



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Doug Dansie, [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com), 801-535-6182  
Date: May 17, 2019  
Re: PLNSUB2019-00109/00110 873 South 1500 West Planned Development and Preliminary Subdivision

## Planned Development and Preliminary Subdivision

**PROPERTY ADDRESS:** 873 S 1500 West  
**PARCEL ID:** 15-10-276-009-0000  
**MASTER PLAN:** Westside Master Plan  
**ZONING DISTRICT:** R-1-5000 (Single-Family Residential)

**REQUEST:** Whitten Knopp is requesting approval from the city in order to subdivide a lot at 873 South 1500 West. The project as proposed would not meet all of the Zoning Ordinance regulations and he is requesting relief from those regulations through the Planned Development process. The relief request involves the requirement for minimum public street frontage on one street frontage for one lot.

Currently there is one single-family structure on the lot.

- a. PLNSUB2019-00109 Planned Development – A residential planned development to construct two single-family detached homes with modifications to Zoning Ordinance regulations regarding minimum street frontage.
- b. PLNSUB2019-00110 Preliminary Subdivision – A request to create two individual lots for the two associated single-family detached homes.

**RECOMMENDATION:** Based on the information in the staff report, Planning staff recommends that the Planning Commission approve the proposal, subject to complying with all applicable regulations and the following conditions:

1. The applicant shall submit a final subdivision plat to the Planning Division.
2. Compliance with all other City department conditions (as noted in [Attachment J](#)).

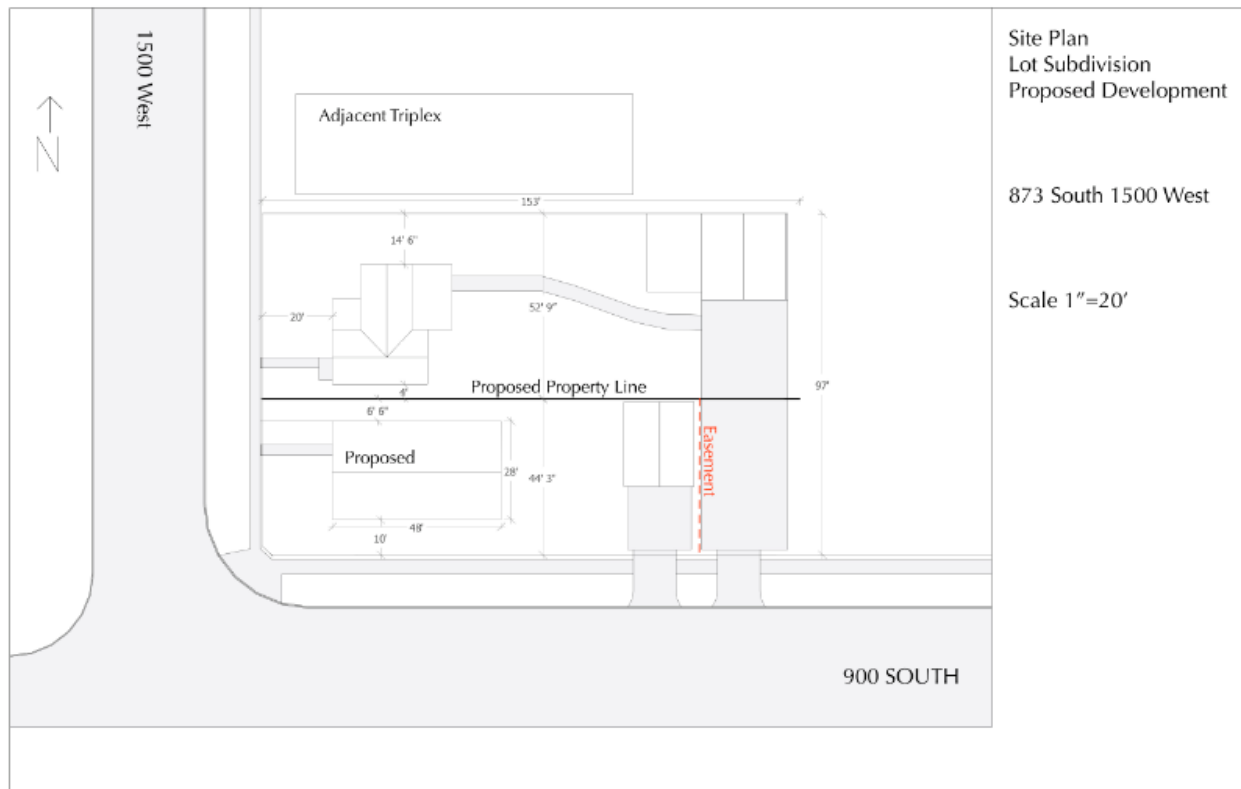
### ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Subdivision Plat](#)
- C. [Building Elevations and Renderings](#)
- D. [Additional Applicant Information](#)
- E. [Property And Vicinity Photographs](#)
- F. [Master Plan Policies and Zoning Standards](#)
- G. [Analysis of Standards – Planned Development](#)

- H. [Analysis of Standards – Preliminary Subdivision](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

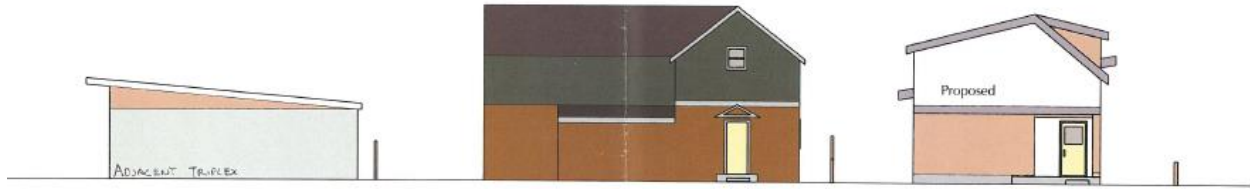
**PROJECT DESCRIPTION:**

The developer is proposing to subdivide the existing lot into two lots, maintain an existing single family home and construct a second single-family home on the newly created lot. Each home is proposed to be on its own individual lot and the applicant has also submitted a preliminary subdivision that reflects this configuration. The proposed development requires Planned Development approval because the newly created lot will be short of the 50 foot minimum street frontage requirement on 1500 West; providing only 44 feet 3 inches. The lot meets all other lot size requirements. Both homes will face 1500 West and both homes will have detached garages accessed from 900 South. The new lot will also maintain an easement for garage access to the original home on the original lot. The easement is for a drive that presently exists (There is an alley to the east of the property, however it is not physically functional.)



*Site plan showing the configuration of the building and lots. The full size site plan is also located in [Attachment B](#).*

The new single-family home is proposed to be two stories and is generally in scale with the neighborhood. The proposed building height will be in compliance with the zoning regulations, which allows up to a 28 foot tall building, measured to the ridge of the roof.



Exterior Elevation  
Facing East From 1500 West  
For Massing Purposes only

*Rendering of the development, showing the view from 1500 West looking east. See [Attachment C](#) for full size rendering.*

The developer indicates that the façade materials of the proposed new home will consist of fiber cement lap siding (commonly called “Hardie board”).

The new home is proposed to have a 20 foot setback from 1500 West, which is consistent with the existing home. The setback from 900 South is proposed to be 10 feet. These setbacks and other zoning standards are further addressed in [Attachment F](#).

## **SUBDIVISION**

The proposed subdivision of two lots with a cross access to the original garage will be reviewed as a Preliminary Subdivision Plat and will be subject to final subdivision approval by the City. Both lots have public street frontage, but the new lot will have less than 50 feet (44’ 3”) frontage on 1500 West.

Building lots require 5,000 square feet per unit in the R-1/5000 zoning district. The subject parcel is approximately 0.34 acres (14,810.4 square feet), which allows more than the minimum total area required for two single-family detached dwelling units.

