



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: May 8, 2019

Re: 27th Street Collective
Petition PLNSUB2019-00197 – Subdivision
Petition PLNSUB2019-00199 – Planned Development

SUBDIVISION & PLANNED DEVELOPMENT

PROPERTY ADDRESSES: Approximately 868 E. 2700 South & 2716 S. 900 East

PARCEL IDs: 16-20-381-016 & 018

ZONING DISTRICT: R-1/7,000 (Single Family Residential District). A request to change the zoning from R-1/7,000 to R-1/5,000 is in the City Council office, action pending the result of these petition requests.

MASTER PLAN: Sugar House Master Plan – Low Density Residential (5-10 DU/Acre)

REQUEST: Collin Strasser of Strasser Organization Inc., is requesting approval from the City to develop five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires subdivision and planned development approval, specifically;

- Preliminary Subdivision Plat – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcels will be created.
- Planned Development – A request for Planned Development approval to address the creation of lots without street frontage, modified required yards on Lots 3 & 4, and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone.

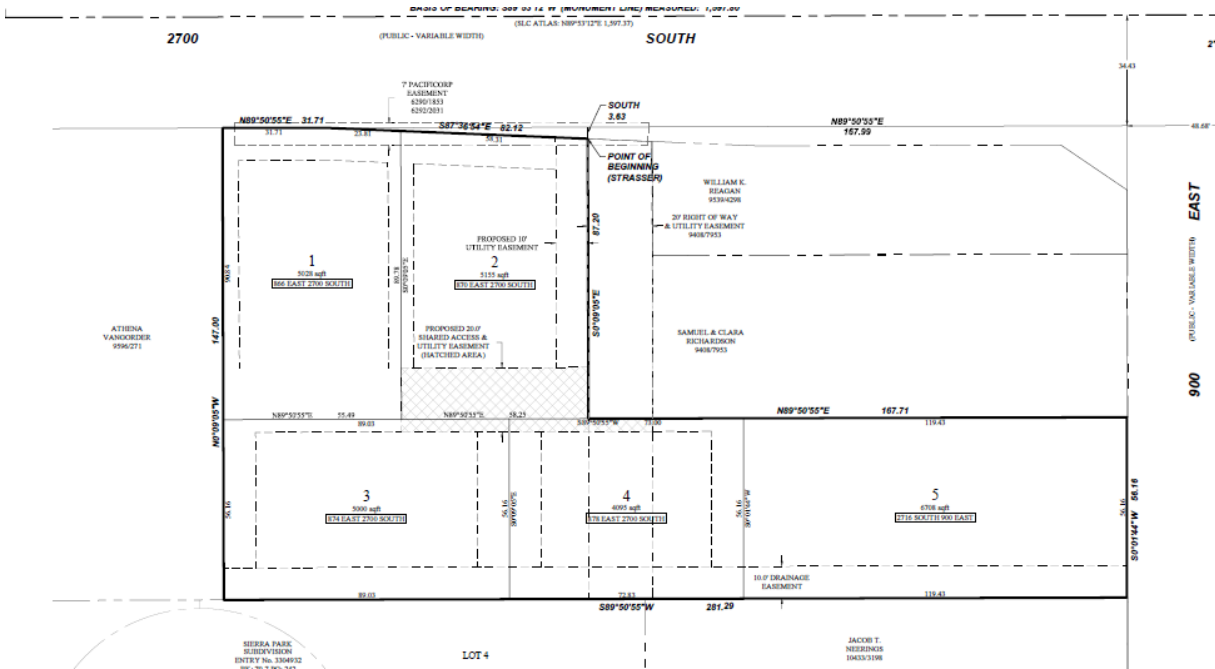
RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the Subdivision and Planned Development requests as proposed at approximately 868 E. 2700 South and 2716 S. 900 East.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Planning Commission approve the Subdivision and Planned Development requests as proposed. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E and F of this staff report. The approval of the Planned Development and Subdivision requests is subject to the following conditions:

1. A Final Plat application is required and shall be submitted to finalize the plat.
2. Compliance with all City Department/Division comments and requirements as noted in Exhibit G.

PROJECT DESCRIPTION: Collin Strasser of Strasser Organization Inc., is requesting approval from the City to develop five (5) residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires Subdivision and Planned Development approval; the Planning Commission has decision making authority in these matters.

The subdivision request involves the division of two exiting parcels into five parcels meeting the average minimum lot size for the R-1/5,000 (Single Family Residential) Zone. Please refer to the attached preliminary plat for lot size and configuration information – Exhibit B.



Through the Planned Development process, the applicant is requesting relief from *Section 20.12.010(E)(1) – Access to Public Streets* which states that all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by code, unless modified standards are approved by the Planning Commission as part of a Planned Development, and *Section 21A.36.010(C) – Use of Land and Buildings* which states that all lots shall front on a public street unless specifically exempted from this requirement by other provisions in the code. Lots 3 and 4 of the proposed subdivision do not have public street frontage. The subject parcels will be accessed via an access easement to 2700 South.

Additionally, through the Planned Development process, the applicant is requesting a reduced front yard setback on Lots 3 & 4. The required front yard setback in the R-1/5,000 Zone is twenty feet (20’). The applicant is requesting a four foot (4’) front yard setback. The homes on these proposed lots will be oriented toward 2700 South, however will be sited to the rear of the proposed homes that actually front on 2700 South.

Finally, through the Planned Development process the applicant is requesting approval for the averaging of overall lot sizes in a R-1/5,000 Zone. Parcels in this Zone are required to be at least 5,000 square feet. Proposed Lot 4 is 4,095 square feet in size, however the overall average for the five lots in the subdivision exceed the 5,000 square foot minimum threshold.

Planning Staff has determined the proposal meets the following Planned Development objectives:

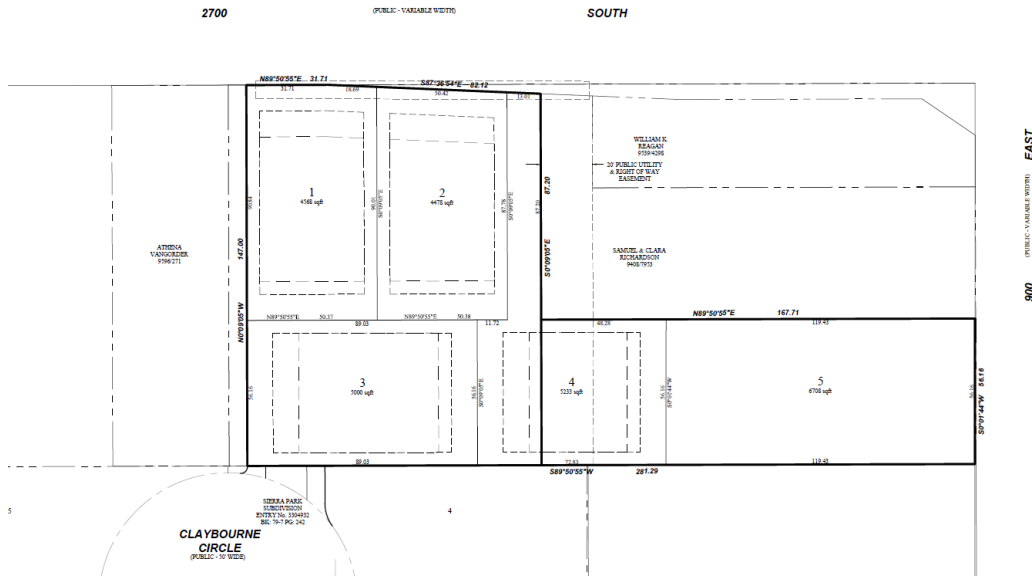
- C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies.

- E. 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.

Given the configuration of the existing lots, one more residential unit will be realized through the Planned Development process than if the development simply met zoning ordinance standards for the R-1/5,000 zone.

BACKGROUND:

On November 30, 2016, the Planning Commission reviewed and approved a subdivision and planned development on this same property submitted by a different applicant. At that time, the Planning Commission’s approval included an access for Lot 3 from Claybourne Circle (Sierra Park Circle) located to the south. The subdivision plat that was approved by the Planning Commission was as follows:



Subsequent to the Planning Commission’s approval, the applicant at that time was unable to secure an easement from the adjacent property owner to the south to allow for the access from Claybourne Circle (Sierra Park Circle). The approvals granted by the Planning Commission for the subdivision and the planned development were allowed to expire; hence the current re-application proposal and revised design showing access for the proposed lots to be via 2700 South and 900 East. There is no proposed access to the development via Claybourne Circle (Sierra Park Circle).

In addition, in the previous iteration of this project considered by the Planning Commission, the prior applicant requested that the subject property be rezoned from R-1/7,000 (Single Family Residential District) to R-1/5,000 (Single Family Residential District). This rezone request was/is consistent with the future land use designation noted on the Future Land Use Map in the Sugar House Master Plan for low density residential development. Additionally, the proposed lots were/are consistent in size and associated density with surrounding residential development.

On November 30, 2016, in response to this zoning map amendment request, the Planning Commission forwarded a recommendation to the City Council to rezone the subject property from R-1/7,000 to R-1/5,000. This requested proposal is currently being held in the City Council office pending the outcome of the current proposals for subdivision and planned development. Should the Planning Commission decide to approve the subdivision and planned development requests at this juncture, the applicant would move forward to the City Council for action on the rezone request. If the City Council does not approve the map amendment request, any approvals of the planned development and subdivision granted by the Planning Commission will become null and void. In

other words, the realization of the planned development and subdivision is contingent upon City Council approval of the zoning map amendment request.

PHOTOS OF SUBJECT SITE:



View of 2700 South property with home to be demolished.



View of 900 East property. This home will remain.



View of subject property from Claybourne Circle.



Second view of subject property from Claybourne Circle.

KEY ISSUES:

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

Issue 1: The applicant is requesting that the Planning Commission modify the street frontage requirement for proposed Lots 3 & 4 of the subdivision.

