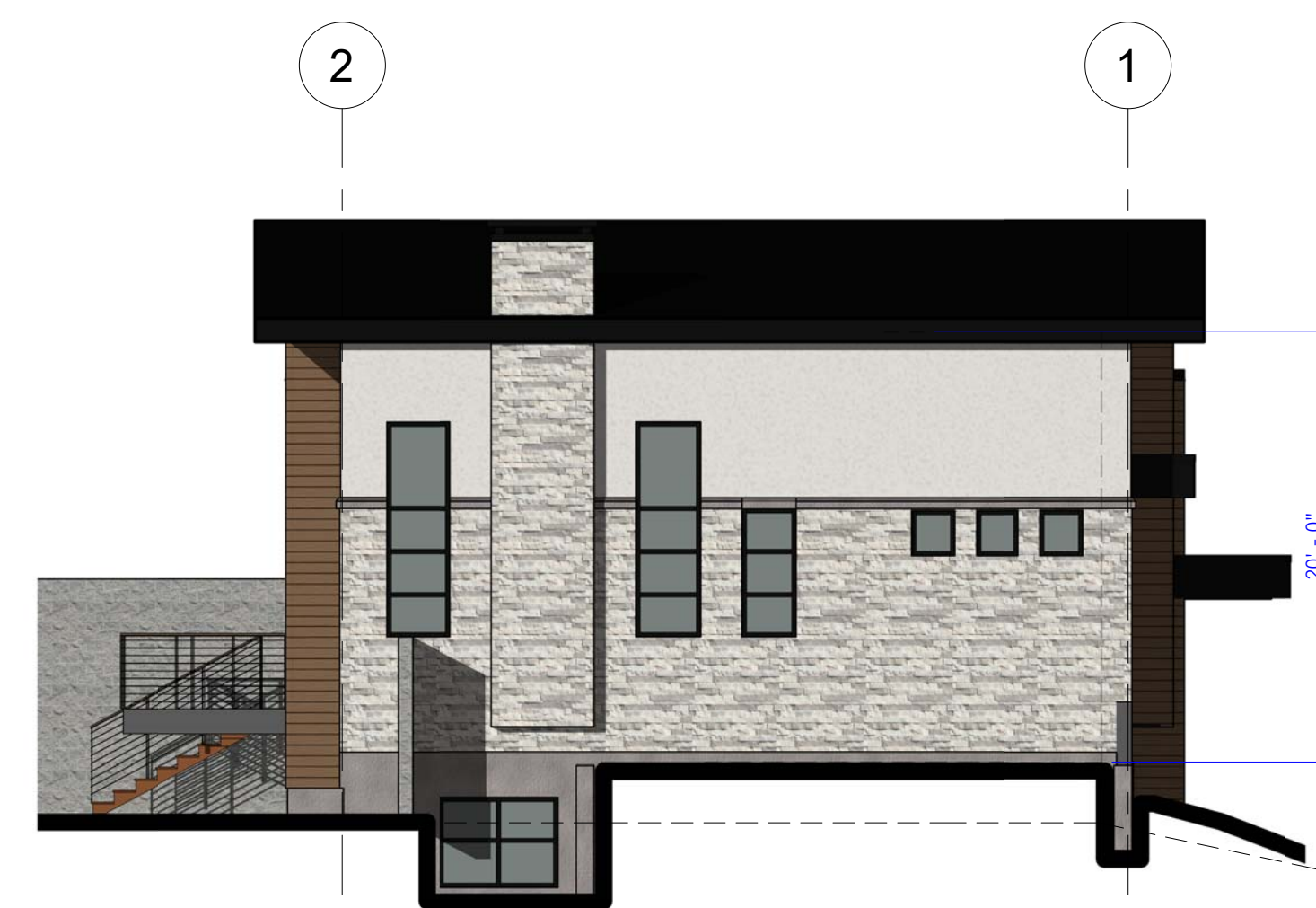


LOFT
1/8" = 1'-0"

LOWER LEVEL 866 SF
MAIN LEVEL 1501 SF
LOFT 851 SF
3217 SF



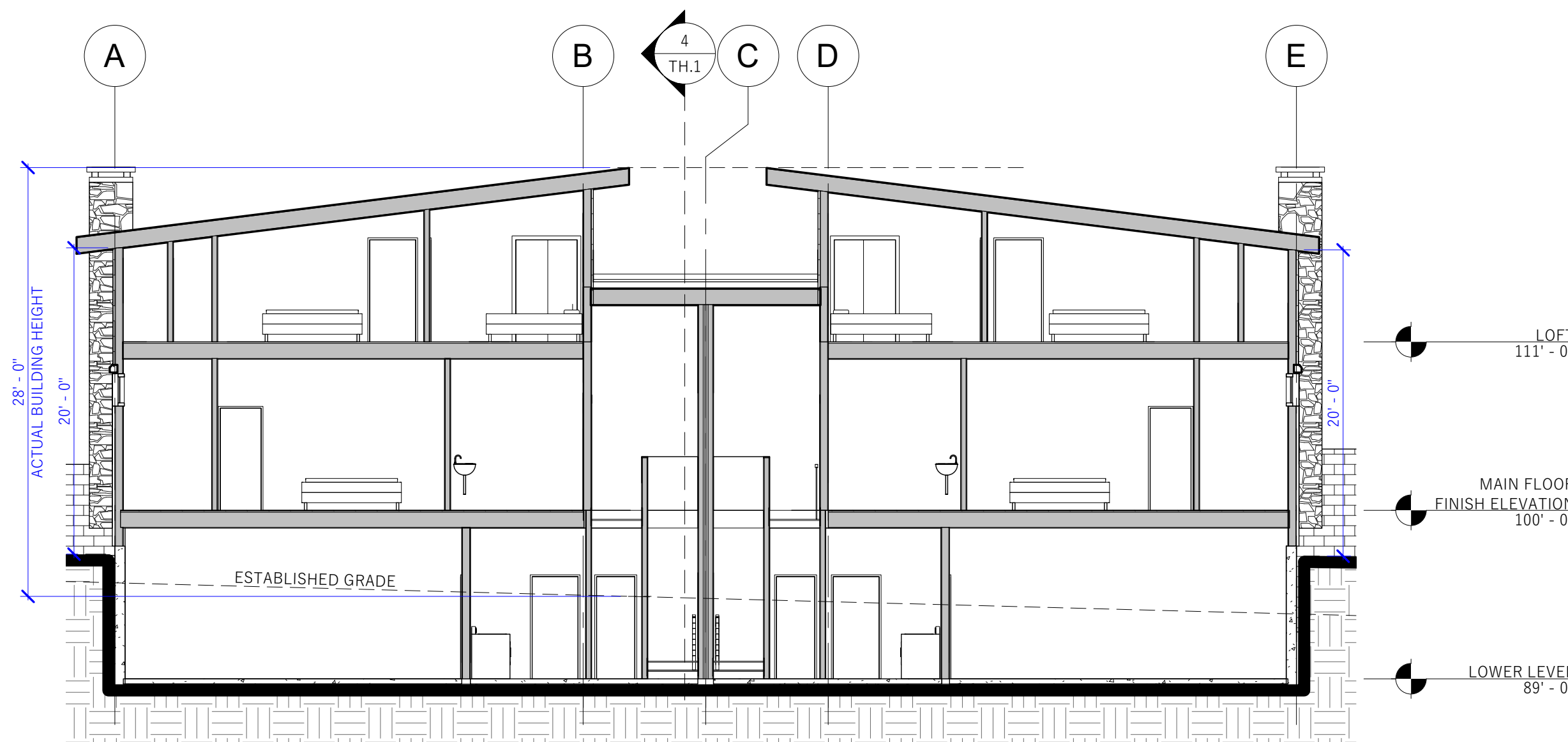
EAST ELEVATION
1/8" = 1'-0"



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



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



BUILDING SECTION
1/8" = 1'-0"

PROJECT NUMBER

15146

ISSUE DATE:

JULY 16, 2018

REVISIONS:

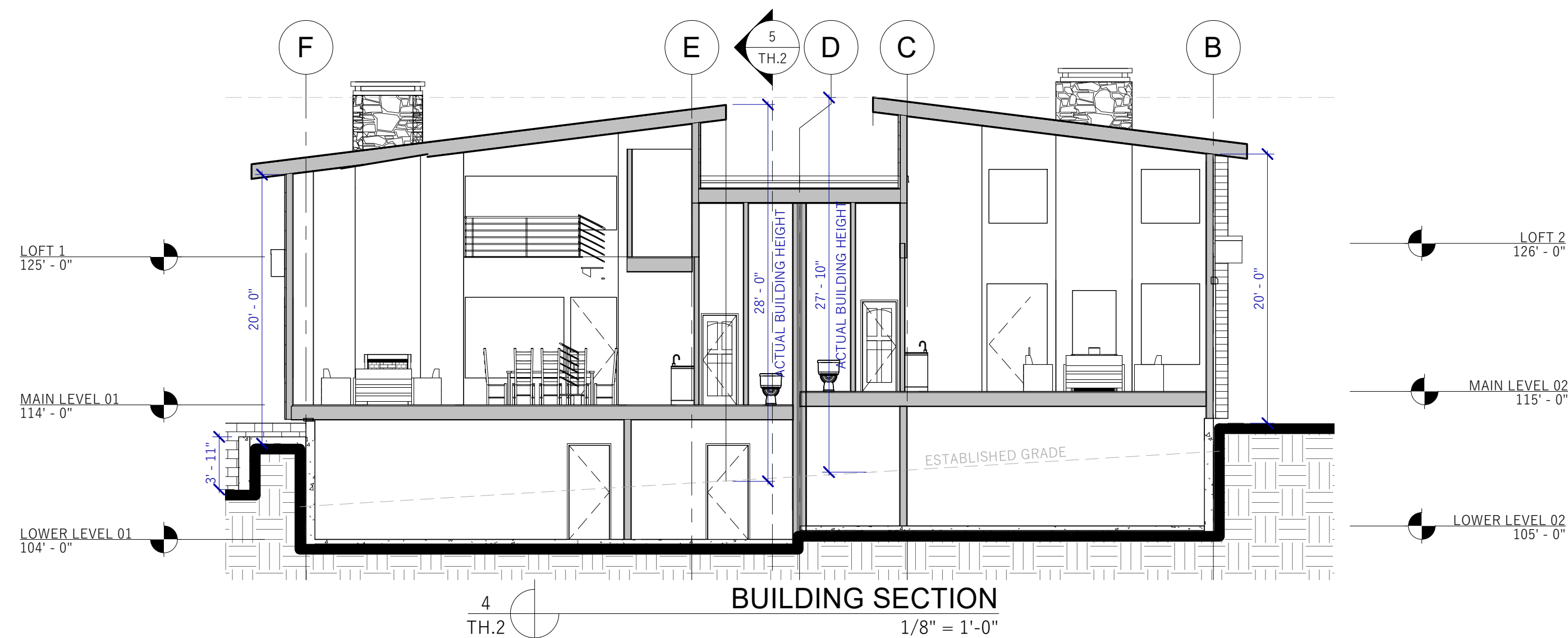
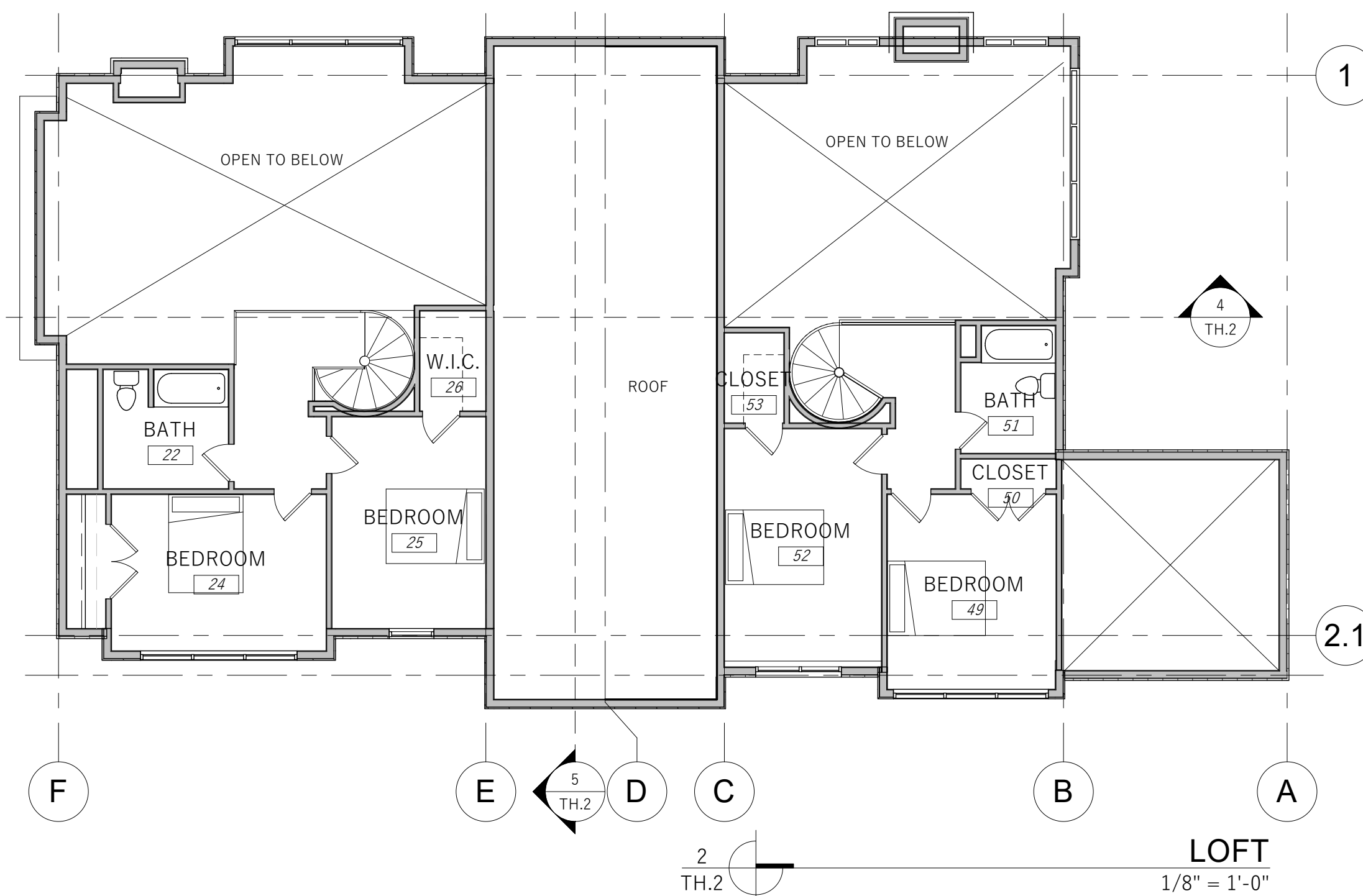
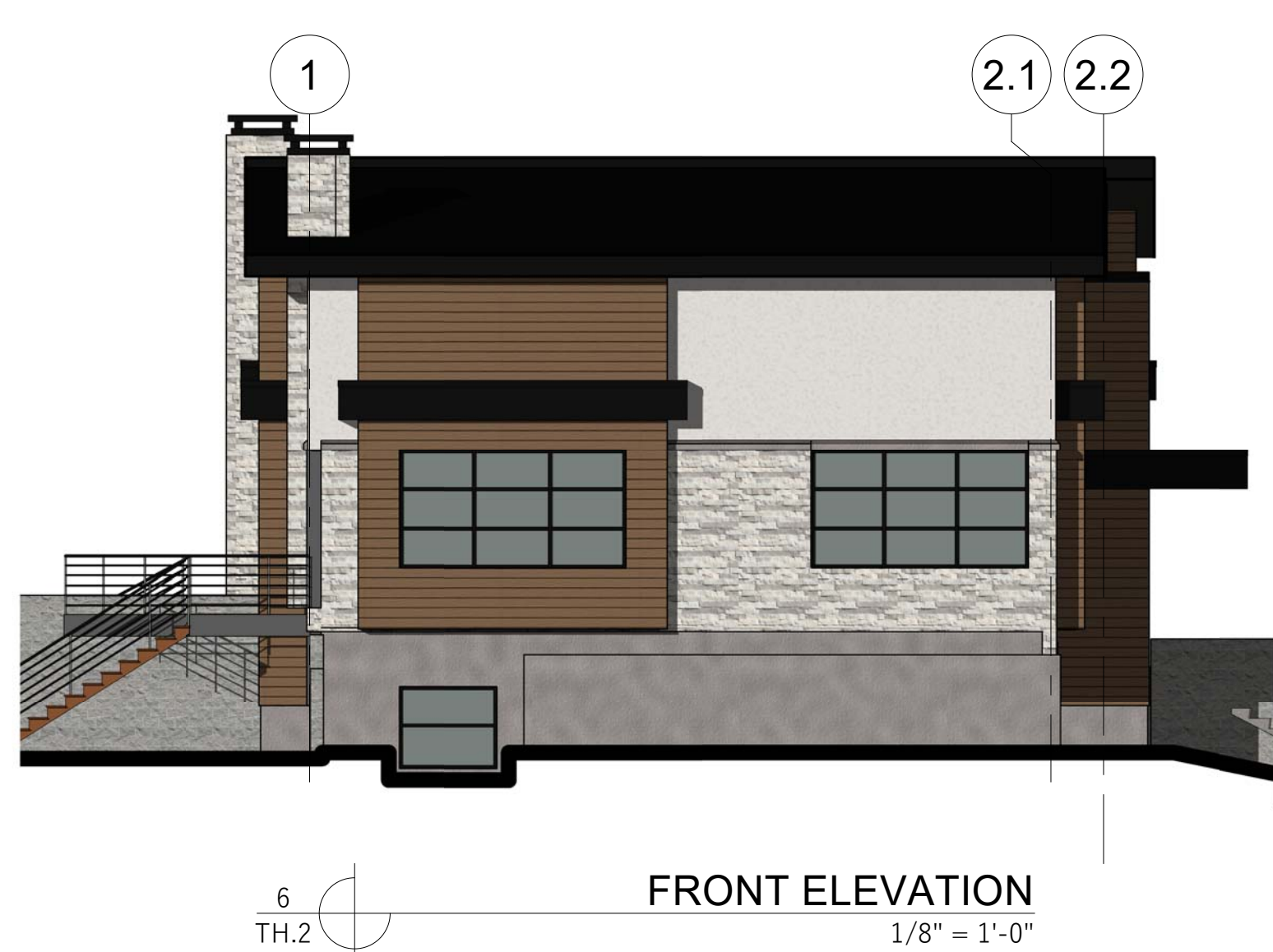
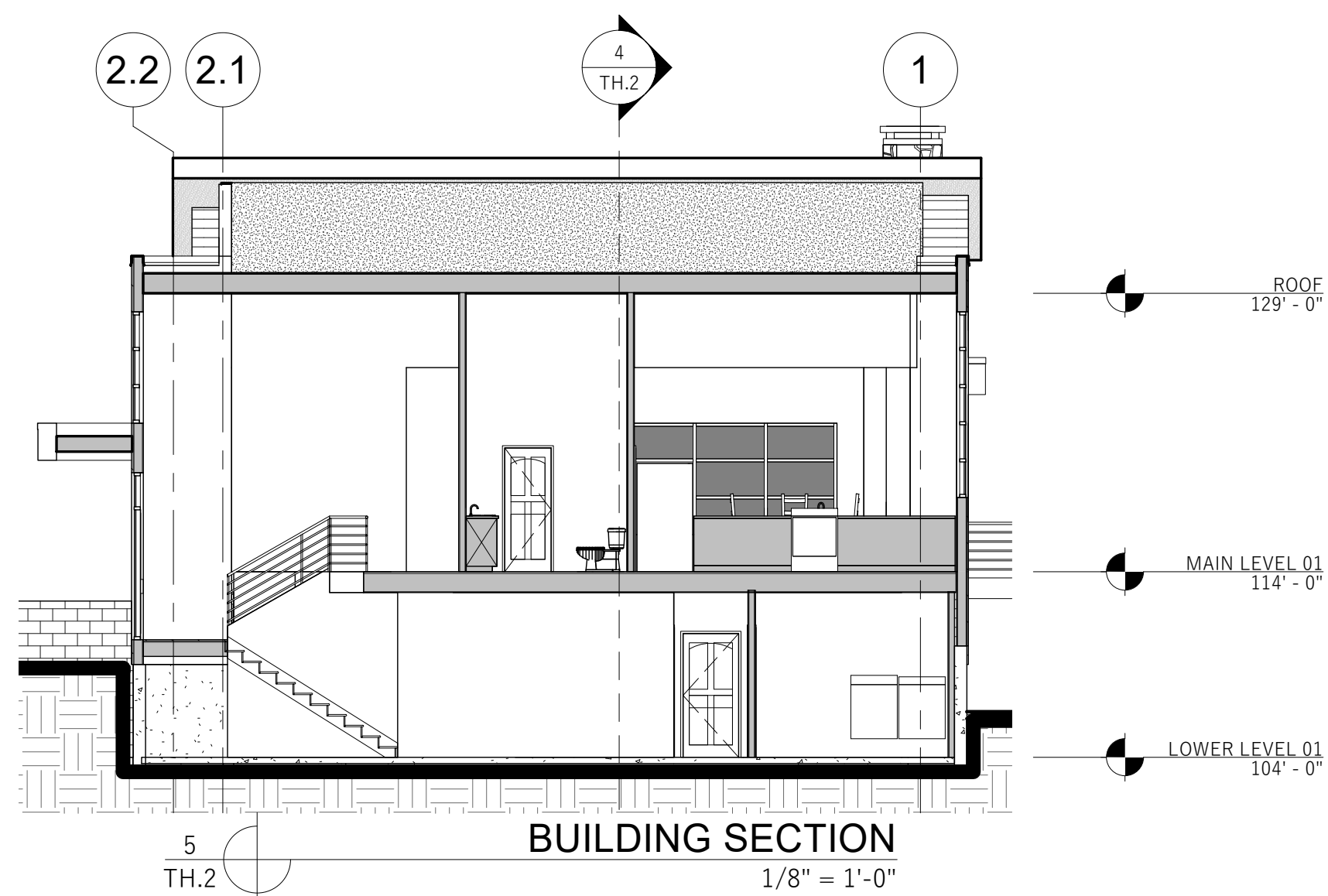
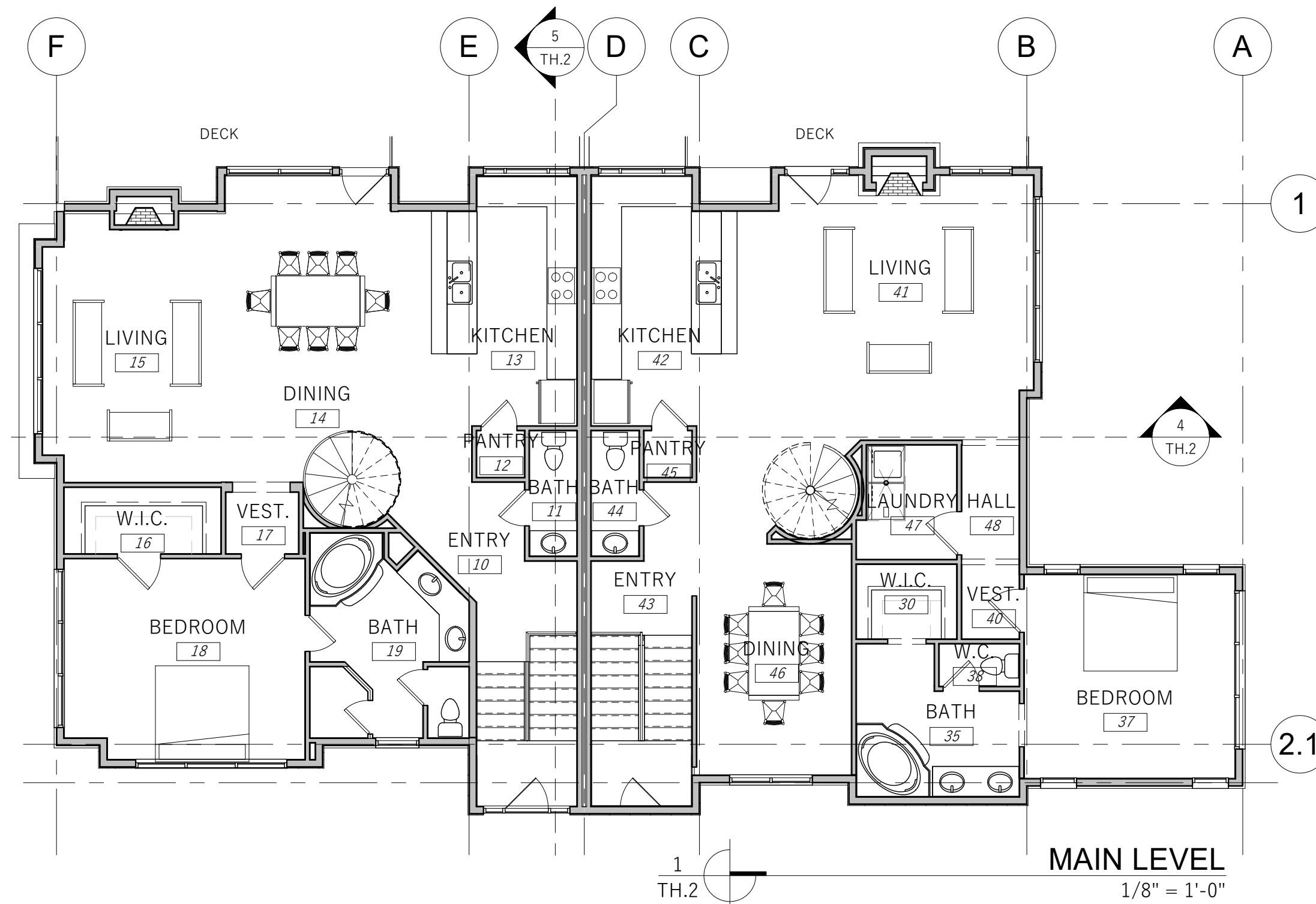
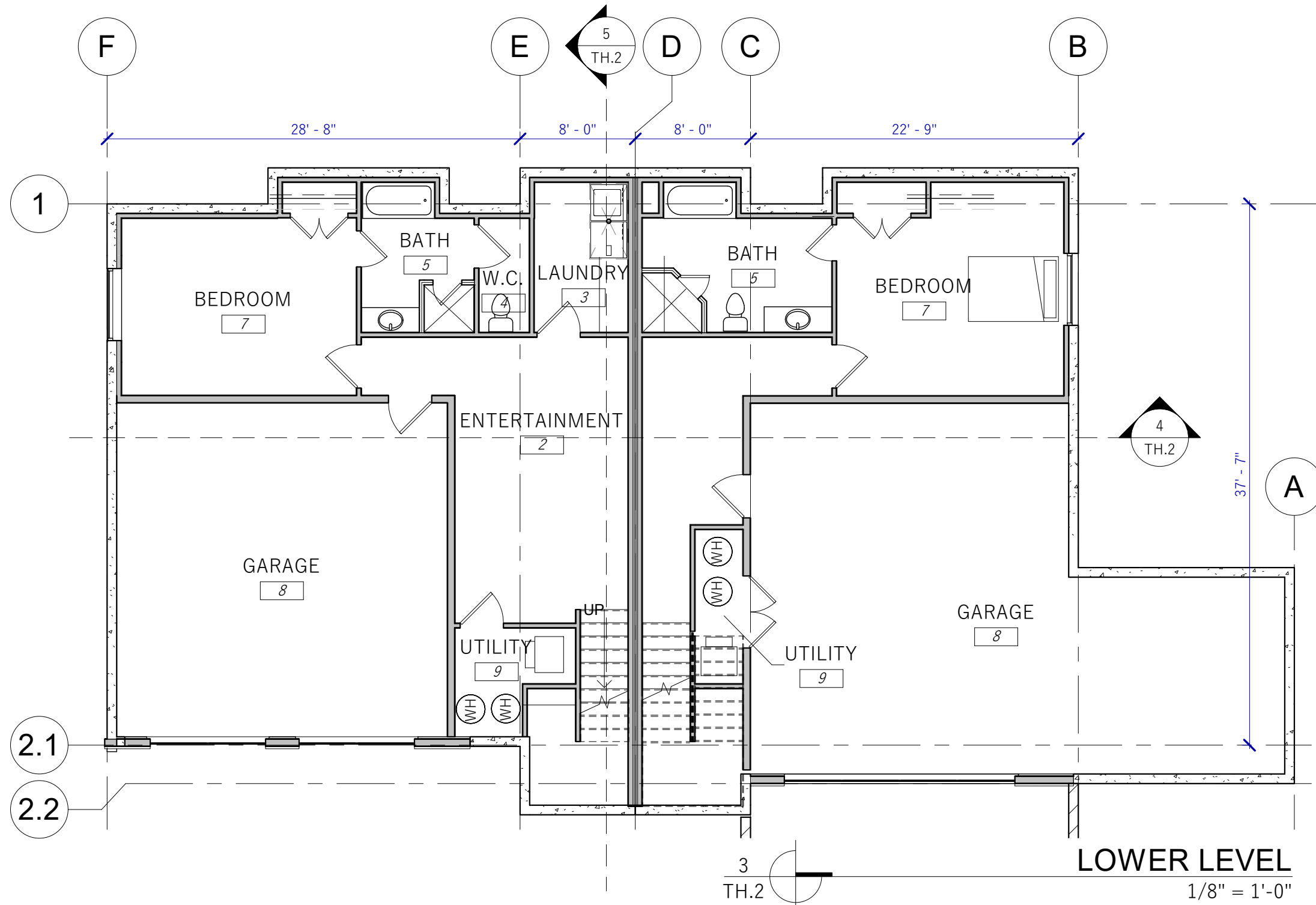
No. Date