## **KEY ISSUES:**

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

1. Minimum lot width on 1500 West
2. Compatibility with Adjacent Properties
3. Garage access easement.
4. City desire to accommodate housing in appropriate locations.
5. Likely result if no Planned development is approved.

### **1. Minimum lot width on 1500 West**

The existing lot has more than enough square footage to be divided and still meet the minimum lot size in the R-1/5000 zoning district, however its frontage on 1500 West is only 97 feet, which cannot be divided by two to get two lots of 50 feet frontage each.

The proposal is to leave the existing lot with 52’ 9” frontage and provide the new lot with 44’ 3” frontage. This is not evenly divided because there is an existing home and the extra width is to maintain the 4-foot minimum side yard for that existing home.

## **2. Compatibility with adjacent properties**

The properties on all sides of the proposed development are lower scale, one and two-story single family homes or non-conforming duplex/triplex homes. Street level photos of the subject property and adjacent properties are located in Attachment E.

All adjacent properties are zoned R-1/5,000 single-family. Property to the north is used for a multi-family use.

In this case, the development has taken the Planned Development standards into consideration merely to allow for reduced frontage on 1500 West. A few spot check measurements using aerial photography resources indicates that many neighboring lots are 50 feet or less in width. Therefore the request is not out of character with the neighborhood. At the present time the existing home front door is oriented south towards 900 South, although the sidewalk accesses 1500 West. The creation of a new lot on the corner of 1500 West and 900 South will necessitate a more direct orientation to 1500 West. All other standards are met, and the lot and home are of similar scale as neighboring properties.

The properties in all four directions are zoned R-1/5000 which is the same zone as the subject property. Given the adjacent zoning, existing uses, and scale, setbacks, and massing of the proposed building; staff believes that the proposal is adequately buffered from adjacent properties and is compatible with those properties.

## **3. Garage access easement**

There is an existing garage and driveway on the site. The developer is proposing to leave both the garage and the driveway in their present location and include an easement across the new lot for access. The new lot will also have a garage and driveway to serve the new home.

On paper, there is an alley to the east of the property, however it is not physically developed and has been absorbed into adjacent uses.

## **4. City desire to accommodate housing in appropriate locations**

The City has been generally supportive of increasing the housing stock without negatively impacting existing neighborhoods. This planned development requires a reduced street frontage, but would add an additional home on a lot of shape and scale similar to surrounding uses. The existing home, built in the 1890's, would be preserved and renovate.

## **5. Likely result if no Planned Development is approved**

If the planned development is not approved, it is likely that no development would occur. This would leave the existing home on a lot that meets frontage requirements, but exceeds the maximum lot size for the zoning district. The maximum lot size is seven thousand five hundred (7,500) square feet, the existing lot is approximately 14, 810 square feet, which is considerably larger than other lots in the area.

**DISCUSSION:**

The proposed design and layout of this development has taken the scale of the adjacent properties into consideration. By providing relief from certain zoning regulations through this Planned Development process, a project that is compatible with the existing zoning and neighborhood can be constructed while more efficiently utilizing the property. The proposal will provide housing that meets the intent of the single-family zone and that provides increased home ownership opportunities in the City, which is a policy goal of multiple City master plans. As discussed above and in [Attachment G](#), the proposal generally meets the standards for a Planned Development. Additionally, the development generally meets the standards for a Preliminary Subdivision, which are discussed in [Attachment H](#). As such, staff is recommending approval of the proposed development with the proposed conditions noted on the first page of this report.

**NEXT STEPS:**

If approved, the applicant may proceed with the project and will be required to obtain all necessary building permits. A final subdivision plat application will need to be submitted for approval.

If denied, the applicant would not be able to redevelop the subject parcel with a single additional single-family home and instead would be limited to the existing single-family home due to the lot width of the property.

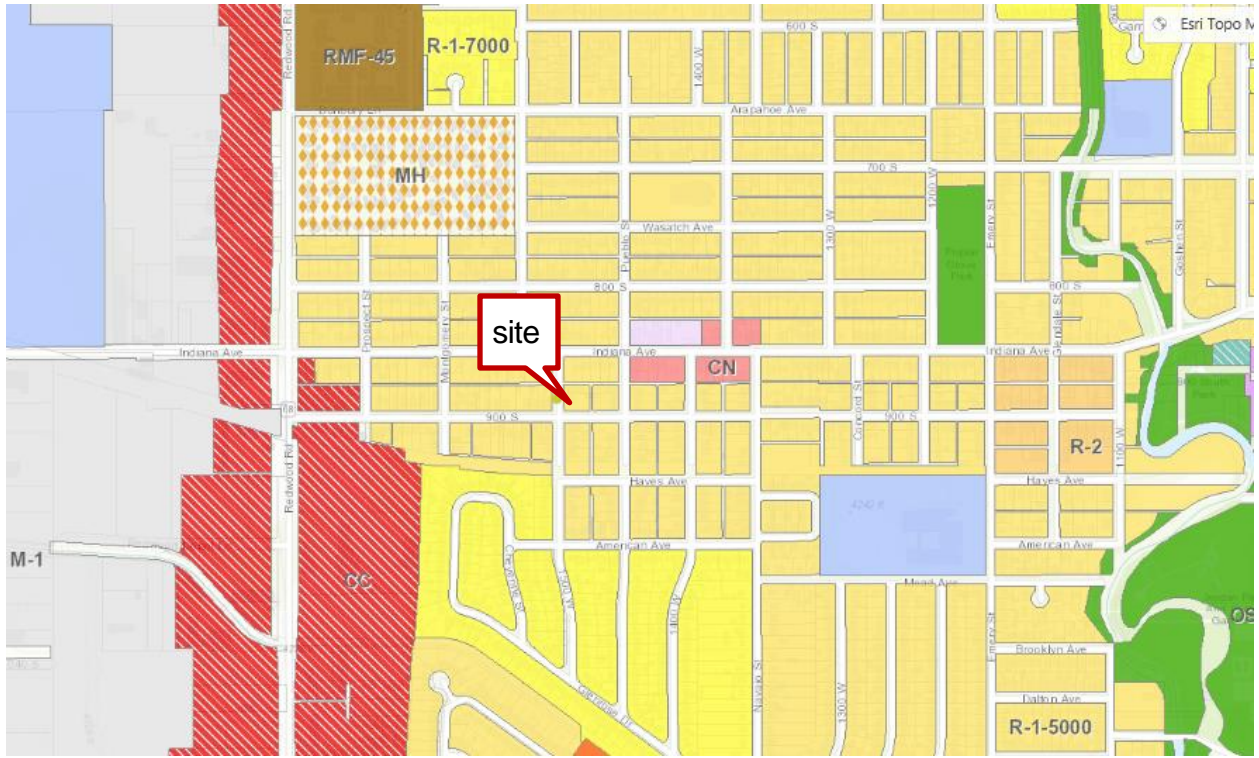
# ATTACHMENT A: VICINITY AND ZONING MAPS