Discussion: Lots 3 & 4 of the proposed subdivision do not front a public street. The lots will be accessed via an access easement as shown on the plat. Lot 2 of the proposed subdivision and the existing duplex located adjacent and to the east of the subject property will also have access via this easement. This access configuration for four lots is ideal as it will consolidate access points along 2700 thereby reducing the overall number of accesses needed. The proposed lots in the subdivision are essentially regularly shaped rectangular lots. Although proposed Lots 3 & 4 do not have street access, they are rectangular lots that will certainly be developable for new residences substantially meeting, with minor modifications, the zoning ordinance standards of the R-1/5,000 Zone.

Planning Staff supports the proposed lot configuration and therefore recommends that the Planning Commission approve Lots 3 & 4 with the access as proposed by the developer.

Issue 2: The applicant is requesting a reduced front yard setback on Lots 3 & 4 as the homes on the proposed lots are to be oriented toward 2700 South.

Discussion: The proposed homes will be oriented toward 2700 South, however will not directly front this street. The proposed homes will be accessed off of the proposed access easement. The required front yard in the R-1/5,000 Zone is the average of the block face or twenty feet (20') where there are no existing buildings within the block face. The applicant is proposing a four foot (4') front yard setback, meeting all other required yards (side and rear) for these two lots. Given the proposed layout of the buildings in the subdivision, a reduced front yard setback of four feet (4') appears reasonable. The layout is essentially a cul-de-sac for Lots 3 & 4.

Issue 3: Lot 4 of the proposed subdivision is less than 5,000 square feet as required in the R-1/5,000 Zone, however the overall density of the project meets the 5,000 square foot minimum threshold.

Discussion: Through the Planned Development process, the Planning Commission has the authority to modify lot size as long as the overall density is not increased. The fact that Lot 4 is less than 5,000 square feet is not an issue as the overall project density does not increase due to this reduced lot size. As proposed, a 4,095 square lot is reasonable for residential development. There is a plethora of lots less than 5,000 square feet in the R-1/5,000 Zone across the City that are developed residentially; it is very common. The important issue on which to focus is that the overall density of the development does not change with one lot being less than 5,000 square feet.

CONCLUSION:

The project as proposed meets or is able to meet standards in terms of Zoning & Master Plan policies (Attachment D), Planned Development standards (Attachment E) and Subdivision standards (Attachment F).

NEXT STEPS:

Any action taken by the Planning Commission regarding the planned development and subdivision requests would complete City decision making processes regarding these matters. The proposed zoning map amendment request that is currently awaiting action in the City Council office would need to be decided. If the applicant receives approval for the subdivision and the planned development from the Planning Commission, the map amendment petition would be revived with the City Council. If the approval of the zoning map amendment is granted, the applicant would then move forward to finalizing the plat and subsequently the building permit stage. If the City Council denies the requested zoning map amendment, any approvals granted by the Planning Commission would become null & void.

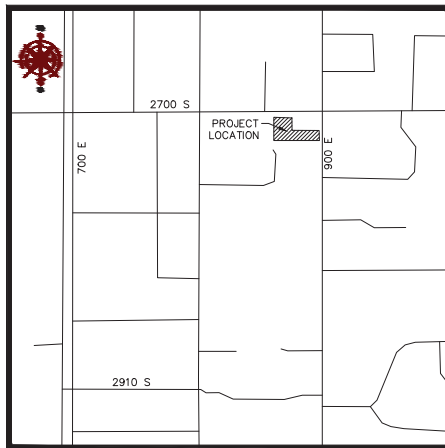
ATTACHMENTS:

- A. Vicinity Map
- B. Development Plan Set
- C. Applicant Information
- D. Master Plan Policies and Zoning Ordinance Standards
- E. Analysis of Planned Development Standards
- F. Analysis of Subdivision Standards
- G. Public Process and Comments

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: DEVELOPMENT PLAN SET



VICINITY MAP
N.T.S.

27TH STREET COLLECTIVE

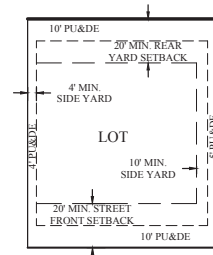
SUBDIVISION
LOCATED IN SW 1/4 OF SECTION 20, T1S, R1E, SLB&M
SALT LAKE CITY, UTAH

LEGEND

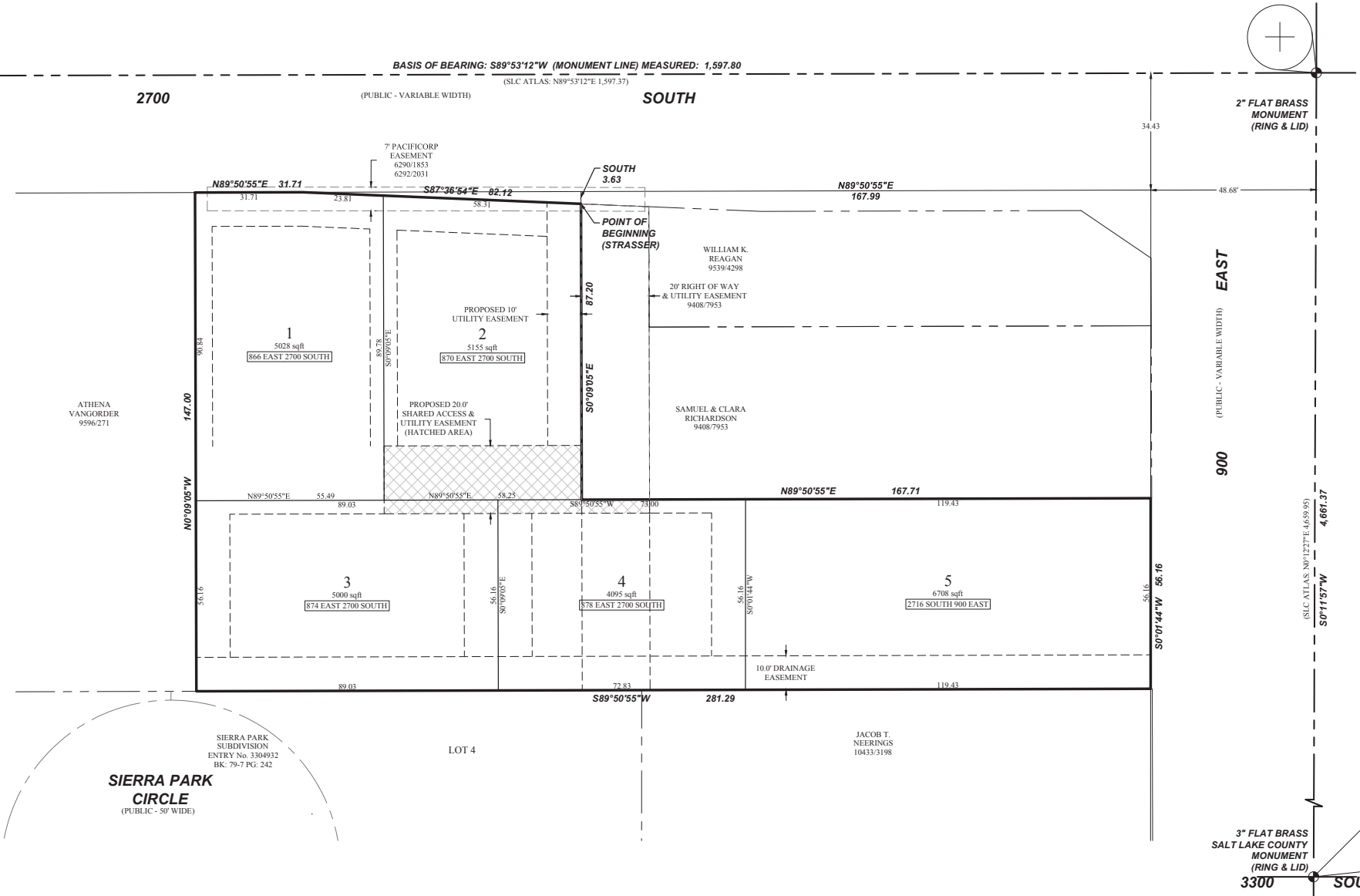
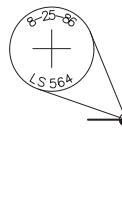
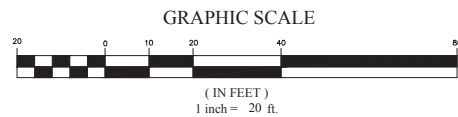
- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- ⊕ #5 REBAR AND CAP (FOCUS) TO BE SET
- ⊕ SECTION MONUMENT (FOUND)

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL BOUNDARY AND REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT THE EXTENSION OF SIDE LOT LINES.
2. BOUNDARY CLOSURE: 1-90.421
3. VERTICAL DATA (CONTOURS AND SPOT ELEVATIONS) SHOWN HEREON IS BASED ON THE NAVD88 FOOT EQUIVALENT ELEVATION OF 4,340.07 FEET PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR ON THE MONUMENT FOUND AT THE INTERSECTION OF 2700 S. AND 900 E
4. THE CURRENT ZONING FOR THE PROPERTY IS R-1-5
5. THE PROPOSED USE OF THE PROPERTY IS 5 SINGLE FAMILY LOTS IN THE R-1-5 ZONE WITH AN AVERAGE LOT SIZE OF 5,000 SF.
6. AVERAGE SIZE OF THE PROPOSED 5 LOTS IS 5,197 SF.
7. WATER LATERALS FOR THE NEW LOTS WILL CONNECT TO THE 12" WATER MAIN IN 2700 SOUTH.
8. SEWER LATERALS FOR THE NEW LOTS WILL CONNECT TO THE 18" SEWER MAIN IN 2700 SOUTH.
9. THERE ARE NO MAJOR STORM DRAIN FACILITIES ANTICIPATED FOR THE PROPERTY.
10. ACCORDING TO FEMA MAP #49035C0303G, THE SUBJECT PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



TYPICAL BUILDING SETBACKS
N.T.S.



