



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: JP Goates, jp.goates@slcgov.com, 801-535-7236

Date: March 8, 2018

Re: PLNSUB2017-00455 and PLNSUB2017-00456 - Tag 500 Townhomes Planned Development and Preliminary Subdivision

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 1056 East 500 South
PARCEL ID: 16-05-454-003
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-30 (Low Density Multi-Family Residential)

REQUEST: Planned Development and Preliminary Subdivision approval for three single-family attached townhome units. The applicant is proposing the replacement of an existing single family home located at approximately 1056 E 500 S with three new townhomes to be located on individual lots. The first unit fronting 500 South will be oriented toward the street, while the two rear units will be oriented toward the drive aisle on the East side of the building and will not front on a public street. The applicant is requesting Planned Development approval for mediation of the zoning ordinance related to: two lots without public street frontage, minimum lot size 351 square feet below the standard 3,000 square foot minimum, six foot landscape yard for side entry buildings where eight feet is typically required, 10 foot rear yards for two individual lots where a 20 foot minimum is standard in the RMF-30 zoning district.

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

1. The applicant shall submit a final subdivision plat to the Planning division.
2. The applicant shall record a document that discloses future private infrastructure costs and shall reference said document on the final recorded plat in compliance with 21A.55.170.
3. Documentation that establishes an entity to manage the private infrastructure for the subdivision shall be recorded with the final plat.
4. Compliance with all other City department conditions (as noted in [Attachment H](#)).

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Photos](#)
- C. [Site Plans and Building Elevations](#)
- D. [Applicant Project Description](#)
- E. [Master Plan Policies and Zoning Standards](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Comments](#)

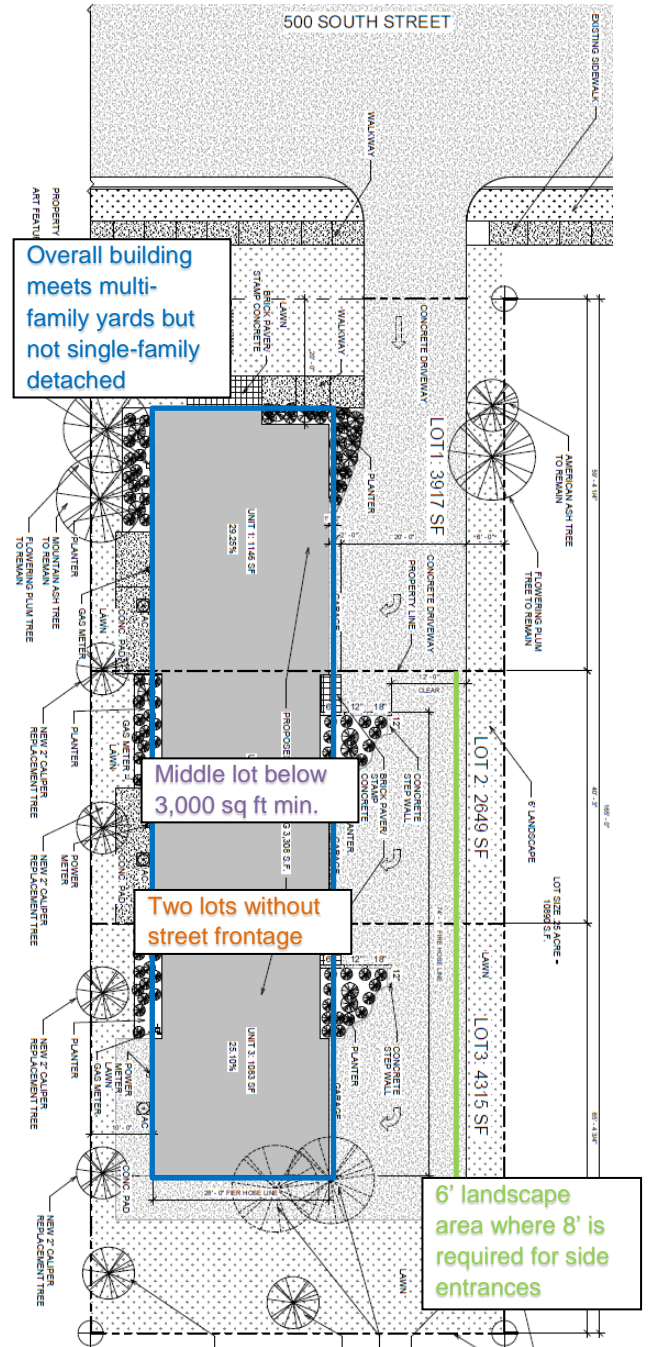
PROJECT DESCRIPTION:

The proposed three unit townhome project is located at approximately 1056 East and 500 South where an existing single-family dwelling currently exists on a .25 acre lot. The surrounding land uses are a broad mix of mid-rise condominiums, low-rise apartments, single-family dwellings, and commercial uses. The abutting properties consist of a single-family dwelling to the West and South West. The property to the East is a three unit apartment and the property to the South is a large multi-unit building.



PLANNED DEVELOPMENT

The proposed project would meet the definition of a multi-family building could be considered under that definition for the



purpose of yard requirements, etc. However, because of the subdivision and individual lots being proposed, the Staff analysis considers the requirements of single-family attached under the context of multi-family dwellings. The definition of single-family attached simply considers the common wall amongst three or more units. The building function and form is that of multi-family, but the individual units will be for sale and operate under a required HOA that is to be established in the Final Plat stage.

The three proposed single-family attached townhome units will be on individual lots accessed by the existing curb cut on 500 South. The drive aisle will be approximately 20 feet in width and located on the East side of the property, providing two car tucked under garage access. The units will be three floors each and 30 feet in height with a footprint of approximately 1,100 square feet. The provided yards will meet the requirements for multi-family buildings in the RMF-30 district with mature landscaping being preserved at the front of the lot and other mature trees being replaced with two inch caliper replacements at the perimeter of the lot closest to single-family dwellings to the West and South.

The front unit facing 500 South will be oriented toward the street with a front porch being accessed by the 500 South sidewalk. The two units at the rear will have front entrance and garage access facing East. Each unit will have balconies that are oriented to the Northwest with windows and doors angled that direction.

The yard requirements for multi-family structures will be met overall with a 20' front, 25' rear, 10' and 28' interior side yards. However, due to the subdivision and individual lots the required yards for single-family attached units cannot be met. See [Attachment F](#) for the breakdown of yard requirements.

The Planned Development application was submitted to request modifications to the zoning ordinance primarily to allow for two lots without frontage on 500 South. The nature of the individual lots themselves create a single-family attached configuration, and when viewed as individual units would not meet several of the yard requirements. The proposal meets definitions for both multi-family and single-family attached



② Northwest

dwellings and regardless of the individual lot lines, the structure is being viewed as multi-family and modifications are being analyzed under that configuration in order to simplify the modifications being requested.

Rendering of Northwest view. See [Attachment C](#) for complete drawings.