*Location*

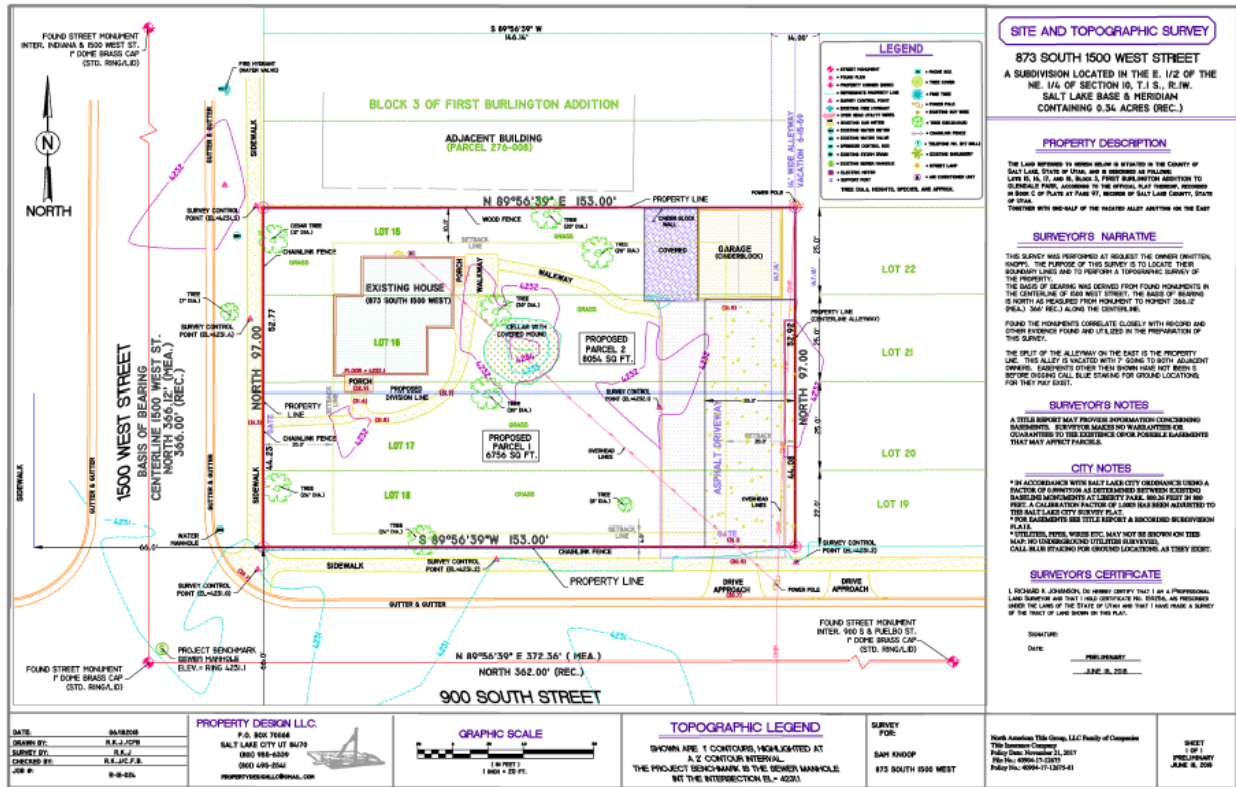


*Aerial of lot*

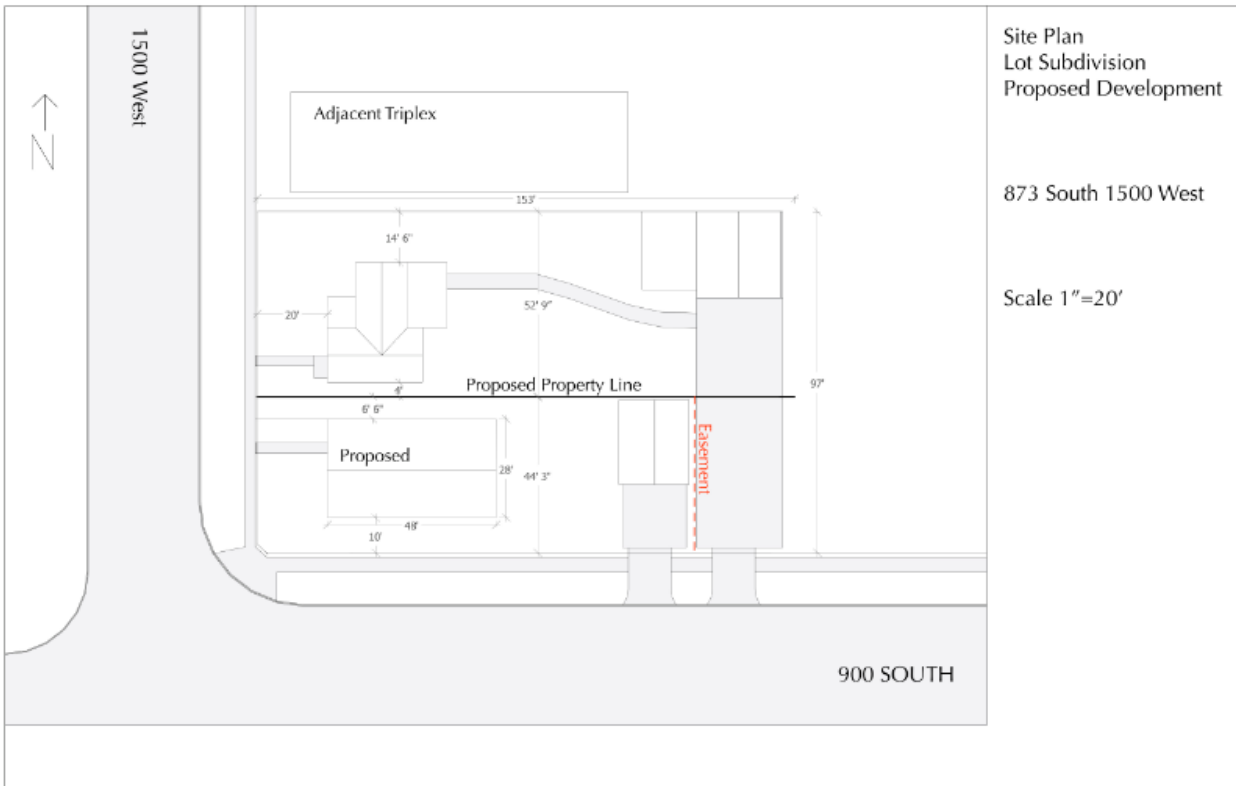


Zoning

# ATTACHMENT B: SUBDIVISION PLAT



Survey

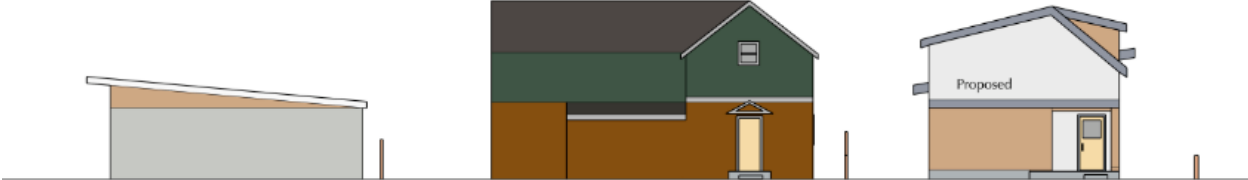


Proposed lot layout



# ATTACHMENT C: BUILDING ELEVATIONS AND RENDERINGS

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Exterior Elevation  
Facing East From 1500 West  
For Massing Purposes only

**ATTACHMENT D: ADDITIONAL APPLICANT  
INFORMATION**

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Property Address 873: South 1500 West  
Master Plan: Westside  
Zoning District: R-1/5,000

## 1. Project Description

The owner of the property would like to request a Planned Development to subdivide 873 South 1500 West to create another r1-5000 lot, placing a small home on it. The need for a planned development arises from zoning requirement 21A.24.070, 'lot width minimum of 50'. The new proposed lot would have a width of 44' 3", the new parcel with the existing house lot would meet the lot requirement at ~53'. All setbacks and other zoning requirements for the existing house and the concept development will be met. We will apply separately at a later date for building permits, if approved by the planning department. At this early stage in the process with so much still in the air, the specifics of the future house are still somewhat variable. With that said we're serious about starting development shortly.

