



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission

**From:** Lauren Parisi, Associate Planner  
(801) 535-7226 or lauren.parisi@slcgov.com

**Date:** January 10<sup>th</sup>, 2018

**Re:** TAG Row House Development  
PLNSUB2017-00723 – Planned Development  
PLNSUB2017-00964 – Preliminary Subdivision

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## PLANNED DEVELOPMENT & PRELIMINARY SUBDIVISION

**PROPERTY ADDRESS:** 613 East 100 South  
**PARCEL ID:** 16-06-227-015  
**ZONING DISTRICT:** RMF-45 (Moderate/High Density Multi-Family Residential) & H –  
Historic Preservation Overlay District  
**MASTER PLAN:** Central Community

**REQUEST:** Jordan Atkin, the developer and owner of the property, is requesting Planned Development and Preliminary Subdivision approval to construct a 3-unit row house at approximately 613 East 100 South. The applicant is requesting relief from the City's Zoning and Subdivision Ordinance through the planned development process for modified setbacks, elimination of the side entry landscape buffer, and the creation of undersized lots without street frontage. The property is located in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. The Planning Commission has final decision making authority for all Planned Developments.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends the Planning Commission approve the Planned Development and Preliminary Subdivision as proposed and dimensioned with the following conditions:

1. The applicant must reduce the building height to less than 30 feet and comply with all other Fire/City review comments as indicated in the attachments of this staff report.
2. A new retaining wall and fence shall be constructed along the east side of the property as indicated on the site plan.

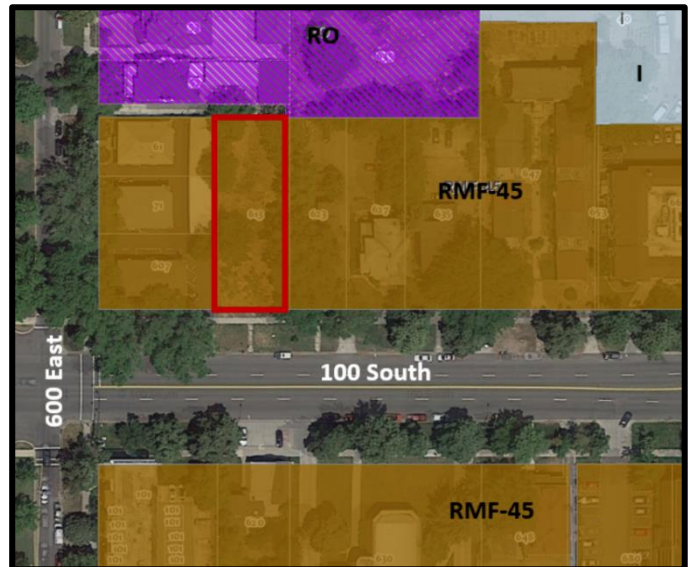
**BACKGROUND AND PROJECT DESCRIPTION:**

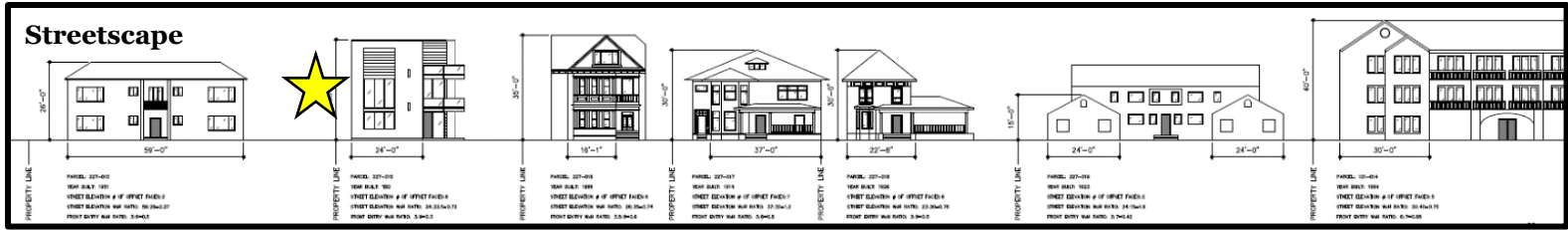
The proposed project consists of three (3) row homes or single-family attached type units oriented east to west on the lot. Each unit will be three stories, approximately 3,665 – 3,880 gross square feet with four bedrooms, four and a half bathrooms and a 2-car garage. A 20-foot wide driveway will run along the east side of the site to access each units’ garage and front doorway. A small patio area has also been provided on the back of each unit or the west side of the building. The building’s total footprint is approximately 3,798 square feet and it will be just under 30 feet tall (per condition of this approval) measured to the top of the parapet cap.



The subject property is located in the Central City Local Historic District on a prominent block in the City with multiple local landmarks. A large single-family home known as the Bamberger Mansion sits on the property to the east and is also a local landmark. The home is currently being used as office space and two residential apartments. A 6-unit brick apartment building built in 1951 sits on the property to the west. The 1911 Sanborn Fire Insurance map indicates that there was a dwelling on the subject property at that time; however, the 1950 map indicates that it was demolished somewhere in between then and the lot has been vacant since.

The subject property is zoned RMF-45: Moderate/High Density Multi-Family Residential, which encourages multi-family dwellings with a maximum height of 45 feet. The properties to the east, west and across the street are also zoned RMF-45. The properties to the north or rear of the subject property are zoned RO: Residential Office, which allows for slightly more intense uses than the RMF districts such as bed and breakfasts, restaurants and, of course, offices. The current business license for the property directly to the north indicates it is being used as a photography studio. A 12-foot wide alley separates the subject property from the property to the north.





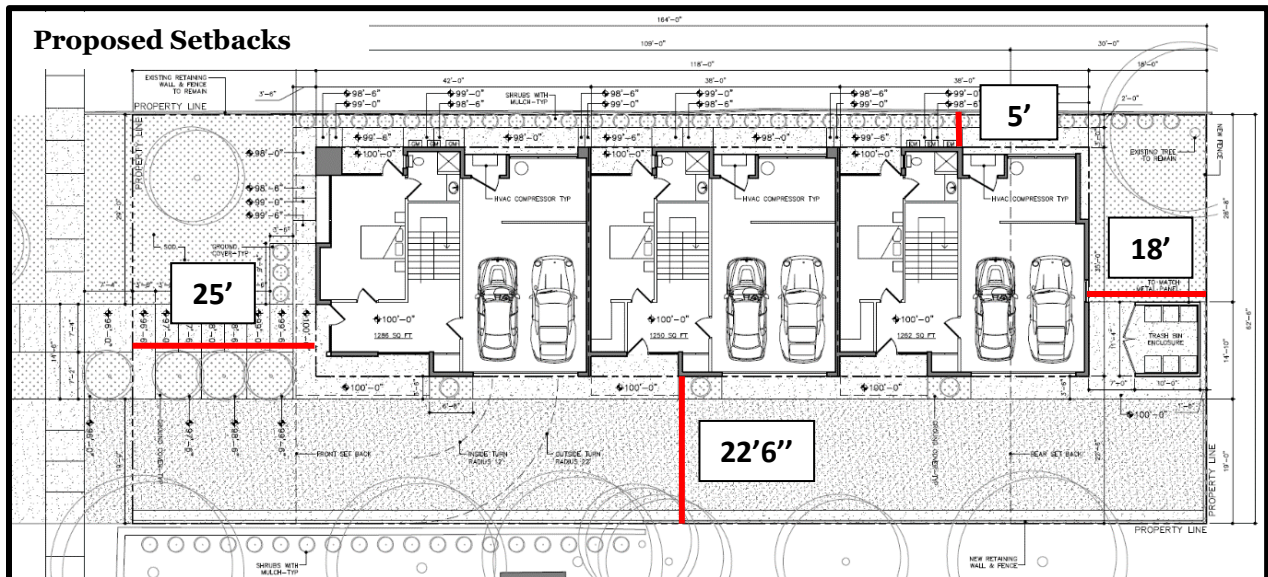
The applicant is requesting relief from the City’s Zoning and Subdivision Ordinance through the planned development process for:

- 1. A reduced rear yard setback from 30 to 18 feet**
- 2. A reduced west interior yard setback from 8 to 5 feet**
- 3. Elimination of the side entry landscape buffer**
- 4. The creation of undersized lots without street frontage**

Besides lot area and width requirements, this development is being held to the zoning standards for a single multi-family building on one lot as opposed to three separate single-family attached units. Though these are single-family attached type units, lot lines have been proposed around each units’ exterior building walls and the rest of the lot will be dedicated to common area more like a condominium project. Because of this as well as the side orientation of the building, the development as a whole makes an impact more like a single multi-family or “condo” building as opposed to a single-family attached development where the property owners own their backyards and front yards oriented off of a public street.

**1. Reduced Rear Yard Setback**

The required rear yard setback in the RMF-45 zoning district is 25% of the lot depth, but need not exceed 30 feet. The subject lot is 164 feet long, making their setback 30 feet. They have proposed an 18-foot setback to accommodate the longer, side-oriented building as well as the front yard setback. Initially, a larger rear yard setback was proposed, but Staff suggested pushing the building back to meet the front yard setback and reduce the building’s perceived mass and scale from the public right-of-way. A 12-foot wide alley provides for some additional separation between the subject property’s rear yard and the property to the north, which is currently being used as a photography studio. Additionally, the rear yard area of this particular development acts more like a side yard as opposed to a single unit’s backyard.



## **2. Reduced Interior Yard Setback**

The required interior yard setback in the RMF-45 zoning district is 8 feet and the applicant has proposed a 5-foot setback on the west side of the lot. This reduction on the west side of the lot allows for the turning radius needed for cars coming in and out of the garages on the east side of the lot. Fire code also requires a wider driveway for aerial fire access. Each unit will have a small, recessed patio area off of the west side of their unit, which will encroach 3 feet in the required side yard per this approval. The applicant did relocate all HVAC equipment from the side yard to internal mechanical closets to mitigate the effects of this reduction. They are also proposing a line of shrubs along the west property line to act as an additional buffer between properties. While any reduced setback is not ideal, the impact on the property to the west is not extremely detrimental, especially as the apartment building uses this side of the lot for parking.

## **3. Elimination of the Side Entry Landscape Buffer**

The City's Zoning Code requires a larger 12-foot setback for buildings with principal entries in an interior side yard – 8 feet of which must be landscaped. The intent of this requirement is provide for adequate air, light and separation between buildings. While the proposed east interior setback is wide enough (22'6"), close to zero vegetation is being proposed. This is partially because Fire Code requires a 20-foot wide driveway. The existing lot is too narrow to accommodate 20 feet of pavement plus an additional 8 feet of vegetation. To mitigate the effects of the reduced landscape buffer, the applicant has proposed to install a new retaining wall and fence along the east property line, which has been made a condition of this approval. Together, the new retaining wall and fence work to create more of a distinct separation between the two properties as was the intention of the larger landscape buffer. Additionally, while not required by the City, the applicant has also indicated that they will work with the neighbor to the east to install additional landscaping on their property (the Bamberger Mansion).

## **4. Creation of Undersized Lots without Street Frontage**

With most single-family attached developments, lot lines are drawn to include the yards around each unit. In this more typical scenario, property owners own and maintain both their unit and the land surrounding their unit. However, with this project, the applicant would like to subdivide the property to create three undersized lots around each units' footprint or exterior building walls excluding any land around the building (See "Attachment C" for proposed subdivision). This is because it can be difficult for the end user to obtain financing for condominiumized units.

Because of this, the individual lots as proposed are not meeting most all zoning requirements including setbacks, lot coverage, lot size, landscaping, etc.; however, the Planning Commission has the authority to modify these underlying zoning/subdivision regulations through the Planned Development process by approving the site plan and Preliminary Subdivision as proposed and dimensioned. While the lots are undersized, the overall development as a whole has sufficient area to accommodate density or 3,000 square feet or per unit. The Planning Commission is also being asked to approve the creation of lots without street frontage.

**KEY DISCUSSION POINTS:** In addition to the modifications being requested, key discussion points have been identified through the analysis of the project, neighbor and community input and department review comments.

