



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
Date: February 28, 2018  
Re: PLNSUB2017-00962 – The Mabel Townhomes Planned Development

---

## PLANNED DEVELOPMENT

**PROPERTY ADDRESS:** 323 and 325 South 700 East  
**PARCEL ID:** 16-05-302-001 and -002  
**MASTER PLAN:** Central Community Master Plan  
**ZONING DISTRICT:** RMF-45 (Residential Multi-family)

**REQUEST:** Austin Averett, representing C.W. Urban is requesting approval of a proposed six-unit multi-family condo project that would have reduced front and rear yard building setbacks on two contiguous property parcels totaling approximately 0.313 acres (13,600 square feet). This project is being reviewed as a planned development because of the reduced yard setbacks. Per the request, the front yard setback would be reduced from the required 25-feet to approximately 14.5 feet and the rear yard setback would be reduced from 30-feet to approximately 24.5 feet on the eastern end of the project. The Planning Commission has decision making authority for this petition and may consider different setback reductions. A preliminary Condominium Plat has not yet been submitted but will be required in order to sell the individual units.

**RECOMMENDATION:** Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission approve The Mabel planned development project subject to the following conditions:

1. This approval is limited to the identified modifications and all other base zoning regulations continue to apply.
2. The applicant shall comply with all other City department requirements outlined in the staff report for this project. See [Attachment H](#) of the staff report for department comments.
3. A Condominium Plat will be required if the individual units are to be sold.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Additional Applicant Information](#)
- E. [Existing Conditions](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [City Department Comments](#)

## **PROJECT DESCRIPTION:**

### **Proposal Details**

The proposed project involves two existing adjacent properties, one is vacant (323 S 700 E) while the other contains an existing single family dwelling (325 S 700 E). The applicant proposes to combine the properties into one, demolish the existing dwelling and replace it with a three-story multi-family residential project with six side-by-side living units. The east and west end units have been enlarged in order to provide a better mix of housing sizes. As a result, a reduction is being requested in two of the yards in order to partially accommodate the larger end units.

The applicant submitted an application for Planned Development approval seeking a reduction in the front and rear yard building setbacks in order to accommodate six-units on the combined property in their proposed configuration. If approved as proposed, the front yard setback would be reduced from the required 25 feet to 14.5 feet and the rear yard setback would be reduced from 30 feet to 24.5 feet. The project would provide a shared private vehicle driveway on the north side of the project for ingress and egress onto 700 East. This driveway would also provide access to the 2-car garages that would be located under each unit. The garages would provide two parking stalls per unit, meeting the city requirements. The proposed building height is 29 feet- 11 inches. The RMF-45 zoning district allows building heights up to 45 feet; therefore, the proposed building height is approximately 15 feet under the allowable building height. No perimeter fencing has been proposed.

The façade materials consist of emperor brick in an arctic white color, 4-inch vertical wood siding and white stucco. Each unit contains glazing on all exterior walls and the four middle units have two balconies on the second floor, one facing the southern landscaped area the other facing the driveway on the north. The two end units each have one balcony on the second floor, facing the east and west respectively. The southern elevation or front of the units contains the most visual interest in terms of material changes and articulation. The western elevation, which faces 700 East incorporates a front door and additional glazing details in order to better engage the street. The balcony on this elevation facing 700 East also helps to engage the street.

The individual units are contained in one building that is oriented west to east on the property. A four-foot pedestrian sidewalk running west/east will be located on the south side of the multi-family building. Pedestrian entrances to the south facing front doors of five of the units will connect to this sidewalk. The front door on the most western end unit is oriented toward 700 East but the entrance sidewalk will also connect to the east/west sidewalk. The applicant is landscaping the southern interior side yard as well as the rear and front yards turf grass and drought tolerant plants. There is also a small landscaping strip on the north edge of the property beside the shared private driveway.

The full narrative description of the project that speaks to the vision, design, materials and other elements can be found in [Attachment D](#) of this report.

### **KEY CONSIDERATIONS:**

The key issues associated with this proposal are the front and rear yard building setbacks, the street facing front façade of the building and the required lot consolidation. These are explained further in the following paragraphs and were identified through the analysis of the project and public comments.