PRELIMINARY SUBDIVISION

The proposed subdivision of three lots and shared access will be reviewed as a Preliminary Subdivision Plat and will be subject to final subdivision approval by the City. Two of the three proposed lots do not have public street frontage, meaning the lots do not share a boundary line with a public street or public way. Normally all lots are required by the zoning code to have public street frontage. The subject parcel is approximately 0.25 acres (10,890 square feet) which meets the minimum total area required for three single-family attached dwelling units, which require 3,000 square feet per unit. However, Lot 2 in the middle is under 3,000 square feet in area by a mere 351 square feet, but the two outer lots are far over 3,000 square feet.

ISSUES:

Planning Staff has solicited comments and input from the applicable departments within the City, the East Central Community Council, and held a public open house. The comments received did not reflect any oppositional concerns or key issues with the type of development proposed. However, adjacent property owners did provide comments in the form of requests of the applicant that are discussed below. These comments can be also found in [Attachment G](#).

Neighboring property owners concerns:

East side driveway location concerns

The property owner of the single-family home to the East request that the applicant move the curb cut and driveway from the East to the West side of the lot and orient balconies away from the West elevation. This request is due to the statement that “Houses in this block have driveways on the West Side” and that the plan “puts outdoor living next to our only bedrooms”.

Staff analysis:

Of the seven properties on the blockface, one is a pizza shop parking lot, and the other driveways are shared on Konneta Ct and Isabella Ct. The requesting property owner has a driveway on the West of its single-family structure. The subject property currently shares a curb cut with the triplex to the East. 500 South is a UDOT road and adding an additional curb cut is not a best practice and would be counter to Planned Development Standard C.3 regarding internal circulation mitigating impacts on adjacent property. The analysis of Staff concludes that if the driveway were to be located on the West side of the property, the opening and closing of garages, cold car starts and resulting emissions would likely impact the property to a greater extent than what is proposed.

In regard to the “outdoor living” comment, the proposal includes a 10 foot setback and planting of 2” caliper trees and a fence if requested. The impact from outdoor living being next to bedrooms would not be increased beyond the current single-family orientation. The proposed balconies would be located well

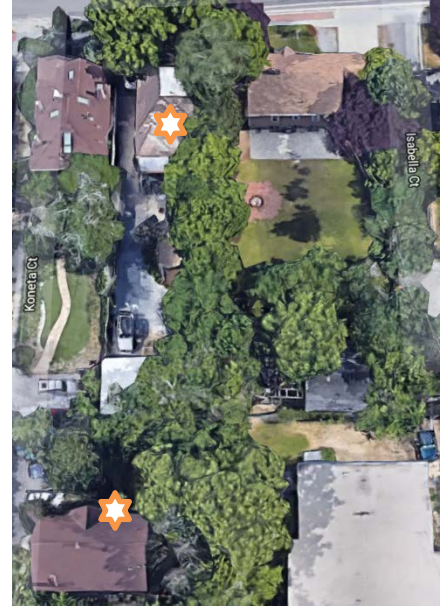
above the ground floor of the adjacent property to the West, whereas the current rear yard of the existing single-family home is at-grade and located immediately adjacent to the side of the home to the West.

West side driveway location concerns

The property owner to the Southwest located on Isabella Ct., expressed their concerns over a driveway being located on the West side of the property as it was originally proposed because it would be nearer to her home. That property owner had concerns over vehicles and fumes nearer her home.

Staff analysis:

Staff concludes that the proposed configuration would have a lesser impact regarding that concern if it is located in the current proposed location on the East side of the property. The analysis of Staff concludes that if the driveway were to be located on the West side of the property, the opening and closing of garages, cold car starts and resulting emissions would likely impact the Southwestern property to a greater extent.



DISCUSSION:

It is the opinion of Staff that allowing two units without frontage, and moderation of yard and landscape requirements, required yards for individual lots, and side entry landscape requirements will result in a project that would not create any significant impacts to surrounding properties. The proposed project is in line with the zoning designation and would be more compatible with the current development pattern of the neighborhood which varies widely. In addition, the project overall as one structure meets or exceeds the required setbacks or a multi-family building. The proposal has been found to achieve the objectives of a Planned Development through a pleasing environment and preservation of natural features.

The remaining city departments had no items or objections that could not be addressed or resolved through a construction permit review.

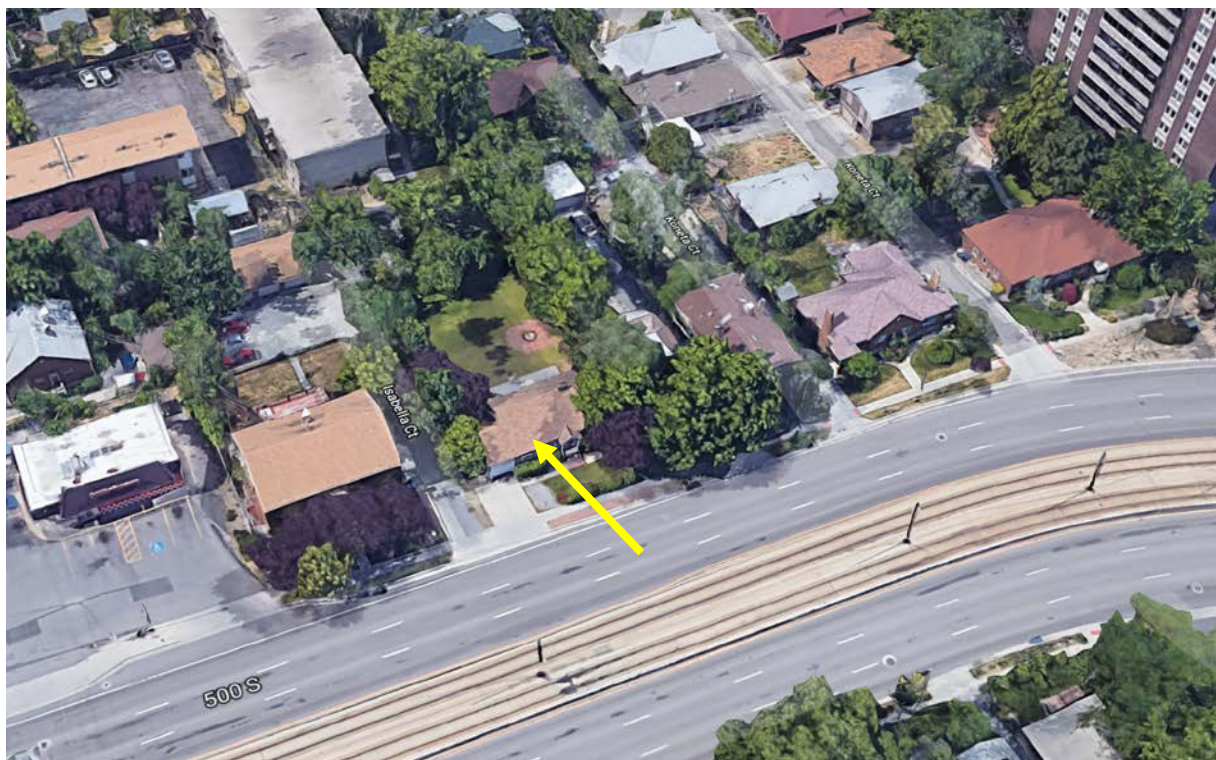
NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits and meet all departmental conditions of approval. If denied the applicant would not be able to construct a three unit building due restrictions on lot width for multi-family buildings or lots without frontage for single-family attached units on individual lots without frontage under the RMF-30 zoning standards.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Photos



Oblique view of Google Map generated image of subject property and surrounding area.