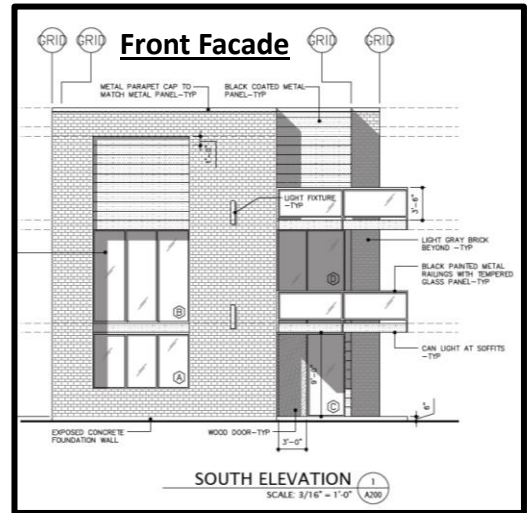
### **Point 1: Reduction in Building Height to Comply with Fire Code**

Fire Code requires means of aerial access for multi-family buildings over 30 feet tall or, in this case, that the driveway on the east side of the lot be at least 26 feet wide and a minimum of 15

feet away from the building. Because the existing lot is too narrow to accommodate this, the applicants formally applied for a modification to the Fire Code and proposed sprinkling the north unit. However, this application was recently denied. Therefore, as a condition of this Planned Development approval, the applicants must reduce the height of the building to less than 30 feet in order to keep a 20-foot wide access drive and meet all other Fire Code requirements. The applicants have indicated that this reduction in height by 3-4 feet will not significantly alter the design of the building nor the modifications to setbacks being requested as a part of this approval.

## Point 2: Historic Landmark Commission – New Construction Approval

The Historic Landmark Commission reviewed and approved the applicant's request for new construction in a local historic district on December 7, 2017. The Commission reviewed the proposed design against the City's standards for new construction, which address the building's scale and form, composition of principal materials, relationship to the street and subdivision of lots. They were also asked to review the four modifications being requested through the Planned Development process as they related to the historic review. While they did not take issue with these modifications, they did condition that the applicant work with staff to emphasize the front entryway so that it addresses the street in a more meaningful way as a part of the approval and before the issuance of a Certificate of Appropriateness.



### NEXT STEPS:

#### Planned Development Approval

If the Planned Development is approved, the applicant will be able to proceed with the project subject to compliance with any conditions of approval listed in the Staff Report and obtaining all required permits and approvals from other City departments and divisions. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations still apply. Additionally, the applicant must record the private infrastructure cost estimate (see "Attachment C" for estimate) with the Preliminary Subdivision approval in compliance with Section 21a.55.170 of the City's Planned Development Ordinance.

#### Planned Development Denial

If the Planned Development is denied, the applicant will still be able to develop the property if a new design is submitted that meets all of the standards required by the City's Zoning Ordinance and approved by the Historic Landmark Commission.

### ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [Property Photos](#)
- C. [Application Materials](#)
- D. [Existing Conditions including Zoning Analysis](#)
- E. [Analysis of Standards – Planned Developments](#)
- F. [Analysis of Standards – Preliminary Subdivisions](#)
- G. [Department Comments](#)
- H. [Public Process and Comments](#)



# ATTACHMENT A: ZONING/VICINITY MAP





## **ATTACHMENT B: PROPERTY PHOTOS**

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**Subject property looking north**



**Subject property looking northeast**





**Apartment building to the west**



**Driveway between the subject property and apartment building to the west**





**623 East 100 South (Landmark Building)**



**627 East 100 South**



**635 East 100 South (Landmark Building)**





**Commercial building across the street**



**Multi-family building across the street**



# **ATTACHMENT C: APPLICATION MATERIALS**

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Project Description:

The proposed project at 613 E 100 S includes construction of three single family attached dwellings. Each dwelling will be three stories, approximately 3,000 square feet and will include a two-car garage on the ground level.

Planned Development Information:

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

We are going for a distinctly contemporary design. We are incorporating a large amount of brick on our exterior to complement the historical context of the site.

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

The proposed development incorporates a contemporary design that incorporates features and forms common to the historical district in which it is located. The majority of the building uses brick as the primary building material with metal panelling as the secondary building material. Although a contemporary design, the proposed development borrows historic features such as the common building material of brick, incorporating a double porch front facade feature and balconies throughout the building, and adding design detail.

Overall, we feel the higher quality design meets the objective of a planned development.

H. Green Building Techniques

At this time we are pursuing an energy star certification.



11.10.2017

## **TAG Row House Development - 613 East 100 South**

Response to Comments w/ reference images on page six.

### **Planned Development**

1. The building has been pushed back so that the balconies are meeting the front yard setback. (Refer to sheet A002.)
2. The current driveway is 19' feet wide. To accommodate Section 21A.24.010(H) landscaping is being provided along the east property line (Image B). We are coordinating with the neighbor to the east (Parcel 227-016) to allow for a series of shrubs to be planted along their side of the property which will provide adequate landscaping and a natural barrier between the two neighboring properties. (Refer to sheet A002.)
3. The AC units are not located closer than 4 feet to the property line. They will be enclosed in a dedicated mechanical closet and they will be completely out of site. (Refer to mechanical equipment cut sheet, A100 - "Mechanical Closet #105")

### **Historic New Construction**

1. The comments and observations based on the historic review standards have been acknowledged. Please see below for our response
2. Suggestions based on these standards:
  - The feeling of a larger mass and the overall scale of the building has been visually reduced on the south elevation. This has been achieved by reducing the width of the brick volume to 24'-0" from the previous 35'-0". The column on the south-east corner balcony has also changed to a steel column from a masonry column. This reduced the width of the column from 3'-8" to 8". As demonstrated on sheet A001 the south elevation of this building now falls within the average width to height ratio of the surrounding buildings (Refer to A001, A200 & A201)
  - The south facade has been further articulated by recessing the walls, and deepening the window reveals. Windows "A" & "B" have been recessed by two feet to provide a level of protection from the southern sun. In so doing this recess also creates more visual interest along this facade. The south elevation of this project currently has a total of six offset surfaces which is in par with the level of building articulation along this



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street block. On average buildings along this street contain a total of five offset surfaces on the south elevation. (Refer to A000, A001, A200 & A201)

The front entryway has been pronounced by centering the opening with the main approach and increasing the height of the front door to 9' from the previous 7'. The approach sequence to the front doors will begin at the base of the park strip, where the existing historic stepping stone will be relocated and preserved. Much like the surrounding context, this project contains a front entry which is covered. This covering indicates the place of entry for the residence and creates protection from the elements throughout the year. The front entry and the soffit protecting it will be made of stained plain sawn cherry wood. This natural material will contrast the brick and metal envelope as a material extension from the interior to the exterior. At night the entries to the building will be illuminated by recessed can lights within the soffit for added safety and to further indicate entry. (Refer to wood sample, can light cut sheet, A001, A200 & A201)

- A top and base has been established by continuing the revised design language of the building on all four elevations. A repeating orthogonal brick arch with a 3'-0" top exists on every elevation. The top of the arch contains a 4" metal parapet and sits on a 6" concrete base. The metal parapet will be finished to match the black metal panel on the building. (Refer to A000, A200 & A201)

- Horizontal contrast and emphasis is created by running the metal panel horizontally and through the fascia of the balconies. On the south elevation a tripartite window has been introduced to contrast the vertical proportions of the brick volume. (Refer to A000, A200 & A201)

- Recessed walls have been carried out on west facade. (Refer to A000 & A201)

- Landscaping has been installed along the south, east & west side of the property. (Refer to A002)

3. Examples of similar building styles have been reviewed and considered during the alteration of this design.

### **Design Related Observations and Comments**

**Scale and Form** - Refer to response 2A under "Historic New Construction" above.

**Compositions of Principal facades** - Refer to response 2B under "Historic New Construction" above.

**Relationships to the Street** - Refer to response 1 under "Planned Development" above.





**Subdivision of Lots** - Observation and comment has been reviewed and considered during the alterations of this design.

### **City Review Comments**

#### **Site Plan**

- The dimensions of the outer walls have been labeled for each unit on the site plan and floor plan.
- Yes, the first unit is slightly wider than the other two. the total width of each separate unit has been labeled on the site plan. (Refer to A002)
- The areas on the survey now match the areas on the site plan. (Refer to A002, A100, A101, & A102)

#### **Preliminary Subdivision Application**

- The subdivision application has been completed and submitted.

#### **Fire's Comments**

- We have reviewed fire's comments with Ted Itchon the fire protection engineer at the Building Services Division. After reviewing the project together we have been advised to submit an "Application for Modification from the Building/Fire code" We are awaiting his response.

#### **Enhanced Renderings/Streetscape Info**

- The drawing requested has been completed and contains the required information. (Refer to A001)

#### **Landscape Plan**

- A landscape plan has been provided and contains more landscaping on the east and west sides of the building to act as a buffer between the neighboring properties (Image A & B). An existing retaining wall and fence will be used on the west elevation (Image A) and will be enhanced by new shrubs for landscaping. Along the east property line an existing stone retaining wall (Image B) along with a new retaining wall will be used. These retaining walls will be lined with a series of shrubs to provide adequate landscaping and a natural barrier between the two neighboring properties (Image C).



### **Balcony Detail**

- The size and dimensions of the balconies' footprints has been labeled. The balconies protrude 3'-0" from the building and the south face of the balcony meet the front yard setback. (Refer to A002, A100, A101 & A102) As discussed during our review meeting a balcony detail will not be required at this time.

### **Cornice/Base Detail**

- A top and base has been established by continuing the revised design language of the building on all four elevations. A repeating orthogonal brick arch with a 3'-0" top exists on every elevation. The top of the arch contains a 4" metal parapet and sits on a 6" concrete base. The metal parapet will be finished to match the black metal panel on the building. (Refer to A000, A200 & A201)

### **Back Patios**

- The back patios have been dimensioned. The intent of the space is to serve as an entry path and landing for the second entry to the home. The patios and steps along the west elevation will be built of concrete. The steps and their respective elevations have been indicated on the site plan. Their purpose is to create a path to the home's second entry as there exists a natural change in grade. We have designed the site work so as to mitigate impact on the existing topography. (Refer to A002).

### **Mechanical Equipment**

- The proposed mechanical equipment has been labeled and dimensioned. The AC units are not located closer than 4 feet to the property line. They will be enclosed in a dedicated mechanical closet and they will be completely out of site. (Refer to mechanical equipment cut sheet & A100 - "Mechanical Closet #105")

### **Project Descriptions**

- The project description has been updated based on the observations and comments. (Refer to the Cover sheet)

### **Metal Panels**

- The width of the metal panels has been dimensioned on the elevation drawings. the panels will be 1'-0" in width. (Refer to A200 & A201)





### **Front/Back Doors**

- The front and back doors will be made of stained plain sawn cherry wood. The door panels will be flat with a smooth satin finish. The doors have been dimensioned on the elevations. The front doors will be 3'-0" x 9'-0" and the doors on the west elevation will be 3'-0" x 7'-0". (Refer to A200 & A201)

### **Lighting**

- Two types of light fixtures will be used on the exterior of the building. A wall mounted fixture and a recessed can fixture will be located as indicated on the elevation drawings. (Refer to exterior light fixture cut sheets, A200 & A201)

### **Trash/Recycling Receptacles**

- The location of the trash & recycling receptacles has been indicated on the site plan. The receptacles will be screened as described on the site plan. (Refer to A002)





Image A



Image B



Image C



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**APPLICABLE CODES:**

- 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL (HEREAFTER REFERRED AS "ICC")
- 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE ICC
- 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE ICC
- 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), ISSUED BY THE ICC
- 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE ICC
- 2015 EDITION OF THE INTERNATIONAL FIRE CODE (IFC), ISSUED BY THE ICC
- 2014 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
- ICC/ANSI A 117.1-2009
- ALL UTAH STATE ADOPTED CODES INCLUDING STATE AMENDMENTS

# T.A.G. ROW HOUSE SCHEMATIC DESIGN

**PROJECT NARRATIVE:**

THIS PROJECT CONSISTS OF THE FOLLOWING:

**GENERAL NOTE:**

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE ENTIRE SET OF DRAWINGS AND THEIR RELEVANT SPECIFICATION SECTIONS, IN ORDER TO COORDINATE THEIR PORTION OF THE WORK. ALL CONTRACTORS SHALL MAKE THEMSELVES AVAILABLE FOR A PRE-CONSTRUCTION COORDINATION MEETING TO REVIEW MOUNTING HEIGHTS OF EQUIPMENT, FIXTURES, DUCTWORK, ETC. IN ORDER TO VERIFY INTENT AND IDENTIFY AND RESOLVE POTENTIAL CONFLICTS.