#### **Consideration 1: City Goals and Master Plan Compliance**

This project will result in the creation of six (6) housing units on two properties, one of which is currently vacant and the other which contains a single-family residence. The six units are condominiums that will allow individual ownership. An important City goal is to expand housing opportunities and availability of various types and at various price points. This project would meet that goal. These goals are also articulated in the Central Community Master Plan discussion in [Attachment E](#) of this report.

#### **Consideration 2: Building Setbacks – Resolved**

The RMF-45 zone requires a 25-foot front yard setback. The proposal seeks to reduce this requirement to 14.5 feet along 700 East. Properties along this block face of 700 East north of the subject property are also zoned RMF-45. The buildings along this block face have a setback average of approximately 20-feet. To the south of Linden Avenue which bisects the

block, the zoning changes to TSA-UN-T. The TSA zone encourages buildings to be set closer to the sidewalk in order to facilitate pedestrian oriented commercial, residential and mixed use development. The city has a policy, detailed in the *Urban Design Element* that encourages rhythm and continuity via similar setbacks, among a group of buildings. The proposal for reduced setbacks would help provide some transition from the TSA development to the south to the RMF-45 development to the north and is compatible for this section of 700 East.

The RMF-45 zoning district would allow for a building with a maximum height of 45-feet, and for a maximum building coverage of 60% of the property. The proposed multi-family building would be 29'-11" in height, much less than the maximum building height allowed in the zoning district. The proposed building coverage is approximately 38%, also less than the maximum allowed in the zoning district. The RMF-45 zone requires a 30-foot rear yard setback. The proposal seeks to reduce that requirement to 24.5 feet. The property to the east is zoned residential (SR-3) and this reduction in the rear yard would reduce the buffer or separation between the uses.

When the rear yard reduction is considered in conjunction with a building that is only two-thirds of the maximum height the zoning district would allow, and lot coverage that has not been maximized, the encroachment can be considered minimal in scale and would not conflict with the intent of the rear yard area to allow open space for common accessory uses and structures while providing adequate building separation between adjacent properties and structures. The setback reductions combined with the proposed height will result in a building and project that would uphold the intent of the RMF-45 zoning district design standards and Central Community Master Plan and would create project that is compatible with the existing scale and intensity of the neighborhood.

### **Consideration 3: Design of the Street-Facing Façade on 700 East and Neighborhood Compatibility – Resolved**

At the suggestion of Planning Staff, the most western unit adjacent to 700 East has been re-designed so that front façade presents more detailing and a better street presence toward 700 East, rather than just being a largely blank wall. The intent of the design is to provide some visual interest and architectural features along the public street frontage rather than having the side of the unit facing the public street. The other units have their front entrances oriented to the south, opposite of the private driveway which provides entrance to the attached garages for each unit. A lack of engagement with the public way was raised by planning staff in relation to the initial plans submitted for this proposal. The applicant has since revised the design in response to staff's comments. This project considers the 700 East frontage and provides both visual and architectural details of interest along the street.

### **Consideration 4: Lot Consolidation – Required for Building Permit**

The proposed development is located upon two (2) parcels which are both zoned RMF-45. In order to build the proposed multi-family building, the properties must be combined into a single parcel through a lot consolidation. The lot consolidation is an Administrative approval that does not require review by the Planning Commission. However, the lot consolidation must be finalized before a building permit can be issued.