### Proposed Property

6,756 sq. ft. lot  
Slab on Grade  
1 1/2 Story  
3 bedroom, 2 bath  
Footprint: 24'x40'  
~1400 sq ft.  
Painted Fiber Cement Lap Siding

### Existing House

8,085 sq. ft. lot proposed (currently 14,840 sq. ft.)  
Built 1890  
2 Story  
4 bedroom, 1 bath  
1485 sq. ft.  
Stucco on main, asbestos on 2nd

The proposed subdivision is consistent with the neighborhood. Several corner lots in the area have been split in a similar fashion, and multiple neighborhood lots do not meet the lot width minimum requirement. This lot is adjacent to the 9 line, a pedestrian trail that leads to downtown. It is also two block from a neighborhood node at the corner of Navajo and Indiana.

## Planned Development Objective

The Planned Development application requires that a proposed planned development meets at least one of the objectives listed in Zoning regulation 21A.55.010. This project most directly fulfills Objective F:

*“Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal”*

Below are two quotes from the applicable master plan that specifically call out and promote exactly what this application is trying to achieve:

### Westside Masterplan:

1) “MOVING FORWARD”, pg. 34

*Determine unique and compatible ways to add incremental density through infill development.*

*Special Single-Family Allowances. The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units.*

2) B.2.a pg. 87

*Find sustainable options for underutilized lands within these stable, single-family neighborhoods.*

*With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.”*

## Planned Development

submittal requirements pg. 4

*Description of how your project meets one or more of the following objectives (please attach additional sheet/s)*

*a. Combination and coordination of architectural styles, building forms, building materials, and*

*building relationships;*

*b. Preservation and enhancement of desirable site characteristics such as natural topography,*

*vegetation and geologic features, and the prevention of soil erosion;*

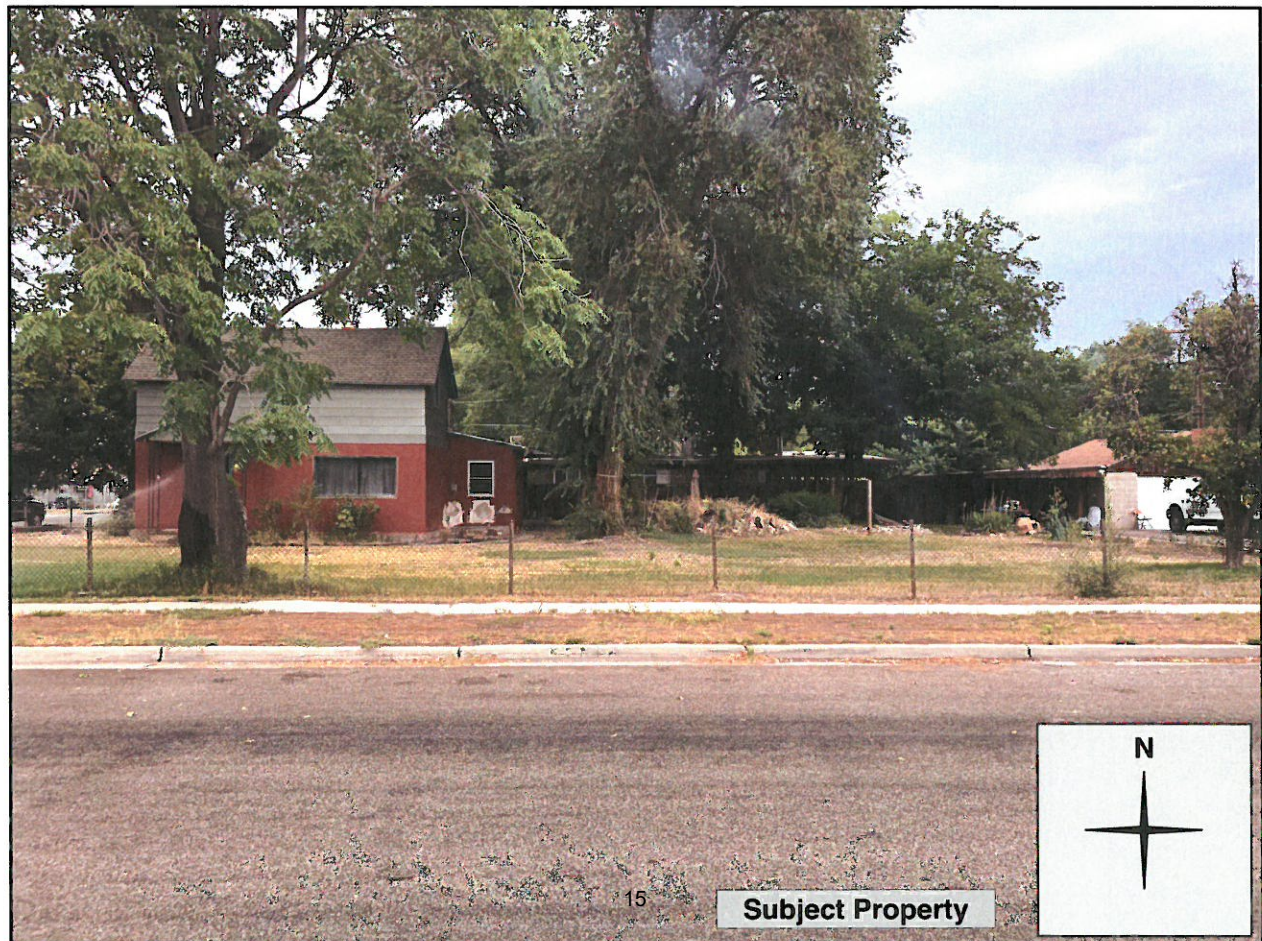
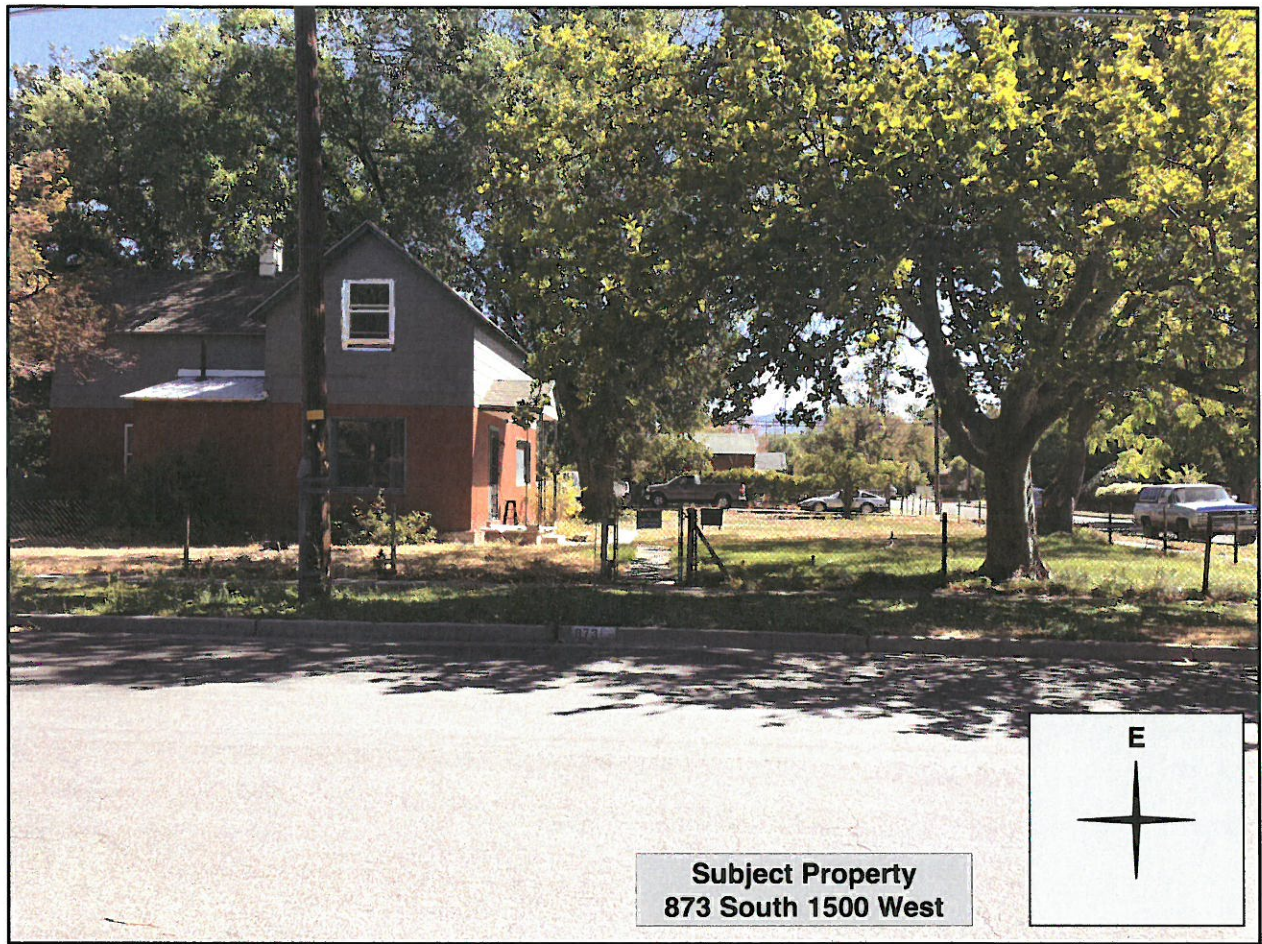
*c. Preservation of buildings which are architecturally or historically significant or contribute to the*