CODE ANALYSIS:	ALLOWABLE	ACTUAL
<b>CONSTRUCTION TYPE:</b> <b>OCCUPANCY BASIS:</b>		
<u>I.B.C. 504.3</u> <b>BUILDING HEIGHT:</b> <b>NUMBER OF STORIES:</b> <b>BASED ON MOST RESTRICTIVE: A-1</b>		
<u>I.B.C. 504.4</u> <b>AREA:</b> <b>TABULATED AREA:</b> <b>(69,000+(0)) x 3 = 207,000 S.F.</b>		
<u>TABLE I.B.C. 508.4 &amp; I.B.C. 510.2.4/5</u> <b>HORIZONTAL OCCUPANCY</b> <b>FIRE SEPARATION</b>		
<b>CALCULATED OCCUPANT LOAD:</b>		
<b>FIRE SPRINKLERS:</b>		
<b>RATED WALL ASSEMBLIES:</b>		
<b>AREA OF REFUGE:</b>		
<b>L1: EGRESS DOOR WIDTH</b> <b>L2: EGRESS STAIR WIDTH</b> <b>L2: EGRESS DOOR WIDTH</b> <b>L3: EGRESS STAIR WIDTH</b> <b>L3: EGRESS DOOR WIDTH</b>		
<u>I.B.C. 1006.3.1</u> <b>L1: # OF EXITS REQUIRED:</b> <b>L2: # OF EXITS REQUIRED:</b> <b>L3: # OF EXITS REQUIRED:</b>		

**SHEET INDEX**

- CVR INDEX + CODE REVIEW
- CIVIL
- LANDSCAPE
- ARCHITECTURAL
  - A000 MODEL VIEWS
  - A001 STREETScape DRAWINGS
  - A002 SITE PLAN
  - A100 FLOOR PLAN L.1
  - A101 FLOOR PLAN L.2
  - A102 FLOOR PLAN L.3
  - A200 ELEVATIONS
  - A201 ELEVATIONS
- STRUCTURAL
- MECHANICAL & PLUMBING
- ELECTRICAL

**I.B.C. 2902.1 PLUMBING FIXTURE CALCULATION**

LEVEL	OCCUPANCY	WATER CLOSETS			URINALS		LAVATORIES			DRINKING FOUNTAINS	SERVICE SINK
		MALE	FEMALE	UNISEX	I.P.C. 419.2		MALE	FEMALE	UNISEX		
LEVEL 1	REQUIRED										
LEVEL 2	REQUIRED										
LEVEL 3	REQUIRED										

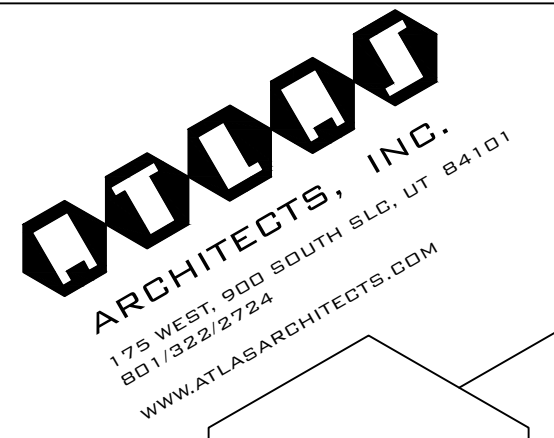
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**LANDSCAPE ARCHITECT**  
PRINCIPAL IN CHARGE  
CONSULTANT NAME  
ADDRESS

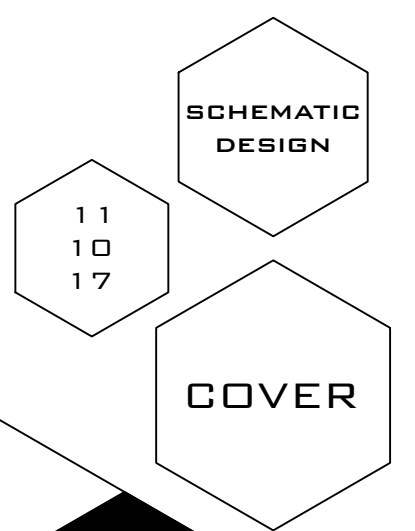
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**MECHANICAL ENGINEER**  
PRINCIPAL IN CHARGE  
CONSULTANT NAME  
ADDRESS

**ELECTRICAL ENGINEER**  
PRINCIPAL IN CHARGE  
CONSULTANT NAME  
ADDRESS



100 SOUTH 613 EAST  
ROW HOUSE  
SALT LAKE CITY, UT







VIEW 3 3  
SCALE: N.T.S. A000



VIEW 1 1  
SCALE: N.T.S. A000



VIEW 4 4  
SCALE: N.T.S. A000



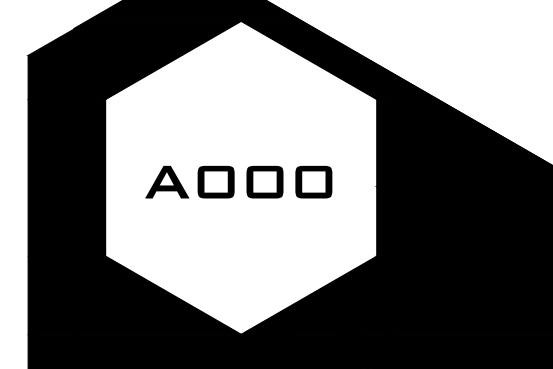
VIEW 2 2  
SCALE: N.T.S. A000

100 SOUTH 613 EAST  
**ROW HOUSE**  
SALT LAKE CITY, UT

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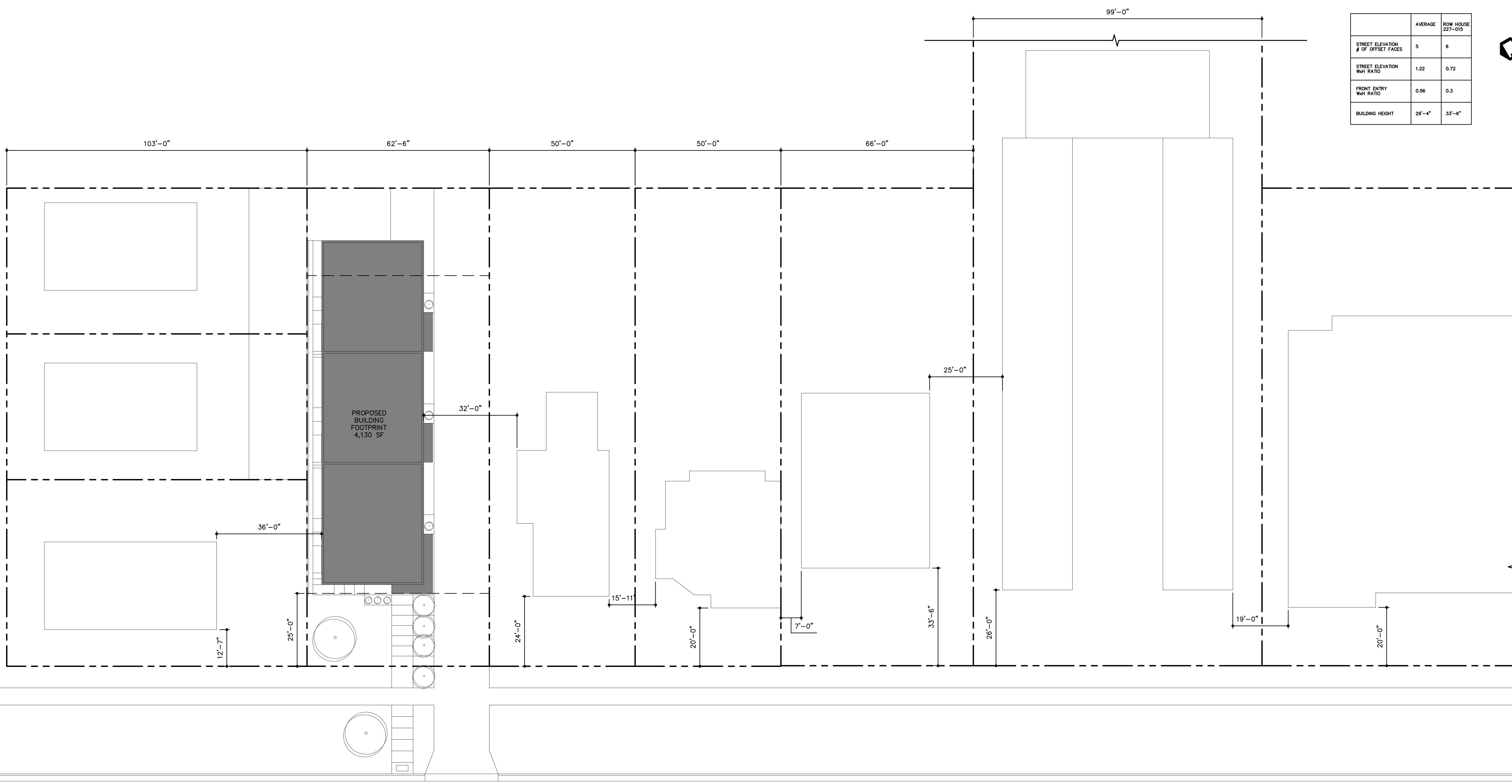
SCHEMATIC  
DESIGN

MODEL  
VIEWS

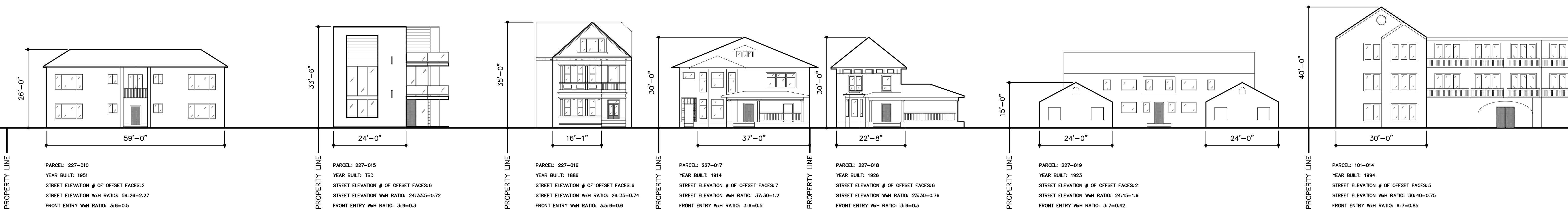




	AVERAGE	ROW HOUSE 227-015
STREET ELEVATION # OF OFFSET FACES	5	6
STREET ELEVATION WHH RATIO	1.22	0.72
FRONT ENTRY WHH RATIO	0.56	0.3
BUILDING HEIGHT	29'-4"	33'-6"



100 SOUTH



PARCEL: 227-010  
 YEAR BUILT: 1951  
 STREET ELEVATION # OF OFFSET FACES: 2  
 STREET ELEVATION WHH RATIO: 59:26=2.27  
 FRONT ENTRY WHH RATIO: 3:6=0.5

PARCEL: 227-015  
 YEAR BUILT: TBD  
 STREET ELEVATION # OF OFFSET FACES: 6  
 STREET ELEVATION WHH RATIO: 24:33=0.72  
 FRONT ENTRY WHH RATIO: 3:9=0.3

PARCEL: 227-016  
 YEAR BUILT: 1886  
 STREET ELEVATION # OF OFFSET FACES: 6  
 STREET ELEVATION WHH RATIO: 26:35=0.74  
 FRONT ENTRY WHH RATIO: 3.5:6=0.6

PARCEL: 227-017  
 YEAR BUILT: 1914  
 STREET ELEVATION # OF OFFSET FACES: 7  
 STREET ELEVATION WHH RATIO: 37:30=1.2  
 FRONT ENTRY WHH RATIO: 3:6=0.5

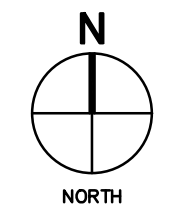
PARCEL: 227-018  
 YEAR BUILT: 1926  
 STREET ELEVATION # OF OFFSET FACES: 6  
 STREET ELEVATION WHH RATIO: 23:30=0.76  
 FRONT ENTRY WHH RATIO: 3:6=0.5

PARCEL: 227-019  
 YEAR BUILT: 1923  
 STREET ELEVATION # OF OFFSET FACES: 2  
 STREET ELEVATION WHH RATIO: 24:15=1.6  
 FRONT ENTRY WHH RATIO: 3:7=0.42

PARCEL: 101-014  
 YEAR BUILT: 1994  
 STREET ELEVATION # OF OFFSET FACES: 5  
 STREET ELEVATION WHH RATIO: 30:40=0.75  
 FRONT ENTRY WHH RATIO: 6:7=0.85