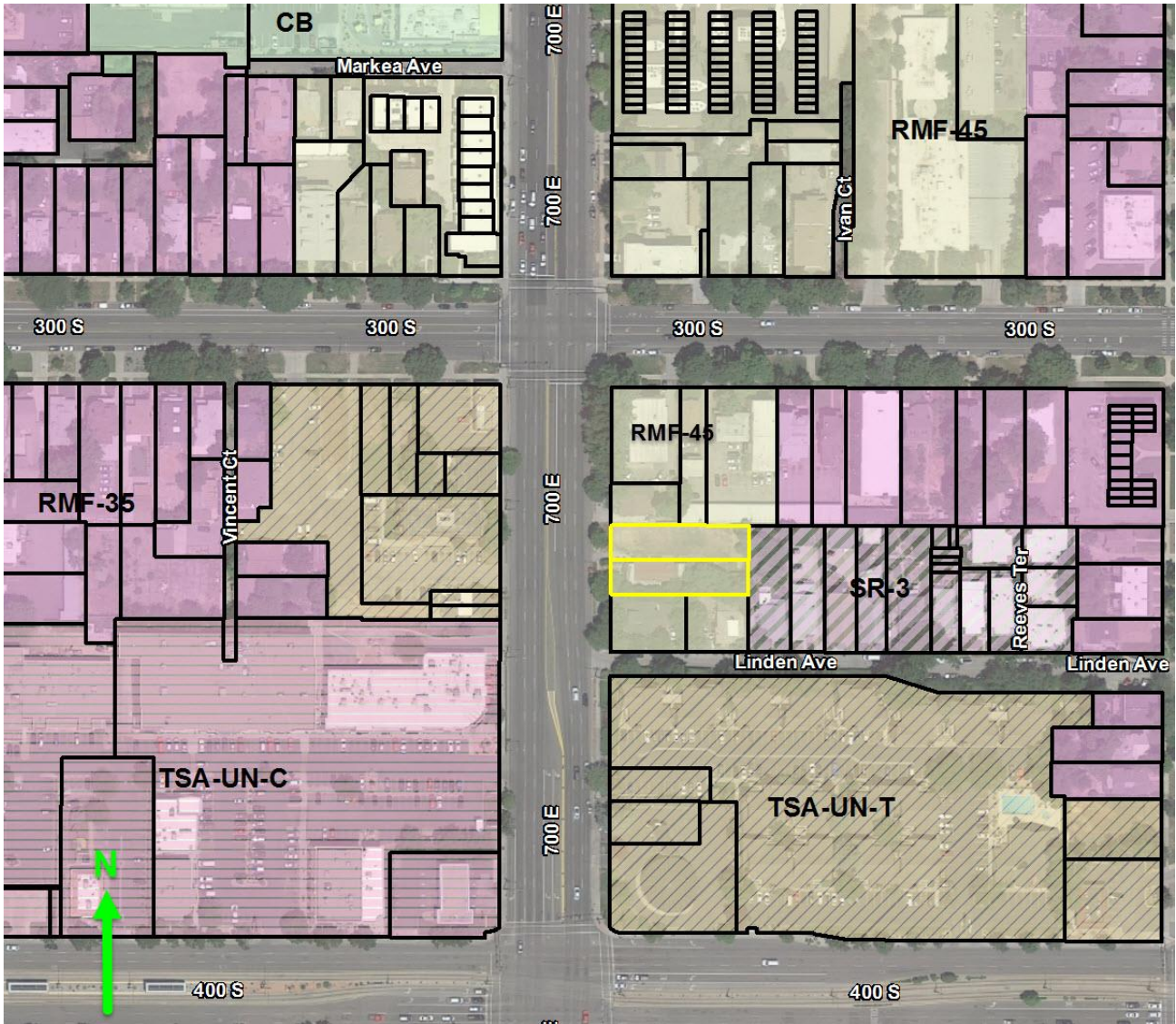
### **DISCUSSION:**

Staff agrees that the proposed project is compatible with surrounding properties and achieves the objectives of a planned development through a well-designed project.