View from 500 South Eastbound "S turn"



Existing East Side Yard



Existing West side yard

ATTACHMENT C: SITE PLANS AND ELEVATIONS

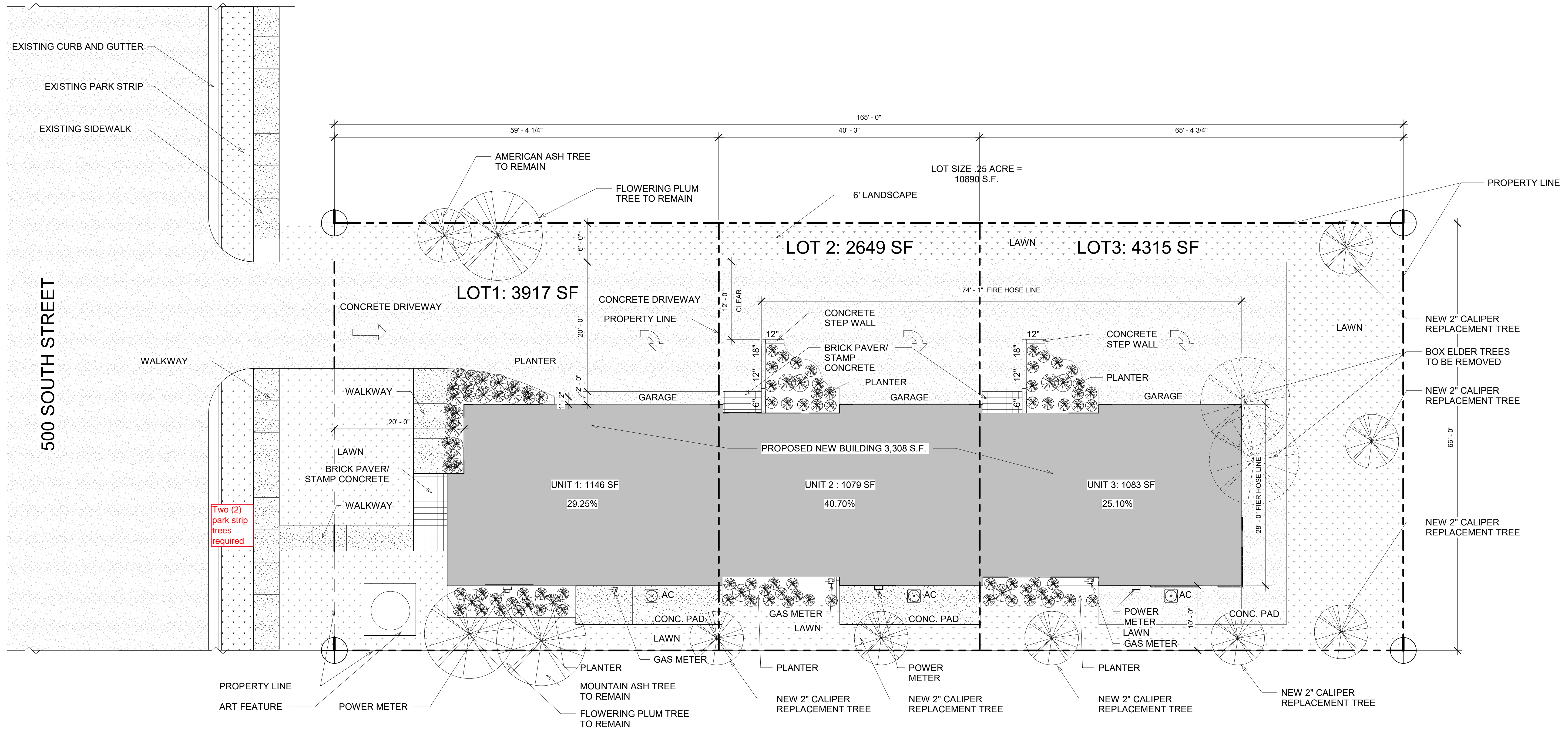
CONTRACTOR

PROJECT and OWNER

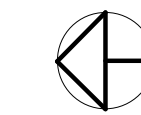
500 SOUTH TOWNHOMES

1056 E 500 S
 SALT LAKE CITY, UTAH 84102

TAG SLC



① SITE PLAN
 1/8" = 1'-0"



NORTH

REVISION

No.	Description	Date
A	REV 1	12/1/2017

SITE DEVELOPMENT PLAN

Project number	1291.139.05
Date	09 FEBRUARY 2018
Drawn by	Author
Checked by	Checker