SURVEYOR'S CERTIFICATE
I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735
Date _____

BOUNDARY DESCRIPTION
A portion of Lot 10, Block 29, 10 Acre Plat "A" Big Field Survey, more particularly described as follows: Beginning on the South line of 2700 South Street located S89°50'55"W along the Block line 167.99 feet and South 3.63 feet from the Northeast Corner of Lot 10, Block 29, 10 Acre Plat "A" Big Field Survey; thence S0°09'05"E 87.20 feet to the Southwest corner of that Real Property described in Deed Book 9408 Page 7953 of the Official Records of Salt Lake County; thence N89°50'55"E along said deed 167.71 feet to the West line of 900 East Street; thence S0°01'44"W along said street 56.16 feet; thence S89°50'55"W along the extension of and along the North line of SIERRA PARK SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder 281.29 feet to the Southeast corner of that Real Property described in Deed 9596 Page 271 of the Official Records of Salt Lake County; thence N0°09'05"W along said deed 147.00 feet to the South line of 2700 South Street; thence N89°50'55"E along said street 31.71 feet; thence S87°36'54"E along said street 82.12 feet to the point of beginning.
Contains: 25,987± s.f.

OWNER'S DEDICATION
KNOWN HERE BY ALL THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

27TH STREET COLLECTIVE
SUBDIVISION
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

STRASSER ORGANIZATION INC.
COLIN STRASSER (PRESIDENT)

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

27TH STREET COLLECTIVE
SUBDIVISION
LOCATED IN SW 1/4 OF SECTION 20, T1S, R1E, SLB&M
SALT LAKE CITY, UTAH

OWNER/DEVELOPER

STRASSER
ORGANIZATION
1935 SOUTH 900 EAST
SALT LAKE CITY, UT 84105
COLIN STRASSER
801-381-3821

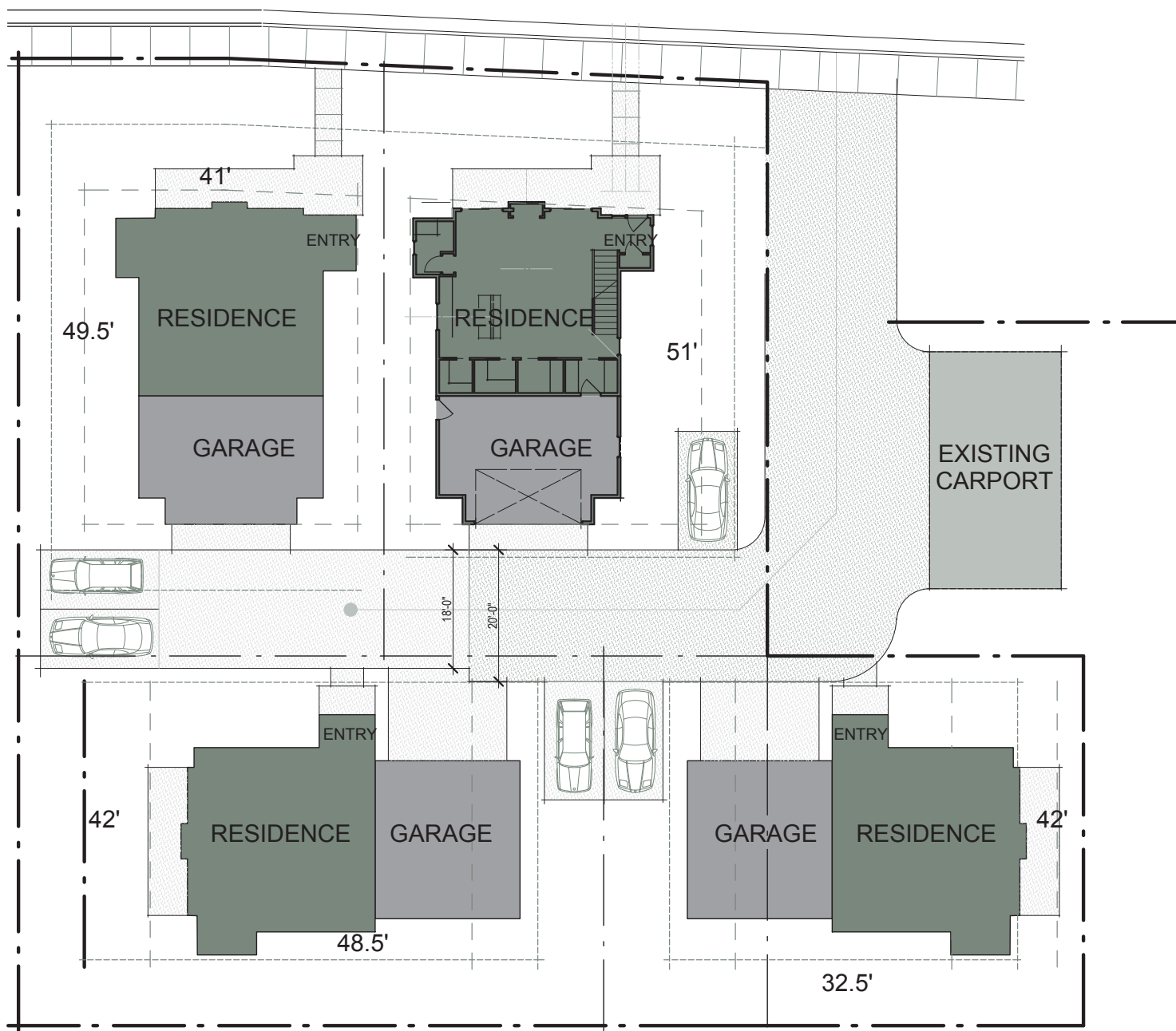
PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

2/28/19

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____, 20____ DAY OF _____	SALT LAKE VALLEY HEALTH DEPT. APPROVED THIS _____ DAY OF _____, 20____	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER _____	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____	S.L. VALLEY HEALTH DEPARTMENT _____						

2700 SOUTH



27TH STREET COLLECTIVE
2700 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84106

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

FILE: D:\JIM\JA\TwentySEVEN

DATE: FEBRUARY 27, 2018

DRAWN: JBD

REVISIONS

NO.	DATE	DESCRIPTION



SITE PLAN / GRADING PLAN

0' 10' 20' 30'

27TH STREET COLLECTIVE
2700 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84106