### **NEXT STEPS:**

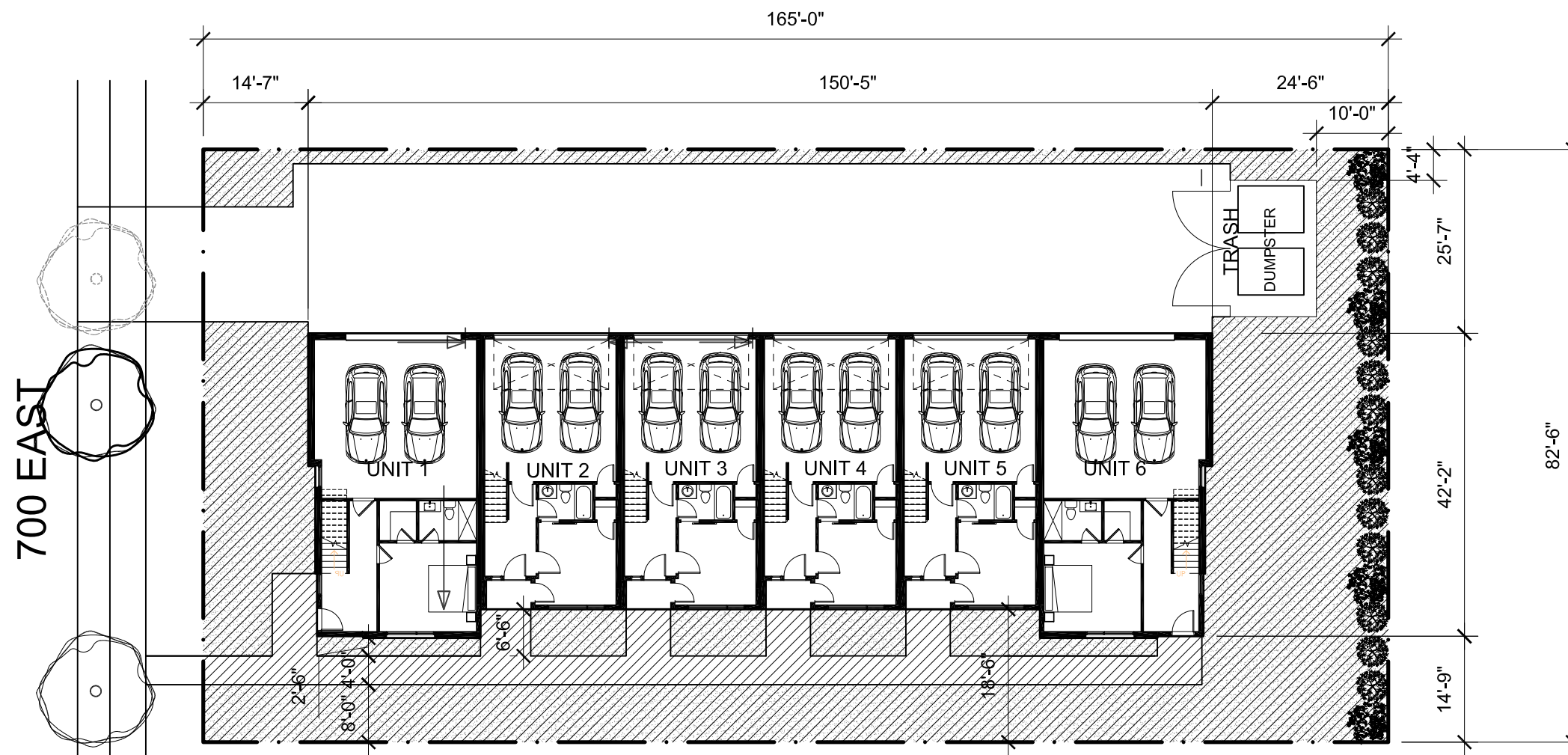
If approved or approved with conditions the applicant may proceed with the project, subject to any conditions, and will be required to obtain all necessary permits. If denied the applicant would still be able to construct a building on either or both parcels or on the combined parcels but it would be subject to all of the RMF-45 design standards.

# ATTACHMENT A: Vicinity Map



**ATTACHMENT B: Site Plan**

---



**FIRE SPEINKLERS:**

- UNIT 1: N/A
- UNIT 2: N/A
- UNIT 3: N/A
- UNIT 4: N/A
- UNIT 5: N/A
- UNIT 6: SPRINKLED

**PARKING:**

- 2 COVERED PARKING STALLS PER UNIT.
- 2 STALL x 3 UNITS=6 STALLS. (3-2 CAR GARAGES)

**LANDSCAPE LEGEND**

- TURF GRASS, DROUGHT TOLERANT PLANTS
- OPEN SPACE: 4,866/13,612 SF=35.7%
- EXISTING TREES
- EXISTING TREE, REMOVED
- NEW TREE, TO MATCH DEMOLISHED TREE (SPECIES + CALIPER)
- CARPINUS BETULUS 'COLUMNARIS' COLUMNAR EUROPEAN HORNBEAM 2" CALIPER
- CORYLOPSIS PAUCIORA BUTTERCUP WINTERHAZEL 5 GALLON