TWIN 02 - EAST CAPITOL
649 EAST CAPITOL BLVD. SALT LAKE
CITY, UT

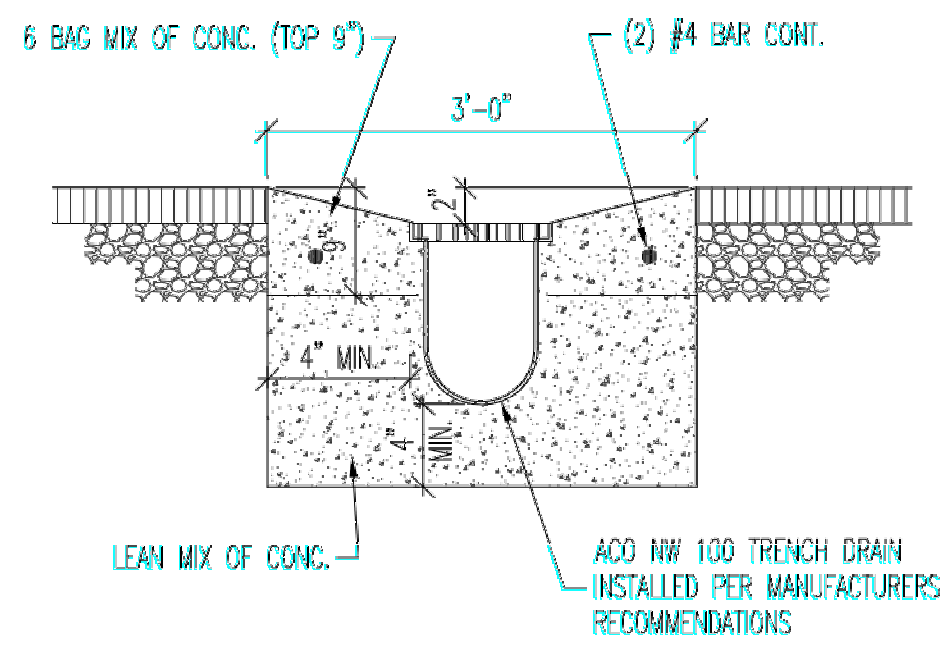
ARCHITECTURAL
GRAPHICS

TH.2

JZW
ARCHITECTS



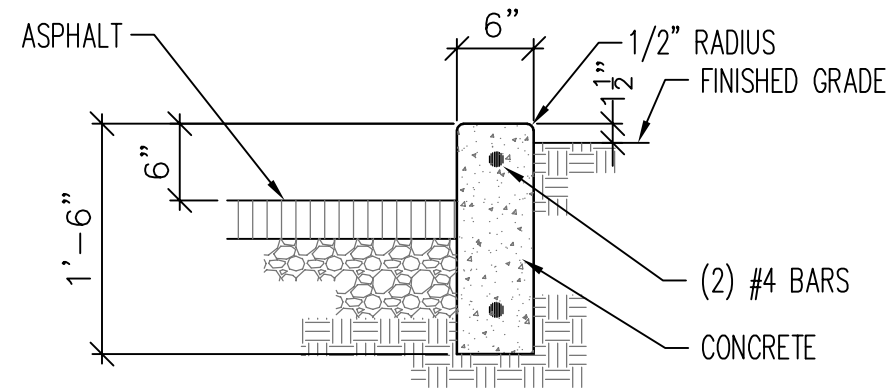
P:\set1747 Capitol Blvd\dwg\c-base 11.dwg May 09, 2018 - 5:57pm



TRENCH DRAIN DETAIL

SCALE: 1" = 1'-0"

(D3)

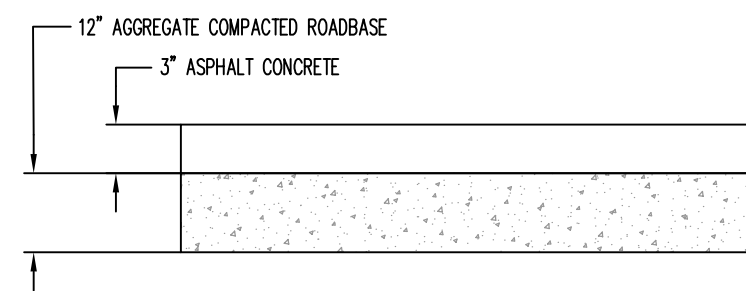


CONCRETE CURB WALL

N.T.S.

(A3)

NOTE: CONST. JOINTS @
10'-0" O.C.
EXPANSION JOINTS
@ 50'-0" O.C.

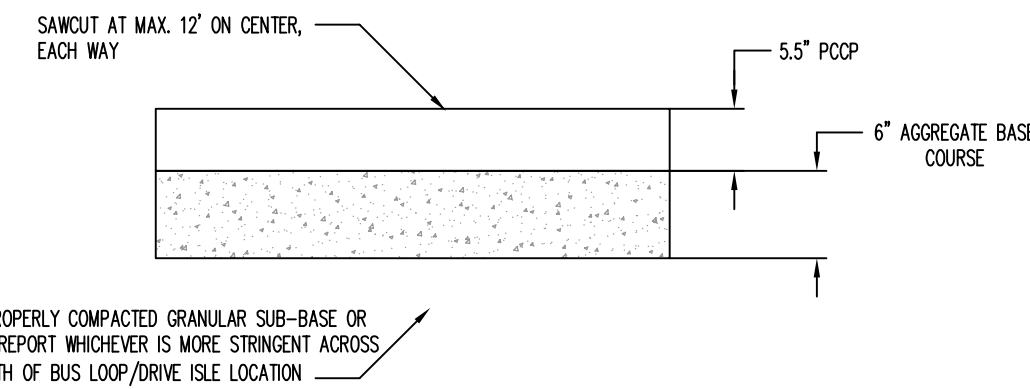


PAVEMENT SECTIONS

SCALE: N.T.S.

(A5)

ALL PAVEMENT SECTIONS TO BE REVIEW AND ACCEPTED BY A GEOTECHNICAL ENGINEER.

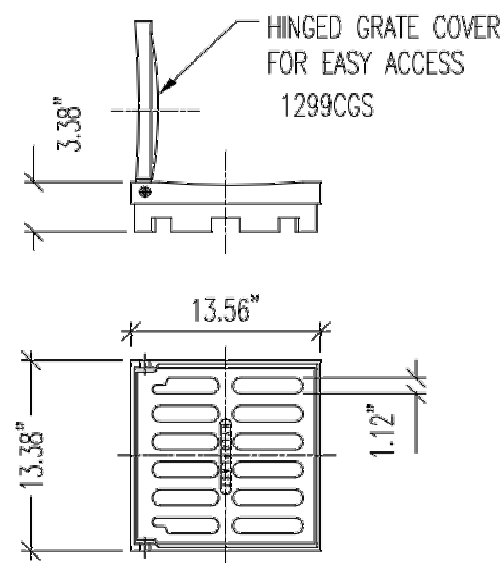


PAVEMENT SECTIONS

SCALE: N.T.S.

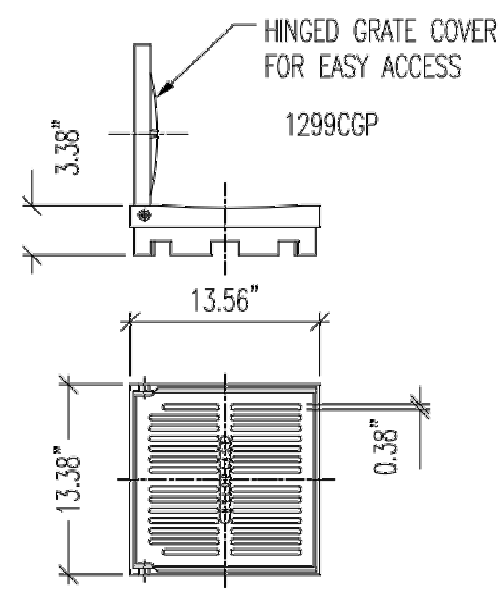
(A2)

ALL PAVEMENT SECTIONS TO BE REVIEW AND ACCEPTED BY A GEOTECHNICAL ENGINEER.



STANDARD GRATE

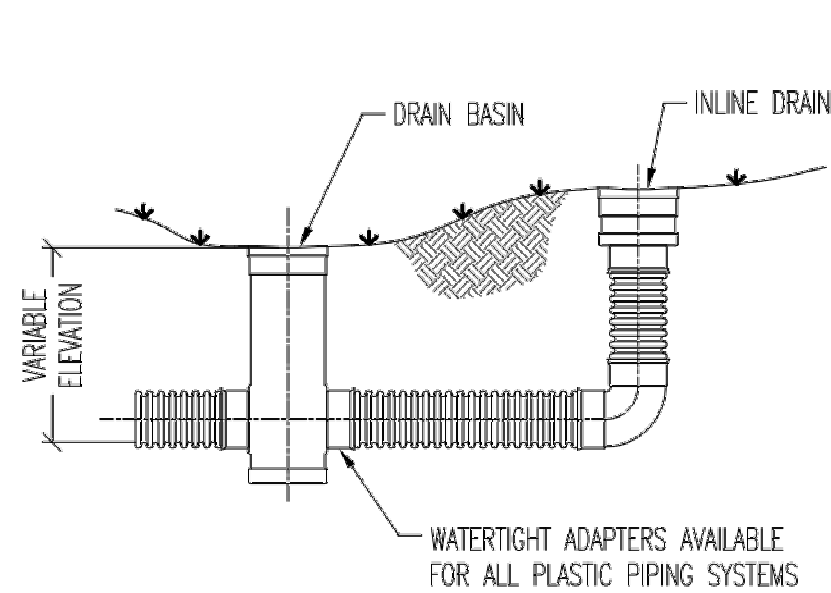
APPROX. DRAIN AREA = 60.82 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.