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

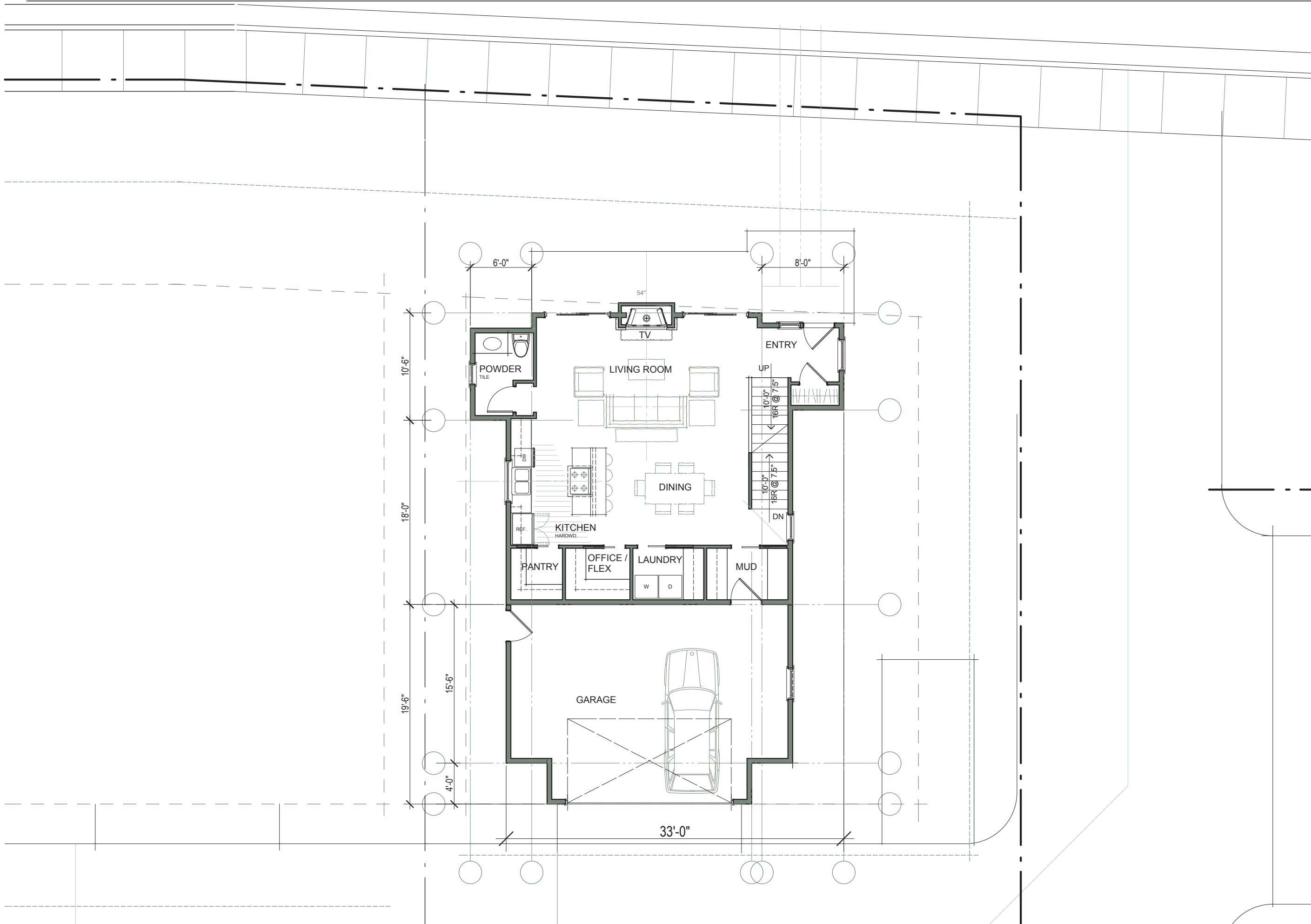
FILE: D:\JIM\JDA\TwentySEVEN

DATE: FEBRUARY 27, 2018

DRAWN: JBD

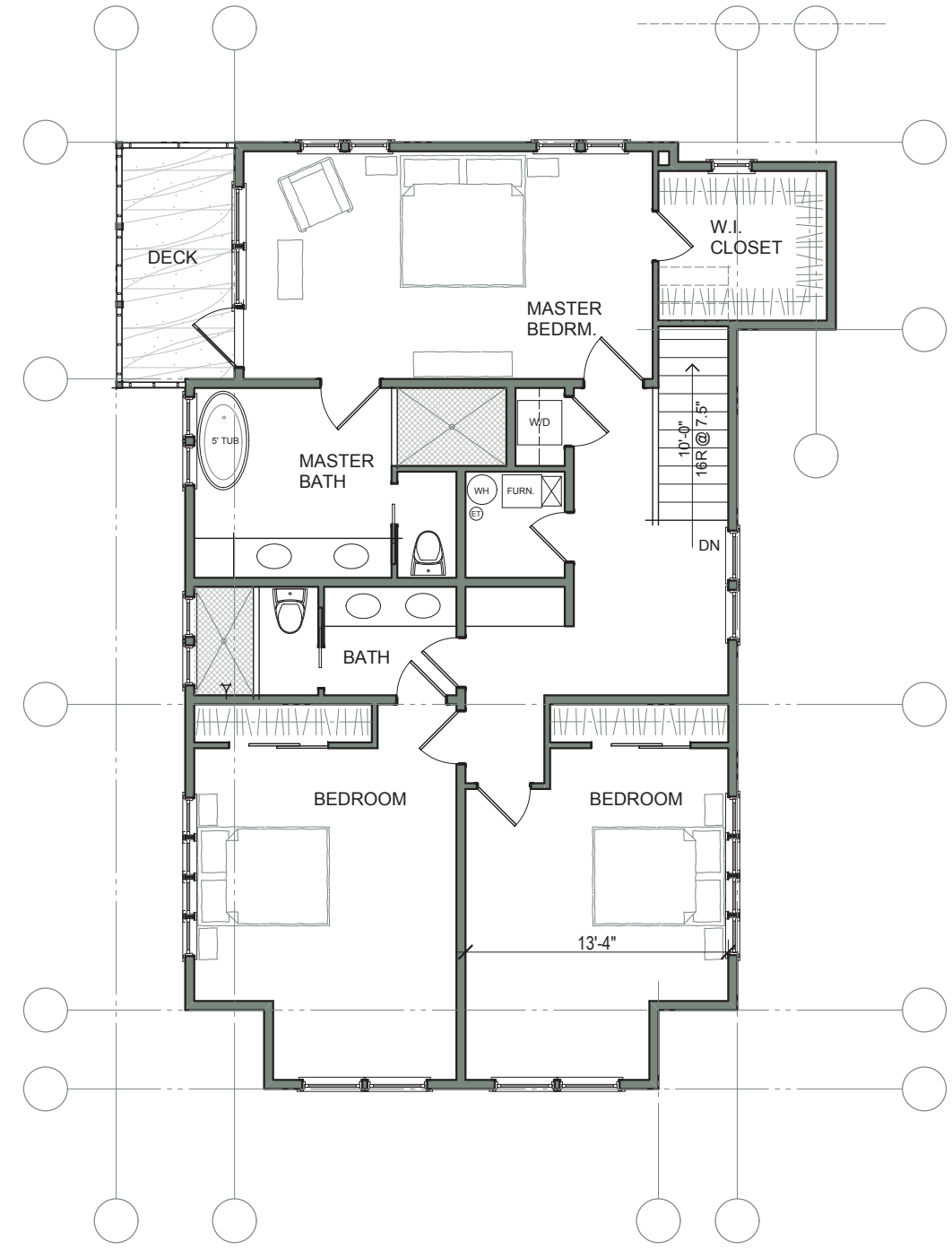
REVISIONS

NO.	DATE	DESCRIPTION

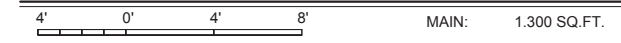


MAIN LEVEL FLOOR PLAN

27TH STREET COLLECTIVE
2700 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84106



UPPER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

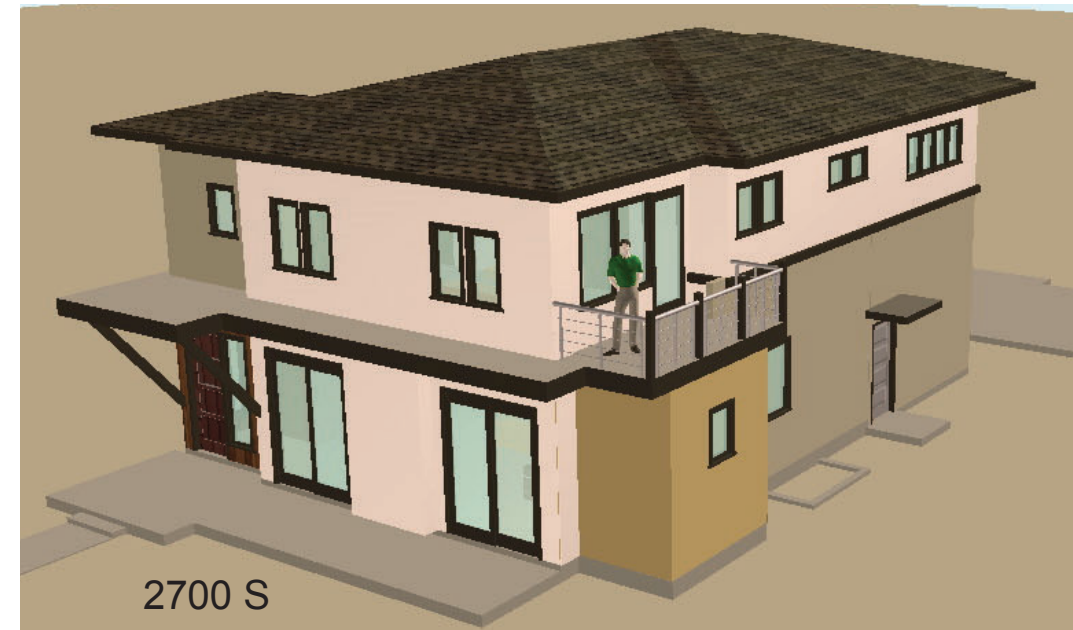
FILE: D:\JIM\JA\TwentySEVEN

DATE: FEBRUARY 27, 2018

DRAWN: JBD

REVISIONS

NO.	DATE	DESCRIPTION



27TH STREET COLLECTIVE

2700 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84106

ARCHITECT

CONSULTANT

COPYRIGHT © DARLING ARCHITECTURE, P.C. ALL RIGHTS RESERVED. THE USE OF THESE PLANS IS EXPRESSLY LIMITED TO DARLING ARCHITECTURE, P.C. AND FOR USE SOLELY ON THE SUBJECT PROPERTY. REPRODUCTION, RE-USE (IN ANY WAY), OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY DARLING ARCHITECTURE, P.C.

FILE: D:\JIM\JDA\TwentySEVEN

DATE: FEBRUARY 27, 2018

DRAWN: JBD

REVISIONS

NO.	DATE	DESCRIPTION

ATTACHMENT C: APPLICANT INFORMATION



STRASZER

ORGANIZATION

Colin Strasser

1935 S 900 E

Salt Lake City, UT 84105

3/1/19

27TH STREET COLLECTIVE

Salt Lake City Planning
451 S State Street, Room 215
Salt Lake City, UT 84111

Planned Development

Project Description

The proposed use is a five (5) residential single-family detached dwelling planning development lots, known as the 27th Street Collective. The existing use is two single-family homes on large lots with an overall area of about 0.60 acre or 25,897 square feet. The existing home on the 2700 S property will need to be demolished and the home on the 900 E property will become part of the City's affordable housing stock.

The PD process will allow the 27th Street Collective to achieve a number of the City's goals through efficiencies in design and land use. Through this process the 27th Street Collective will be able to meet the City's objective for affordable housing and housing types available in the Sugar House community. Two of the lots will not have public street frontage and are requesting relief from Section 20.12.010(E)(1) and exemption from Section 21A.36.101(C). In proposing the best possible land use some modifications by the Planning Commission to zoning regulations for required rear yard setbacks and minimum lot area will be required (see Setback Exhibit). Four of the subject parcels will be accessed via a shared access easement to 2700 S. The same subject property was previously given a positive recommendation by the Planning Commission for a similar PD proposal back in 2016, and has always been well received by the Sugar House Community Council. The overall design is compatible with the neighborhood and will help to achieve the City's goals of infill development. The 27th Street Collective hopes to be an opportunity for the neighborhood to foster interactions and collaborations .

Planned Development Information

In meeting the PD regulations this project will achieve objective "g" by setting aside 20% of the project to be affordable to City families whose incomes are at or below 80% of the area median income. The PD objective in section 21A.55.010 "C. Housing Providing affordable housing or types of housing that helps achieve the city's housing goals and policies: 1. At least 20% of the housing must be for those with incomes that are at or below 80% of the area median income AMI." The home on 900 E will be offered for sale to City families at or below 80% of the AMI of the area and the other homes will be sold at market rate.



STRAS2ER
ORGANIZATION

27TH STREET COLLECTIVE

Elevation Drawing Information:

Type of Construction: Wood frame structure with a mix of exterior siding, including: stucco, wood, and cement board.