SITE PLAN  
1"=20'-0"  
NORTH

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

# **ATTACHMENT C: Building Elevations**

---



## PERSPECTIVE

323 S. 700 E. SALT LAKE CITY, UT  
PD APPLICATION





WHITE STUCCO



4" VERTICAL WOOD SIDING



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

**Material Legend**  
12" = 1'-0"



EXTERIOR ELEVATIONS

323 S. 700 E. SALT LAKE CITY, UT  
PD APPLICATION



**1** SOUTH ELEVATION  
3/32" = 1'-0"



**2** NORTH ELEVATION  
3/32" = 1'-0"

EXTERIOR ELEVATIONS

323 S. 700 E. SALT LAKE CITY, UT  
PD APPLICATION

**ATTACHMENT D: Additional Applicant Information**

# C.W. URBAN

## theMABEL

### Planned Development Request

1. Lots without frontage on a public street.
2. Front setback reduction from 25' max to 14'-7"
3. Rear setback reduction from 30' max to 24'-6"

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

### Executive Summary

The MABEL is a planned development consisting of 6 multi-family attached units (condos) at 323 & 325 South 700 East. This project lies in the RMF-45 zone, which purpose is to provide an environment suitable for multi-family dwellings of a moderate/high density. theMABEL creatively meets this purpose by replacing a vacant lot and an old single-family home with a group of contemporary homes that positively contribute to the existing street pattern.

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

- Combination and coordination of architectural styles, building forms, building materials, and building relationships;
- Use of design, landscape, or architectural features that engage the street and create a pleasing environment;

At CW Urban, we focus on how our new developments will both impact and enhance existing neighborhoods. The unique challenge on this property was scale and how to make the new design engage well with the busy 700 East corridor . To achieve these standards, we are asking for a reduced front yard setback to better align with the surrounding properties and we have oriented the front unit toward the street and included a thoughtful mix of glazing and high-quality, durable materials on the front façade.

This missing middle project thoughtfully increases density and will bring additional homeownership to the neighborhood, specifically through providing a thoughtful unit mix attractive to varying family types and sizes.

This missing-middle project thoughtfully meets the purpose of the RMF-45 zone by bringing a creative new housing type that restores the traditional flow and feel of the existing neighborhood.

### Planned Development Compliance Narrative

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

#### **21A.55.010: PURPOSE STATEMENT:**



A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more

# C.W. URBAN

enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

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

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

The MABEL complements and adds to the existing eclectic architectural style and design of the 700 East corridor with a congruent, symmetrical, three-story street-facing façade, built with an amount of durable materials that match many of the neighboring multi-family buildings. We have created multiple touch points on the front façade through the thoughtful placement of glazing and balconies, which create an engaging façade and helps put eyes on the street.

Though these buildings were clearly not built at the same time, the rhythm of solid to void and the vertical elements; one expressing entry and the other delineating the translucent transition from public to private space feels harmonious without the deception of being a carbon copy.



# C.W. URBAN

As seen below, the existing vacant lot and home do not fit within context of the RMF-45 zone.



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

Approving our planned development will improve the vibrancy of the community by creating multiple touch points through home entrances, purposeful glazing, and landscaped walkways that directly engage the 700 East corridor and the existing neighborhood. As shown in the updated perspective drawings, a beautifully landscaped walkway will take visitors from 700 East to the front entry of our homes. By separating the pedestrian access from the vehicular access, we create a much more pleasing interaction with 700 East.

## **21A.55.040: LIMITATION:**

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

*We comply and are not requiring any change in use as further covered in our [Zoning Compliance Summary](#).*

## **21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:**

The planning commission may approve, approve with conditions, or deny a planned development

# C.W. URBAN

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

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section;

*We comply as previously explained.*

B. Master Plan and Zoning Ordinance Compliance: The proposed planned development shall be:

1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and

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

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

C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;

*We comply.*

2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:

a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;

*We comply, our ingress/egress is no different than a single-family driveway.*

b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property;

*We comply, we are including two-car garages on every unit.*

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

C.W.  
**URBAN**

We comply, as our intensity of use is compatible with the zone and will not unreasonably impair adjacent uses.

3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

We comply because we will be using thoughtful landscaping and walkways to create the connection of each unit to 700 East.

4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

We have met with the city's design review team and they confirmed that we will have to upgrade approximately 265' of water line in 700 East and install a fire hydrant. Sufficient sewer, and storm drain capacities exist to service our proposed development.

5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and

We comply.

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

We comply under the RMF-45 zoning standards.

- D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;

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

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

N/A

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

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



# C.W. URBAN

## **21A.55.060: MINIMUM AREA:**

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

We comply.