SD.1

CONTRACTOR

PROJECT and OWNER

500 SOUTH TOWNHOMES

1056 E 500 S
SALT LAKE CITY, UTAH 84102
TAG SLC

REVISION

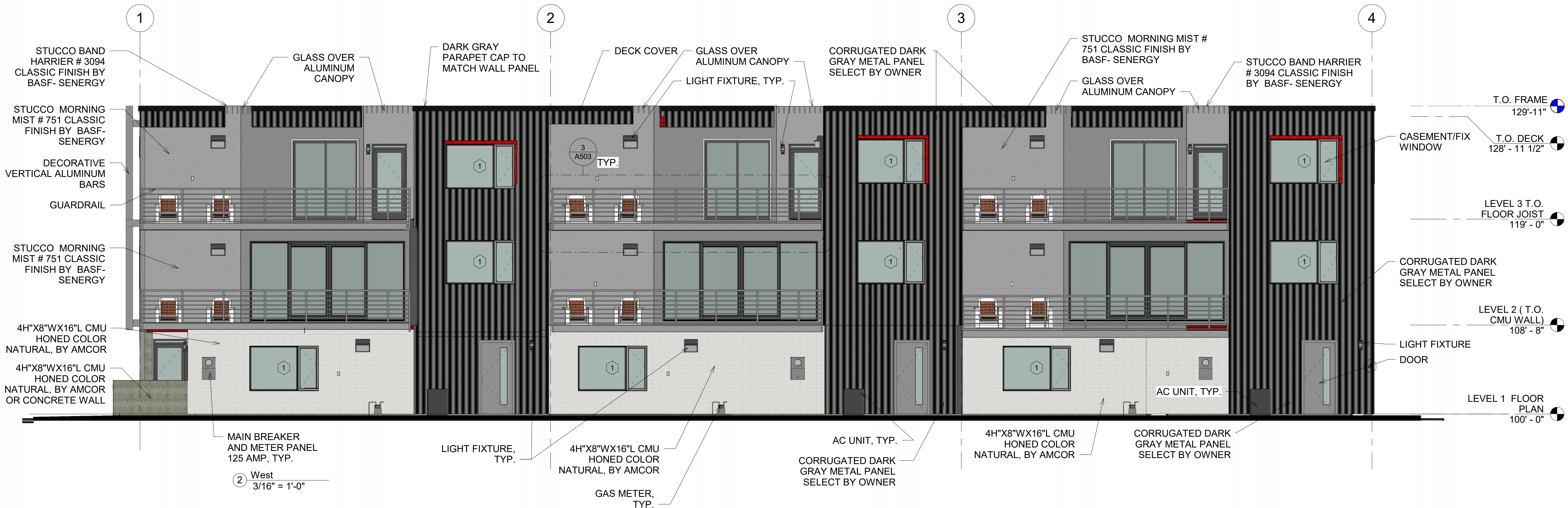
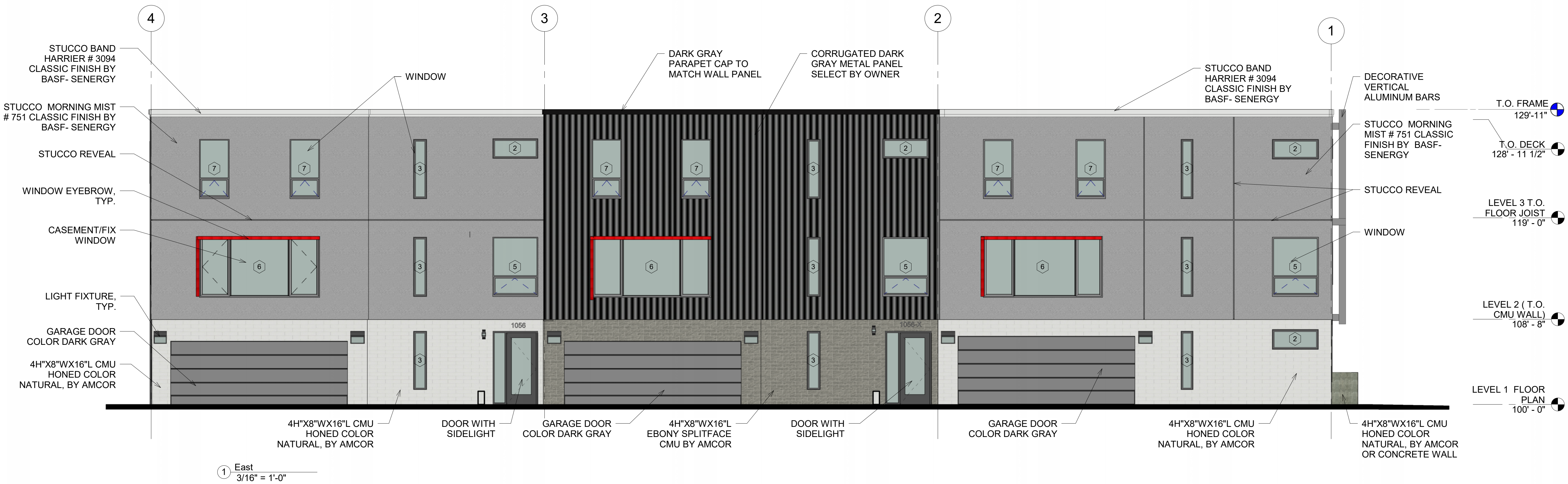
No.	Description	Date
0	REV 0 FOR PERMIT	2/14/2018

EAST and WEST ELEVATIONS

Project number	1291.139.05
Date	14 FEBRUARY 2018
Drawn by	Author
Checked by	Checker

A201

Scale 3/16" = 1'-0"