Number of dwellings: Four (4) new contemporary homes and one (1) affordable home for a total of five (5)

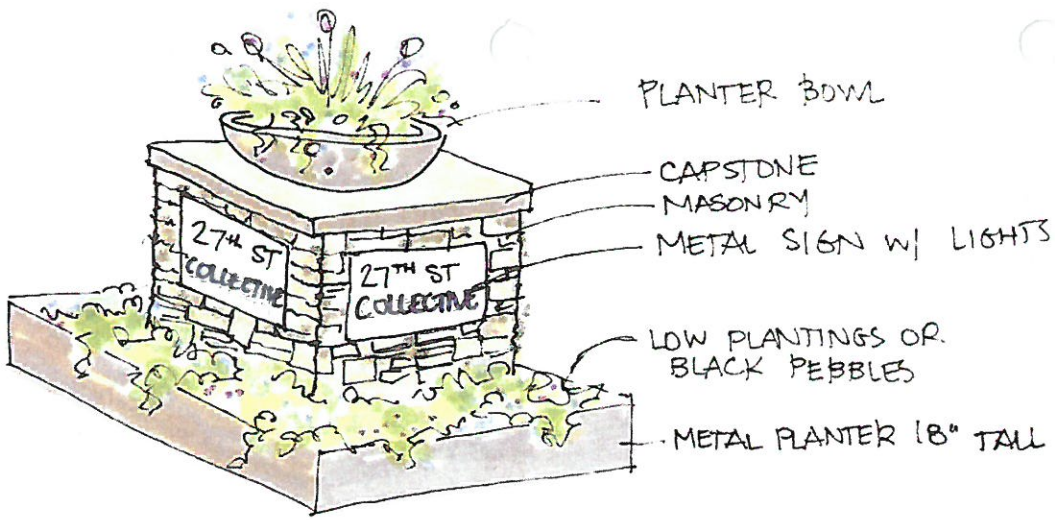
Dwelling: Contemporary two story detached with basement, having between 2,800 - 3,200 SF of livable space and two car attached garage.

Dwelling density ratio: 8.7 units/acre.

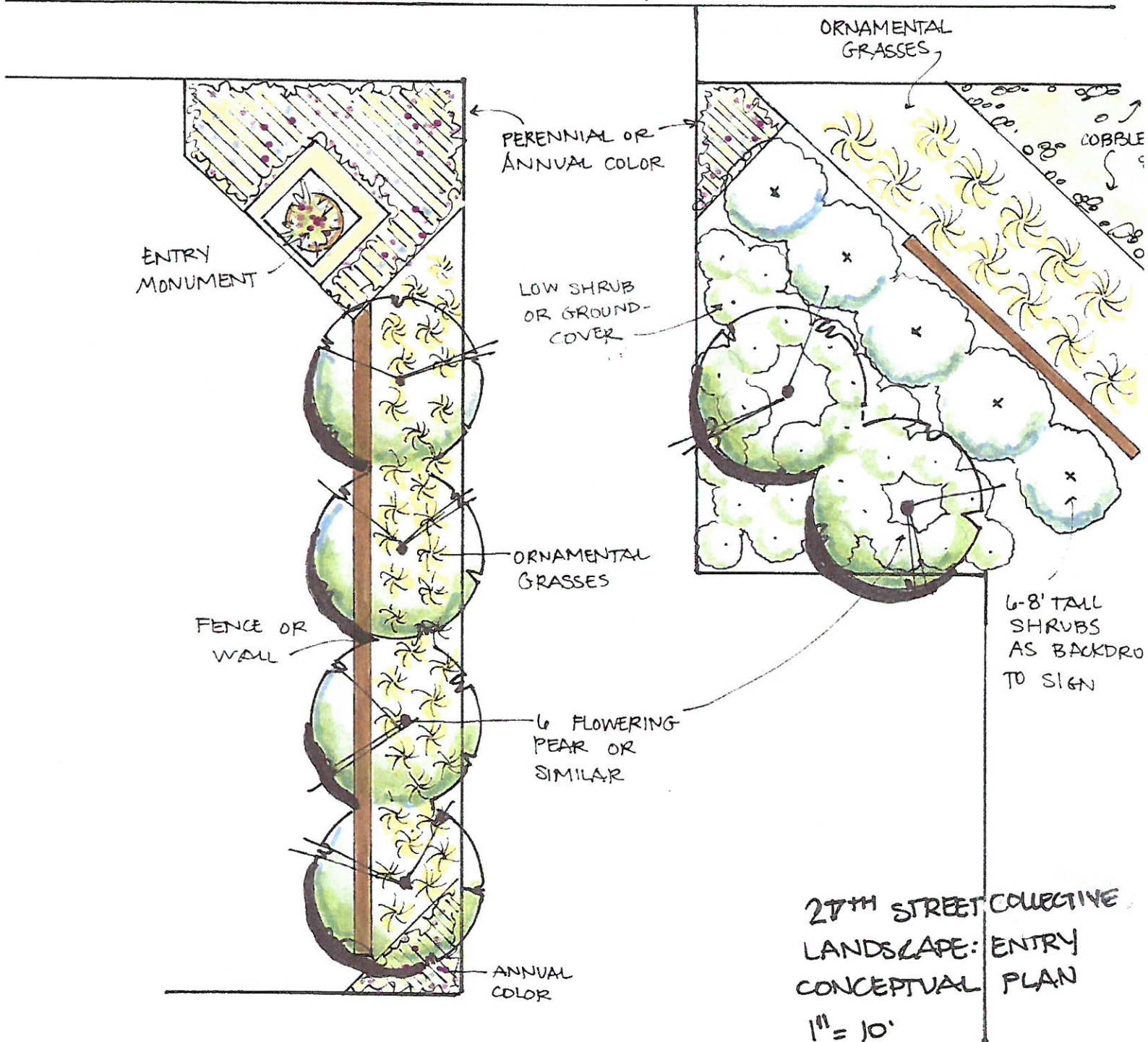
Sincerely,

Colin Strasser

Developer, CEO of Strasser Organization, INC



2700 SOUTH



27th Street Collective Planned Development
Zoning Ordinance Standards
R-1/5,000 (21A.24.070) SINGLE-FAMILY RESIDENTIAL DISTRICT

- A. **Purpose Statement:** 27th Street Collective is well within the parameters of the purpose statement of the zoning district.
- B. **Uses:** PERMITTED Dwelling, Single-family (detached).
- C. **Minimum Lot Area And Lot Width:** All but lot 4 will have minimum of five thousand (5,000) square feet per single family detached dwelling unit. All purposed lot widths will be over the required minimum 50' width.
- Planning Commission action is required to allow lot size averaging, as lot 4 will be under the minimum lot area. Lot 4 is purposed to be four thousand ninety-five (4,095) square feet of lot area, less than the five thousand (5,000) minimum.
- D. **Maximum Building Height:**
1. All purposed dwelling units will be pitched roof homes that will comply with:
 - a. Maximum twenty eight feet (28') measured to the ridge of the roof.
 - b. Height will not exceed the average height of other principal buildings on the block face of 2700 S.
 2. N/A Will not be flat roof homes.
 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 walls 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.
 - Lots adjacent to interior side yards will have a minimum side yard setback of: four feet (4') on one side and ten feet (10') on the other. All purposed exterior wall heights adjacent to interior side yards and with minimum standard side yard setbacks shall be setback one additional foot (1') to allow for one additional feet (1') in exterior wall height. This will allow for a maximum of twenty one feet (21') in exterior wall height.
 - a. N/A Lots with slopes.
 - b. Exceptions: (1) Gable Walls: maximum not exceed twenty one feet (21') (2) No Proposed Dormer Walls.
 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 riven point of building coverage.
 5. N/A
 6. a. N/A
c. N/A
- E. **Minimum Front Yard Requirements:**

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are not existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the record subdivision plat, the requirement specified on the plat shall prevail. For buildings existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.
- Planning Commission action is required to allow for exception to the minimum front yard standard of twenty feet (20') for Lot 3 and Lot 4, both are interior lots without public street frontage and will require reduced required front yard depth to be a minimum of four feet (4').
 2. Corner Side Yard: N/A
 3. Interior Side Yard:
 - a. Corner lots: N/A
 - b. Interior lots: Four feet (4') on one side and ten feet (10') on the other
 4. Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.
 5. Accessory Buildings and Structures In Yards: Accessory buildings and structures may be located in a required yard subject to sections 21A.36.020, table 21A.36.020B of the Code. No accessory structures purposed.
- F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of any lot.
- G. **Maximum Lot Size:** No subdivision exception a new lot shall not exceed seven thousand five hundred (7,500) Square feet. 1-3 do not apply of this section.
- H. **Standards for Attached Garages:**
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 façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.
 2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of the code), unless: a. b. c. N/A

End of code response

Planning Commission: Approval of the following exception and modification to the zoning code is requested:

1. C. Minimum Lot Area And Lot Width Lot 4: will be only 4,095 square feet vs the required 5,000 square feet of lot area.
2. E. Minimum Front Yard Requirements: Lot 2 and Lot 3 require reduced required front yard depth, to be four feet (4') setback.

Purposed Setbacks:

Lot 1	Lot 2	Lot 3*	Lot 4*	Lot 5
Front Yards: twenty feet (20')	Front Yards: twenty feet (20')	Front Yards: four feet (4')	Front Yards: four feet (4')	Front Yards: twenty feet (20')
Interior Side Yard of four feet (4') on one side and ten feet (10')	Interior Side Yard of four feet (4') on one side and ten feet (10')	<i>Interior Side Yard of West twenty feet (20') and East ten feet (10')</i>	<i>Interior Side Yard of West ten feet (10') and East ten feet (10')</i>	Interior Side Yard of four feet (4') on one side and ten feet (10')
Rear Yard: twenty feet (20')	Rear Yard: twenty feet (20')	Rear Yard: 25% of the lot depth (56'x.25=) about fourteen feet (14')	Rear Yard: 25% of the lot depth (56'x.25=) about fourteen feet (14')	Rear Yard: twenty feet (20')

Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).