**SITE PLAN & STREETScape CONTEXT**  
 SCALE: 1/16" = 1'-0"

1  
A001



**100 SOUTH 613 EAST**  
**ROW HOUSE**  
 SALT LAKE CITY, UT

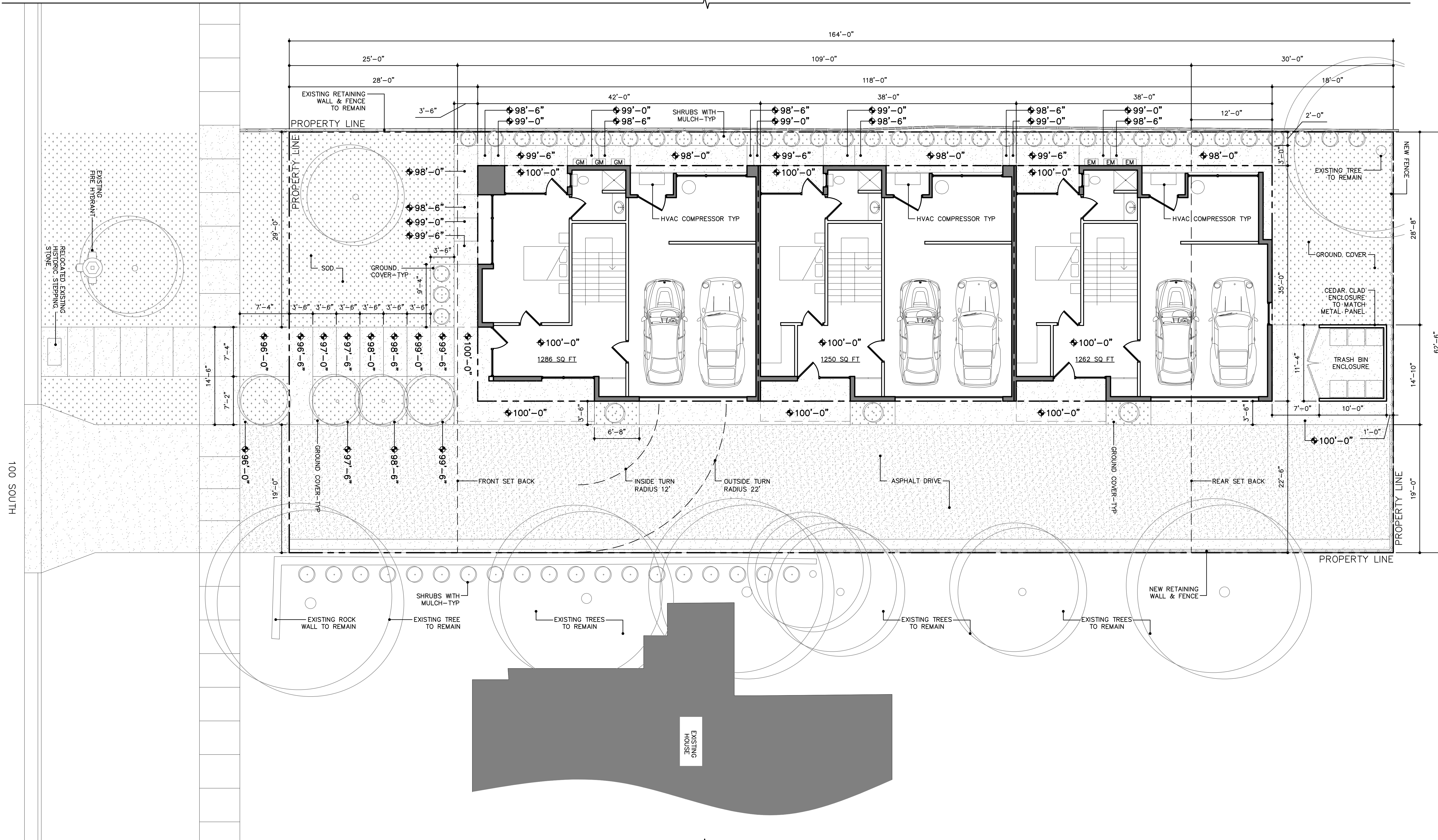
11  
10  
17

SCHEMATIC DESIGN

STREETScape DRAWINGS

**A001**





100 SOUTH

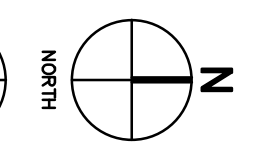
**100 SOUTH 613 EAST**  
**ROW HOUSE**  
 SALT LAKE CITY, UT

11  
10  
17

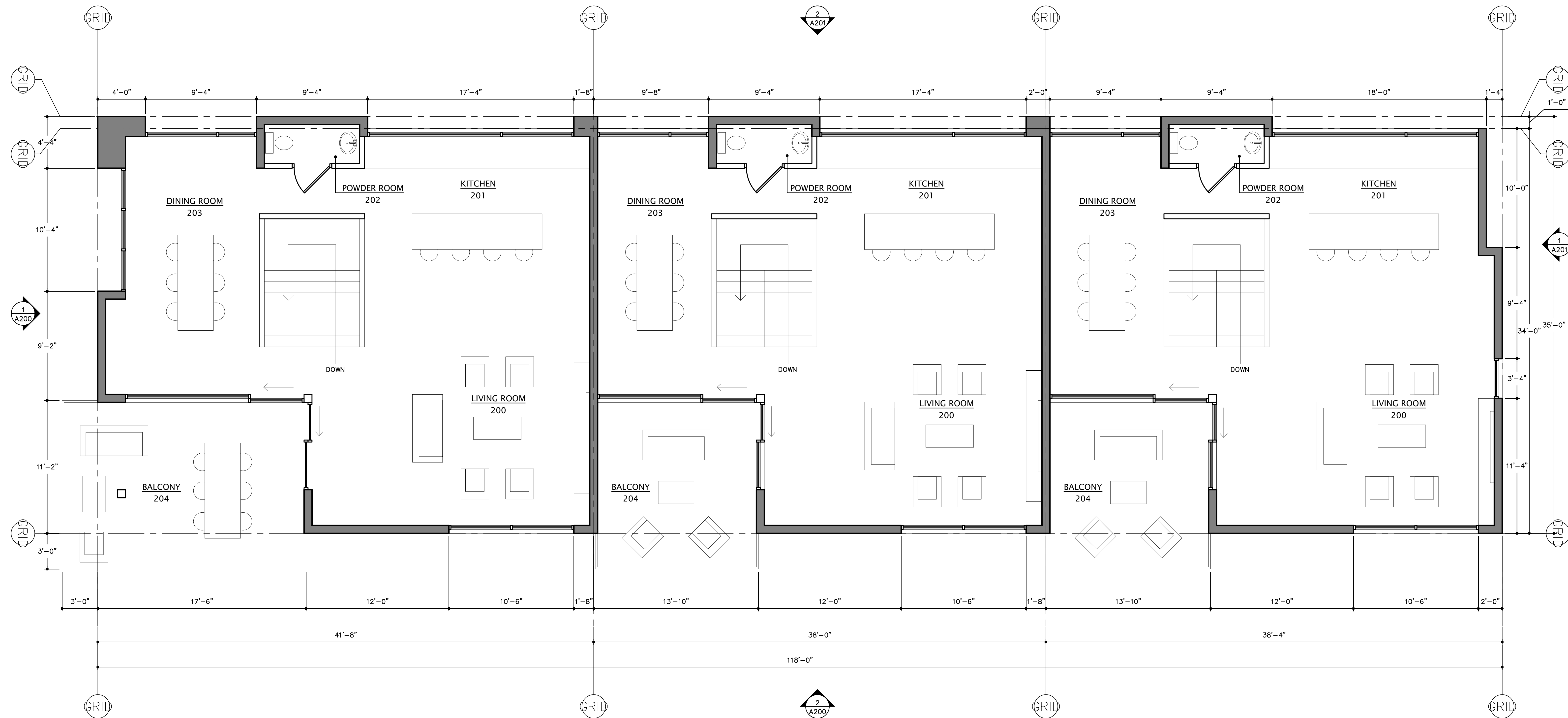
SCHEMATIC DESIGN

SITE PLAN

**SITE PLAN**  
 SCALE: 1:80  
 A002



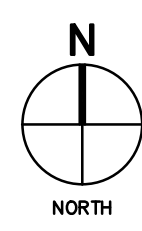




**100 SOUTH 613 EAST**  
**ROW HOUSE**  
 SALT LAKE CITY, UT

**FLOOR PLAN L.2**  
 SCALE: 1/4" = 1'-0"

1  
A101



11  
10  
17

SCHEMATIC DESIGN

FLOOR PLAN





**100 SOUTH 613 EAST  
 ROW HOUSE  
 SALT LAKE CITY, UT**

SCHEMATIC  
 DESIGN

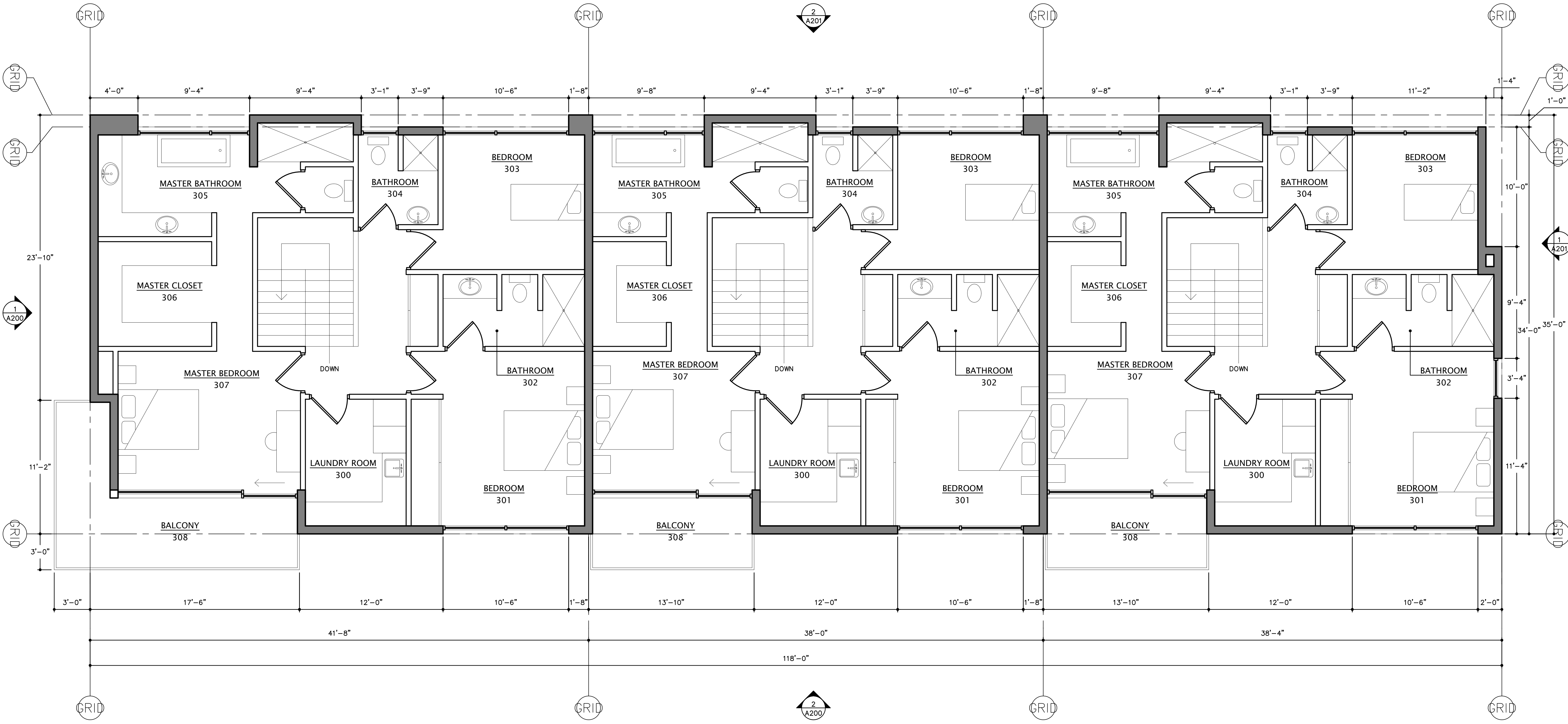
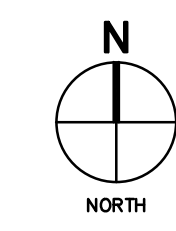
FLOOR  
 PLAN