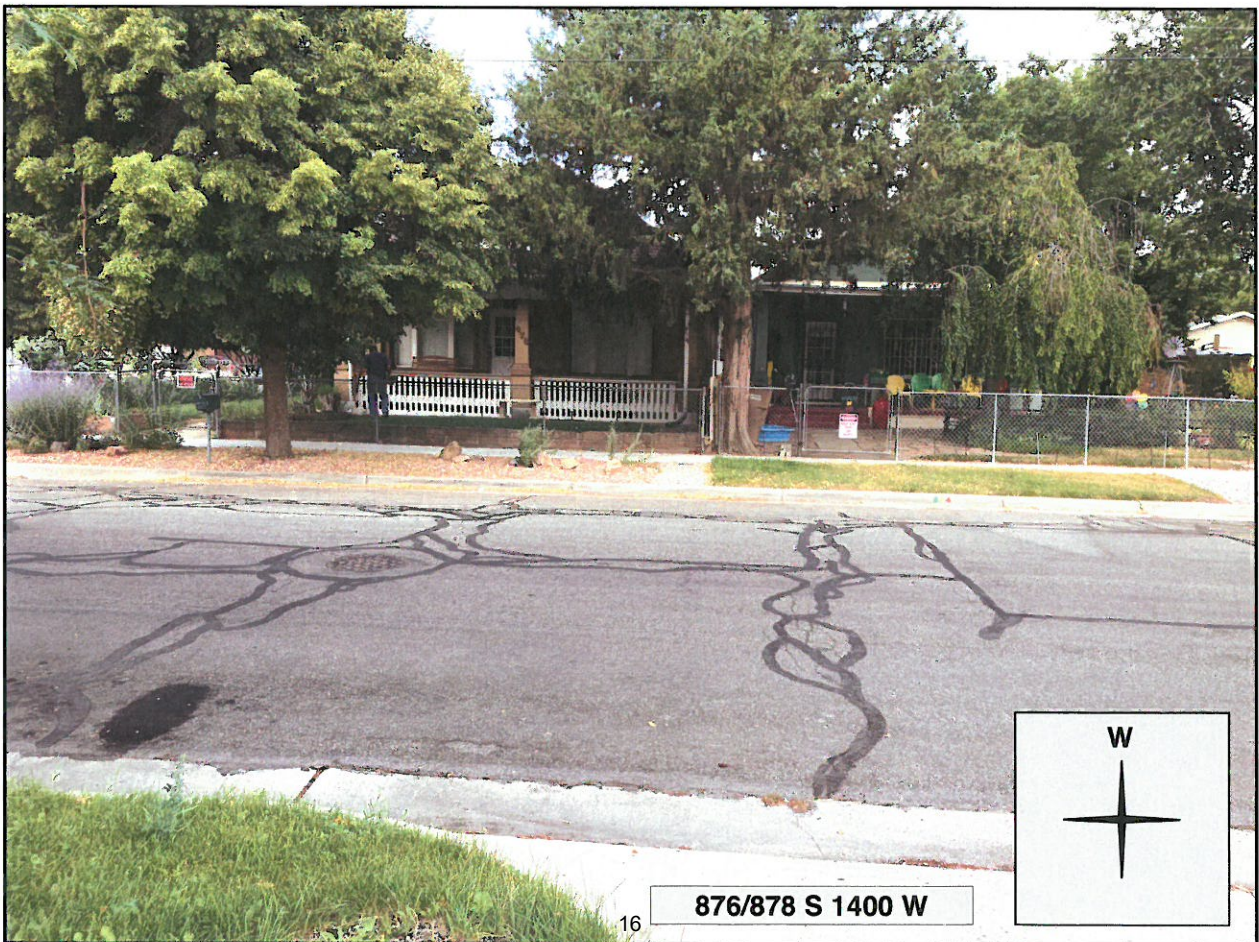
*character of the city;*

*h. Utilization of "green" building techniques in development.*

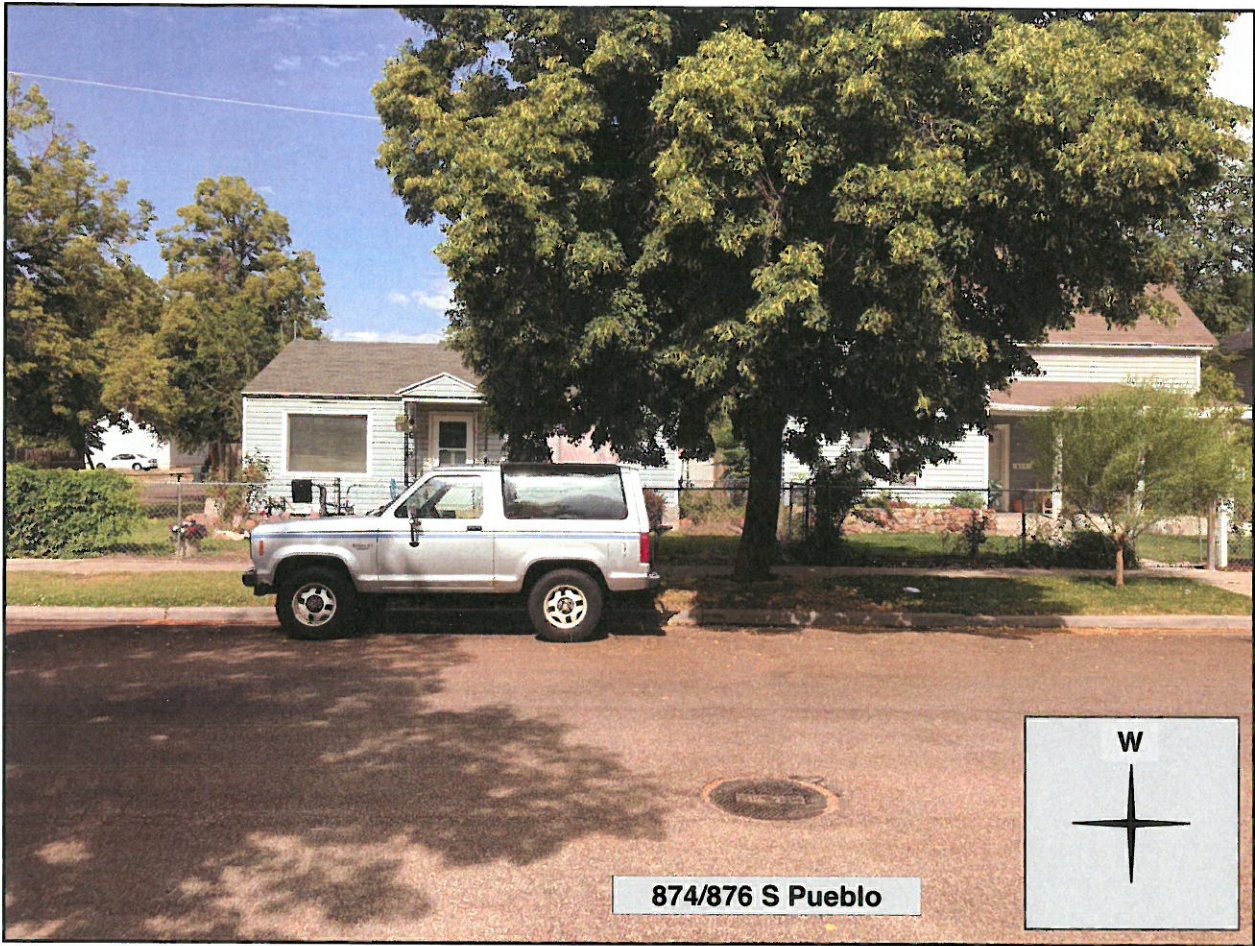
- A. The new house will be quite similar in bulk and form to its neighbor. Its ridgeline will be within one foot of its neighbor. Finished main floor heights will be similarly comparable. This subdivision also clearly matches the historical neighborhood pattern of subdividing old large lots, as depicted in the platt (image 1).
- B. One tree needs to be removed, but the two other mature trees will remain, along with planting of 2-3 more trees on the south park strip.
- C. The existing house, 873 South 1500 west, was built in the 1893. Some of the money gained from the sale of the lot will be used to continue our efforts to rehab it.
- H. This new house will have insulation levels that exceed code minimums, good air sealing, advanced framing techniques, and some roof mounted solar.