Lot 1	Lot 2	Lot 3*	Lot 4*	Lot 5
Lot Area: 5,028	Lot Area: 5,155	Lot Area: 5,000	Lot Area: 4,095	Lot Area: 6,708
Purposed Building Coverage square feet: 1,584	Purposed Building Coverage square feet: 1,584	Purposed Building Coverage Square feet: 1,350	Purposed Building Coverage Square feet: 1,350	Purposed Building Coverage Square feet: 1,148
Purposed Building Coverage: 31%	Purposed Building Coverage: 31%	Purposed Building Coverage: 27%	Purposed Building Coverage: 33%	Purposed Building Coverage: 17%

Lot 3 and *Lot 4 both will not have public street frontage.*

ATTACHMENT D: MASTER PLAN POLICIES AND ZONING ORDINANCE STANDARDS

Existing Conditions: The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The existing 900 East home will be grandfathered and not subject to the R-1/5,000 standards.

Master Plan Policies

Sugar House Master Plan Discussion

The subject property is located within the Sugar House Master Plan (Adopted December, 2005) and is designated on the future land use map as “Low Density Residential (5-10 dwelling units/acre).” The proposed zoning of R-1/5,000 (Single Family Residential) allows for a density of 8.7 dwelling units an acre and complies with this designation.

The abutting properties to the east, west, and south are similarly designated for “Low Density Residential.” The properties across the street to the north are designated “Medium Density Residential.” Below is an excerpt from the master plan about Low Density Residential areas and development:

Low Density Residential

The majority of the residential land uses in Sugar House consist of single-family dwellings on lots typically between 5,000 and 8,000 square feet. These low-density residential areas are interspersed with duplexes and a few multiple-family dwellings. It is desirable to preserve and protect the dominant, single-family character of these neighborhoods by holding the density between five and ten (5-10) dwelling units per acre. Examples of zoning districts that support this density range are : R-1/7,000, R-1/5,000, R-2 and RMF-30.

Policies

- Support and enhance dominant, single-family character of the existing low-density residential neighborhoods.
- Maintain the unique character of older, predominantly low-density neighborhoods.
- Prohibit the expansion of non-residential land uses into areas of primarily low-density dwelling u

Staff Discussion: The proposed development meets the residential unit density envisioned in the Sugar House Master Plan. Further, the proposed development supports and enhances the dominant single-family character of the surrounding low density residential neighborhoods.

The master plan also speaks to Planned Developments:

Planned Developments

Another common approach to infill housing is the use of Planned Developments. If the applicant desires some flexibility on zoning code standards in exchange for a higher level of design, the Planned Development process is a useful alternative.

However, the community has expressed concern over the site plan and building design of many of these residential projects. Planned Developments have typically been oriented toward the interior of the development with only one access point so that the homes are isolated from the surrounding neighborhood.

Planned Developments have also limited access to nearby schools and churches. Additionally, features such as sidewalks, street trees, and park strips that are standard for a subdivision development oftentimes are not required. Consideration should be given to compatible building materials and design, which are integral aspects of maintaining the community character.

Policies

- Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood.
- Discourage the development of “gated communities”.

- Review all proposed residential planned developments using the following guidelines:
 - Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;
 - Maintain an appropriate setback around the perimeter of the development;
 - Position houses so that front doors and front yards face the street;
 - Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open;
 - Design houses so that the garage doors do not predominate the front façade. Detached garages are preferred with access from an alley wherever possible;
 - Design streets to be multi-purpose public spaces — comfortable for the pedestrian and bicyclist, not just as roads for cars;
 - Provide at least two access points wherever possible in order to connect the street system to the larger street network to maintain an integrated network of streets; and
 - Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible.

Staff Discussion:

With regard to the above guidelines and policies, the development will maintain compatibility with the surrounding neighborhood with regard to scale. Appropriate setbacks around the perimeter of the project will be similar to surrounding development. Further, all the homes will have doors and front yards that are oriented to the existing streets. Garages on the homes that front 2700 south will be behind the structures.

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 seeks the following, among other objectives that the project meets:

- Develop new housing opportunities throughout the City.
- Foster and celebrate the urban residential tradition;
- Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the city;
- Emphasize the value of transit-oriented development, transit accessibility, and proximity to services; and
- Strongly incentivize or require the use of green building techniques and sustainability practices in public and private housing developments.

The plan includes policies that relate to this development, including:

- *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 in the City. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. This proposed development helps to meet the goals of the master plan as well as providing needed housing.

Zoning Ordinance Standards for R-1/5,000 (Single Family Residential Zone)

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 5,000 square feet per single family detached dwelling unit and 50' of lot width.	Complies with Planning Commission approval of the Planned Development request.	Lots 3 & 4 are proposed without the required street frontage. As previously discussed, this configuration is appropriate and Planning Staff recommends that the Planning Commission approve the lots as proposed. All the lots meet the minimum lot width, and all the lots meet the minimum lot area with averaging as approved by the Planning Commission.
Maximum Building Height: Varies depending on type of structure (pitched or flat roof) built on subject lots.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	Building height information has not been submitted and is not part of the review for the subdivision and the planned development applications.
Minimum Front Yard Requirements: 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 not existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the record subdivision plat, the requirement specified on the plat shall prevail. For buildings existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	Complies with Planning Commission approval of the Planned Development request.	The applicant proposes a reduced front yard setback on Lots 3 & 4 of four feet (4') as previously discussed. Given that the proposed homes will be oriented to 2700 South (other orientations would not be appropriate), the reduced front yard setback appears to be reasonable given the overall layout of the subdivision. Planning Staff recommends that the Planning Commission approve the requested reduction of the front yard setback. To note, all other yards on the newly created lots will be met or in the case of lot 5, grandfathered.
Interior Side Yard: Four feet (4') on one side and ten feet (10') on the other.	Must comply with the R-1/5,000 zoning standards at the time of	Building location information has not been submitted and is not part of the review for the subdivision and the planned development applications.

	building permit issuance.	
Rear Yard: 25% of the lot depth or 20' whichever is less.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	Building location information has not been submitted and is not part of the review for the subdivision and the planned development applications.
Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to sections 21A.36.020, table 21A.36.020B of the Code.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	Accessory building and structures in yards information has not been submitted and is not part of the review for the subdivision and the planned development applications.
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%).	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	Building coverage information has not been submitted and is not part of the review for the subdivision and the planned development applications.
Standards For Attached Garages: 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.	Must comply with the R-1/5,000 zoning standards at the time of building permit issuance.	Attached garage dimension information has not been submitted and is not part of the review for the subdivision and the planned development applications.

ATTACHMENT E: PLANNED DEVELOPMENT 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
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	Complies	<p>Planning Staff has determined the proposal meets the following Planned Development objectives:</p> <ul style="list-style-type: none"> D. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies. 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. <p>Given the configuration of the existing lots, more residential units (one) will be realized through the Planned Development process than if the development simply met zoning ordinance standards for the R-1/5,000 zone.</p>
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.	Complies	See previous discussion and analysis above under the "Master Plan Policies" heading.
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:	Complies with approval by the Planning Commission	The proposed project generally complies with all design and compatibility considerations however some modifications of the design standards are being sought through the planned development process.
C 1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where	Complies	The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The

	the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;		nearby properties contain a variety of housing types and density. The proposal is not unique for the zoning district or this neighborhood context. The surrounding properties could be similarly redeveloped.
C 2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	Complies	<p><i>Building Orientation</i> The proposed single-family homes proposed for the project are sited so that they are oriented toward public streets, including Lots 3 & 4. This orientation is representative of the surrounding area.</p> <p><i>Building Materials</i> The applicant has yet to identify specific building materials for the project. Surrounding buildings in the area represent a broad spectrum of building materials thereby giving the developer flexibility with the materiality of the proposed structures.</p>
C 3	Whether building setbacks along the perimeter of the development: <ul style="list-style-type: none"> 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. 	Complies	Planning staff asserts that the setbacks along the perimeter of the project are in keeping with the existing development pattern in the immediate vicinity. Given constraints of the property, the design layout is compatible with adjacent and surrounding properties. The proposal will meet all the requirements listed in the section.
C 4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Will comply	The specific design of the proposed single-family homes is yet to be finalized, however the applicant indicates that the homes will be more modern in nature meeting these standards listed in this section.
C 5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Will comply	Lighting has not been addressed in the proposal but this standard must be met at the time of any building permit issuance.
C 6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Will comply	N/A
C 7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Parking accesses are to be located in private garages and other areas internal to the project.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned		Will comply	Landscaping has not been specifically addressed in the proposal but the applicant will need to meet any landscaping requirements at the building permit stage.

development, the planning commission should consider:			
D 1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Will comply	No information regarding tree removal has been submitted. 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 and must comply with zoning ordinance section 21A.48 and in particular 21A.48.135.
D 2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	Landscape buffers are not required between adjacent residentially zoned properties. The adjacent land uses are also residential and therefore there is not additional landscaping necessary to buffer between similar uses.
D 3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	Landscape buffers are not required between adjacent residentially zoned properties. The adjacent land uses are also residential and therefore there is not additional landscaping necessary to buffer between similar uses.
D 4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	Landscape buffers are not required between adjacent residentially zoned properties. The adjacent land uses are also residential and therefore there is not additional landscaping necessary to buffer between similar uses.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		Complies	The proposed project complies with all mobility considerations related to the Planned Development review.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	The proposed project maintains the existing number of driveways accessing the site.
E2	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;	Complies	The site design provides for pedestrian and vehicular movement between the proposed single-family homes and the public street.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	N/A
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	Emergency vehicle access is provided on all street frontages. The development will be required to provide adequate emergency vehicle

			access and compliance will be ensured during building permit review process. Fire department review did not identify any issues with the proposed site design.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	N/A
	F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	Complies	There are not any significant features that contribute to the character of the neighborhood on the actual development parcel.
	G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	See department comments from public utilities for more information. Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable.

ATTACHMENT F: SUBDIVISION STANDARDS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Complies	The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements.
B. All buildable lots comply with all applicable zoning standards;	Complies with PC approval for overall lot size/density	The proposed lots will comply with the zoning standard given that average lot size is greater than 5,000 square feet.
C. All necessary and required dedications are made;	Will comply prior to plat recording	The access easement must be dedicated to the residential uses on proposed Lots 2, 3 & 4.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies by condition	The provisions of 20.40.010 shall be met through compliance with all City Department/Division comments.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

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

March 18, 2019 – The applicant met with the Sugar House Community Council at their Land Use Committee meeting. The SHCC's comments are attached. In general, the SHCC appears to be in favor of the proposal.