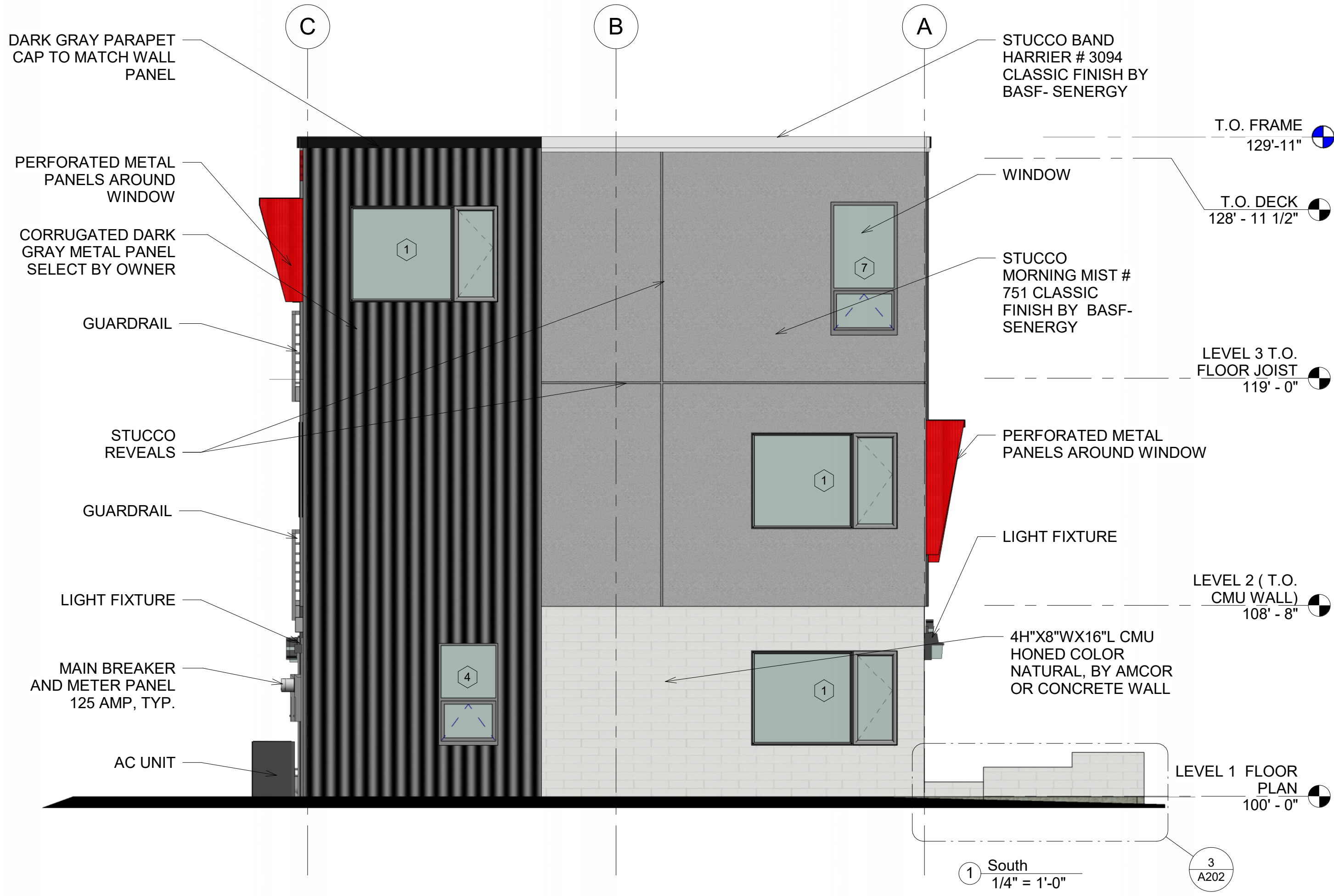
CONTRACTOR

PROJECT and OWNER

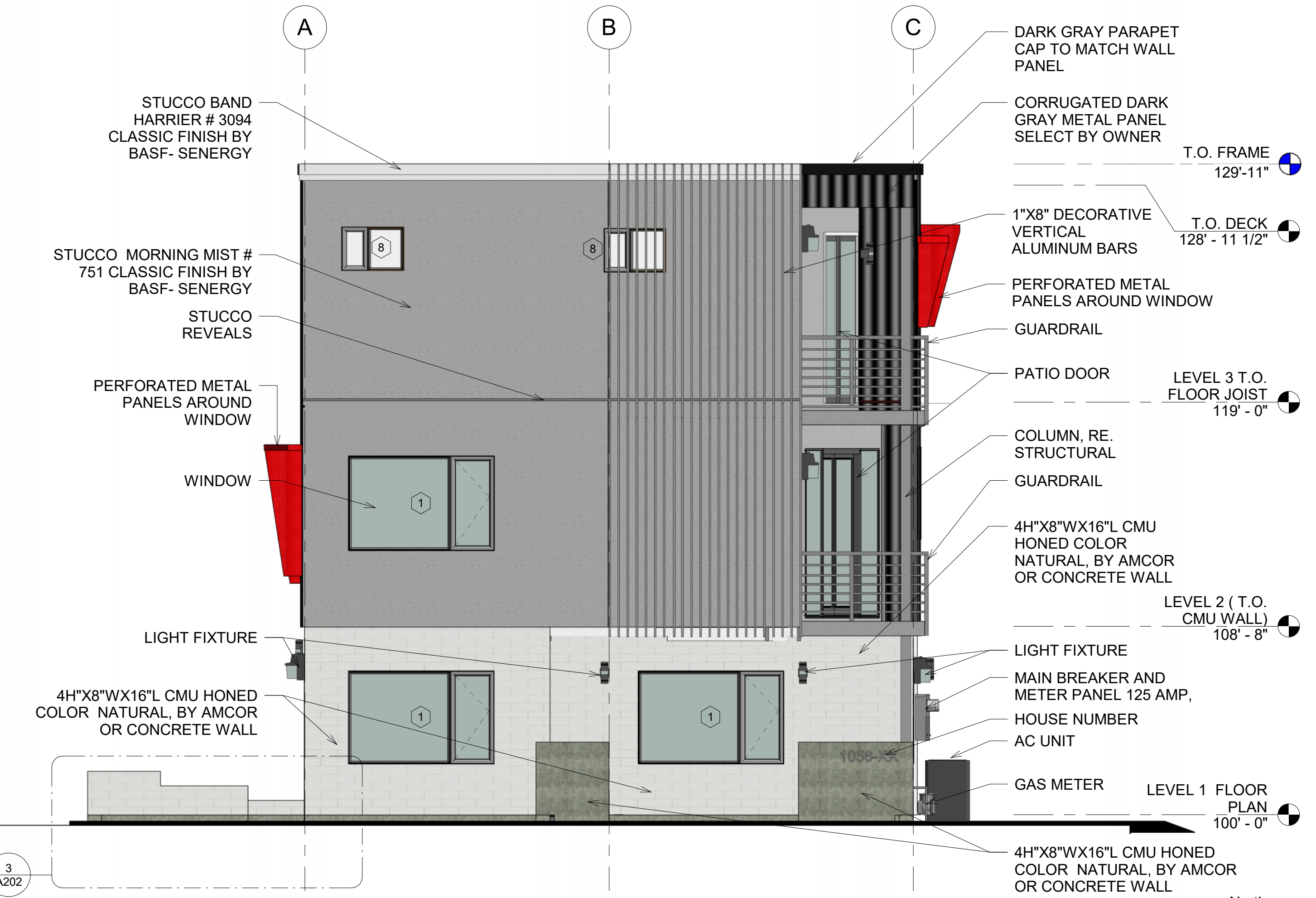
500 SOUTH TOWNHOMES

1056 E 500 S
 SALT LAKE CITY, UTAH 84102

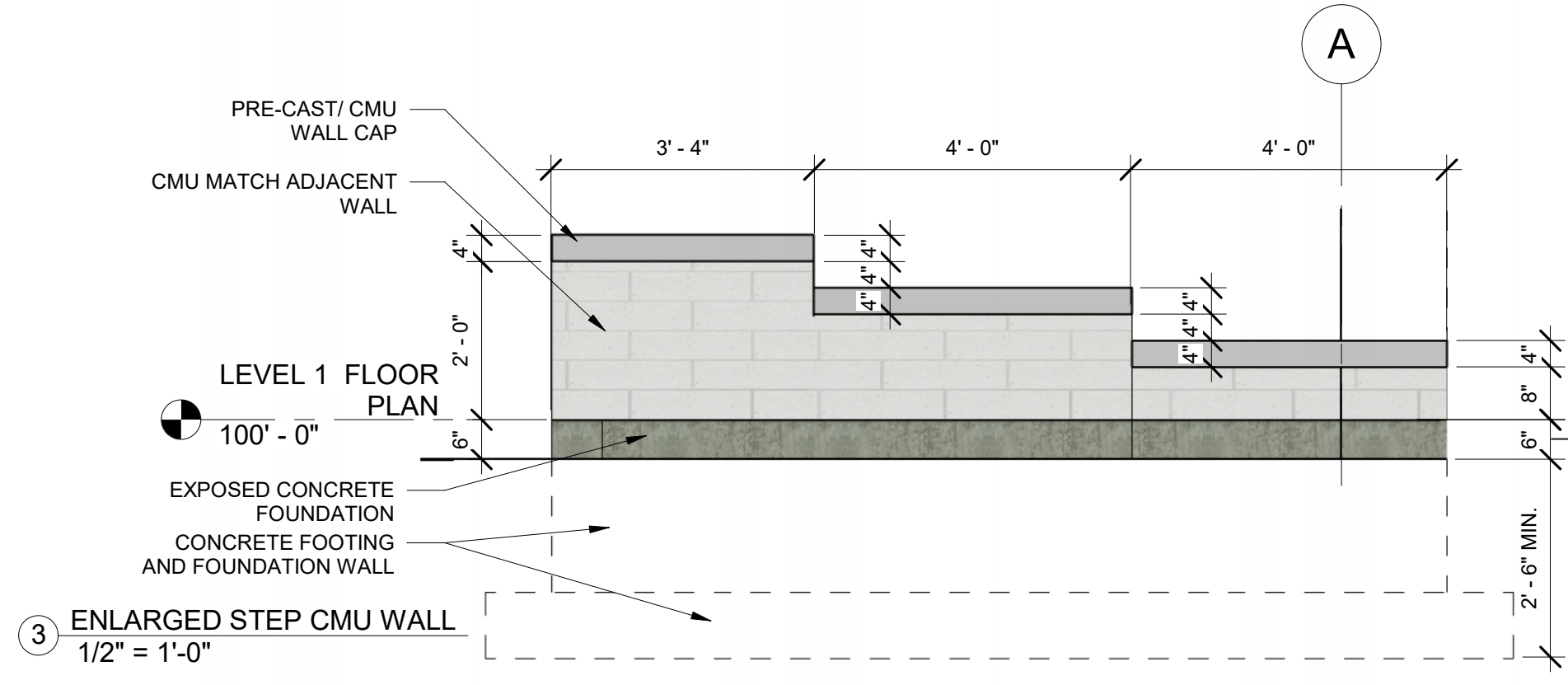
TAG SLC



① South
 1/4" = 1'-0"



② North
 1/4" = 1'-0"



③ ENLARGED STEP CMU WALL
 1/2" = 1'-0"

REVISION		
No.	Description	Date
0	REV 0 FOR PERMIT	2/14/2018

NORTH and SOUTH ELEVATIONS

Project number	1291.139.05
Date	14 FEBRUARY 2018
Drawn by	Author
Checked by	Checker

A202

Scale As indicated

ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Project Description:

Requesting to demolish the existing single family home @ 1056 E 500 S and build three new townhomes on the existing parcel.