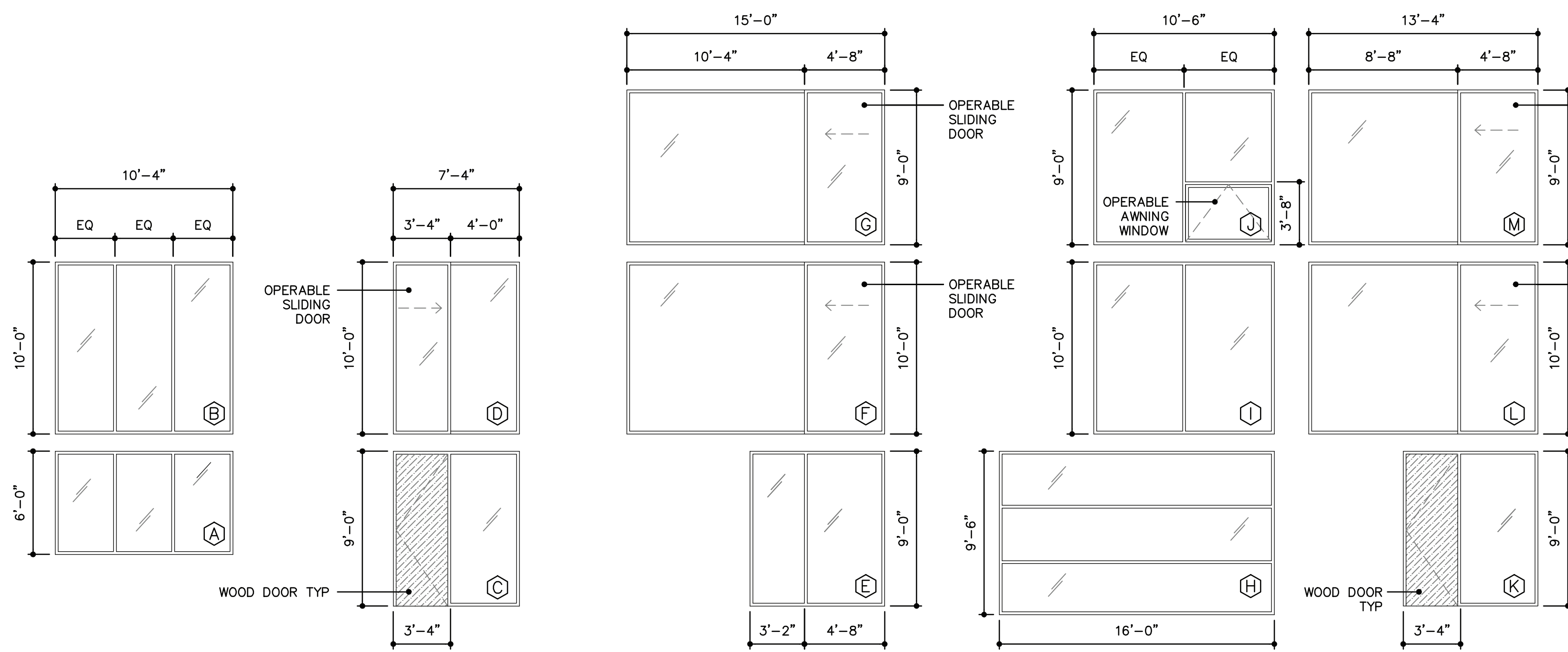
11  
 10  
 17

**A102**

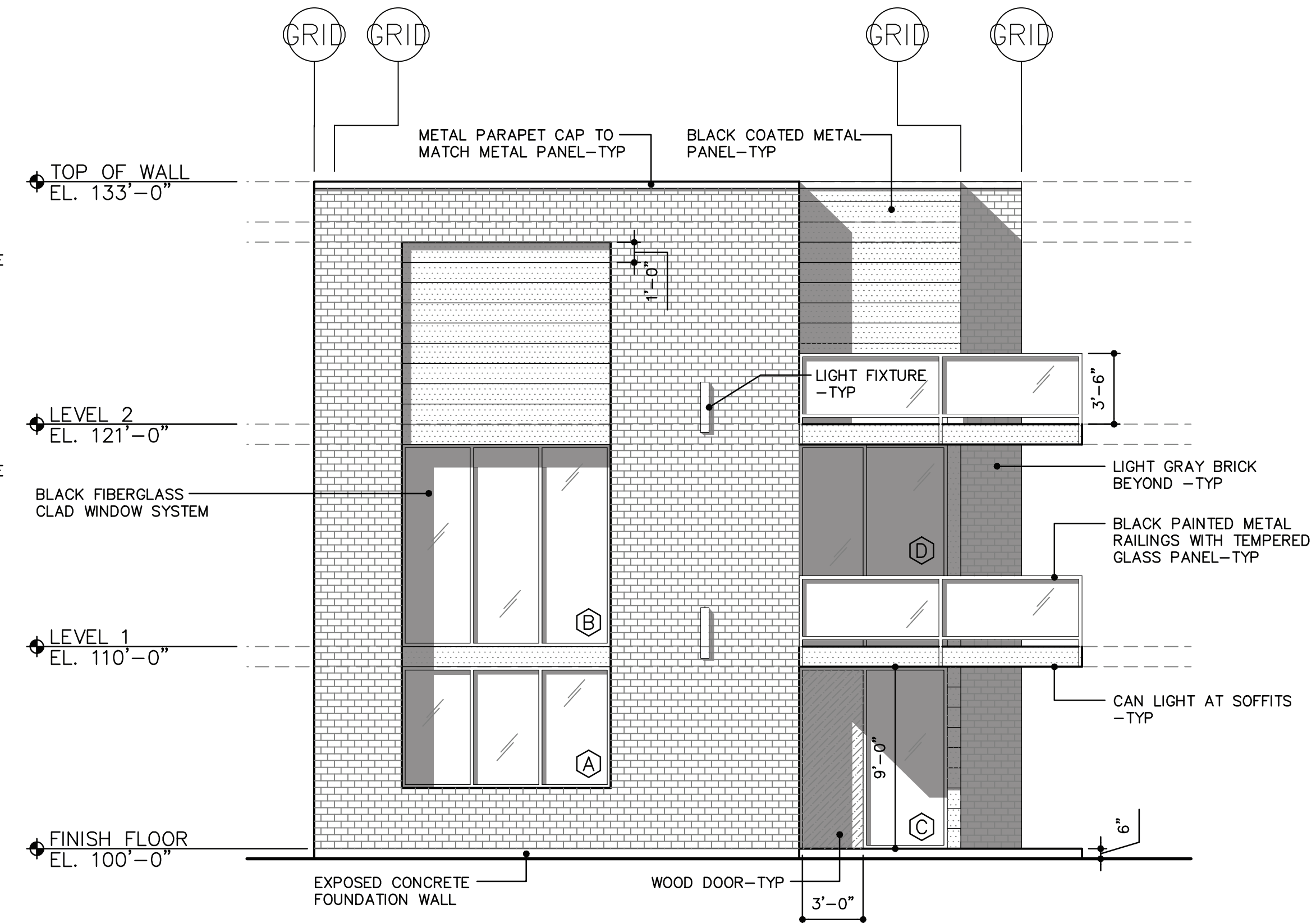
**FLOOR PLAN L.3**  
 SCALE: 1/4" = 1'-0"