## **21A.55.070: DENSITY LIMITATIONS:**

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

We meet the density limitations for single-family attached units in the RMF-30 zone.

## **21A.55.100: PERIMETER SETBACK:**

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

We comply.

### **Zoning Compliance Review**

#### **21A.24.140: RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:**

Purpose Statement: 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.

The creative orientation of our allowed density achieves the purpose of the RMF-45 zone by enhancing the original rhythm and character of the surrounding neighborhood.

B. Uses: Uses in the RMF-45 moderate/high density multi-family residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

# C.W. URBAN

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Multi-family Dwellings (3 to 14 units)

Minimum Lot Width: 80 feet - [Comply](#)

Minimum Lot Area: 9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units - [Comply](#)

D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45'). - [Comply](#)

E. Minimum Yard Requirements:

Single-Family Attached:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). - [We are asking for a 10'-3" setback reduction to be better aligned with the neighboring property setbacks, per the Central Community Master Plan.](#)



C.W.  
**URBAN**

2. Corner Side Yard: Multi-family dwellings - Twenty feet (20'). – N/A

3. Interior Side Yard: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot. - [Comply](#)

4. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30'). – **We are asking for a 5'-6" setback reduction to allow us to construct larger units in the front and rear, which will provide a better unit mix to serve various family types and sizes. This reduction is minimal and will not adversely impact the use as an open space and community amenity.**

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title. – N/A

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required. - [Comply](#)

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area. - [Comply](#)

H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 62-09 § 7, 2009: Ord. 26-95 § 2(12-13), 1995) – N/A

## **ATTACHMENT E: Existing Conditions**

---

The subject site consists of two lots, 13,600 square feet in total area (0.31 acres), containing one existing single-family dwelling. The existing home, built in 1954 according to Salt Lake County Assessor's records, appears to be in need of structural repairs. The site is generally level with a few existing trees around the perimeter. The park strip trees will need to be protected throughout all phases of demolition and construction. This is covered in Attachment H under the comments from the City Forester.

Adjacent land uses and zoning include the following:

<b>North:</b>	Duplex and multi-family development. Zoning: RMF-45
<b>East:</b>	Single-family dwellings. Zoning: SR-3 (single family residential)
<b>South:</b>	Multi-family development. Zoning: RMF-45
<b>West:</b>	Commercial/office uses. Zoning: TSA-UN-T (Transit-oriented – across 700 East)

### **Central Community Master Plan Discussion**

The subject property is located within the Central Community Master Plan (November 1, 2005) and is designated on the future land use map as "Medium High Density Residential". The abutting properties to the north share this designation while the abutting properties to the east and west are designated "Medium Density Residential". The adjacent properties to the south are designated "Medium Density Transit-Oriented Residential". The Medium High Density Residential category is described within the Central Community Master Plan as follows:

*Medium/High-Density Residential 30-50 Dwelling Units/Acre (light maroon on map). This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments. Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories. Examples are scattered in East Downtown, the Central Business District, the Gateway area, and in the areas between South Temple and 300 South from 500 East to 800 East.*

The proposal generally complies with the following goals and land use policies found in the Central Community Master Plan:

### **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.

### **Residential Land Use Policies**

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.

RLU-1.2 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.

RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.

RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels age groups, and family size.

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

The proposal to redevelop the subject property is in-line with the existing base zone, zoning designation in the Central Community Master Plan and the applicable policy statements.

**21A.24.140: RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:**

A. Purpose Statement: 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.

B. Uses: Uses in the RMF-45 moderate/high density multi-family residential district, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14 units)	9,000 square feet <sup>1</sup>	80 feet

Qualifying provisions:

1. 9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

D. Maximum Building Height: The maximum building height permitted in this district is forty five feet (45').

E. Minimum Yard Requirements:

1. Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.
2. Corner Side Yard:
  - a. Single-family attached dwellings: Ten feet (10').
  - b. Multi-family dwellings: Twenty feet (20').