The proposed project will result in three new townhomes each having a footprint of approximately 1,300 square feet. The units will be 3 stories with approximately 3,000 square feet of living space and 2 car garages, they are proposed to be on individual lots. The property is the in Bennion Douglas Nation Historic District, but is not within a local historic district.

We will be seeking a modification to allow for 2 units without frontage along 500 S.

Planned Development Information:

B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;

We will be preserving the existing trees that are on this site.

ATTACHMENT E: EXISTING CONDITIONS AND POLICIES

The subject property located at 1056 E 500 S is an approximate .25 acre lot that contains a single-family home and a detached garage. The existing home is set back at approximately 15' from the property line and has a substandard drive access that only allows for parking in the front yard and requires cars to back onto 500 South which is a 6 lane UDOT road. There is mature vegetation on the property and several mature trees. The existing structures would be demolished to accommodate the proposed building while preserving four of the mature trees.

The adjacent uses include:

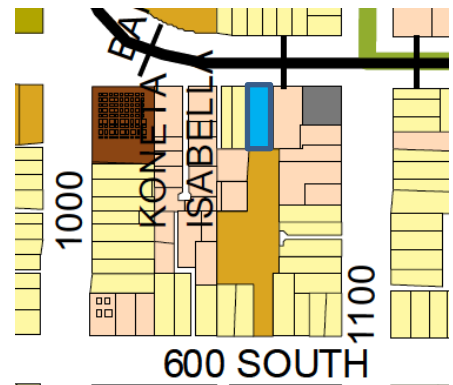
- North: UDOT right-of-way, TRAX rail beds
- East: Multi-family zoned RMF-30
- West: Single-family home zoned RMF-30
- South: Multi-family zoned RMF-35




Central Community Master Plan Discussion

The subject property is located within the Central Community Master Plan and associated East Central North neighborhood planning area. The subject property is designated on the future land use map as "Low Density Residential (1-15 dwelling units/acre)." The current zoning of RMF-30 (Low-Density Residential) district allows for a density of 14.52 dwelling units an acre and complies with this designation.

The subject and abutting property to the West is designated for Low Density Residential, the abutting property to the East is designated as Low Medium Density Residential. The property to the South is designated as Medium Density Residential. This mix of density designations supports the Master plan and is confirmed by the excerpts below which support the proposed development and it's land use designation:

- *Ensure new multi-family development is carefully sited, well designed, and compatible in scale.*
- *Provide more affordable housing (owner occupied and rental).*



-  Low Density Residential (1-15 dwelling units/acre)
-  Low Medium Density Residential (10-20 dwelling units/acre) *
-  Medium Density Residential (15-30 dwelling units/acre) *

Citywide Housing Master Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

- *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth:

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

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

ATTACHMENT F: ANALYSIS OF STANDARDS

The proposed townhome project would generally be reviewed as a “single-family attached dwelling” under the zoning standards for the yard requirements. However, because the proposed units in the project run perpendicular to the right of way as opposed to parallel, and the units function more closely as a multi-family building, the proposal is being reviewed as such, based on the multi-family orientation and how it engages the street. Regardless of which dwelling type staff reviews it under, the proposed end product is the same, as the only difference is parcel lines and associated yards. The project as a whole if reviewed as one structure on the existing lot would meet all of the yard requirements of the RMF-30 District.

21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Applicable General Zoning Standards for a Single-Family Attached:

	RMF-30 Zone Standards	Proposed Development	Complies
Lot Size for Multifamily dwellings	3,000 sq ft per lot for single family attached.	Lot 1: 3,917 sq ft Lot 2: 2,649 sq ft Lot 3: 4,315 sq ft	Complies with Planned Development approval where the average lot size exceeds 3,000 sq ft. Lot 1 and 3 comply with the standard. Modification is requested for lot 2.
Lot Width	25 ft. interior	Overall lot width is 66' and each individual lot exceeds 25'	Yes
Front/Corner Yard Setback	20' min.	20'	Yes. The building as a whole has a 20' setback on 500 S. The interior units have a “front” setback of 28' on the drive aisle side. The front façade architectural detail may encroach into the front yard by less than 1'
Side Setback	10' min.	10' and 28'	Yes. The building as a whole meets the minimum. The side-yard N/A for shared walls.
Rear Setback	25% of lot depth, but not less than 20' and need not exceed 25'	20' min. 25' max.	Yes. The building as a whole meets the standard with a 25' setback. Individually, the first lot does not have a “rear yard” with the shared wall, and the two lots behind it

			have a 10' "rear yard" and requires Planned Development approval.
Building Height	30' max.	29'11"	Yes
Building Coverage	Not to exceed 40% of lot area	Overall: 30% Lot 1: 29.25% Lot 2: 40.7% Lot 3: 25.1%	Yes. The overall building coverage is approximately 30%. Lot 1 and 3 comply. Lot 2 exceeds coverage by 0.7% and requires Planned Development approval.

Other applicable standards

21A.36.010.C Frontage of Lot on Public Street	All lots shall front on a public street	2 lots do not have frontage	Planned Development approval required.
21A.24.010 Side Entry Buildings Setback	Side Entry Buildings (Setback): 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.	The proposed development has a 28' wide setback along the East yard that includes the townhome entrances. The proposal includes 6' of landscape yard adjacent to the driveway and large planters near building entrances. This does not meet the 8 linear feet of landscape area, but does meet the intent with the overall area of landscape being equivalent to 8 linear feet.	Complies with Planned Development approval. The development still meets the intent of this standard as it relates to air, light and separation of buildings.
21A.55.060 Net Lot Area	A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section. RMF-30 Minimum: 9,000 square feet	10,881 square feet	Complies

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to

each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Complies</p>	<p>Staff finds that the proposed project meets objectives B and D.</p> <p><i>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</i></p> <p>The applicant is proposing to maintain four mature trees on the property. The location of the trees is within feet of the East and West property lines toward the front of the lot. Preserving these trees will benefit all three property owners with shade and privacy screening among other benefits. The trees being removed will also be replaced with more mature two inch caliper trees that will enhance the site and provide stabilization to the soils on the West edge of the property. The planter areas at front entrances will break up the drive access and provide screening between residents.</p> <p><i>D. Use of design, landscape or architectural features to create a pleasing environment:</i></p> <p>The development incorporates the use of brick, brick detailing, metal accents, double patio decks, awnings, and recessed areas in the building which adds interest to the block face.</p> <p>The plane of the building varies and is visually appealing with the incorporation of detailing, quality materials, porches, and balconies.</p> <p>Overall, the building's design is unique and will benefit the City's streetscape and the additional landscape features create a pleasant environment for occupants, surrounding property owners, and passersby.</p> <p>The applicant is also proposing an art feature that has not yet been detailed.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in</p>	<p>Complies</p>	<p>The Central Community Master Plan future land use map shows the proposed property as Low Medium Density Residential (10-20 Dwelling/units per acre) so this aspect of the project is consistent with both the master plan and zoning ordinance.</p>