## **ATTACHMENT E: PROPERTY AND VICINITY PHOTOS**



*View of the current structure on the development property from the corner of 1500 West 900 South*



*View of the home that is to remain (north side of existing lot)*



*View of the proposed new lot and building site*



*View of the driveway that presently accesses the existing garage from 900 South.*



*Abandoned alley location*



*Proposed new lot looking from the rear yard, with driveway easement*



*View of the home to the south*



*View of the home to the southwest*



*View of the home to the west*



*View of 900 West looking south*

# ATTACHMENT F: MASTER PLAN POLICIES AND ZONING STANDARDS

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## Master Plan Policies

### **Westside Master Plan Discussion**

The subject property is located within the Westside Master Plan (Adopted December, 2014).

The summary of the master plan states the following: “Glendale and Poplar Grove make up the residential neighborhoods of the Westside Master Plan. The goal of the plan is to preserve the character, scale and land use of the neighborhoods while promoting appropriate growth at identified nodes. Any new development should consider the nature of the surrounding areas. Appropriate areas for infill development (single family dwellings, small lot residential development, and multi-family housing at or near the nodes) accessory dwelling units, and urban agriculture are identified in the plan.”

The neighborhood surrounding the site is generally single–family homes.

In the petitioner narrative, he also notes the following Westside Masterplan comments

1) “MOVING FORWARD”, (pg. 34)

Determine unique and compatible ways to add incremental density through infill development. Special Single-Family Allowances. The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units.

2) B.2.a (pg. 87)

Find sustainable options for underutilized lands within these stable, single-family neighborhoods. With the help of property owners and potential developers, Salt Lake City should identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.”

**Staff Discussion:** The proposed development is the division of an oversized lot to accommodate an additional single family home. This type of infill development that is consistent with surrounding land uses and is encouraged by the master plan. The proposed new home will be subject to all the same development standards of other homes in the area, with the exception of a slightly reduced lot frontage.

### **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.*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through strict application of the zoning code. This process allows for an increase in housing stock and housing options, and provides a way to minimize neighborhood impacts through its compatibility standards.

The proposed development is utilizing this process to provide additional housing ownership options in the City to help meet overall housing needs.

### **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.*

**Staff Discussion:** The proposed development provides in-fill housing on underutilized land. The property is located in an area zoned and intended for single-family development. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a low density housing type that is consistent with the larger neighborhood. This proposed development helps to meet the goals of the master plan as well as providing needed housing.

### **Zoning Standards**

#### **R-1/5000 Zoning District Purpose Statement**

*The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. 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..*

**Staff Discussion:** The proposed development is allowed in the zone and will meet the intent of the zone with the requested modifications, as it still maintains conformance with the density and scale/intensity of the neighborhood.

#### **R-1/5000 Zoning District Development Standards**

The following table includes applicable general development standards and notes where standards are being modified through the Planned Development process. The major modification to the zoning regulations requested by this development is for a reduced width lot on 1500 West. The proposal generally meets the setback/yard requirements for the use in this zone. The zoning ordinance is written to regulate properties with public street frontage. Because three of these properties do not have public street frontage, the yards do not strictly line up with the normal zoning yard/setback requirements. Because of this, the Planned Development process is required for the particular property line configuration.



Standard	Finding	Rationale
<b>Minimum Lot Area</b> 5000 Square Feet	Complies	One lot is 8,054 sq. ft. The second lot is 6,756 sq. ft.
<b>Minimum Lot Width</b> 50 feet	Second lot reduced as part of planned development	New lot is 44.25' The original lot will retain 52.75' in order to provide required side yard setbacks
<b>Maximum Building Height:</b> <ol style="list-style-type: none"> <li>1. The maximum height of buildings with pitched roofs shall be:               <ol style="list-style-type: none"> <li>a. Twenty eight feet (28') measured to the ridge of the roof; or</li> <li>b. The average height of other principal buildings on the block face.</li> </ol> </li> <li>2. The maximum height of a flat roof building shall be twenty feet (20').</li> <li>3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.               <ol style="list-style-type: none"> <li>a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.</li> <li>b. Exceptions:                   <ol style="list-style-type: none"> <li>(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.</li> <li>(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:                       <ol style="list-style-type: none"> <li>(A) The width of a dormer is ten feet (10') or less; and</li> <li>(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of</li> </ol> </li> </ol> </li> </ol> </li> </ol>	Complies	No modification is being requested for the 28' maximum height

<p>the building facade facing the interior side yard; and (C) Dormers are spaced at least eighteen inches (18") apart.</p> <p>4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.</p> <p>5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').</p> <p>6.</p> <p>a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by the Planning Commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The Planning Commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.</p> <p>b. Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section <a href="#">21A.34.020</a> of this title.</p>		
<p><b>Front Yard:</b> The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building</p>	<p>Complies</p>	<p>The overall development has a 20' front (west) yard and complies with this setback.</p>
<p><b>Corner Side Yard:</b> Ten feet (10').</p>	<p>Complies</p>	<p>Corner side yard is proposed to be 10 feet.</p>

<p><b>Interior Side Yard:</b>  a. Corner lots: Four feet (4').  b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.</p>	Complies	Side yards are 14.5 and 4 feet for the original lot (interior) and 6.5 feet for the new lot (corner)
<p><b>Rear Yard:</b> Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less</p>	Complies	The rear yards of both lots are approximately 85 feet; which meets the requirement. Even excluding the driveway easement, the rear yard of the new lot meets the requirement.
<p><b>Maximum Building Coverage:</b>  The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.</p>	Complies	<p><b>Overall development:</b>  5,706 square feet of the overall site is covered in building for approximately 41.5% building coverage.</p> <p><b>North parcel:</b>  ~2,040/8,054 sq ft, ~26% coverage</p> <p><b>South parcel:</b>  ~1,800/6,756 sq ft, ~27% coverage</p>
<p><b>Maximum Lot Size:</b>  With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:</p> <ol style="list-style-type: none"> <li>1. The size of the new lot is compatible with other lots on the same block face;</li> <li>2. The configuration of the lot is compatible with other lots on the same block face; and</li> <li>3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face</li> </ol>	Complies	One lot is above the maximum lot size of 7,500 sq. ft., but is in more compliance with the standard than the existing condition once the lot is divided
<p><b>Standards For Attached Garages:</b></p> <ol style="list-style-type: none"> <li>1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</li> <li>2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:</li> </ol>	Not applicable	Both homes have detached garages