1  
 A102

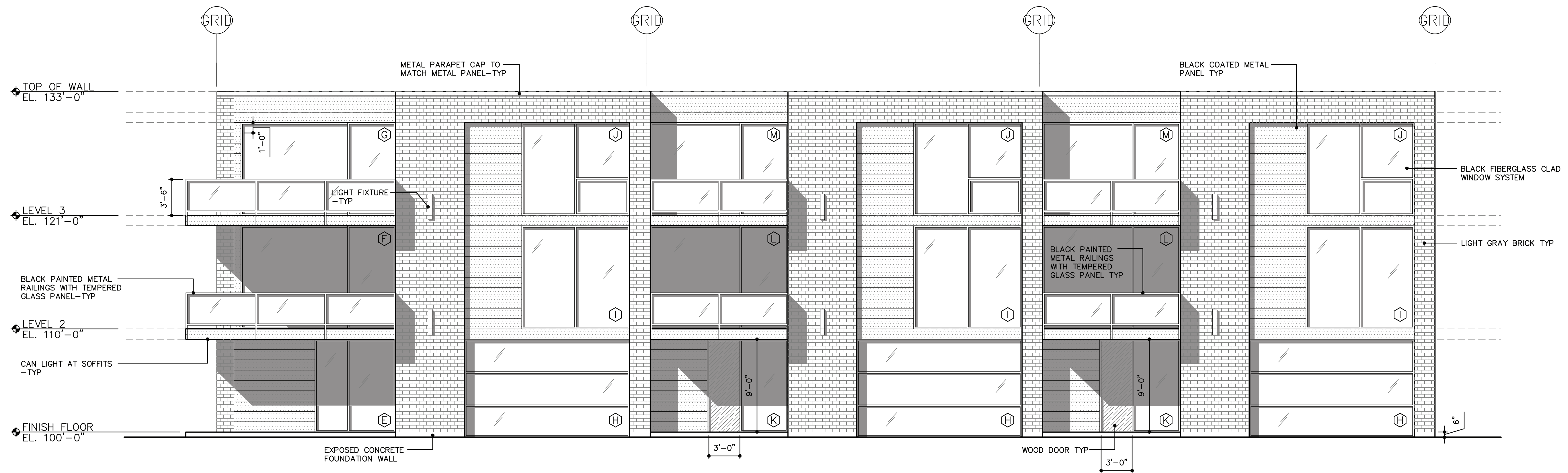




**WINDOW TYPES** 3  
 SCALE: 3/16" = 1'-0" A200



**SOUTH ELEVATION** 1  
 SCALE: 3/16" = 1'-0" A200



**EAST ELEVATION** 2  
 SCALE: 3/16" = 1'-0" A200

**100 SOUTH 613 EAST**  
**ROW HOUSE**  
 SALT LAKE CITY, UT

11  
10  
17

SCHEMATIC DESIGN

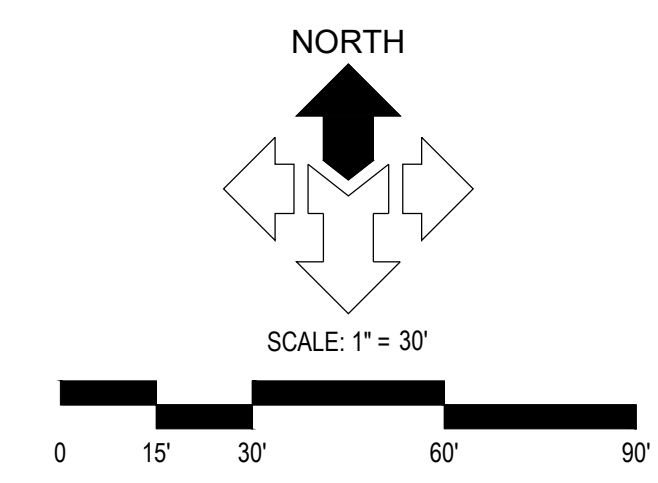
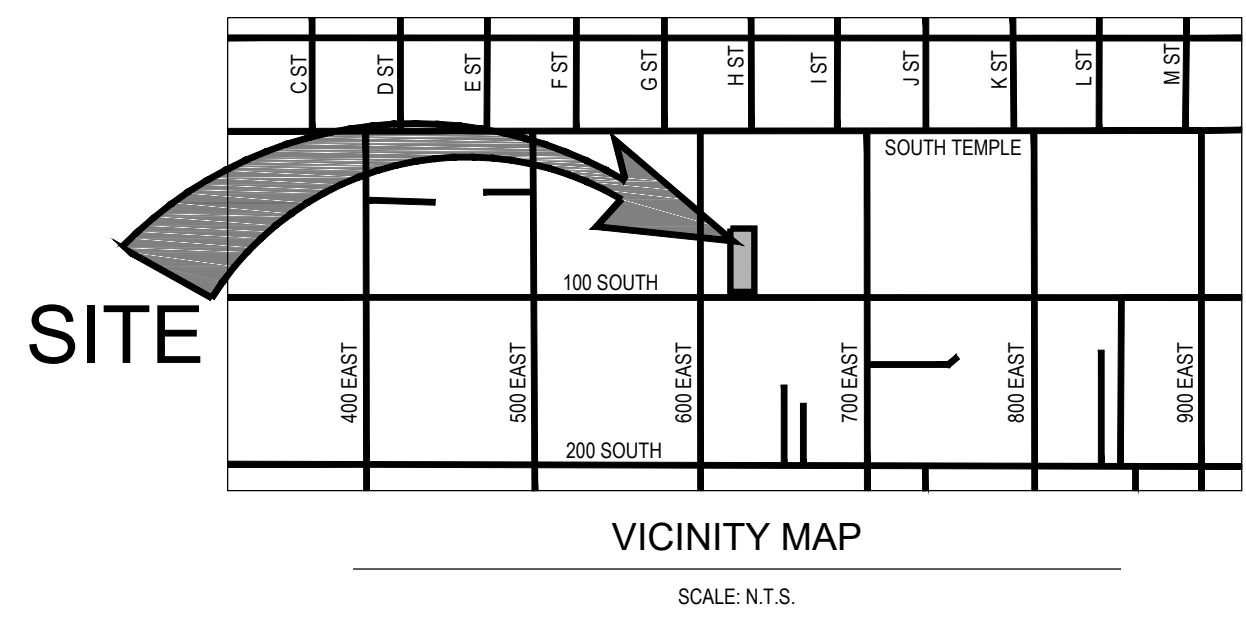
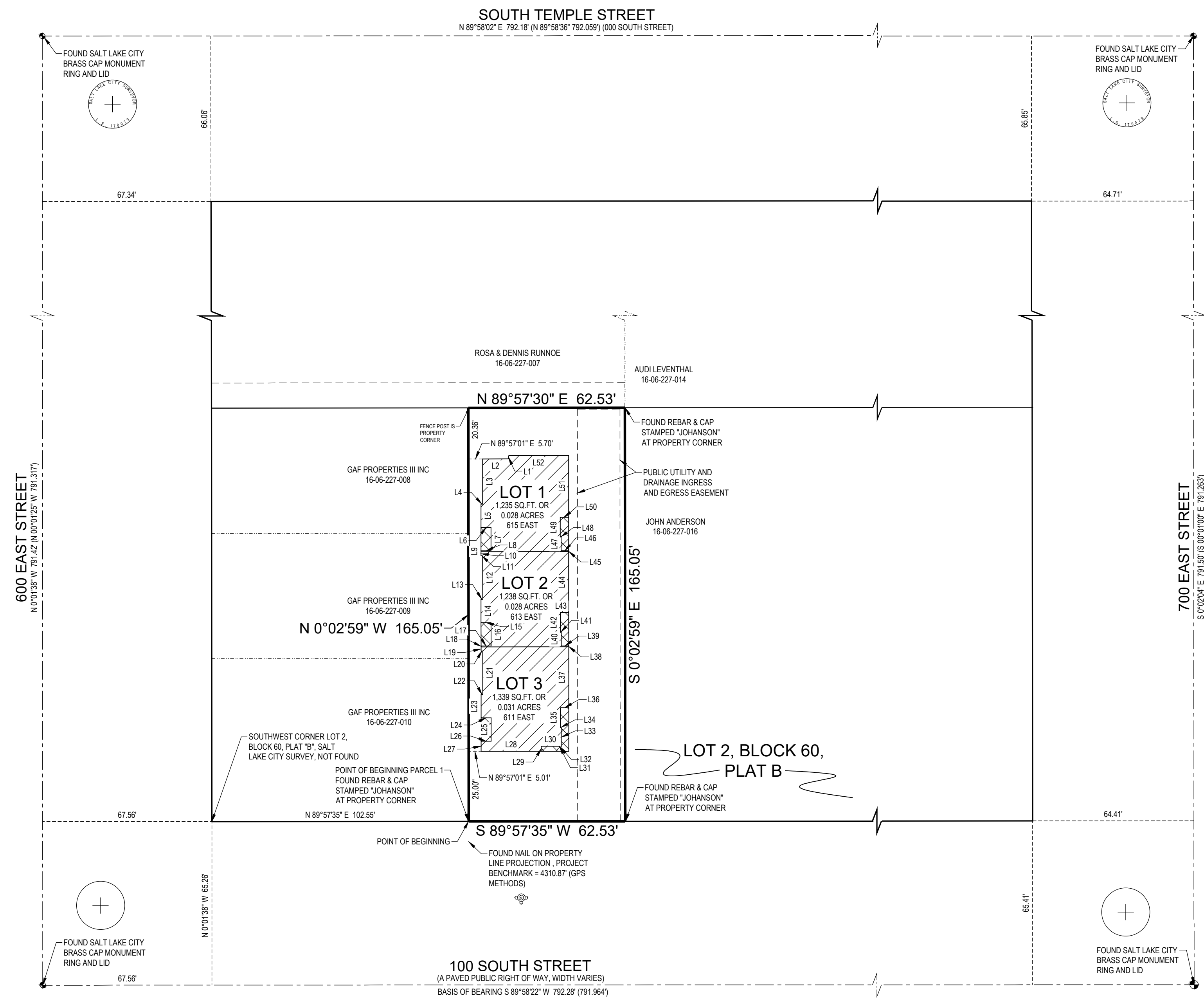
ELEVATIONS





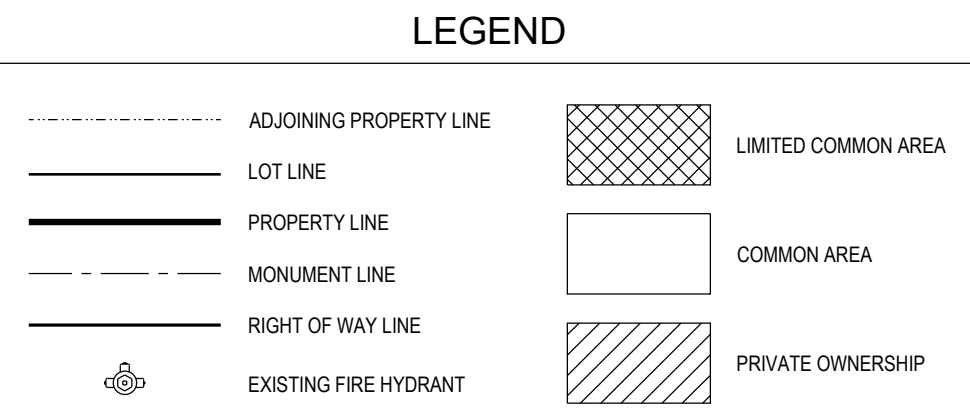
# ROW HOUSE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NORTHEAST QUARTER SECTION 6,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
 SALT LAKE CITY, UTAH



LINE #	DIRECTION	LENGTH
L1	S 00°02'19" E	1.33'
L2	S 89°57'41" W	10.33'
L3	S 00°02'19" E	18.00'
L4	S 89°57'41" W	0.67'
L5	S 00°02'19" E	9.34'
L6	N 89°57'41" E	4.00'
L7	S 00°02'19" E	9.33'
L8	S 89°57'41" W	4.00'
L9	S 00°02'19" E	0.33'
L10	S 00°02'19" E	1.67'
L11	N 89°57'41" E	0.67'
L12	S 00°02'19" E	17.33'
L13	S 89°57'41" W	0.67'
L14	S 00°02'19" E	9.34'
L15	N 89°57'41" E	4.00'
L16	S 00°02'19" E	9.33'
L17	S 89°57'41" W	4.00'
L18	S 00°02'19" E	0.33'
L19	S 00°02'19" E	1.67'
L20	N 89°57'41" E	0.67'
L21	S 00°02'19" E	17.33'
L22	S 89°57'41" W	0.67'
L23	S 00°02'19" E	9.34'
L24	N 89°57'41" E	4.00'
L25	S 00°02'19" E	9.33'
L26	S 89°57'41" W	4.00'

LINE #	DIRECTION	LENGTH
L27	S 00°02'19" E	4.00'
L28	N 89°57'41" E	24.00'
L29	N 00°02'19" W	2.00'
L30	N 89°57'41" E	7.33'
L31	S 00°02'19" E	0.33'
L32	N 89°57'41" E	0.67'
L33	N 00°02'19" W	7.83'
L34	S 89°57'41" W	0.33'
L35	N 00°02'19" W	7.83'
L36	N 89°57'41" E	3.33'
L37	N 00°02'19" W	24.33'
L38	N 00°02'19" W	0.33'
L39	S 89°57'41" W	3.00'
L40	N 00°02'19" W	5.50'
L41	S 89°57'41" W	0.33'
L42	N 00°02'19" W	7.83'
L43	N 89°57'41" E	3.33'
L44	N 00°02'19" W	24.33'
L45	N 00°02'19" W	0.33'
L46	S 89°57'41" W	3.00'
L47	N 00°02'19" W	5.50'
L48	S 89°57'41" W	0.33'
L49	N 00°02'19" W	7.83'
L50	N 89°57'41" E	3.33'
L51	N 00°02'19" W	24.67'
L52	S 89°57'41" W	24.00'



- GENERAL NOTES**
- THE BASIS OF BEARING IS SOUTH 89°58'22" WEST ALONG THE MONUMENT LINE OF 100 SOUTH STREET, BETWEEN 600 EAST STREET AND 700 EAST STREET, AS SHOWN HEREON.
  - THIS SURVEY MEETS MINIMUM ALLOWABLE ERROR OF 1:15000 FOR CLASS A SURVEYS.
  - THE BENCHMARK FOR THIS SURVEY IS 4310.87 FEET (NAVDB8), AS SHOWN HEREON.

DEVELOPER: TAG SLC  
 CONTACT: JORDAN ATKIN  
 PHONE: (801) 478-0662  
 EMAIL: jordan@tagslc.com

## SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

## ROW HOUSE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 60, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°57'35" EAST ALONG SAID SOUTHERLY LINE 102.55 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 00°02'59" WEST 165.05 FEET, THENCE NORTH 89°57'30" EAST 62.53 FEET, THENCE SOUTH 00°02'59" EAST 165.05 FEET TO A POINT ON SAID SOUTHERLY LINE, THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTHERLY LINE 62.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,320 SQ. FT. OR 0.237 ACRES (3 LOTS)

DAVID B. DRAPER  
 L.S. LICENSE NO. 6861599

## OWNER'S DEDICATION

JGP PROPERTIES, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

## ROW HOUSE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT

DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }  
 COUNTY OF SALT LAKE } s.s.  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT \_\_\_\_\_ A UTAH CORPORATION, AND THAT \_\_\_\_\_ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

## ROW HOUSE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NORTHEAST QUARTER SECTION 6,  
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
 SALT LAKE CITY, UTAH

S:\2017files\17155\SURVEY\Proc\Draw\17155PUD.dwg, Jun 03, 2018 - 9:29am

**CITY PUBLIC UTILITIES DEPARTMENT**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 \_\_\_\_\_  
 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

PREPARED BY:  
  
**McNEIL ENGINEERING**  
 Economic and Sustainable Designs, Professionals You Know and Trust  
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnengineering.com  
 Civil Engineering • Consulting & Landscape Architecture  
 Structural Engineering • Land Surveying & HDS

**CITY PLANNING DIVISION**  
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 BY THE SALT LAKE CITY PLANNING COMMISSION.  
 \_\_\_\_\_  
 DATE

**CITY ATTORNEY**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 \_\_\_\_\_  
 SALT LAKE CITY ATTORNEY

**CITY APPROVAL**  
 PRESENTED TO SALT LAKE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AND IT IS HEREBY APPROVED.  
 \_\_\_\_\_  
 SALT LAKE CITY MAYOR  
 \_\_\_\_\_  
 SALT LAKE CITY RECORDER

**SALT LAKE COUNTY RECORDER**  
 RECORD NO. \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 \_\_\_\_\_  
 SALT LAKE VALLEY HEALTH DEPARTMENT

**CITY ENGINEER DIVISION**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 \_\_\_\_\_  
 CITY ENGINEER DATE CITY SURVEYOR DATE

NUMBER \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 SHEET 1  
 OF 1 SHEETS

PROPOSED LOT 1

BEGINNING AT A POINT NORTH 89°57'35" EAST 102.55 FEET AND NORTH 0°02'59" WEST 102.67 FEET AND NORTH 89°57'01" EAST 4.03 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 60, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°02'19" W 0.33 FEET; THENCE NORTH 89°57'41" EAST 4.00 FEET; THENCE NORTH 0°02'19" W 9.33 FEET; THENCE SOUTH 89°57'41" WEST 4.00 FEET; THENCE NORTH 0°02'19" WEST 28.67 FEET; THENCE NORTH 89°57'41" EAST 35.00 FEET; THENCE SOUTH 0°02'19" EAST 24.67 FEET; THENCE SOUTH 89°57'41" WEST 3.33 FEET; THENCE SOUTH 0°02'19" EAST 7.83 FEET; THENCE NORTH 89°57'41" EAST 0.33 FEET; THENCE SOUTH 0°02'19" EAST 5.50 FEET; THENCE NORTH 89°57'41" EAST 3.00 FEET; THENCE SOUTH 0°02'19" EAST 0.33 FEET; THENCE SOUTH 89°57'41" WEST 35.00 FEET TO THE POINT OF BEGINNING