<p>the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>		<p>The Central Community Master Plan provides the following policies related to the proposed development:</p> <ul style="list-style-type: none"> • Policy RLU-1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population. <p>The proposal would allow for townhomes to be built on a residential zoning. Townhomes are generally not well represented in supply throughout the City. This development would add to the variety of housing options throughout the city that meet the needs and income of a diverse population.</p> <ul style="list-style-type: none"> • Policy RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community. <p>Plan Salt Lake discusses how important it will be “to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population.” The following Plan Salt Lake initiatives are applicable to this development:</p> <ul style="list-style-type: none"> • Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented • Enable moderate density increases within existing neighborhoods where appropriate <p>The proposed townhomes is a use that is allowed and anticipated in the RMF-30 zoning district.</p>
<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <p>1. Whether the street or other adjacent street/access; means of access to the site provide the necessary ingress/egress without</p>	<p>Complies</p>	<p>The neighborhood contains a very diverse mix of single family and multi-family buildings and a variety of lot widths. The lots on the block face range from 100’ in width to 25’, with an average of 70’. The lot width is consistent with the current and somewhat fragmented development pattern, as the majority of lots are no greater than 65’ The building has front façade elements that engage the street such a double porch feature, brick detailing, coordinated building materials, windows, and patio areas that create an interactive and pleasant environment.</p> <p>The Transportation Division did not express any concerns in regards to circulation/traffic:</p>

<p>materially degrading the service level on such street/access or any</p> <p>2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:</p> <p>a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;</p> <p>b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;</p> <p>c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property.</p> <p>3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;</p> <p>4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;</p> <p>5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from</p>		<ol style="list-style-type: none"> 1. The property maintains the same curb cut and access from 500 South. The ingress/egress of the site will not degrade service on 500 South, which is a UDOT road. The new driveway will improve safety and access by allowing vehicles to enter 500 South facing forward, which the current configuration does not allow. 2. The proposal will not create any unusual pedestrian or vehicle traffic patterns. The proposal meets parking requirements for the proposed use. The drive approach on the proposed project is shared with the property owner located to the East. The 3 unit townhome proposal will not impact peak traffic nor will it unreasonably impair the use and enjoyment of the property. 3. The internal circulation of vehicle and pedestrian traffic is contained within the property. The number of vehicles using the driveway is not expected to cause any adverse impacts on the adjacent properties. 4. The development will be required to upgrade utility infrastructure where determined to be necessary by the City Utilities Department and other responsible entities in order to adequately provide service. No adverse impacts are expected from increased utility or public service use from the project. 5. The development is residential and such use would not create unusual noise impacts on the adjacent residential properties. The balconies that fact toward the single-family home to the West will be elevated to a point that is above the entire ground floor of that structure (See attachment B "Existing West Side Yard")
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<p>excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>6. The project is zoned low density multifamily residential and the proposed townhomes maintain a 3,000 square foot lot size. The overall size and scale of the proposal is compatible with adjacent properties in the neighborhood. The block face in which the subject property is located contain a variety of housing types, including both single-family and higher density multifamily options. The heights of the buildings along the block face range from one floor above grade up to 12 floors. The height of the building fits in with other buildings along the block face. The proposed building will be approximately 30 feet, which is the maximum allowed in the RMF-30 zoning district.</p> <p>The proposed use, being solely residential, is not subject to the additional design criteria of the conditional building and site design review.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies</p>	<p>The landscape plans show that existing trees on the property will remain. Seven additional trees will also be planted the meet the tree preservation ordinance.</p> <p>The 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 code and so will comply with the landscaping standard regarding drought tolerant species.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>The subject properties are located within the Bennion-Douglas National Historic District; however, the properties are not located within a local national historic district and are not subject to local regulations. There are not historical, architectural, or environmental features on this site that warrant preservation.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>The proposal has shown the ability to comply with all other applicable code or ordinance requirements.</p>

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. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.	Complies, with Planned Development Approval	<p>The applicant is requesting modification to the standard subdivision and zoning standards through the Planned Development process. The following subdivision standard modifications are proposed for this development:</p> <p>20.12.E. Access to Public Streets Lot 2 and 3 will not have direct access to a public street, but will rely on an access easements across Lots 1 and 2 to access 500 South. Lot 1 will have direct access to a public street.</p>
B. All buildable lots comply with all applicable zoning standards	Complies, with Planned Development Approval	Lot 2 of the subdivision is below the standard 3,000 sq ft lot but may be approved through Planned Development approval.
C. All necessary and required dedications are made;	Complies	The proposed subdivision amendment does not require any additional right of way dedications. Utility and drainage easements will need to comply with the requirements from Public Utilities and the final locations of these easements will be determined prior to the final subdivision process.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies	Water supply and sewage disposal will be evaluated and any upgrades or changes to such to serve the development will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies	This is a subdivision amendment that does not involve the construction of any additional public right-of-way.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies, with Planned Development Approval	The proposed subdivision will require approval for lots without access to public streets, and one lot that is below the minimum of 3,000 square feet. There is no evidence that the subdivision does not comply with all other 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	Complies	This proposed subdivision does not involve alteration of any public streets, easements, or right-of-way.

or immediately adjacent to it and there is good cause for the amendment.		
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ATTACHMENT G: Public Process and Comments

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

East Central Community Council

The East Central Community Council was notified and Staff discussed the project with the Chair, Ester Hunter. There was no expression of interest in having the applicant present the project to the group.

Open House

Open house held on September 21, 2017

Notice of the public hearing for the proposal included:

Public hearing notice mailed on January 12, 2018

Public hearing notice posted on January 12, 2018

Public notice posted on City and State websites and Planning Division list serve: January 12, 2018

Public Comments

Very few comments have been received regarding this proposal. Comments from the open house included:

- Concerns with balconies adjacent to single family home to the West and a request to flip the project so the driveway is on the East side of the lot.
- Concern about how close the new building will be to rear yard and fumes from the new driveway proximity.

TA 500

OPEN HOUSE
Planned Development
1056 East 500 South

ATTENDANCE ROLL
September 21, 2017

PRINT NAME <u>Dora Seed</u>	PRINT NAME _____
ADDRESS <u>525 S. Isabella</u>	ADDRESS _____
ZIP CODE <u>84102</u>	ZIP CODE _____
EMAIL <u>dorasseed@me.com</u>	EMAIL _____
PRINT NAME <u>Susan Monahan</u>	PRINT NAME _____
ADDRESS <u>1046 E 500 S</u>	ADDRESS _____
ZIP CODE <u>84012</u>	ZIP CODE _____
EMAIL <u>INTPC3@bnetfil.com</u>	EMAIL _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
EMAIL _____	EMAIL _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
EMAIL _____	EMAIL _____

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning and Zoning Division
Department of Community and
Neighborhood Development

Planned Development – 1056 East 500 South

Name: Joeds Seed

Address: 525 S. Isabella

SLC Zip Code 84102

Phone: 801 803-9897 E-mail joedsseed@me.com

Comments: Glazed Trees are being
kept. Some concerns about how
close new building will be to
my small yard and the new proximity
to auto lanes in driveway

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at jp.goates@slcgov.com or via mail at the following address: JP Goates, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by Wednesday, October 25, 2017.