<p>a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;</p> <p>b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or</p> <p>c. The garage doors will face a corner side lot line.</p>		
<p><b>21A.36.010.C Frontage of Lot on Public Street:</b> All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.</p>	Complies	One lot will have only 44.25' of public street frontage. See discussion under <a href="#">issue 1</a> regarding the proposed modification through the Planned Development process. However both lots have street frontage, meeting this requirement.
<p><b>21A.55.060: Minimum Area:</b> 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. The minimum planned development size in the R-1/5000 is 10,000 square feet:</p>	Complies	According to the Salt Lake County Assessor, the lot is 0.34 acres or 14,810.4 square feet, meeting the minimum requirement.

# ATTACHMENT G: ANALYSIS OF STANDARDS – PLANNED DEVELOPMENT

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

Standard	Finding	Rationale	
<p><b>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</b></p>	<p><b>Complies</b></p>	<p>The applicant’s narrative identifies several Planned Development objectives they seek to achieve with the proposal. Staff has determined the proposal meets at least the following Planned Development objectives:</p> <ul style="list-style-type: none"> <li>• <b>Housing:</b> Providing affordable housing or types of housing that helps achieve the City's housing goals and policies.</li> <li>• <b>Master Plan Implementation:</b> A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal.</li> <li>• <b>Better product than what would be achieved through strict compliance with the Code:</b> The project meets the intent of the code by providing a lot more in scale with the existing development pattern of the neighborhood</li> </ul>	
<p><b>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</b></p>	<p><b>Complies</b></p>	<p>As noted in the masterplan discussion, the proposed project generally meets the desire to stabilize the Westside neighborhood with similar and compatible land uses. The planned development accomplishes this goal with minimal modifications to the zoning standards.</p>	
<p><b>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:</b></p>	<p><b>Complies</b></p>	<p>The proposed project generally complies with all design and compatibility considerations. The only significant modification is the reduced street frontage on 1500 West.</p>	
<p><b>C 1</b></p>	<p>Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p><b>Complies</b></p>	<p>The proposed development will meet all zoning standards except the minimum street frontage requirement. The new lot will accommodate a single-family home, consistent with adjacent land uses.</p>
<p><b>C 2</b></p>	<p>Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an</p>	<p><b>Complies</b></p>	<p><i>Building Orientation</i> The proposed project will face 1500 West and meets zoning setback standards.  <i>Building Materials</i></p>

	applicable master plan related to building and site design;		The new home is proposed to be of fiberglass cement paneling. Which is similar in appearance to adjacent single family homes.
<b>C 3</b>	Whether building setbacks along the perimeter of the development:  a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	<b>Complies</b>	The proposed project is proposed to have a reduced frontage on 1500 West, but will meet all other zoning standards, consistent with adjacent land uses.
<b>C 4</b>	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	<b>Complies</b>	The new home will be of consistent orientation and design of neighboring homes.
<b>C 5</b>	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	<b>Complies</b>	A detailed lighting plan has not been provided, however there is no indication that lighting will be any different than other single-family homes in the area. This is not a multi-family or commercial structure where façade lighting is encouraged to maintain pedestrian interest; the home is located in a single family neighborhood that has generally low lighting levels.
<b>C 6</b>	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	<b>Complies</b>	This is not a project that requires commercial waste disposal. Single-family oriented waste collection dumpsters will be located in areas typical of single-family neighborhoods.
<b>C 7</b>	Whether parking areas are appropriately buffered from adjacent uses.	<b>Complies</b>	Parking access to the proposed project is from an existing parking cut adjacent to 900 South street.
<b>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:</b>		<b>Partial</b>	Landscaping plans have not been provided because it is not a commercial or multi-family land use.
<b>D 1</b>	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	<b>Complies</b>	Some mature trees are being saved (see petitioner narrative). Applicant will need to coordinate with the City's Urban Forester on any street tree removal. Compliance will be ensured during the building permit stage of the proposal.
<b>D 2</b>	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	<b>Complies</b>	There is existing landscaping surrounding the existing home. The site slated for new construction is mostly open lawn at the present time.
<b>D 3</b>	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	<b>Complies</b>	The landscaping for the new home will be developed by the new owner of the single-family home.
<b>D 4</b>	Whether proposed landscaping is appropriate for the scale of the development.	<b>Complies</b>	Landscaping will be typical for single-family homes.

<b>E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:</b>		<b>Complies</b>	The proposed project complies with all mobility considerations related to the Planned Development review.
<b>E1</b>	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	<b>Complies</b>	Proposed project will add an additional driveway accessing the site from 900 South
<b>E2</b>	Whether the site design considers safe circulation for a range of transportation options including:  a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	<b>Complies</b>	The project is keeping with the scale and density of the neighborhood. The driveways are not located near intersections. Additional traffic generated by the development is minimal.
<b>E3</b>	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	<b>Complies</b>	The proposed design maintains access to adjacent land uses.
<b>E4</b>	Whether the proposed design provides adequate emergency vehicle access; and	<b>Complies</b>	Emergency vehicle access is provided on all street frontages.
<b>E5</b>	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	<b>Complies</b>	The loading and service are typical of single family homes. Access is from the rear of the home
<b>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</b>		<b>Complies</b>	The proposal is to retain the existing home and add a new home on a similar sized lot.
<b>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</b>		<b>Complies</b>	See department comments from Public Utilities for more information.

## **ATTACHMENT H: ANALYSIS OF STANDARDS – PRELIMINARY SUBDIVISION PLAT**

**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
<b>A.</b> The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Complies – pending Planned Development approval	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: <ul style="list-style-type: none"> <li>• Reduced lot frontage width on 1500 West</li> </ul>
<b>B.</b> All buildable lots comply with all applicable zoning standards	Complies	The overall proposal complies with lot area standards when calculated together as noted in the R-1/5000 development standards table in <a href="#">Attachment F</a> .
<b>C.</b> All necessary and required dedications are made;	Complies	The proposed preliminary plat does not include any right-of-way dedications. An access easement to the existing garage will be maintained.
<b>D.</b> Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies	Water supply and sewage disposal are adequate. Each lot will be required to have its own service. Utilities notes in <a href="#">Attachment J</a>
<b>E.</b> Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies	No public improvements are required for this development. Any alterations to elements in the public way, including curb, gutter, or sidewalk as part of the construction of this development will be reviewed by Engineering..
<b>F.</b> The subdivision otherwise complies with all applicable laws and regulations.	Complies – pending compliance with Department Comments	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval. The plat will need to comply with the conditions for the subdivision plat.
<b>G.</b> If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision does not alter any street or right-of-way.



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

### **Notice to the Recognized Community Council:**

A notice was emailed to the Poplar Grove and Glendale Community Councils on February 21, 2019. The Community Council was given 45 days to respond with any concerns and to request that the applicant attend a meeting.

Neither Community Council requested a review or provided input

### **Notice of Public Hearing for Planning Commission**

Public hearing notice mailed on May 10, 2019

Public hearing notice posted on May 10, 2019

Public notice posted on City and State Websites and Planning Division list serve: May 10, 2019

Public hearing sign posted on May 10, 2019

No other concerns were received from the public as of staff report publication.