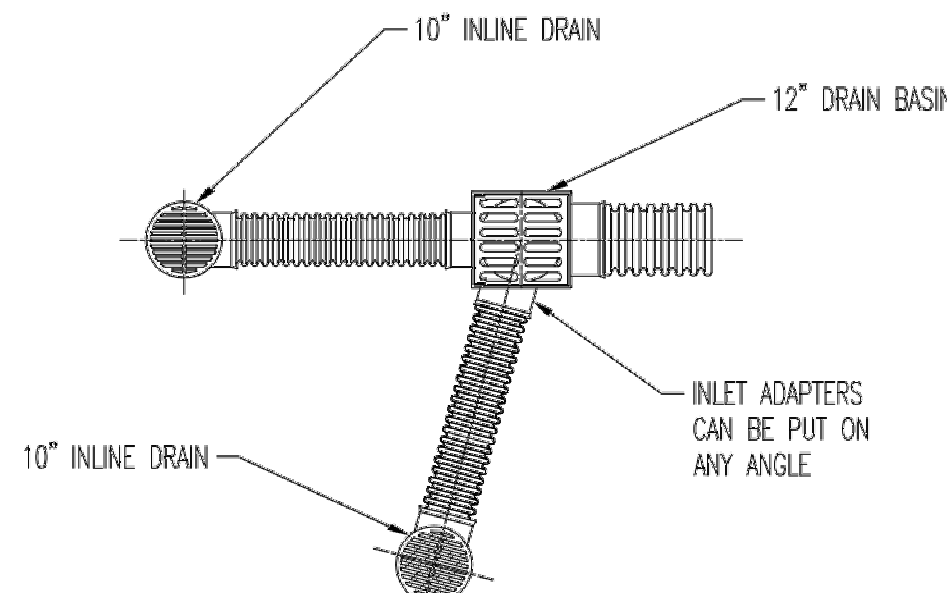
PEDESTRIAN GRATE

APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

12" BASIN	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4"-4"	50°
4"-6"	55°
4"-8"	65°
4"-10"	75°
4"-12"	85°
6"-6"	65°
6"-8"	75°
6"-10"	85°
6"-12"	95°
8"-8"	80°
8"-10"	88°
8"-12"	102°
10"-10"	90°
10"-12"	115°
12"-12"	150°



SECTION VIEW



PLAN VIEW

NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM
A536 GRADE 70-50-05 & A48-CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

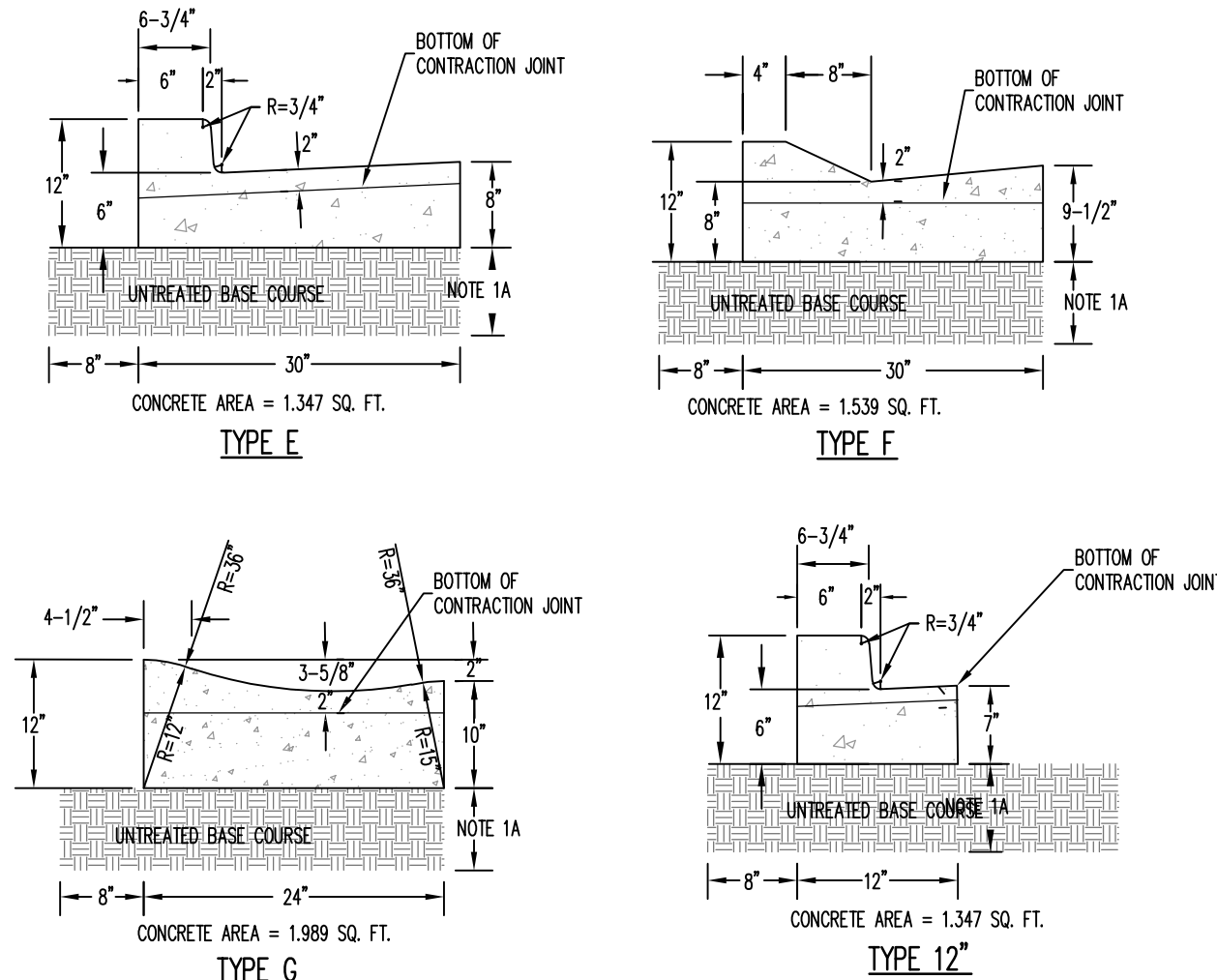
DRAIN BASIN/INLINE DRAIN DETAIL

SCALE: N.T.S.

(A1)

CURB AND GUTTER

- UNTREATED BASE COURSE:
 - Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - If flow line grade is greater than 0.5 percent ($s=0.005$), provide 6 inches uncompacted thickness. If less, provide 8 inches uncompacted thickness.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- CONCRETE: Class 4,000 per APWA Section 03 30 04.
 - If necessary, provide concrete which achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
- CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 - If necessary, match location of contraction joints in portland cement concrete roadway pavements.
- REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
- FINISH: Broomed.
- PROTECTION AND REPAIR:
 - Fill flow-line with water. Repair construction that does not drain.
 - Protect concrete from deicing chemicals during cure.

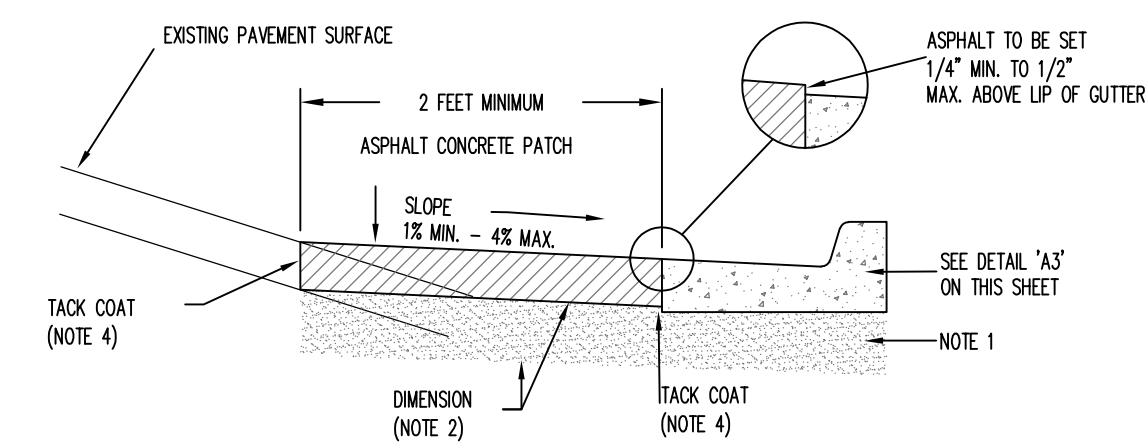


CURB AND GUTTER JOINT DETAIL

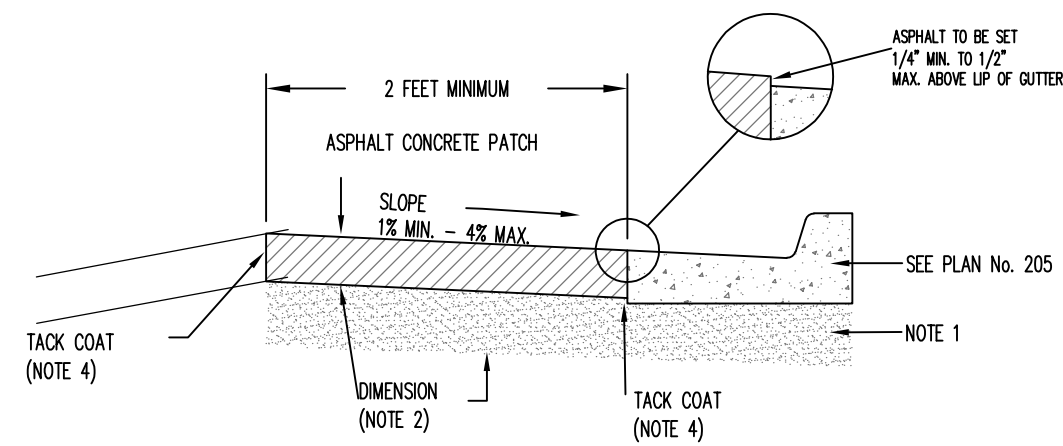
CURB AND GUTTER

SCALE: N.T.S.
(SIMILAR TO APWA DETAIL No. 205)

(A4)



CASE 1 - POSITIVE STREET SLOPE TIE-IN



CASE 2 - NEGATIVE STREET SLOPE TIE-IN

ASPHALT CONCRETE PAVEMENT TIE-IN

SCALE: N.T.S.
(APWA DETAIL No. 251)

(A6)



DATE: 5/8/2018
SCALE: AS SHOWN
DRAWN BY: PSF
CHECKED BY: PSF
PROJECT NO.: se1747

DEVELOPED BY:
JZW ARCHITECTS
135 EAST CENTER ST
NORTH SALT LAKE, UT 84054
TEL 801-936-1943

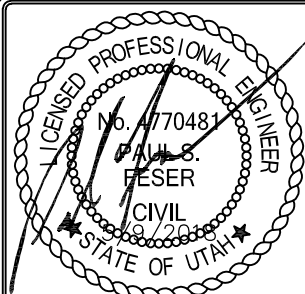
ENGINEERED BY:
S.E. SCIENCE, LLC
1333 NORTH MAIN ST. STE 205
LAYTON, UT 84041
TEL 801-433-5498