Notice of the Planning Commission public hearing for the proposal include:

- Notices mailed on April 25, 2019.
- Property posted on April 26, 2019.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 25, 2019.

Public Comments

Planning Staff received several phone calls regarding the proposal that are reflected in the attached "Log of Comments, Calls Emails and Concerns." In addition, several written comments were received that are also attached. In general, the comments received do not express any major opposition to the proposal.

City Comments

City Department/Division comments regarding the planned development and subdivision are attached. No comments were received that would preclude the proposed development or subdivision. Any approval granted by the Planning Commission would be conditional based upon the requirement of the applicant satisfying all City Department/Division comments.

April 15, 2019



TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: 27th Street Collective - Planned Development - 868 E 2700 S

This is a revision to a project we approved in 2018 that was never built. We commend Mr. Strasser for upgrading the home on 2711 South 900 East. We understand he plans to sell that at 80% AMI, to add another affordable unit to the city's housing stock.

In addition, he is tearing down a home on 2700 South, and replacing it with four new single-family homes. Two of the lots will front on 2700 South, and two will be to the south, off a shared easement to 2700 South. The new homes will have between 2800 and 3200 square feet, with an attached two car garage. The easement also provides access to the four-plex that is on the corner of 2700 South and 900 East, and adding two more homes to that easement should not create a problem. The driveways and two-car garages should provide enough parking that the cars should not spill over into the street or the easement.

The only objection we have heard is that a number of people have expressed concern that these homes are of a modern style, whereas the previous version showed a more traditional type of home to be built on these parcels. We ask that any existing large trees on the parcel be saved, if that is possible.

The Sugar House Community Council is in favor of adding more single-family homes to our neighborhood, and ask that you approve this project.

Traughber, Lex

From: michael davies
Sent: Monday, March 25, 2019 6:55 PM
To: Traughber, Lex
Subject: Case Numbers PLNSUB2019-00197 & PLNSUB2019-00199

Dear Mr. Traughber:

As a landlord who owns a duplex on Sierra Park Circle, I am of course concerned about certain particulars of the project. Please realize that I am not opposed to the project itself but I would like to know more about any planned access from the project to Sierra Park Circle. One of the attractive features of the duplex, which my brother and I purchased nearly thirty years ago, is the fact that it is located on a cul de sac, thus limiting traffic and undesirable access. Since one of my tenants has a young child, this is still a major concern. Both the neighbors to whom I have spoken and I myself would definitely oppose any direct road access or walkway access from 27th South. This would increase dangers from more car traffic and from those who may have unlawful intentions.

Please do let me know your plans in this regard since I really do believe that we can achieve an amicable agreement on this issue.

Sincerely yours,

Michael B. Davies

Traughber, Lex

From: Gene Johnson
Sent: Tuesday, March 12, 2019 2:34 PM
To: Traughber, Lex
Subject: 868 East 2700 South

Lex,

Thank you for taking a few minutes this morning to discuss the property located at 868 East 2700 South, which is slated for development of the 27th Street Collective.

As a nearby resident, I am very much in favor of this project. Over the years, we have witnessed unusual suspects in and around the current boarded up home on that property. Our concerns of this vacant home being used for illegal activity and shelter by the homeless is very concerning.

The addition of new homes and potentially better neighbors is an added benefit for all of us that reside in that area. I can't help but feel the development will help improve all of our property values.

Thanks again for your help fielding my calls over the past few years.

Respectfully,

Gene Johnson

Traughber, Lex

From: E G
Sent: Friday, March 15, 2019 10:02 AM
To: Traughber, Lex
Subject: 27th street collective case #PLNSUB2019-00197 & #PLSSUB2019-00199

We feel there should NOT be access to Sierra Park Circle and Claybourne Ave via sidewalk, driveway or road connection. There is no access to Nibley Park School from Sierra Park Circle or Claybourne Avenue.

We have lived in our home for forty years. We have watched Sierra park Circle be developed. When ever the fence is down at the north end of Sierra Park Circle we see increased foot traffic, trash on parking strips and in yards, vandalism and petty theft.

Thank you for your attention.
Gary & Ellen Wilkinson



Work Flow History Report

868 E 2700 S

PLNSUB2019-00197

Date	Task/Inspection	Status/Result	Action By	Comments
3/4/2019	Planning Dept Review	In Progress	Traughber, Lex	
3/4/2019	Staff Assignment	Assigned	Traughber, Lex	
3/4/2019	Staff Assignment	Routed	Traughber, Lex	
3/5/2019	Fire Code Review	Complete	Itchon, Edward	
3/5/2019	Fire Code Review	In Progress	Mikolash, Gregory	
3/5/2019	Transportation Review	Complete	Barry, Michael	No objections from Transportation.
3/5/2019	Zoning Review	In Progress	Mikolash, Gregory	
3/7/2019	Engineering Review	Complete	Weiler, Scott	Emailed redlines to Lex.
3/22/2019	Zoning Review	Complete	Stonick, Patricia Anika	For PLNSUB2019-00197 Preliminary Subdivision and PLNSUB2019-00199 Planned Development Zoning review comments prepared by Anika Stonick, Development Review Planner II, find at PLNSUB2019-00199.
4/16/2019	Building Review	Complete	Burke, Timothy	4-16-19: Any new construction shall comply with the 2015 IRC (until the 2018 is adopted by the State).
4/24/2019	Planning Dept Review	Complete	Traughber, Lex	
4/24/2019	Police Review	Complete	Traughber, Lex	No comments received.
4/24/2019	Public Utility Review	Complete	Draper, Jason	<p>Comments and conditions of the Preliminary plat and Planned Development:</p> <p>Approval of planned development and preliminary plat does not provide utility service or utility development permit. Site and utility plans will be required prior to plan review.</p> <p>The properties currently have 1 water and 1 sewer service from 2700 S and 900 E. There is an existing 12" water and 18" sanitary sewer in 2700 South and a 6" water main and 8" sewer main in 900 East.</p> <p>Each property will be required to have separate water and sewer service.</p> <p>Easements will be required specifically for water and sewer service to lots 3 and 4.</p> <p>Minimum utility separations will be required. 10 feet separation is required between water and sewer services.</p> <p>All work must meet SLCPU standards, policies and ordinances.</p>
4/24/2019	Staff Review and Determination	Management Review	Traughber, Lex	
5/1/2019	Staff Review and Determination	In Progress	Traughber, Lex	



Work Flow History Report

868 E 2700 S

PLNSUB2019-00199

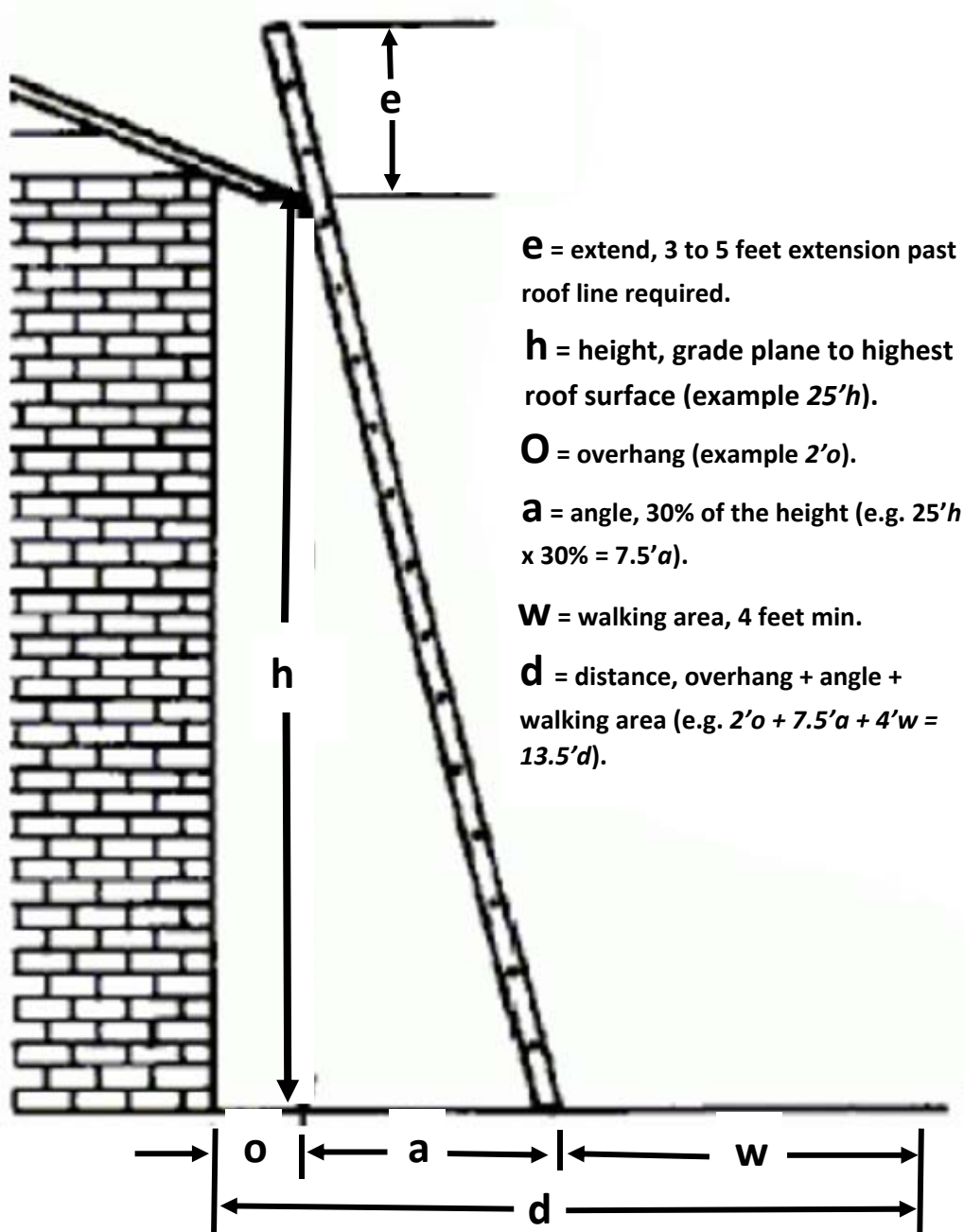
Date	Task/Inspection	Status/Result	Action By	Comments
3/4/2019	Planning Dept Review	In Progress	Traughber, Lex	
3/4/2019	Staff Assignment	Assigned	Traughber, Lex	
3/4/2019	Staff Assignment	Routed	Traughber, Lex	
3/7/2019	Engineering Review	Complete	Weiler, Scott	No objections to the proposed planned development.
3/11/2019	Transporation Review	Complete	Barry, Michael	Parking appears to be satisfied. 2 parking spaces are required per each dwelling.
3/22/2019	Zoning Review	Complete	Stonick, Patricia Anika	<p>PLNSUB2019-00197 Preliminary Subdivision and PLNSUB2019-00199 Planned Development, Zoning review comments prepared by Anika Stonick, Development Review Planner II, regarding 5 new lots from 2 existing parcels (addressed 868 E. 2700 South and 2716 So. 900 East), not all of which will have frontage on a public street; properties are zoned R-1/7000, per 21A.24.060.C are required to have 7,000 square feet per lot - Planned Development request appears to also be needed as more lots are proposed than are available per 21A.24.060.C and because of lot sizes smaller than 7,000 square feet each;</p> <p>Another modification from requirements of zoning ordinance that appears to be requested is related by "Typical Building Setbacks" exhibit included upon the "27th Street Collective" plat sheet in which are depicted proposed setbacks that are not the setbacks that are normally required for development in the R-1/7000; instead of front yards to be per average of block face (required per 21A.24.060.E.1) is proposed a minimum 20 foot setback (the setback that is otherwise only available when proposed building is or would be the only building on the subject block face); instead of minimum interior side yards of 6 feet on one side and 10 feet on the other (required per 21A.24.060.E.3.b) are proposed 4 feet on one side and 10 feet on the other; instead of minimum rear yard of 25 feet (required per 21A.24.060.E.4) is proposed a minimum 20 foot setback;</p> <p>To relate to purchasers, building permit reviewers and others any reduced yards that may be approved through planned development review/approval that information should depicted as platted yards upon the subdivision plat;</p> <p>Consideration to grant modification from required minimum side yards reduced side yards should perhaps also consider requiring condition of reduced wall height when wall would be located at that reduced yard location that is allowed (and so be the same/similar to restriction per 21A.24.060.D.3 of the R-1/7000 zoning district);</p>