PROPOSED LOT 2

BEGINNING AT A POINT NORTH 89°57'35" EAST 102.55 FEET AND NORTH 0°02'59" WEST 64.67 FEET AND NORTH 89°57'01" EAST 4.02 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 60, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°02'19" W 0.33 FEET; THENCE NORTH 89°57'41" EAST 4.00 FEET; THENCE NORTH 0°02'19" W 9.33 FEET; THENCE SOUTH 89°57'41" WEST 4.00 FEET; THENCE NORTH 0°02'19" WEST 28.34 FEET; THENCE NORTH 89°57'41" EAST 35.00 FEET; THENCE SOUTH 0°02'19" EAST 24.34 FEET; THENCE SOUTH 89°57'41" WEST 3.33 FEET; THENCE SOUTH 0°02'19" EAST 7.83 FEET; THENCE NORTH 89°57'41" EAST 0.33 FEET; THENCE SOUTH 0°02'19" EAST 5.50 FEET; THENCE NORTH 89°57'41" EAST 3.00 FEET; THENCE SOUTH 0°02'19" EAST 0.33 FEET; THENCE SOUTH 89°57'41" WEST 35.00 FEET TO THE POINT OF BEGINNING

PROPOSED LOT 3

BEGINNING AT A POINT NORTH 89°57'35" EAST 102.55 FEET AND NORTH 0°02'59" WEST 25.00 FEET AND NORTH 89°57'01" EAST 4.01 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 60, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 0°02'19" W 2.00 FEET; THENCE NORTH 89°57'41" EAST 4.00 FEET; THENCE NORTH 0°02'19" W 9.33 FEET; THENCE SOUTH 89°57'41" WEST 4.00 FEET; THENCE NORTH 0°02'19" WEST 28.34 FEET; THENCE NORTH 89°57'41" EAST 35.00 FEET; THENCE SOUTH 0°02'19" EAST 24.34 FEET; THENCE SOUTH 89°57'41" WEST 3.33 FEET; THENCE SOUTH 0°02'19" EAST 7.83 FEET; THENCE NORTH 89°57'41" EAST 0.33 FEET; THENCE SOUTH 0°02'19" EAST 5.50 FEET; THENCE SOUTH 89°57'41" WEST 8.00 FEET; THENCE SOUTH 0°02'19" EAST 2.00 FEET, SOUTH 89°57'41" WEST 24.00 FEET TO THE POINT OF BEGINNING

## TAG 100 Improvements

Date: November 6, 2017

Description	Total
-------------	-------

100 South ROW Roadway Improvements	
100 South ROW Improvements	\$10,400.00
100 South Utility Connections	\$12,000.00
Utility (W/I Prop Boundary)	\$25,550.00
TAG 100 Infrastructure (W/I Prop Boundary)	\$12,380.00
Total Cost =	\$60,330.00

100 East ROW Improvements	Qty.	Unit	Price/Unit	Total
Existing Drive Approach Removal	1	LS	\$1,500.00	\$1,500.00
Saw Cut and Pavement Revoval	1	LS	\$1,700.00	\$1,700.00
Curb and Gutter Removal	1	LS	\$800.00	\$800.00
Install Curb and Gutter (APWA 205A)	20	LF	\$30.00	\$600.00
Install Pavement Tie-In (APWA 251)	1	LS	\$1,500.00	\$1,500.00
Install Open Drive Approach (APWA 225)	1	LS	\$2,500.00	\$2,500.00
Sidewalk Improvements (APWA 231)	1	LS	\$1,800.00	\$1,800.00
Total=				\$10,400.00

100 East Utility Connections	Qty.	Unit	Price/Unit	Total
*Sewer Line Connection	1	LS	\$8,000.00	\$8,000.00
*Water Line Connection	1	LS	\$4,000.00	\$4,000.00
Total=				\$12,000.00

\* Asphalt Saw cutting and replacement costs included in 100 East ROW Improvments.

Utility (W/I Prop Boundary)	Qty.	Unit	Price/Unit	Total
6" Sewer Line	200	LF	\$18.50	\$3,700.00
2" Water Line	200	LF	\$14.00	\$2,800.00
Water Line 1.5" Vault and Setter	1	LS	\$5,000.00	\$5,000.00
Water Line Connection W/ Valve	3	EA	\$1,200.00	\$3,600.00
Sewer Line Connection	3	EA	\$1,000.00	\$3,000.00
Total=				\$18,100.00



TAG 100 Infrastructure (W/I Prop Boundary)	Qty.	Unit	Price/Unit	Total
Asphalt Paving	1	LS	\$5,000.00	\$5,000.00
Concrete Drive	1	LS	\$3,360.00	\$3,360.00
Sidewalk	1	LS	\$2,370.00	\$2,370.00
			Total=	\$10,730.00

Future Costs (60 Year Lifespan)	Qty.	Unit	Price/Unit	Total
Assume Paving every 15 Years	4	LS	\$5,000.00	\$20,000.00
Surface Utility Adjustments	1	LS	\$1,200.00	\$1,200.00
Concrete Maintenance (Settling)	1	LS	\$1,500.00	\$1,500.00
			Total=	\$22,700.00

# **ATTACHMENT D: EXISTING CONDITIONS**

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## **Central Community Master Plan Discussion**

The proposed development is located within the Central Community Master Plan area. The future land use map in the master plan designates the property as “Medium High Density Residential (30-50 dwelling units per acre)” and the property has been zoned RMF-45 Moderate/High Density Multi-Family Residential in compliance with this designation. The proposed residential project is a permitted use in the zone.

*The following goals from the Central Community Master Plan are supportive of the proposed development:*

### Residential Land Use Goals

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.
- Encourage a variety of housing types for higher-density multi-family housing in appropriate areas such as *East Downtown*, the Central Business District, the Gateway area, and near downtown light rail stations to satisfy housing demand.
- Discourage any compromise to the livability, charm, and safety of the neighborhoods or to the sense of a healthy community.

### Residential Land Use Policies

- Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.
- Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.
- Encourage high performance, energy efficient residential development.

### East Downtown Neighborhood Goals

- Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.
- Provide more three and four bedroom housing units and public recreational amenities, especially for children.
- Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.
- Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.

The Central Community Master Plan supports new medium-density residential development, but highlights compatibility with existing neighborhoods as paramount. The proposal is compatible with the existing neighborhood in terms of mass, scale, density and design, especially as it relates to the historic context of the street.

**RMF-45 (Moderate/High Density Multi-Family Residential District)**

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

**Applicable Zoning Standards: RMF-45 Residential Zoning District (21A.24.140)**

Standard	Proposal	Compliance
<b>Lot Area:</b> Single-Family Attached - 3,000 square feet for each unit	<b>Lot Area:</b> A total of 3 dwelling units are proposed. The total lot area of the entire site is 10,319 square feet – over 3,000 square feet for each unit.	<b>Complies</b>
<b>Lot Width:</b> Single-family attached – interior 22 feet and corner 32 feet	<b>Lot Width:</b> The front lot is 41'8", the middle lot is 38' and the rear lot is 38'4".	<b>Complies</b>
<b>Building Coverage:</b> All principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	<b>Building Coverage:</b> Entire structure covers 3,798 square feet of 10,319 lot. 37% lot coverage.	<b>Complies</b>
<b>Front Yard Setback:</b> 20% of lot depth, but need not exceed 25 feet (25 feet)	<b>Front Yard Setback:</b> 25 feet measured to the front balcony.	<b>Complies</b>
<b>Rear Yard Setback:</b> 25% of the lot depth, but need not exceed 30 feet (30 feet)	<b>Rear Yard Setback:</b> 18	<b>Does not comply – requires modification through Planned Development</b>
<b>Interior Side Yard Setback:</b> The minimum yard shall be eight feet (8').	<b>Interior Side Yard Setback:</b> 22'6" on east side and 5' on west side.	<b>West side does not comply – requires modification through Planned Development</b>
<b>Maximum Building Height:</b> 45 feet	<b>Maximum Building Height:</b> The building will be under 30 feet tall.	<b>Complies</b>
<b>Required Landscaped Yards:</b> The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.	<b>Required Landscaped Yards:</b> Front yard and west yard of the entire site are landscaped (1/3 of the yards will have vegetation).	<b>Complies</b>
<b>Side Entry Buildings:</b> To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. <i>The side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.</i>	Maintains a 12 foot setback on the east side of the building, but doesn't have an 8 foot area devoted to landscaping	<b>Does not comply – requires modification through Planned Development</b>
<b>Front Façade Controls (21A.24.010 I):</b> Buildings shall have not less than ten percent (10%) of front entry features on the front facade elevation area.	Front façade of the entire structure (off of 100 South) does have 10% of front entry feature area.	<b>Complies</b>
<b>Frontage Of Lot On Public Street (21A.36.010 C):</b> All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.	The three lots being created within the existing lot are oriented to the side and do not have direct frontage off of a public street	<b>Does not comply – requires modification through Planned Development/Subdivision</b>



# ATTACHMENT E: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

**21a.55.050: Standards for Planned Developments:** The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p><b>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:</b></p> <p><b>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</b></p> <p><b>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</b></p> <p><b>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</b></p> <p><b>D. Use of design, landscape, or architectural features to create a pleasing environment;</b></p> <p><b>E. Inclusion of special development amenities that are in the interest of the general public;</b></p> <p><b>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</b></p> <p><b>G. Inclusion of affordable housing with market rate housing; or</b></p> <p><b>H. Utilization of "green" building techniques in development.</b></p>	<p><b>Complies</b></p>	<p>The purpose statement for a Planned Development States:</p> <p><i>“A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.”</i></p> <p>The proposed planned development would result in a 3-unit single-family attached row house side oriented on the lot. The applicant has stated that the project meets objectives A, D, and H; however, staff finds that the project meets A, D – Documentation regarding the Energy Star Certification was not submitted to meet objective H. (Only one objective must be met to go through the Planned Development process).</p> <p><b>A. Combination and coordination of architectural styles, building forms, building materials and building relationships:</b></p> <p>Both larger, more intricate single-family homes and multi-family buildings from different eras are found on this prominent block. Though very much a contemporary design, the row home’s front façade pulls from both the heavily modulated façades of the Victorians/Italianates to the east and the more symmetrical façade of the Mid-Century apartment building to the west, transitioning from one style of architecture to another in terms of design and scale.</p> <p>While this is a relatively large structure, the size and mass of its front façade reads similar to the other buildings on the block and is compatible within the context of the existing streetscape. The actual width to height ratio of its front façade is similar to the average on the block face (See Streetscape Context – A001). Though the overall</p>