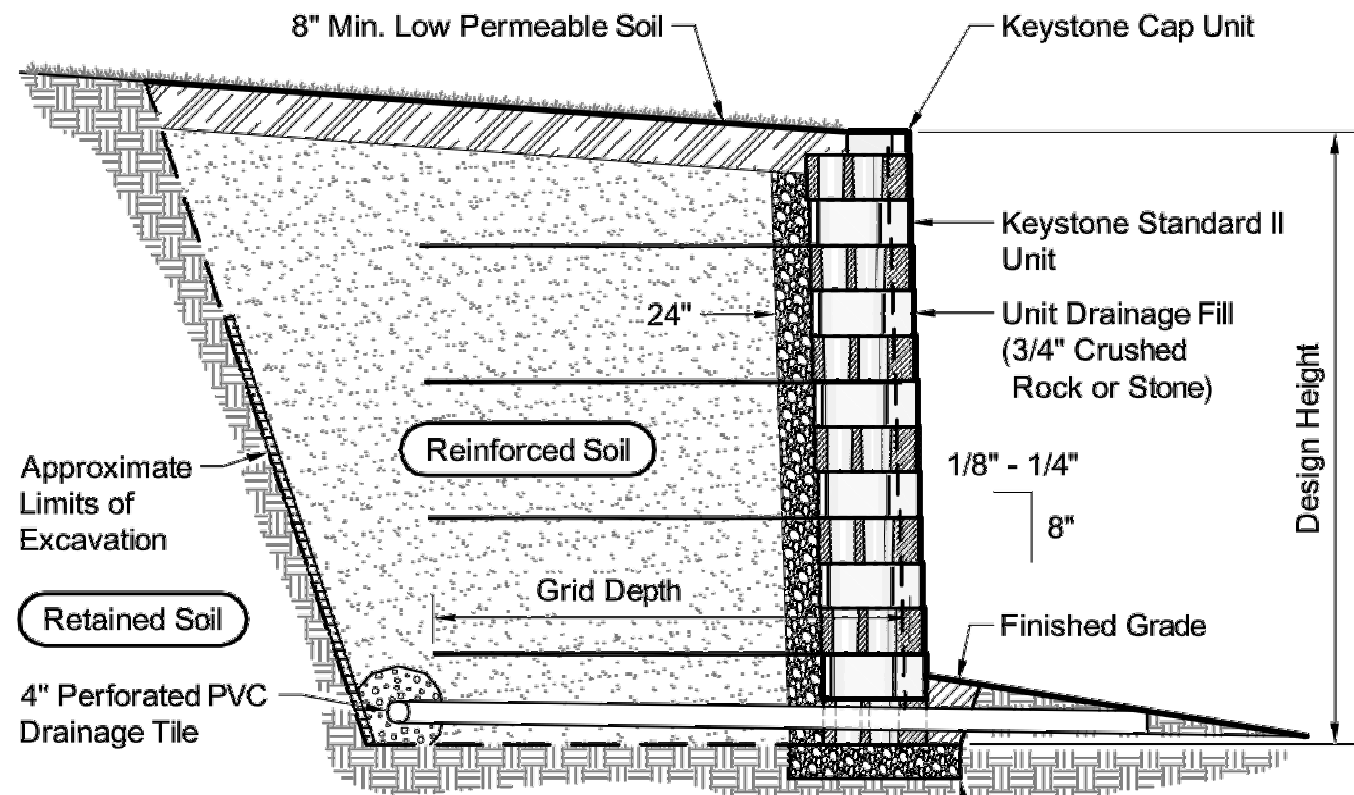
EAST CAPITOL DEVELOPMENT
649 EAST CAPITOL BLVD.
SALT LAKE CITY, UTAH

SITE DETAILS

SHEET

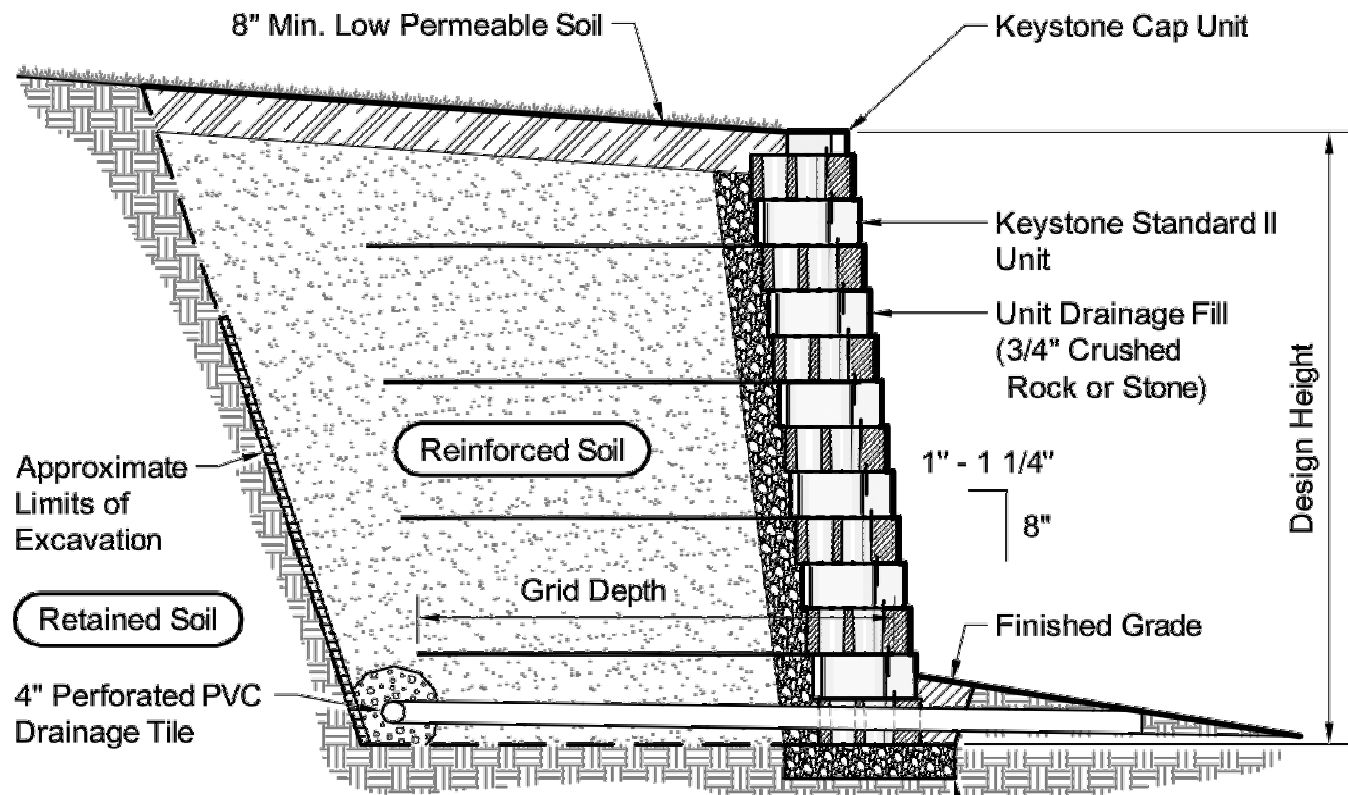
C900





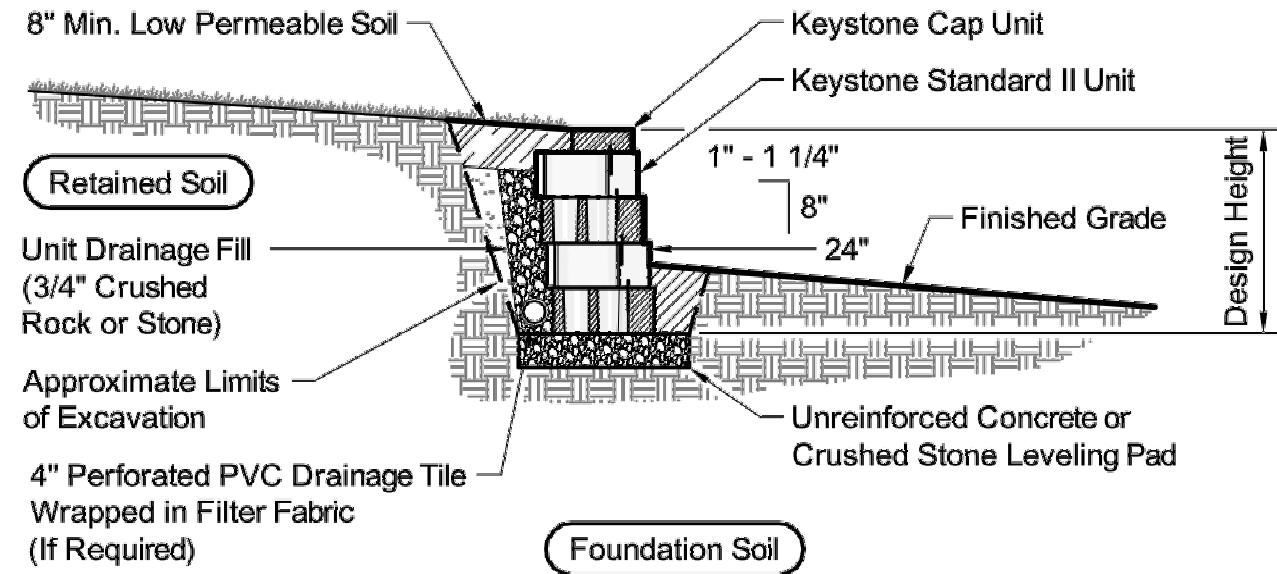
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Standard II Unit - Near Vertical Setback



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Standard II Unit - 1" Setback

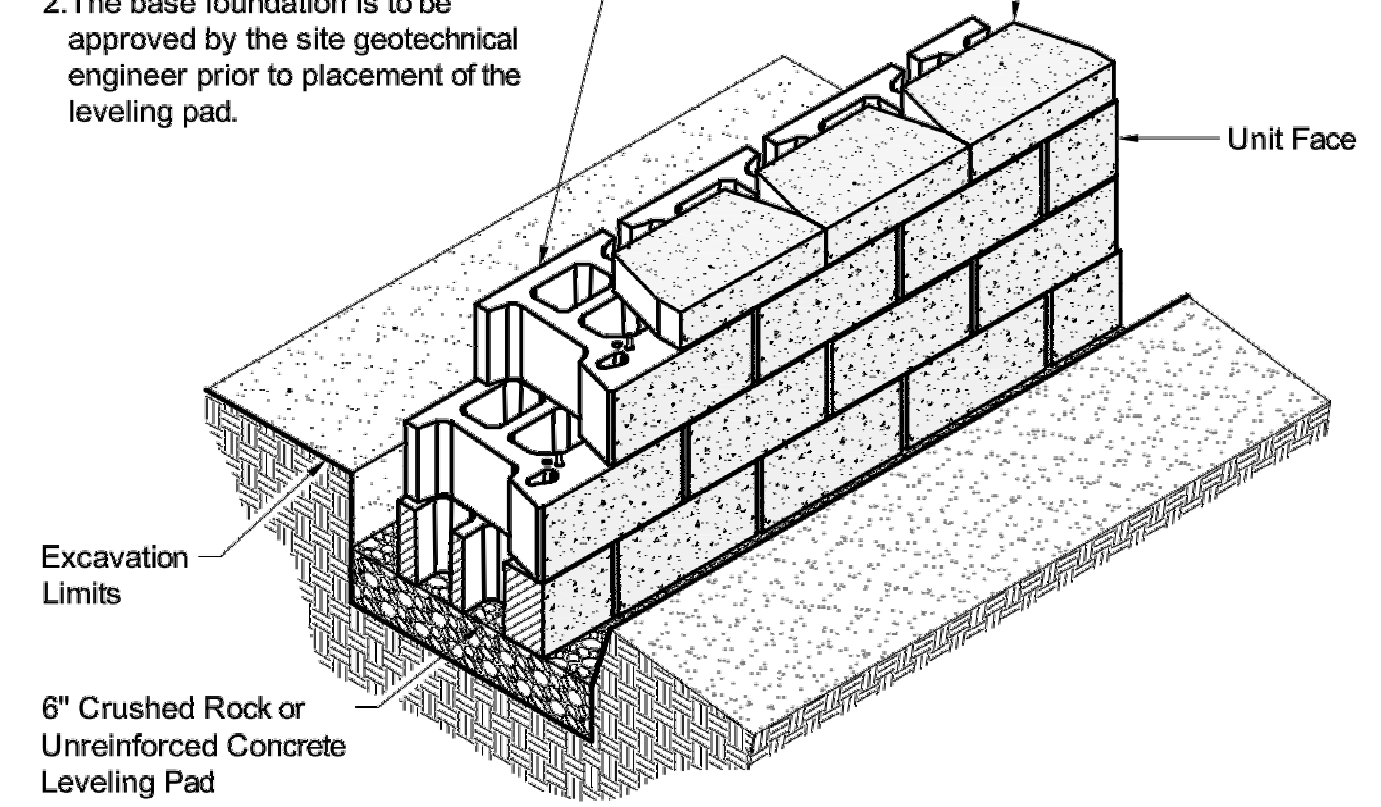


Typical Gravity Wall Section
Standard II Unit - 1" Setback

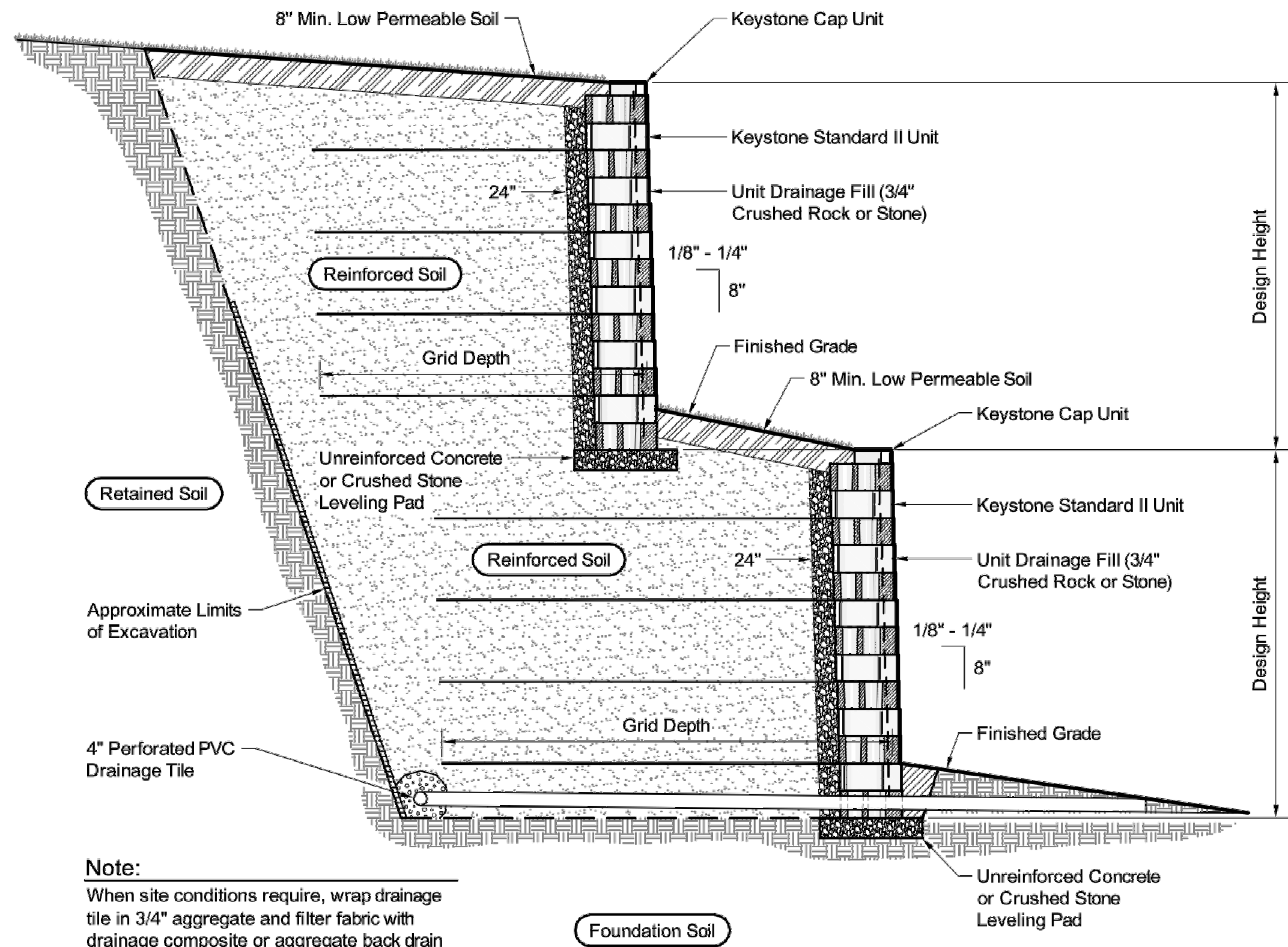
Base Leveling Pad Notes:

- The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Standard II Unit		Cap Unit	
Width:	18"	Width:	18"
*Depth:	18"	*Depth:	10 1/2"
Height:	8"	Height:	4"
*Weight:	112 lbs	*Weight:	50 lbs