# **ATTACHMENT J: DEPARTMENT REVIEW COMMENTS**

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## **Zoning (Kevin Hamilton - Building Services Department)**

Front yard averaging calculations not found. Please note if this requirement is being changed, altered, modified or waived as part of the proposed Planned Development.

Not clear if 20' setback from sidewalk will be met for proposed detached garage. Please note if this requirement is being changed, altered, modified or waived as part of the proposed Planned Development.

Could not evaluate compliance with building height requirement by submitted elevations. Please note if this requirement is being changed, altered, modified or waived as part of the proposed Planned Development.

No other zoning issues noted.

## **Transportation (Mike Barry)**

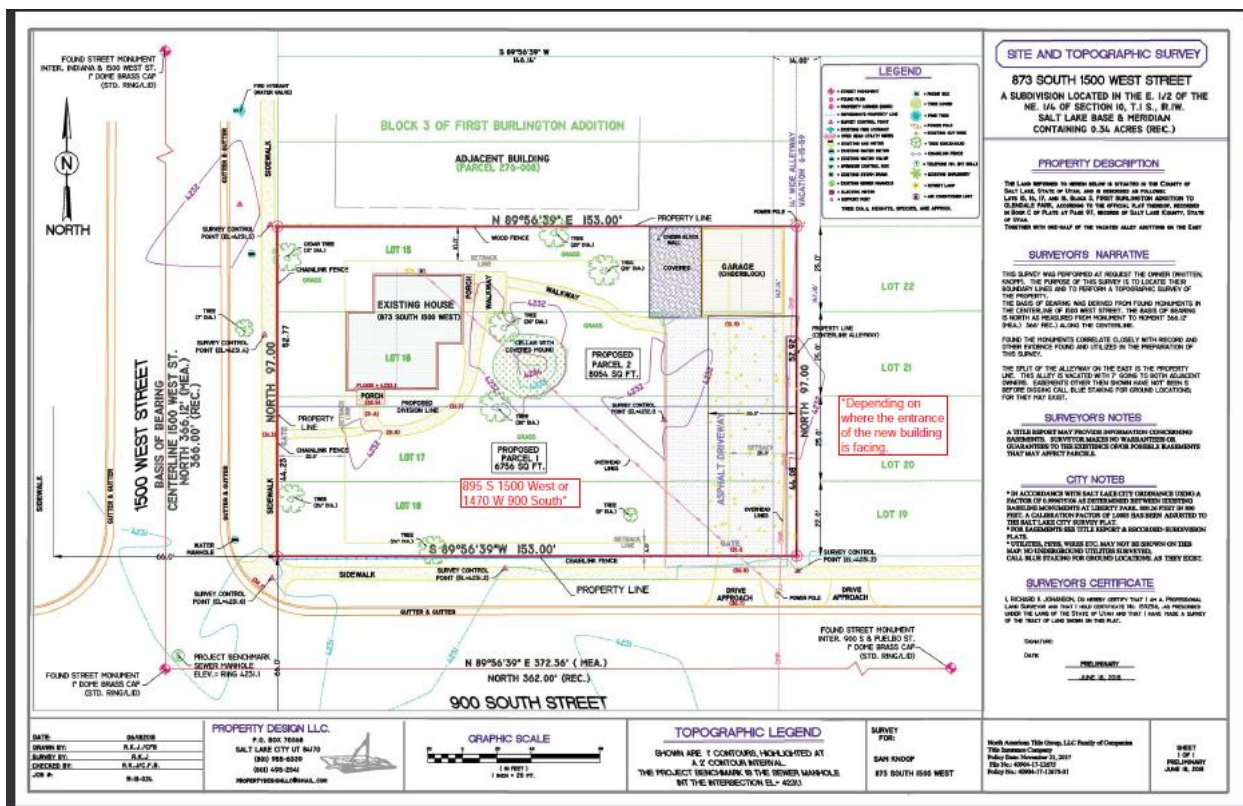
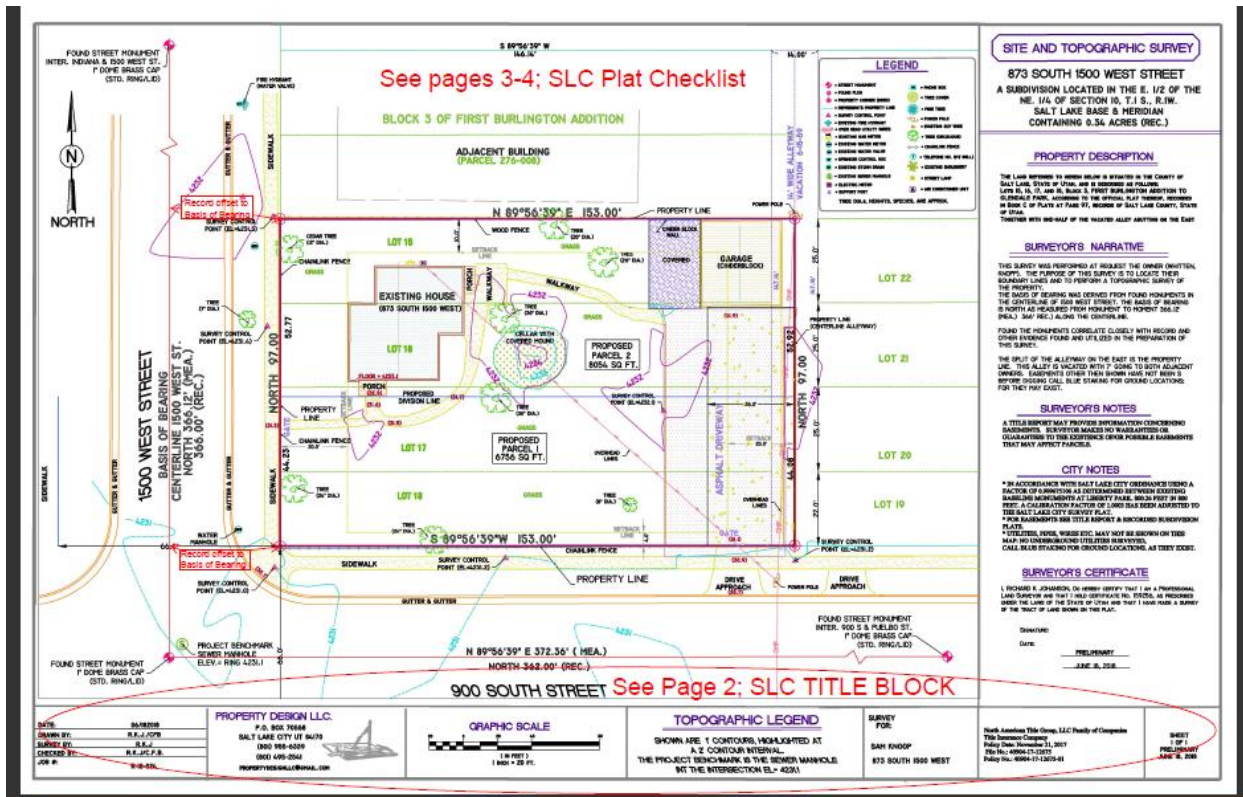
There should be a cross access agreement for lots 1 and 2.

## **Public Utilities (Jason Draper)**

- There are not water or sewer mains in 900 South along this frontage. All utility connections will need to be made to 1500 West.
- Each lot will require separate utility connections.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

## **Engineering (Scott Weiler)**

***Planning Staff Note:*** Engineering provided redlines to the developer's preliminary plat that will need to be addressed during the final plat review stage of the development. Compliance with these department requirements are a condition of approval.



**City Attorney's Office (Subdivision Plat Requirements)**

**Planning Staff Note:** The initial submission came in the form of a survey, not a plat. The final plat will require the signature boxes for all the departments and the owner's dedication, etc.