		<p>design tends to have a vertical emphasis, the perceived scale is decreased with some horizontal detailing including horizontal balconies, panels and fenestration patterns. The interior elevations are also very well articulated with modulated building walls, a large amount of glass and variety of quality building materials.</p> <p>The primary building material on the row home will be a light gray brick veneer. Brick is a primary building material on other homes off of 100 South and throughout the Central City neighborhood. The architect has also integrated some more contemporary building materials into the design including black coated metal panels and translucent glass balconies.</p> <p><b>D. Use of design, landscape, or architectural features to create a pleasing environment:</b></p> <p>The row home features a number of interesting design elements that make the building more appealing to the passerby including recessed windows and walls, a substantial amount of glazing (windows, doors and balconies) and the juxtaposition of “old” and “new” building materials.</p> <p>The applicant has also worked to install more landscaping on the site wherever possible. A walkway measuring 7’4” wide will be installed in the front yard to emphasize the front entryway on the building and further engage pedestrians. Planning staff will also work with the applicant to modify the entryway to address the street in a more meaningful way as a condition of the Historic New Construction approval. Additionally, the subject property has been vacant for 70+ years. New development on the site should create more cohesion along the block face.</p>
<p><b>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</b></p> <p><b>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</b></p> <p><b>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</b></p>	<p><b>Complies</b></p>	<p><b>1.</b> The future land use map in the Central Community Master Plan calls for medium high density residential (15-30 dwelling units per acre) on and around the subject property, which is what is being proposed in terms of density. The Master Plan also encourages the facilitation of smarter more creative development (See “Attachment D” for additional master plan goals). By allowing lots without street frontage, the lot is able to accommodate three single-family attached units, which could not be done otherwise. More broadly, Plan Salt Lake promotes increased medium density housing types, which this proposal implements. This is opposed to something like a large single-family home being built on the site, which is permitted in this zoning district.</p> <p><b>2.</b> The RMF-45 zoning district does allow and encourages single-family attached units with a density of 3,000 square feet per unit. The 10,319-</p>

		square-foot site is maxed out in terms of density for single-family attached units.
<p><b>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</b></p> <p><b>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</b></p> <p><b>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:</b></p> <p><b>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></p> <p><b>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;</b></p> <p><b>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</b></p> <p><b>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;</b></p> <p><b>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;</b></p> <p><b>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,</b></p>	<p><b>Complies</b></p>	<p>1. A new curb cut will be constructed off of 100 South to access the proposed driveway on the east side of the lot. Most all of the developments on the block face also access their properties from 100 South, which is a prominent boulevard in the City. There is a functioning alley running along the back of the lot, but it will not be used to access the site. The proposed driveway will be 19 feet wide to accommodate the turn radius needed for cars to back in and out of the garages on the east side of the building.</p> <p>2. The proposed development should not create any unusual pedestrian or traffic patterns relative to the area as this is a medium density neighborhood and three units are being proposed. Each unit will be able to accommodate two off-street parking spaces as required of all single-family attached units in this zoning district.</p> <p>a. The proposed driveway will come off of 100 South and run along the east side of the lot. Again, most of the properties on this block face, if not all, are accessed from 100 South. The front façade of the building will be set back approximately 28 feet from the property line – more than accommodating the City’s 10-foot site distance triangle requirement for visibility purposes. Drivers will also be able to exit the lot facing the street as opposed to backing all of the way out onto 100 South.</p> <p>b. Each of the proposed units will have a 2-car garage and will be able to accommodate two off-street parking spaces as required of single-family attached units in this zoning district. On street parking is currently permitted in front of this property on 100 South.</p> <p>c. This is a residential development where property owners may be leaving for the day or coming home at the same time. However, with three units, there shouldn’t be an issue in terms of congestion and the enjoyment of this property or any adjacent properties.</p> <p>3. The proposed driveway will be installed up to the east property line, abutting the property to the east. The applicants have proposed a new retaining wall and fence to act as somewhat of a buffer and mitigate the impact of the new driveway. Additionally, many of the properties on this block have driveways running along property lines and the volume of cars actually utilizing the new driveway is not anticipated to be extremely high and bothersome.</p> <p>4. The existing infrastructure at this location is capable of handling this size of a development without adversely impacting adjacent properties. The developer may need to work out easements</p>



<p>noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p><b>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</b></p> <p><b>*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.</b></p>		<p>for utilities crossing property lines, but know to work Public Utilities to do so.</p> <p>5. The applicant has proposed additional landscaping on the west side of the site to mitigate the impacts of the reduced setback. They will also install a new retaining wall and fence on the west side of the property as no landscaping is being installed, which has been made a condition of this approval.</p> <p>Though not a condition of the Planned Development, the applicant has indicated that they will work with the property owner to the west to install additional landscaping on their property. While additional landscaping is not being installed in the rear yard, an alley and parking lot abuts the subject property to the north. The trash bin in the rear yard will also be screened.</p> <p>6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. Both the apartment building to the west and home to the east support multi-family residential units. The row home is also compatible with the other historic structures on the block face in terms of design and scale.</p> <p>*The proposal is not subject to conditional building and site design review standards.</p>
<p><b>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;</b></p>	<p><b>Complies</b></p>	<p>There are no existing trees that will need to be removed on the site. All of the proposed landscaping will need to comply with the “water wise or low water plants” required by 21A.48.055: “Water Efficient Landscaping” section of the Zoning Ordinance.</p>
<p><b>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</b></p>	<p><b>Complies</b></p>	<p>The proposed design of the row home was approved by the Historic Landmark Commission on December 7, 2017 and the site itself will not be significantly altered in terms of grade to accommodate the new development.</p>
<p><b>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</b></p>	<p><b>Complies</b></p>	<p>The Planned Development is also being reviewed for compliance with the standards for preliminary subdivisions. The Planned Development is subject to all other department and division requirements and conditions.</p>

# ATTACHMENT F: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION

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**20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:** All Preliminary Plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. <b>The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title</b>	<b>Does not comply – requires modification through Planned Development</b>	The applicant is requesting to modify subdivision standards through the Planned Development process. The following subdivision modification is proposed for this development: *Section 20.12.010E – Access to Public Streets *Section 20.12.020A – Minimum Lot Area; Size (three smaller lots do not meet lot area requirement, but lot as a whole does)
B. <b>All buildable lots comply with all applicable zoning standards</b>	<b>Does not comply – requires modification through Planned Development</b>	The entire lot as a whole complies with most underlying zoning standards except for what has been called out in “Attachment D,” which must be modified by through the Planned Development process. The three smaller lots being created do not meet most all underlying zoning standards on an individual basis and must be approved through the Planned Development and Subdivision process and proposed and dimensioned.
C. <b>All necessary and required dedications are made;</b>	<b>Complies</b>	The proposed Preliminary Plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to building permit approval.
D. <b>Water supply and sewage disposal shall be satisfactory to the public utilities department director;</b>	<b>Complies – pending approval from Public Utilities</b>	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit approval.
E. <b>Provisions for the construction of any required public improvements, per Section 20.40.010, are included.</b>	<b>Complies</b>	City Departments are not requiring public improvements to be made at this time.
F. <b>The subdivision otherwise complies with all applicable laws and regulations.</b>	<b>Complies</b>	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations.
G. <b>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.</b>	<b>Complies</b>	The proposed subdivision does not alter any street or right-of-way.

## **ATTACHMENT G: DEPARTMENT COMMENTS**

If the proposal is approved, the applicant will need to provide the required information showing compliance to the Building Services department before a building permit will be issued. Following some of these department review comments, revisions were made to the plans. In those instances, Planning Staff has provided a response to the department comment.

*(Comments received regarding Planned Development Request)*

**Engineering (Scott Weiler):** Please forward the attached plans to the applicant. Redlines are on all three attachments.

**Fire (Kenney Christensen):** The three proposed units without street frontage do not have the required fire department aerial and hand line access in accordance with IFC and the appendices. Wall openings and projections shall have the required fire separation distance and/or rating in accordance with IBC. Development as proposed will require the final written approval of the Fire Prevention Bureau prior to the approval of the Planned Development. Compliance with this information in this review does not guarantee compliance with the International Fire and Building codes, nor does it guarantee issuance of a permit.

Fire department access roads, shall be in accordance with IFC Section 503 and appendix-D fire apparatus access roads.

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2015 IFC and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. If the structure is built on property line then an Alternate Means & Method may be applied for.
- The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus (Fire apparatus access roads shall not exceed 10 percent in grade). Traffic calming devices shall be prohibited unless approved by the Fire Prevention Bureau (AM&M Agreement).
- Fire department access roads shall be a minimum of \*26 ft. clear width (exclusive of shoulders) and a clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall not have a dead end greater than 150 ft. Fire access roads shall be capable of supporting vehicle loading (88,000 LBS) under all weather conditions. \*{If the structure is less than 30 feet tall the access road can be reduced to a minimum 20 ft. clear width (exclusive of shoulders) when approved by the Fire Prevention Bureau, NO fire truck aerial access would be allowed, AM&M agreement would be required with alternative design.}
- The aerial access road shall have no utility lines over the road or between the structure and the access road; where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided (the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater).
- When two access roads are required then one of the roads shall not be closer than 15 ft. to the structure and greater than 30 ft. from the structure.
- Exterior walls and openings shall be in accordance with IBC Section 705.
- Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of IBC Section 705 and Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in IBC Table 705.2.
- Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of

exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.

- Openings in exterior walls shall comply with IBC Sections 705.8.1 through 705.8.6.

Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.

**Police:** N/A

**Public Utilities: (Jason Draper):**

- Preliminary Review of Planned Development - Comments do not provide building permit approval or utility approval.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

**Transportation (Michael Barry):** No objections from Transportation.

**Sustainability:** N/A

**Zoning (Alan Hardman):** This project went to a DRT meeting on 2/16/2017. The zoning comments in DRT2017-00035 still apply. Any relief or modification from the standards in 21A.24.140 and 21A.24.010.H - Side Entry Buildings, must be approved through the planned development process. Additionally, balconies were not addressed in the DRT meeting, but must meet the regulations in Table 21A.36.020B, or be approved through the planned development process.

**Zoning (Ken Brown Regarding the Preliminary Subdivision):** It is understood that this preliminary subdivision proposal is to create three new lots within an existing lot, as a part of planned development request.

The planned development process will need to address and/or allow modification of the following:

1. 21A.36.010 B.2. More than one principal building may be permitted on a lot in all zoning districts other than those identified in subsection B1 of this section, or when the principal buildings are occupied by more than one use, when authorized in conjunction with an approved planned development pursuant to chapter 21A.55 of this title. All land uses shall front a public street unless specifically exempted from this requirement by other provisions of this title.
2. 21A.36.010 C. Frontage Of Lot On Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.
3. 21A.24.010 H. Side Entry Buildings: To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. For all such buildings, the side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.
4. 21A.24.010 I. Front Facade Controls for each lot.



5. 21A.24.010 N. Front Yard Landscaping for each lot.
6. 21A.24.140 C. RMF-45 Minimum Lot Area And Lot Width for each lot.
7. 21A.24.140 E. Minimum Yard Requirements for each lot.
8. 21A.24.140 F. Required Landscape Yards for each lot.
9. 21A.24.140 G. Maximum Building Coverage for each lot.

Because this is a subdivision application, issues such as access, park strip trees, building height, parking, etc. have not been addressed.

# **ATTACHMENT H: PUBLIC PROCESS AND COMMENTS**

## **Public Notice, Meetings and Comments**

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

### **Notice of the public hearing for the proposal include:**

- Open house was held on October 19, 2017
- Public hearing with the Historic Landmark Commission was held on December 7, 2017
- Notice mailed on December 28, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 28, 2017.
- Public hearing notice posted on property January 2, 2017.

### **Comments:**

One formal comment was received regarding the initial proposed, but it should be noted the design has changed since.

10/29/2017

Lauren-Thank you for hosting an open house regarding PLNHLC2017-000722 and PLNSUB2017-00723, at 613 E 100 S, and for providing a fact sheet about the proposal.

This parcel has been vacant for a long time; the gap disrupts the street wall on the north side of 100 S between 600 E and 700 E. The streetscape contains numerous contributory buildings, including structures associated with the Armstrong-Jones-Madsen family. While this block face has been compromised by the demolition of 3 contributory structures after the adoption of the Central City Historic District and by the vacant multiple unit Madsonia Court, it retains the majority of the historic structures. There are also important historic resources on the opposite side of the street.

The applicant has submitted a project to the Landmarks Commission recently on 500 E and has a planned development under construction on 800 E between South Temple and 100 S. The applicant is well aware of the review processes for the Landmarks Commission and the Planning Commission. Yet the proposal at the open house demonstrates no attention to the adjacent and nearby structures. The orientation to the street which was so critical in the applicant's project on 800 E is not reflected. In short, the proposal at the open house was inadequate for what the applicant already knows and insufficient for the character of this streetscape.

I would like to see this property develop. As indicated earlier, the gap disrupts the street wall. I am not opposed to all of the requests made by the applicant, but I object to the applicant's proposal of a box almost entirely devoid of any orientation to the street. One of the defining characteristics of this historic district and many of Salt Lake's older neighborhoods is orientation to the street. If the applicant persists with this proposal, I urge the Landmarks Commissioners to deny it without opportunity to revise the proposal.

Requested:

-3 lots without street frontage-probably workable

-Reducing the interior yard setback to 4 feet and then compounding that with placement of the AC units within the 4 feet-The applicant would need to show drawings which include the apartment building and driveway to the west. The findings would need to specify the decibel level generated by the AC units. The sound will bounce off the wall of the proposed townhomes.

-Reducing the rear yard setback to 23 feet-Again, the applicant would need to provide drawings which show the property to the north. The Commission would need to consider the likelihood of redevelopment occurring on the property to the north.

-Reducing the size of the side entry landscape buffer to 0 feet-I don't see a basis for arguing that this results in a better design via a planned development or a design more compatible with the significant historic resource to the east.

Balconies that project into the front yard setback-One more time: We need drawings which show the proposed setback relative to the structures on either side. The new building should "fill in the gap," not stick out like a sore thumb.

Sincerely,

Cindy Cromer