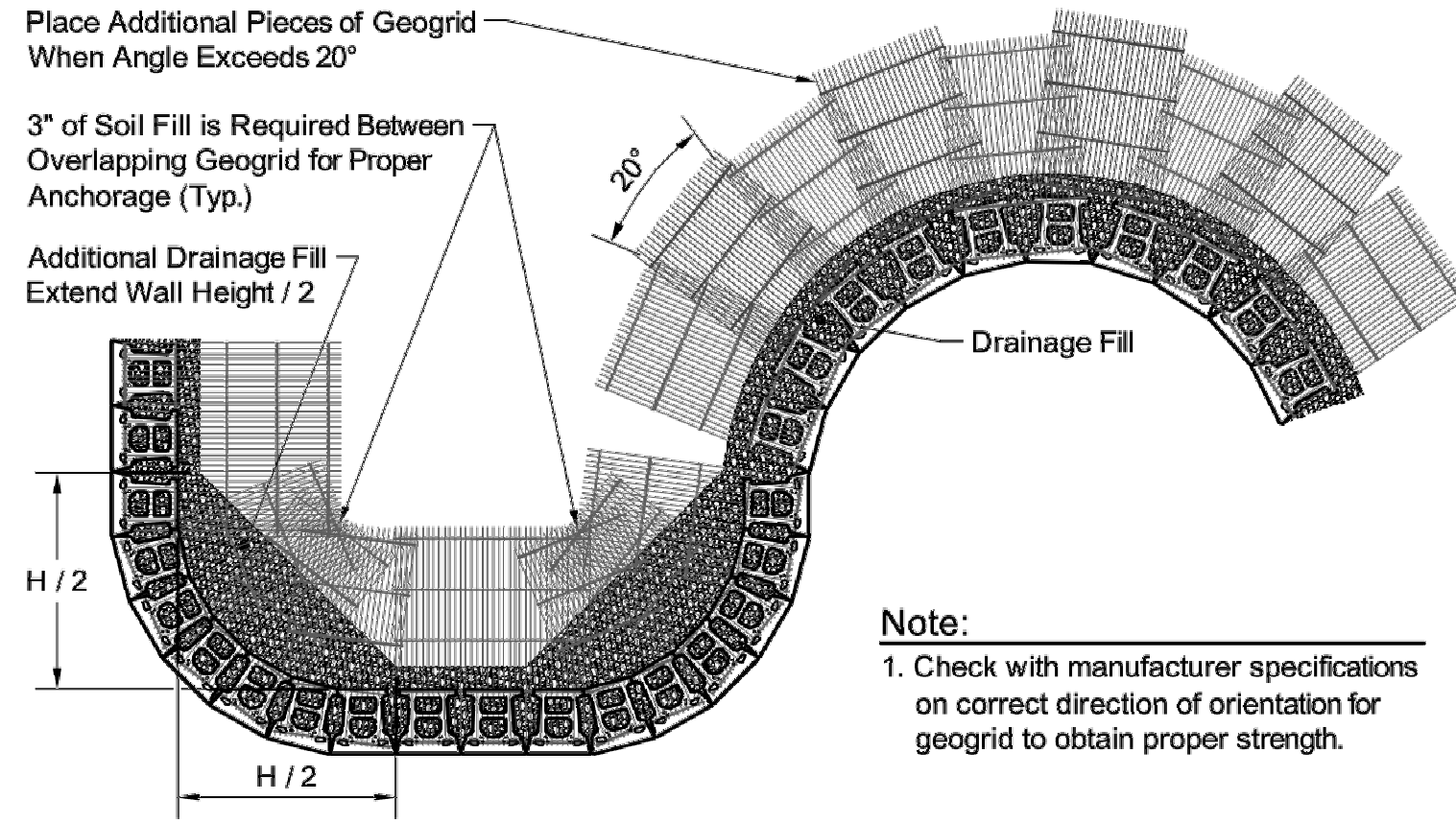


Standard II Unit/Base Pad Isometric Section View
*Dimensions & Weight May Vary by Region



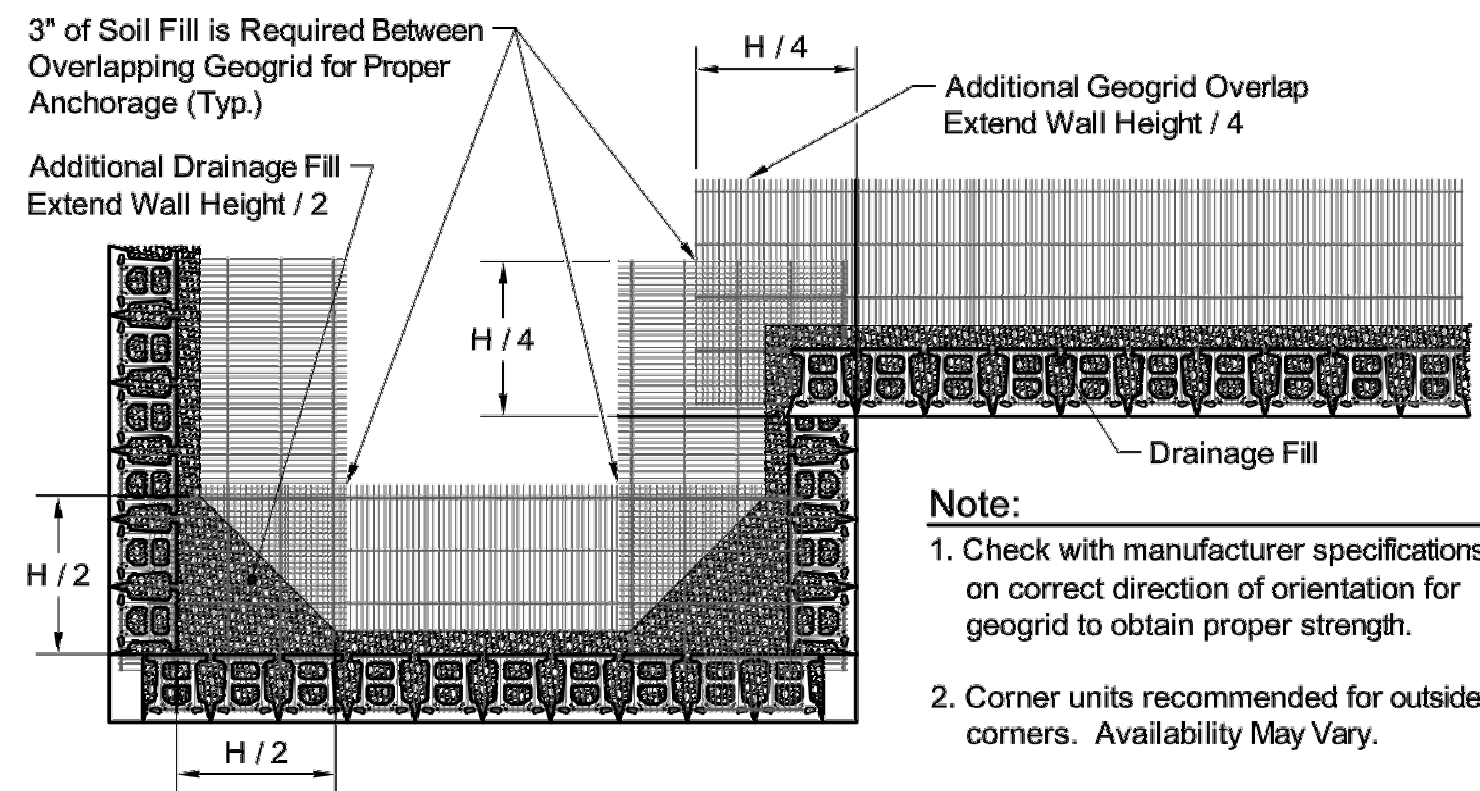
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Tiered Wall Section
Standard II Unit - Near Vertical Setback



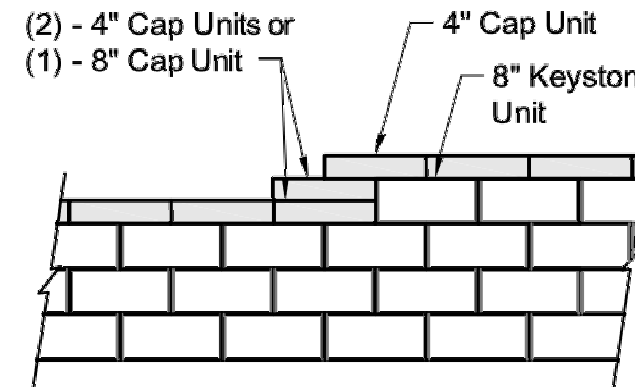
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



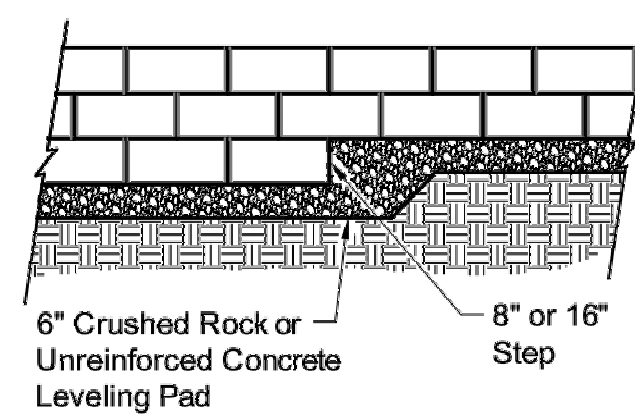
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