**OPEN HOUSE
PUBLIC COMMENT FORM**

September 21, 2017



Planning and Zoning Division
Department of Community and
Neighborhood Development

Planned Development – 1056 East 500 South

Name: Susan Monahan

Address: 1046 E 500 So
SLC, UT

Zip Code 84012

Phone: 435-602-2775 E-mail FWTPC3@GMAIL.COM

Comments: Houses in this block have
driveways on the west side. The
current plan puts living and outdoor
living next to our only bedrooms.
Please flip the drive to the west
side and move all balconies
away from the west elevation

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at jp.goates@slcgov.com or via mail at the following address: JP Goates, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by Wednesday, October 25, 2017.

ATTACHMENT H: Department Comments

Public Utilities (Jason Draper):

Easements between property owners will be required for installation of water and sewer. These are not easements to public utilities. Lot 1 needs to provide easement in favor of lot 2 and 3. Lot 2 needs to provide in favor of lot 3. These should be dimension and hatched or provided as separate easements with book and page recording. Per ordinance, a shared sewer lateral will not be allowed in this scenario. Either a single later for each or one lateral for the entire building will be allowed with interior connection.

Approval of the preliminary plat is not approval of building or utility permits.

All improvements must comply with SLC public utility ordinance, policy and practices.

Utility plans must be submitted to SLCPU for review.

Engineering (Scott Weiler):

Sidewalk must be continuous and a standard concrete drive approach installed.

1. Only certified address is 1056 E 500 S. Unique addresses shown on lots need to be removed or certified. If only using 1056 E 500 S unit numbering for each town-home needs to be shown on the plat. Draw picture of brass cap showing marked and stamped data for the distinct marking on this monument brass.

Transportation (Scott Vaterlaus):

Zoning (Ken Brown):

1. Lot Width and Lot Area: It is understood that this subdivision process is viewing this proposal under the multi-family criteria for Lot Width and overall Lot Area. The overall Lot Area satisfies the 9,000 square foot requirement, however; the Lot width of 80 feet is not being met.
2. Frontage of Lot On Public Street: As proposed, 2 of the lots will not have frontage on a public street.
3. Park Strip Trees: The proposed location of the 2 required park strip trees, and how they relate to all other park strip elements, has not been identified on the Site Development Plan.
4. Building Height: Building height for this proposal means the vertical distance, measured from the average elevation of the existing lot grade at each face of the building, to the highest point of the coping of a flat roof. To document compliance to this requirement, the existing lot grade elevation needs to be provided at each corner on each face of the building and the average grade for each documented on both the site/grading plan and the elevation drawings. The proposed height of the flat roof, parapet walls, etc., relative to existing lot grade are also to be documented on the elevation drawings.
5. Front Yard Setback: The location and extent of the front decorative vertical aluminum blinds are not documented on the Site Development Plan to determine whether there is an issue relative to the 20' minimum front yard setback that needs to be addressed.
6. Side Yard Setback: The location and extent of the upper level decks and perforated metal panels around the windows are not documented on the Site Development Plan to determine whether there is an issue relative to the 10' minimum side yard setback that needs to be addressed. It is assumed that the 6' of landscaping on the east side of the driveway, and the landscaping at the east side of each unit is being used to satisfy the 8' of landscaping required for side entry buildings.
7. Rear Yard Setback: The 25' minimum rear yard setback has not been documented on the Site Development Plan.
8. Building Coverage: The building coverage of the entire development has not been documented on the Site Development Plan.

Zoning Review Comments for PLNSUB2017-00455 and PLNSUB2017-00456, 1056 E. 500 South, prepared by Anika Stonick, Development Review Planner II; applications for subdivision for single family attached structure and associated individual ownership lots, possibly including common area lot,

that also needs Planned Development/Conditional Use consideration per 21A.36.010.B; property is zoned RMF-30; proposed property lines for individual ownerships lots at/though building, other areas, not currently shown on site plan submittal- to be provided; structure is proposed to be accessed via side entry, the design shown provides 12 foot or greater side yard setback (per 21A.24.010.H) but not the minimum 8 foot landscape buffer within the minimum 12 foot setback- to meet or to be considered as modification through planned development; excess lot coverage may be being proposed (limited per 21A.24.120.G.2) as well as design may be proposing conditions that do not satisfy minimum lot area for each attached single family dwelling (per 21A.24.120.C)- to be met or to be considered as modification through planned development; maximum structure height of zoning district is 30 feet, which is currently being exceeded by parapet wall height- to meet or demonstrate that parapet wall(s) will screen mechanical equipment by showing in all involved plans the equipment to be screened by parapet to satisfy allowance of 21A.36.020.C; “perforated metal panels around windows” and “aluminum trellis canopies” might be proposed to cross individual ownership property lines, might project in to required yard(s)- to be reduced where extend into required yard to just 4 inch projection (per 21A.36.020.B for “architectural ornament...”) and for all projections from exterior walls, including balconies and cantilevered floor levels, to be granted ownership lot limit including these; to meet, or have modified, requirement for edge of new/replacement driveway to be located per 21A.44.020.F.7.a(2); any ground mounted utility boxes to be per 21A.40.160; permanent recycling collection station per 21A.36.250 to be proposed; minimum front yard landscaping to be per 21A.48.090; minimum park strip landscaping to be per 21A.48.060; to obtain Certificate of Address from Salt Lake City Engineering for structure prior to seeking building permit from Building Services; to remove existing principal structure(s) from property with required demolition permit application sought through Building Services; to have both demolition and construction waste management plans reviewed by reviewer with Sanitation Division

Police No comments received

Sustainability: No comments received

Fire: (Kenny Christensen)

The proposed Planned Development for the three unit, 3-story, less than 30 feet tall structure, at 1056 E 500 S; with a shared driveway providing access via 500 S less than 150 feet in length with a physical fire access barrier on the East side of the proposed structure; with proposed property lines between each unit East West; with a proposed condo plat having the lots extend to the property boundary instead of the building perimeter. The proposed structure does NOT appear to have the required hand line hose access in accordance with the State of Utah adopted International Fire Code (IFC) and the SLC adopted appendices. The required 150 linear feet hand line fire hose access shall be provided along an approved route measured from the lip of the public roadway or the fire truck access road to all exterior walls of the structure with no physical obstructions in between. The 150 feet required hand line access can be extended with an approved Alternate Means & Methods (AM&M) agreement by providing fire sprinklers throughout the entire structure. Structures built on or near property lines; with projections, openings and penetrations of exterior walls shall have the required fire separation distance and/or fire-resistant construction, in accordance with International Residential Code (IRC) or the International Building Code (IBC) applicable tables.