- c. All other permitted and conditional uses: Twenty feet (20').
- 3. Interior Side Yard:
  - a. Single-family attached dwelling: No yard is required, however if one is provided it shall not be less than four feet (4').
  - b. Multi-family dwellings: The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.
  - c. All other permitted and conditional uses: Ten feet (10') on each side.
- 4. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').
- 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with [chapter 21A.48](#), "Landscaping And Buffers", of this title. (Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 62-09 § 7, 2009; Ord. 26-95 § 2(12-13), 1995)

### Project Details & Zoning Ordinance Compliance

The following table is provided as a graphic illustration of the Zoning Ordinance requirements as they relate to the proposed development on the subject property and how the proposal is meeting those requirements or where modification is being requested through the Planned Development.

Regulation	Zoning Regulation	Proposal/Existing
Minimum Lot Area Required – Multi-Family Dwellings (3 to 14 Units)	9,000 square feet for 3 units, plus 1,000 square feet for each unit. Total requirement for six (6) units is 12,000 square feet.	13,600 square feet total property area
Minimum Lot Width	80 feet	84 feet
Maximum Building Height	45 feet	29 feet & 11 inches
Maximum Building Coverage	60%	Approx. 38%
Front Yard Setback	25 feet	<b>14.5 feet</b> (requesting a reduction)
Rear Yard Setback	30 feet	<b>24.5 feet</b> (requesting a reduction)
Side Yard Setback	8 feet	12 feet

# ATTACHMENT F: Analysis of Standards

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

Standard	Finding	Rationale
<p><b>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> 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 applicant has submitted that the proposal meets two (2) objectives of a Planned Development as stated in 21A.55.010. Specifically, the applicant has asserted that the following objectives are being met (paraphrased below). The full narrative as submitted by the applicant is included in <u>Attachment D</u> of this report:</p> <p><i>A: Combination and coordination of architectural styles, building forms, building materials, and building relationships;</i></p> <p><i>D: Use of design, landscape, or architectural features to create a pleasing environment. (Although not included in the Ordinance language, the applicant also noted that this design would "engage the street")</i></p> <p>The housing units appear to be designed in a way that will fit compatibly into the existing development pattern of the neighborhood. Landscaping enhancements will create a pleasing streetscape along 700 East. The project will develop a vacant lot while displacing one existing single-family home with six (6) energy efficient housing units.</p> <p>The "pleasing environment" cited in objective D and outlined by the applicant could probably be achieved with or without the reduced yard setbacks. While planned development approval isn't necessary to achieve a "pleasing environment", the fact that the applicant is not building to the maximum height allowed would negate any negative impacts of the reduced yard setbacks.</p> <p>The project generally meets two objectives of a Planned Development so this standard has been met.</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>Complies</b></p>	<p>The Central Community Master Plan includes residential land use goals that speak to encouraging the creation of a variety of housing opportunities while ensuring new development is compatible with the existing scale, character and density of existing neighborhoods. The residential land use policies in the Plan are intended to achieve these goals. Please refer to <u>Attachment E</u> for more information.</p> <p>The proposed multi-family building, and related density, is a use that is allowed and anticipated in the RMF-45 zoning</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>district, so this aspect of the project is consistent with both the master plan and zoning ordinance.</p>
<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, non-motorized, 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</b></p>	<p><b>Complies</b></p>	<p>1. The property is accessed from 700 East, a major city arterial. The six residential units are not expected to negatively impact the service level of 700 East and this street will provide adequate access to the properties.</p> <p>2.a. The single driveway directs traffic to 700 East, a major street. The driveway to this property will direct traffic onto 800 East and the adjacent alley on the west. The amount of traffic generated from the four units is not expected to negatively impact the safety of the street, or change the purpose or character of the local, residential street.</p> <p>2b. The development is providing two parking stalls per residential dwelling in compliance with the standard for single-family residences in the RMF-45 district.</p> <p>2c. This is a small residential development and is expected to have hours of peak traffic similar to adjacent residential uses. This will not impact adjacent properties.</p> <p>3. The development is providing only one driveway curb cut on 700 East, which will minimize any potential impact on pedestrian and motorized traffic.</p> <p>4. The development will be connected to utility lines on 700 East. No concerns about service levels were received from Public Utilities.</p> <p>5. The proposed development is residential in nature and abuts properties zoned the same to the north and south. The proposal includes a landscape buffer and 24-foot wide driveway on the north that buffers the side of the existing single-family home. To the south, a 12-foot landscaped yard provides separation to the existing single-family dwelling. As this is a residential development, staff does not anticipate any unusual disturbances or nuisances coming from the development that would not normally result from other residential uses that are allowed in the zoning district. .</p> <p>6. As identified above in criteria 5, the proposal is a multi-family development in a zone that anticipates the use. The reduced setback is compatible with other development along the street. While the development is proposed with reduced front and rear yard setbacks, it exceeds the side yard requirements required in the RMF-45 zoning district and is only being built to approximately 2/3 of the allowed height. Overall the development is of the expected intensity, size, or scale established for the area. The proposal is therefore generally compatible with the adjacent residential properties.</p> <p>The proposal does not involve commercial or mixed use development and is not subject to the Conditional Building and Site Design Review</p>