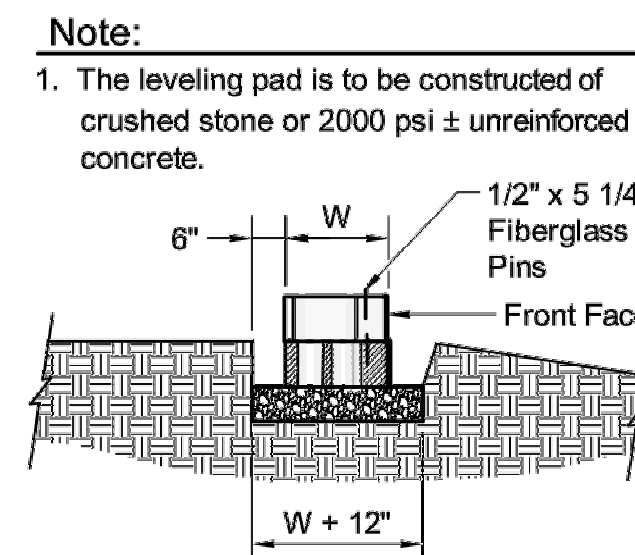


Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps

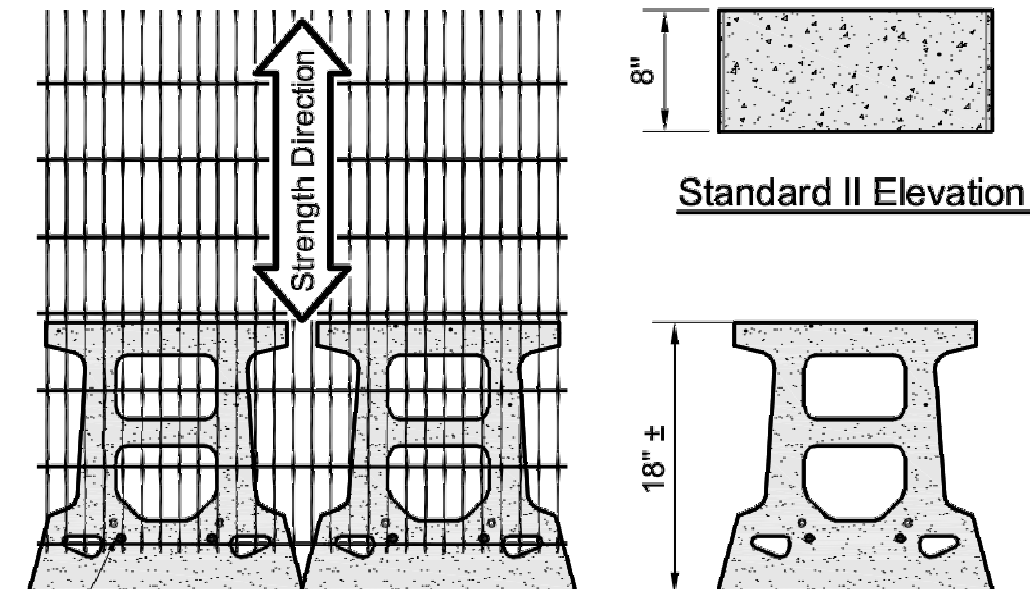


Elevation

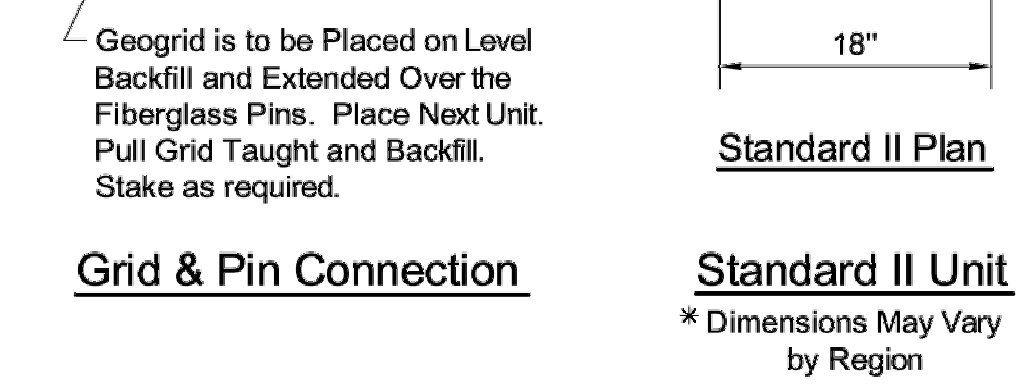


Section

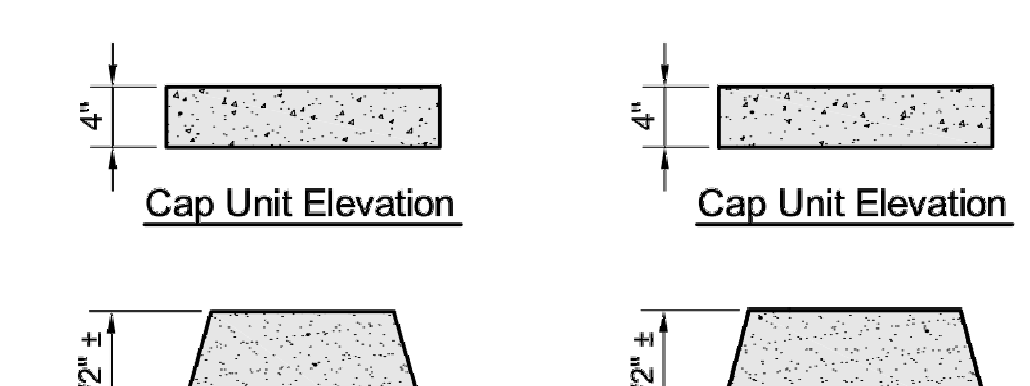
Leveling Pad Detail



Standard II Elevation

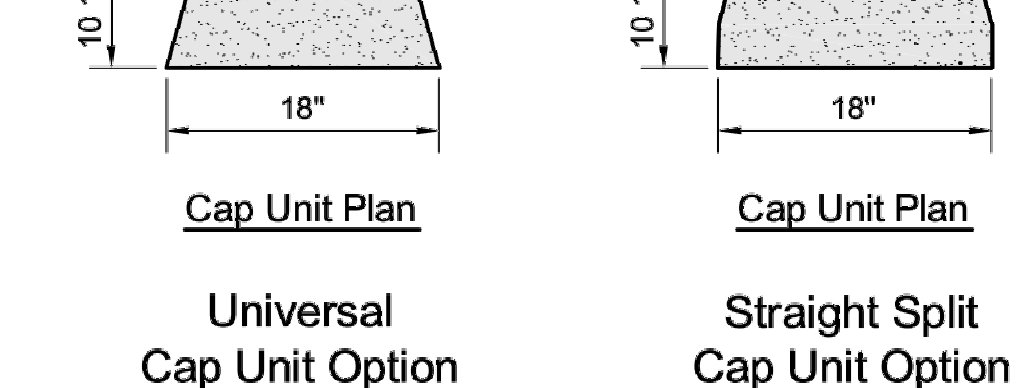


Standard II Plan

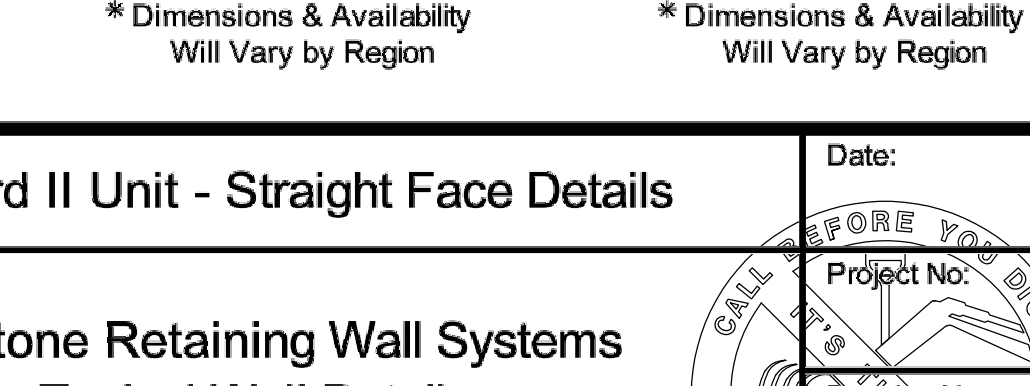


Standard II Unit

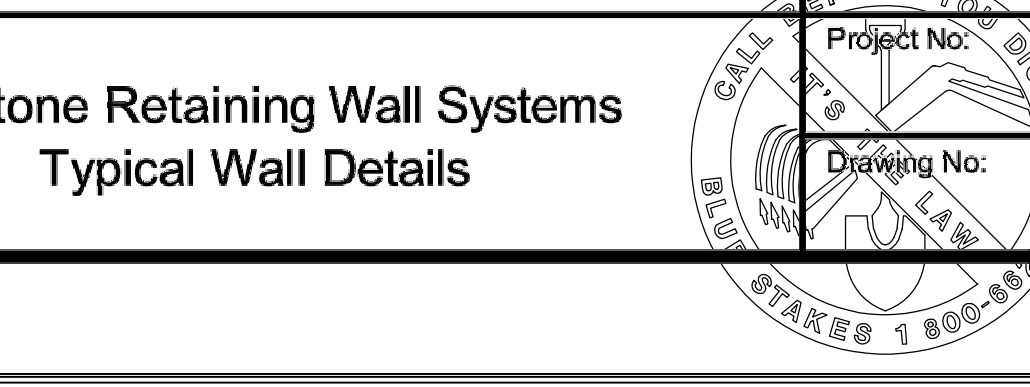
*Dimensions May Vary by Region



Cap Unit Elevation



Cap Unit Plan



Universal Cap Unit Option

*Dimensions & Availability Will Vary by Region

Straight Split Cap Unit Option

*Dimensions & Availability Will Vary by Region

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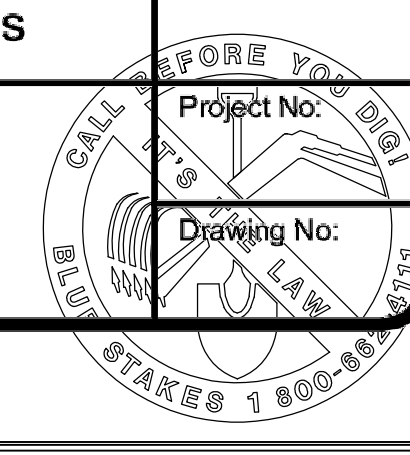
Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By



Designed By: RKM	Title: Standard II Unit - Straight Face Details	Date:
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details	Project No.:
Scale: No Scale		Drawing No.:



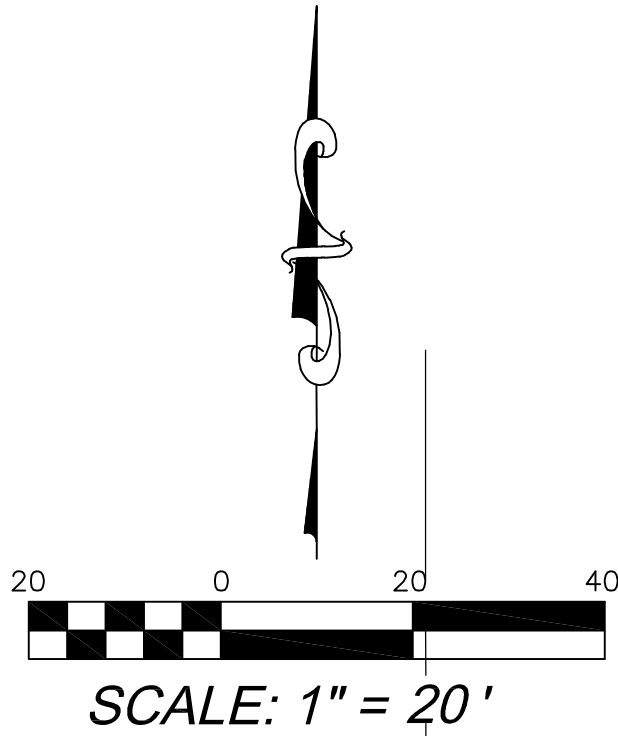
DATE	5/8/2018	DESCRIPTION
SCALE	AS SHOWN	
DRAWN BY	PSF	
CHECKED BY	PSF	
PROJECT NO.	se1747	

DEVELOPED BY: JZW ARCHITECTS 135 EAST CENTER ST NORTH SALT LAKE, UT 84054 TEL 801-936-1943	ENGINEERED BY: S.E. SCIENCE, LLC 1131 NORTH MAIN ST. STE 205 LAYTON, UT 84041 TEL 801-433-5498
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EAST CAPITOL DEVELOPMENT 649 EAST CAPITOL BLVD. SALT LAKE CITY, UTAH	SITE DETAILS
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SHEET
C902

P:\set1747 Capitol Blvd.dwg 13.dwg Jul 11, 2018 - 12:53pm

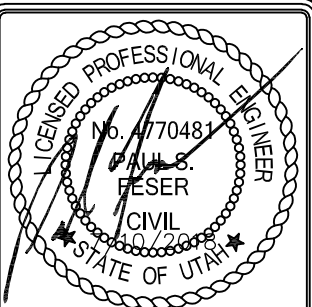


SITE DATA TABLE

PARCEL AREA	=	26,400 S.F.	100%
BUILDING FOOTPRINT	=	18,300 S.F.	69%
DRIVEWAYS	=	3,170 S.F.	12%
LANDSCAPE	=	4,930 S.F.	19%

GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED
2. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.



DATE:	7/11/2018	DESCRIPTION:
SCALE:	AS SHOWN	
DRAWN BY:	PSF	
CHECKED BY:	PSF	
PROJECT NO.:	se1747	

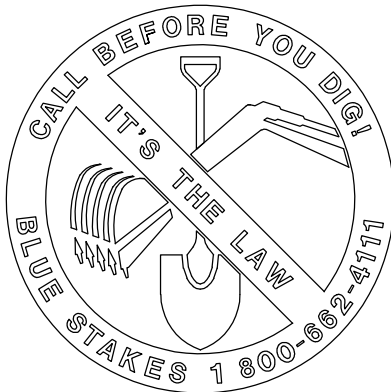
KEYED NOTES (4)

1. CONCRETE PAVEMENT PER DETAIL A2 SHEET C900
2. CONCRETE CURB WALL PER DETAIL A3 SHEET C900
3. 30" CURB AND GUTTER PER DETAIL A4 SHEET C900
4. 12" CURB AND GUTTER PER DETAIL A4 SHEET C900
5. RETAINING WALL PER DETAIL B SHEET C901 AND STEPS PER DETAIL C SHEET C901
6. SAWCUT AND REPLACE EX. CURB AND ASPHALT IN KIND TO MATCH EXISTING SLOPE
7. SAWCUT 24" MIN. AND MATCH EX. SLOPE WITH NEW ASPHALT

DEVELOPED BY: JZW ARCHITECTS 135 EAST CENTER ST NORTH SALT LAKE, UT 84054 TEL 801-936-1943	ENGINEERED BY: S.E. SCIENCE, LLC 1033 NORTH MAIN ST. STE 205 LAYTON, UT 84041 TEL 801-433-2498
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EAST CAPITOL DEVELOPMENT
649 EAST CAPITOL BLVD.
SALT LAKE CITY, UTAH
GRADING PLAN

SHEET
G100





ATTACHMENT F: PROJECT DESCRIPTION



May 16, 2018

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, UT 84111

Project Description
East Capitol Development Project
649 North East Capitol Blvd.
Salt Lake City, UT

The East Capitol Development project is a Planned Development project located at 649-651 North East Capitol Blvd and 658 North East Capitol Street in Salt Lake City Utah. There are currently 3 parcels that will be re-platted into 6 parcels for two single family units and two twin home units for a total of 6 units. Access to these units will be from East Capitol Blvd., Clinton Ave. and East Capitol Street. The existing north parcel contains a blighted structure. This home has been vacant for over a decade, disturbing the aesthetic quality of the neighborhood. The south parcel contains two duplexes. The surrounding properties consist of single family and multi-family residential units.

We have presented this project to the Capitol Hill Neighborhood Council on three separate occasions in the past. A majority of the residents were in favor of the project. The council took a vote with the results being (17) for and (4) against. The issue that caused the most concern was the lack of street parking along Clinton Ave. and East Capitol Street. Parking is not allowed on these streets and some neighbors wanted us to increase the number of off street parking spaces. Currently each unit will have two garage parking spaces and enough room for at least two cars in each driveway. After a lengthy discussion the majority of the neighbors agreed that they would rather see landscaped front yards rather than more paved parking areas.

The proposed single-family homes will be between 3,800 – 4,000 sf and each twin home will be between 2,900 – 3,200 sf.

A handwritten signature in black ink, appearing to read 'Brian Zaitz', with a long horizontal line extending to the right.

Brian Zaitz
JZW Architects
p. (801) 936-1343



Planned Development Information:

- Combination and coordination of architectural styles, building forms, building materials, and building relationships.
 - a. The East Capitol Development project uses a contemporary architectural style. The project includes (2) single family homes, and (2) twin homes. The 6 total units have a consistent architectural style that uses stone, stucco and engineered wood siding. Double shed roofs, chimneys, wall extrusions, and cantilevered canopies are used to create vertical and horizontal articulations. The scale of the project is consistent and in harmony with the surrounding structures.
- Use of design, landscape, or architectural features to create a pleasing environment.
 - a. Each unit is provided with a front yard that will face East Capitol Boulevard, or East Capitol Street. Each yard will include landscaped areas.
- Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
 - a. The proposed development includes the demolition of a blighted structure located on the north west corner of the property. This home has been vacant for over a decade. This property diminishes the aesthetic quality of the community due to vacancy and unkept landscaping.

Planned Development Information (7/16/2018)

Master Plan Compatibility:

- **Capitol Hill Master Plan:**

- a. *Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.*

The East Capitol Development is a subdivision that complies with the Capitol Hill Master Plan residential guidelines. The development is in line with the low-density requirement of 5-15 dwellings per acre. The project lies in the DeSoto/Cortez neighborhood, which requires that infill development be compatible with the existing character of the immediate neighborhood by maintaining restrictive zoning. The development implements a great majority of the requirements in the R-2 zone. Additionally, it includes the demolition of a blighted structure located on the north west corner of the property. The new buildings will provide a pleasant presence to community members.

Design and Compatibility:

- **Scale, Mass and Intensity:**

- a. The proposed development includes four buildings that are consistent in scale, mass and intensity with adjacent properties to the north. The project uses materials that are consistent with materials used in the area.
 - b. The project uses a contemporary architectural style. It includes (2) single family homes, and (2) twin homes. The 6 total units have a consistent architectural style that uses stone, stucco and engineered wood siding. Double shed roofs, chimneys, wall extrusions, and cantilevered canopies are used to create vertical and horizontal articulations.