				<p>Portion of private property parcel to east of proposed subdivision, on "27th Street Collective" plat sheet, is labeled as "20' Right of Way and utility easement"; to propose how new lots may use 20 foot by 87.20 foot area as access to lots 2, 3 and 4 by either a) purchasing from neighboring lot (if, would not create any new non-compliance upon that property) and include in subdivision through lot line adjustment, and, enter into an access, maintenance, etc. agreement with that property so that that property (especially its existing carport) can continue to be accessed via that area or, b) to enter in access, maintenance, etc. agreements with that property to allow access across that portion of private property to the to-be-created parcels;</p> <p>Requirements regarding designs of overall structure and interior side yard wall heights, foundation, attached garage location, front facade, and driveway, as well as building coverage limits, minimum required landscaping, private lands tree preservation, minimum required vehicle parking, accessory structures, etc. to be per zoning ordinance (specifically for R-1/7000 zone as well as general requirements found throughout zoning ordinance); payment of impact fees, use of certified address and other requirements to be per codes of the Salt Lake City, Utah City code (not necessarily per zoning portion of ordinances);</p> <p>Subject properties are located within mapped Surface-Fault-Rupture Special-Study Area, meaning seismic design proposal or waiver by owner are required.</p>
4/16/2019	Building Review	Complete	Burke, Timothy	4-16-19: Any new construction shall comply with the 2015 IRC (until the 2018 is adopted by the State).
4/24/2019	Community Council Review	Complete	Traughber, Lex	Applicant met with SHCC on March 18, 2019. Letter dated 4/15/19 received from SHCC concerning proposal.
4/24/2019	Planning Dept Review	Complete	Traughber, Lex	
4/24/2019	Police Review	Complete	Traughber, Lex	No comments received.
4/24/2019	Public Utility Review	Complete	Draper, Jason	<p>Comments and conditions of the Preliminary plat and Planned Development: Approval of planned development and preliminary plat does not provide utility service or utility development permit. Site and utility plans will be required prior to plan review. The properties currently have 1 water and 1 sewer service from 2700 S and 900 E. There is an existing 12" water and 18" sanitary sewer in 2700 South and a 6" water main and 8" sewer main in 900 East. Each property will be required to have separate water and sewer service. Easements will be required specifically for water and sewer service to lots 3 and 4. Minimum utility separations will be required. 10 feet separation is required between water and sewer services. All work must meet SLCPU standards, policies and ordinances.</p>
4/24/2019	Staff Review and Report	Management Review	Traughber, Lex	
5/1/2019	Community Council Review	Complete	Traughber, Lex	

5/1/2019	Fire Code Review	Complete	Traughber, Lex	<p>The following are comments from the IFC:</p> <ul style="list-style-type: none"> ● Fire hydrant shall be within 600-feet of all exterior portions of the first floor of each structure. This is measured down the access roadway, as the hose would be pulled. ● The height of the structure shall not be greater than 30-feet to the eaves ● Side yard minimum clearances are required to be the height of the ladder required to access the roof plus 4-feet. (Example drawing attached) ● Signs shall be posted on both sides of the point of access for the roadway to the rear swelling units. FIRE LANE - NO PARKING . The maintenance of signs is responsibility of property owner. Signs shall be a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. ● Signs shall be posted where the roadway/drive aisle is reduced in width to 18-feet. Signs shall state NO FIRE APPARATUS PERMITTED BEYOND THIS POINT. Sign lettering requirements are same as above. ● Turn radius for roadway shall be minimum of 20-feet inside and 45-feet outside. <p>Doug Bateman Fire Protection Engineer</p>
5/1/2019	Planning Commission Hearing	Scheduled	Traughber, Lex	
5/1/2019	Staff Review and Report	Final Draft	Traughber, Lex	
5/1/2019	Staff Review and Report	Planning Hearing	Traughber, Lex	



Example of a 25 feet tall structure required hand-ladder access.



IFC Section 202: APPROVED. Acceptable to the fire code official.

In this example of a 25' tall structure 13.5' of access minimum would be required to any property line or physical obstruction measured from face of structure, in order to have "approved" hand-ladder access.

Example "approved" hand-ladder access for structure under 30 feet in height.

REVISED ZONING COMMENTS

Traughber, Lex

From: Stonick, Anika
Sent: Tuesday, April 30, 2019 4:27 PM
To: Traughber, Lex
Cc: Mikolash, Gregory
Subject: Revised 27th Street Collective Zoning Review (PLNPCM2019-00197 and PLNSUB2019-00199)

Hello Lex,

Thanks for sharing the details that would help me correct these comments for the R-1/5000 zoning district. Here are the corrected comments:

PLNSUB2019-00197 Preliminary Subdivision and PLNSUB2019-00199 Planned Development, Zoning review comments prepared by Anika Stonick, Development Review Planner II, regarding 5 new lots from 2 existing parcels (addressed 868 E. 2700 South and 2716 So. 900 East), not all of which will have frontage on a public street; properties are zoned R-1/5000 (per PLNPCM2016-00577, which is this reviewer understands is ongoing), per 21A.24.070.C are required to have 5,000 square feet per lot; Planned Development request appears to be needed as aggregate square footage of project can allow number of lots proposed (rather than meeting requirements for each lot in ways that may not be desirable for whole of project);

And, as lots 3 and 4 have no frontage upon public street, that is another reason for the need for a Planned Development petition process;

Another modification from requirements of zoning ordinance that appears to be requested is related by "Typical Building Setbacks" exhibit included upon the "27th Street Collective" plat sheet in which are depicted proposed setbacks that does not meet minimum required front setback that is normally required for development in the R-1/5000 (to be an average of principal buildings on the block face, normally); the other yard requirements will be satisfied;

The applicant should relate to purchasers, building permit reviewers and others any reduced yards that may be approved through planned development review/approval that information by depicting as platted yards upon the subdivision plat;

Portion of private property parcel to east of proposed subdivision, on "27th Street Collective" plat sheet, is labeled as "20' Right of Way and utility easement"; to propose how new lots may use 20 foot by 87.20 foot area as access to lots 2, 3 and 4 by either a) purchasing from neighboring lot (if, would not create any new non-compliance upon that property) and include in subdivision through lot line adjustment, and, enter into an access, maintenance, etc. agreement with that property so that that property (especially its existing carport) can continue to be accessed via that area or, b) to enter in access, maintenance, etc. agreements with that property to allow access across that portion of private property to the to-be-created parcels, or, c) provide access to lots of project within project and involve no other, adjacent properties; Requirements regarding designs of overall structure and interior side yard wall heights, foundation, attached garage location, front facade, and driveway, as well as building coverage limits, minimum required landscaping, private lands tree preservation, minimum required vehicle parking, accessory structures, etc. to be per zoning ordinance (specifically for R-1/5000 zone as well as general requirements found throughout zoning ordinance); payment of impact fees, use of certified address and other requirements to be per codes of the Salt Lake City, Utah City code (not necessarily per zoning portion of ordinances);

Subject properties are located within mapped Surface-Fault-Rupture Special-Study Area, meaning seismic design proposal or waiver by owner are required.

I cc Greg to share the changes. Hopefully, these are not too obviously hastily edited. Thanks again!

Anika Stonick
Development Review Planner II