<p>limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		
<p><b>D. Landscaping:</b> 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><b>Complies</b></p>	<p>The Urban Forested has indicated that the proposed front setback will be compatible with the existing park strip trees. The park strip trees will need to be protected throughout all phases of demolition and construction.</p> <p>There is one large tree in the rear of the vacant lot along the property line that will be preserved. The additional landscaping proposed along the rear property line is appropriate for the scale of development and will be drought tolerant.</p>
<p><b>E. Preservation:</b> The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p><b>Complies</b></p>	<p>There are no historical, architectural, or environmental features on this site that warrant preservation.</p>
<p><b>F. Compliance With Other Applicable Regulations:</b> The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p><b>Complies</b></p>	<p>The proposed development is located upon two (2) parcels which are both zoned RMF-45. The properties must be combined into one parcel through a lot consolidation before a building permit can be issued. This is an Administrative process that does not need Planning Commission approval.</p>

## **ATTACHMENT G: Public Process and Comments**

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

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

- Notice of the project and request for comments sent to the Chairs of the East Central Community Council and Central City Neighborhood Council on December 11, 2017
- Neither organization requested that staff or the applicant attend one of their meetings to present the proposal.
- Staff held a public open house at the Planning Department in the City and County Building on January 18, 2018 to solicit comments on the proposal. No public comments in support or in opposition to the proposal were submitted.

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

- Public hearing notice mailed on: February 15, 2018
- Public hearing notice sign posted on property: February 15, 2018
- Public notice posted on City and State websites and Planning Division list serve: February 15, 2018

### **Public Input:**

As of the date of this staff report, no public comments have been received in relation to the proposal.

## **ATTACHMENT H: City Department Comments**

---

### **Public Utilities:**

There is an existing 4" water main in 700 East. Each property currently has culinary water service. Only one culinary meter is allowed for the combined property. Unused water service must be terminated at the main. All improvements must comply with SLCPU standards and policies.

### **Engineering:**

No objections to the proposed planned development. 700 East at this location is a city street. No involvement from UDOT is needed for the proposed drive approach or street trees, if any.

**Transportation:** No comments provided.

### **Urban Forester:**

The setback will be compatible with the existing park strip trees. The park strip trees will need to be protected throughout all phases of demolition and construction.

### **Zoning:**

- A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- A Certified Address is to be obtained from the Engineering Dept.
- This proposal will need to comply with the appropriate provisions of 21A.36 and including a permanent recycling collection station and a waste management plan.
- This proposal will need to comply with any appropriate provisions of 21A.40 and including ground mounted utility boxes – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping and including the landscape buffer along the property line abutting the SR-3 zoning district.
- A separate demolition permit will need to be submitted for the 325 S. 700 E. building demolition. As part of the demolition application, the construction waste management provisions of 21A.36.250 apply. The provisions of 21A.36 in regards to a permanent recycling collection station apply to all uses within any multi-family zoning districts.

### **Fire:**

The proposed Multi-family attached condo project for six (6) units on 2 parcels, with a three story structure less than 30 feet tall, with no public street frontage parallel to one entire side, with a driveway greater than 150 feet in length and hand line fire hose access greater than 150 linear feet to all exterior walls; shall be provided with a fire sprinkler system with an increase in density (minimum 0.05 over square feet), with an enhanced fire alarm system for early detection and a physical barrier with signs not exceeding 150 feet measured from the lip of the public roadway on 700 east, or a fire truck turn around shall be provided for the private driveway. The proposed development will require an approved Alternate Means and Methods (AM&M) agreement by Fire Prevention Bureau (FPB) prior to any permit issuance with a scaled site plan clearly showing the property lines and the place of any proposed structure on the parcel(s).