- **Setbacks:**

- a. The development meets all the setback requirements for an R-2 zone on the rear and interior yards. The front setback are 20'-0" from the property line and 10'-0" along the diagonal property line between East Capitol Boulevard and Clinton Ave.

Landscaping:

- The proposed planned development will preserve the large mature trees on site.
- Each lot will include new landscaped areas which will improve the current aesthetic quality of the site.

ATTACHMENT G: EXISTING CONDITIONS

Uses within the Immediate Vicinity of the Property

North: Single family dwelling

South: Two single family dwellings across Clinton Avenue

East: Two twin homes and a single family dwelling across East Capitol Boulevard

West: Two duplexes and a single family dwelling across East Capitol Street

Zoning within the Immediate Vicinity of the Property

R-2 (Single and Two Family Residential) on all 4 sides of the subject parcels

R-2 Zoning Requirements

Requirement	Standard	Proposed	Compliance
Permitted Uses	Subject to 21A.33.020 and 21A.24.010 (Twin homes and single-family dwellings are permitted uses)	Two twin homes and two single family dwellings	Yes
Minimum Lot Area and Width	Single family – 5,000 square feet and 50 feet wide Twin home – 4,000 square feet per dwelling and 25 feet wide	A total of 26,000 square feet would be required and 26,402 are available as illustrated: 658 N East Capitol – .3415 acres 649 N East Capitol – .2356 acres 09-31-104-048 - .029 acres = .6061 acres (26,401 square feet) Lot widths are as follows: Sfd1 – 60' 9 5/8" Sfd2 – 70' 6 5/16" Th1 – 48' 7" (each side) Th2 – 46' 8" and 40' 9 1/4"	Yes
Maximum Building Height (Pitched Roof)	a. Twenty eight feet (28') measured to the ridge of the roof; or b. The average height of other principal buildings on the block face.	Maximum building heights are less than 28'	Yes
Maximum Exterior Wall Height adjacent to Interior Side Yards	Twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. 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. a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may	The exterior wall height measurements provided are less than the maximum of 20'.	Yes

	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.		
Height Measurements for new Buildings	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.	Maximum building heights are less than 28' as measured per the specifications	Yes
Sloping Terrain	Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').	None of the buildings is stepped to accommodate the terrain.	Yes
Additional Building Height	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.	N/A. The applicant is not seeking additional building height.	Yes
Front Yard	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 no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	Front yard setbacks comply with the exception of the single family dwelling fronting on East Capitol Boulevard at the southeast corner of the project area. That setback will be 10 feet. This is the reason that the applicant is seeking Planned Development approval.	Does not comply
Corner Side Yard	Ten feet (10')	The corner side yards are applicable only to the two single family dwellings that are located on the two most southern lots. Both are in compliance.	Yes
Interior Side Yard	a. Twin home dwellings: No side yard is required along one side lot line. A ten foot (10') side yard is required along the other. b. Other uses: Four feet (4'); provided, that on interior lots one yard must be at least ten feet (10').	Interior side yards for all the structures comply with the standard.	Yes
Rear Yard	Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty five feet (25').	Each of the structures comply with the rear yard standards.	Yes
Accessory Buildings and	Accessory buildings and structures may be located in a required yard subject to section 21A.36.020 .	N/A. No accessory buildings are proposed.	Yes

Structures in Yards	table 21A.36.020B , "Obstructions In Required Yards", of this title.		
Maximum Building Coverage	The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot for two-family dwellings and forty percent (40%) for single-family dwellings. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.	The surface coverage of all buildings on the six lots range between 35% - 38% as detailed on the site plan.	Yes
Maximum Lot Size	<p>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:</p> <ol style="list-style-type: none"> 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. 	Complies. A subdivision application has been submitted for this project.	Yes
Standards for Attached Garages	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	The widths of the garages on each of the parcels range from 35% - 50% of the width of the front façade of each house. They are all located in line or behind the front line of the building except for one which is located in line with the side of the house.	Yes

ATTACHMENT H: ANALYSIS OF STANDARDS

PLANNED DEVELOPMENT REVIEW

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
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. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	Complies	<p>The applicant seeks to achieve the Master Plan Implementation objective of the planned development ordinance. That objective requires that a project “implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal.” Specifically, that the project “is consistent with the guidance of the master plan related to building scale, building orientation, site layout, or other similar character defining features.”</p> <p>As presented in detail in the <i>Key Considerations</i> section of this staff report, Planning Staff is of the opinion that the proposed residential project meets both the expansive visioning and principles of the overall <i>Capitol Hill Master Plan</i> as well as the more directed initiatives outlined for The DeSoto/Cortez neighborhood. The project will provide more housing than is currently available and will do so in a way that is compatible with the existing low-density character of the neighborhood. The combination of two single family dwellings on the corners of Clinton Avenue, along with the two twin homes up the hill to the north reflect the development pattern of the neighborhood consisting primarily of duplexes and single family dwellings. The structures meet the height standards of the underlying zoning and should serve as a positive attribute for the streets on which they are located. Both the buildings and the landscaping complement the neighboring parcels to create a development that will beautify the entire surrounding area.</p>
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.	Complies	<p>See statement above. The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through the strict application of the zoning ordinance. This process allows for an increase additional housing stock in the area and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide a quality development that is compatible with the low-density character of the neighborhood while utilizing a design that will complement existing development while reinvigorating an abandoned lot.</p>
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced	Complies	<p>The proposed project is compatible with the neighborhood in which it is located and will provide a more enhanced product than what would be achieved by</p>

	product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		only utilizing the R-2 zoning standards. The reasons are delineated below.
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	Complies	The proposed development is located within the R-2 zoning district that anticipates the size, scale and intensity of the proposed development. The nearby properties contain a mix of single family dwellings and duplexes. The proposal of two single family dwellings and four twin homes fits well within the neighborhood context. The proposed project is considered to be in scale with the neighboring buildings and matches the mass and intensity.
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	Complies	<p><i>Building Orientation</i> The proposed units are designed to be oriented toward East Capitol Boulevard and East Capitol Street. They are compatible with the neighborhood development pattern and will greatly improve the abandoned lot by having active engagement on both streets. The fit the character of the neighborhood as addressed in the Building Access and Parking section.</p> <p><i>Building Materials</i> The proposed project utilizes a mix of quality materials including concrete, stone, stucco, fiber board, and metal. The ground floor level focuses on concrete and white stone with entrances articulated by black metal and glass. The upper levels also contain large windows which are emphasized by fiber board designed to look like wood and stucco. Accents are achieved with black metal fascia and soffit as well as window and garage door frames. Materials are high quality and consistent with other houses in the area.</p>
C3	<p>Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p> <p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>	Complies	<p>The proposed project is in a unique location situated between two streets which causes duel frontage parcels to be the norm until reaching Cortez Street to the north. Given the situation, some of the neighboring buildings are oriented towards East Capitol Boulevard with others oriented toward East Capitol Street. Associated out buildings and parking structures are accessed from the front of some properties and from the rear of others. Consequently a consistent setback pattern is not well established along either street.</p> <p>The proposed buildings meet the front yard setback standard of 20 feet for all the buildings with the exception of the single family dwelling at on the lot located in the southeast corner of the development which is limited due to the diagonal access of Clinton Avenue from East Capitol Boulevard. That setback change down to 10 feet is the principal reason for this petition. Staff is of the opinion that the reduced setback is advisable because it maintains the setback line of the twin home building to the north and interacts better with both the diagonal access of Clinton Avenue and East Capitol Boulevard beyond it, than if it were to be pulled back further. The visual character of the neighborhood is not only maintained, but enhanced, through this development which</p>

			provides consistency and clarity on both streets. There is sufficient space and buffering between neighboring parcels, sufficient site lines, and access for maintenance.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The ground floor of the buildings offer large windows and glass entry ways which allow for good transparency and access. The architectural details are interesting and inviting. There are contrasts of materials and colors which work well together.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	Proposed lighting is typical for single family and twin home dwellings. There should be minimal impacts to surrounding properties.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	There will be no dumpsters. Garbage cans will be located in garages and wheeled out to the curb on collection days.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Parking is all within enclosed garages that are part of the principal buildings.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:		Complies	The proposed project complies with all landscaping considerations.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	An existing Austin Pine Tree along the east periphery where Clinton Avenue meets East Capitol Boulevard will remain.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	There is not significant maintained landscaping between the subject parcels and the property to the north. The landscaping plan provides landscape buffering in that area.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The proposed landscaping will provide a good buffer between the only directly abutting parcel and will greatly enhance the current landscaping.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	It appears that the proposed landscaping choices are appropriate for the scale of development.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		Complies	The proposed project complies with most mobility considerations related to the Planned Development review.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	The proposed project increases the number of drive access points from 4 to 6. Existing drive access points will be removed and new curb and gutter installed. The safety, purpose, and character of the street should not be impacted.
E2	Whether the site design considers safe circulation for a range of transportation options including:	Partially Complies	As was explained in the <i>Project Description</i> and <i>Key Considerations</i> sections, the subject parcels are located within a low density area of Salt Lake City that was designed to accommodate single family dwellings, twin homes, and duplexes. The proposed development

	a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;		which includes 2 single family dwellings and 4 twin homes is consistent with the surrounding neighborhood and provides excellent access to the abutting streets.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The location is low density residential that is composed mostly of single family dwellings, twin homes, and duplexes. Other uses are sparse, until you go down the hill to the Capitol grounds and access to City Creek Canyon. There are a few commercial amenities (such as restaurants) in the Marmalade District and then further into the downtown area.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Half of the proposed structures front on East Capitol Boulevard and the other half front on East Capitol Street. Each of those roads is sufficient to allow for emergency vehicle access.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	Given the nature of this development (single family and twin homes) there is no need for loading access and service areas.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	No existing natural or built features on site contribute to the character of the neighborhood or the environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	The project should be served by existing utilities and will not have a detrimental effect on the surrounding area. No issues were called out by either the Public Utilities or Engineering divisions.

PRELIMINARY SUBDIVISION REVIEW

21.16.100: Standards of Approval for Preliminary Plats:

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 parcels within the subdivision meet the standards for size and width within the R-2 zone as well as the proposed uses (single family and twin homes)
B. All buildable lots comply with all applicable zoning standards;	Complies	All buildable lots comply with the R-2 zoning standards.
C. All necessary and required dedications are made;	Complies	Any specific dedications for utilities, etc. will be made.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The water and disposal services are both satisfactory per feedback received from Public Utilities.

E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	There are no required public improvements.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The proposal 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	This is not an amendment nor does it involve any sort of vacation.

ATTACHMENT I: PUBLIC PROCESS

Notice of Application to the Capitol Hill Community Council:

A notice of application was sent to the Chair of the Capitol Hills Community Council on July 27, 2018. The email informed the Chairperson of the Capitol Hill Community Council (Laura Arellano) of the requested subdivision and development. The Chairperson was also informed that the applicant and city staff could attend the August Community Council meeting if requested and that any input from the Community Council would need to be received within 45 days (9/10/2018). Even after a follow-up phone call at the end of August, no feedback was received from the Community Council.

Early Notification of the Applications:

Early notification mailers were sent to all property owners and renters within a 300 foot radius of the subject parcels on August 2, 2018.

Notice of the Planning Commission Public Hearing:

Notice was published to a local paper, city and state websites, and the planning division list serve on September 12, 2018 regarding the Planning Commission Public Hearing on September 26, 2018.

ATTACHMENT J: DEPARTMENT COMMENTS

Zoning

The subdivision proposal went to a DRT meeting on 1/19/2016 (DRT2016-00020). Verify existing and proposed grades to see if there are any grade changes over 4 feet in the setback areas, which would require Planned Development or special exception approval.

Fire

For R-3 occupancies that are up to 30 ft. tall the fire department access roads shall be a minimum of 20 ft. wide and 13 ft. 6 inches clear dimensions. If the height of the structures are over 30 ft. in height the clear width is 26 ft. roads. However, the roads shall not be closer than 15 ft. or greater than 30 ft. measured from the face of the structure. Regardless of height the fire department access roads shall be provided with a maximum grade of 10%, approach and departure of 8 degrees, turning radiuses of inside 20 ft., outside 45 ft. access roads shall be capable of supporting imposed loads of 80,000 pounds. When the structures are in excess of 30 ft. no utility lines or guide lines shall be placed over or between the fire aerial apparatus access roads and the structures.

Public Utilities

- *Plans and construction must meet SLCDPU ordinance, policy and standards.*
- *Approval of the Planned Development or Preliminary Plat does not provide utility permits or building permits and additional requirements may be provided along with full building and utility development permit review.*
- *There is water and sewer in East Capitol Street and East Capitol Blvd. There is sewer main in Clinton Ave.*
- *There is a fire hydrant approximately 150 feet south of the property on East Capitol Boulevard and another approximately 225 feet North of the property on East Capitol Street.*
- *Existing and unused water and sewer service must be capped per SLC standards at the main.*
- *Location and sizing of the water meters may change based on plat and ownership. Generally, one culinary meter is allowed for each property.*
- *Each building should have its own sewer lateral. Twin homes may have one sewer lateral for each unit.*
- *Utility Development Permit will be required. Please submit plans through the building department process.*

Transportation

Since there is no sidewalk to the north or south, we would not require sidewalk to be installed. However, we would not want anything constructed such as wing walls or other concrete structures within the area where sidewalk could be installed in the future. We would recommend however, that if the contractor is amenable to installing sidewalk along East Capitol Blvd., we would like to see the sidewalk installed. We don't feel strongly enough to require the sidewalk to be installed. The six foot wide abutting sidewalk would serve pedestrians as well as people exiting their cars from the on street parking and have a place to walk.

Engineering – Scott Weiler

Engineering offered the same feedback as Transportation because they did a site visit together and provided a dual response.

Building

No comments.