



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Kelsey Lindquist (801) 535-7930  
Date: October 9, 2019  
Re: PLNSUB2019-00716 and PLNSUB2019-00717

## Planned Development and Preliminary Subdivision

**PROPERTY ADDRESS:** 537 S. Denver, 532 S. and 538 S. 500 East  
**PARCEL ID:** 16-06-455-010-0000, 16-06-455-021-0000 and 16-06-455-022-0000  
**MASTER PLAN:** Central Community Master Plan  
**ZONING DISTRICT:** RMF-45 (Moderate/High Density Multi-Family Residential District)

**REQUEST:** 537 Denver LLC, represented by Tyson Williamson, is requesting approval for an 11 unit townhome development. The applicant is requesting Planned Development and Preliminary Subdivision Plat approval for the relaxation of two zoning standards and one subdivision standard. The modifications include; a reduction of the required front yard for both the Denver Street and 500 East elevations to accommodate a second story balcony encroachment, the creation of lots without street frontage and the creation of a double frontage lot. Each proposed townhome unit contains 2 off-street parking stalls. The subject properties are located in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district.

- a. **PLNSUB2019-00716 Planned Development** – A residential planned development to construct 11 townhome units with the specified modifications.
  - a. Lots without street frontage.
  - b. The creation of a double frontage lot.
  - c. Second story balcony encroachments into the required front yard setbacks.
- b. **PLNSUB2019-00717 Preliminary Subdivision** – A request to create 11 lots with associated cross access agreements.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed and subject to complying with all applicable regulations.

### ATTACHMENTS:

- A. Vicinity Map

- B. Planned Development Plan Set
- C. Preliminary Subdivision Application
- D. Additional Applicant Information
- E. Site Photos
- F. Existing Conditions
- G. Analysis of Planned Development Standards
- H. Analysis of Subdivision Standards
- I. Public Process and Comments
- J. Dept. Comments

**PROJECT DESCRIPTION:**

The project covers an area approximately .45 acres (19,743 square feet) in size. The subject properties are located between 500 and 600 south and 500 East and Denver Street. The proposal includes two frontages, 500 East for the eastern portion and Denver Street for the western portion. Currently, the site contains three separate parcels.



**Aerial Illustration of the Subject Properties**

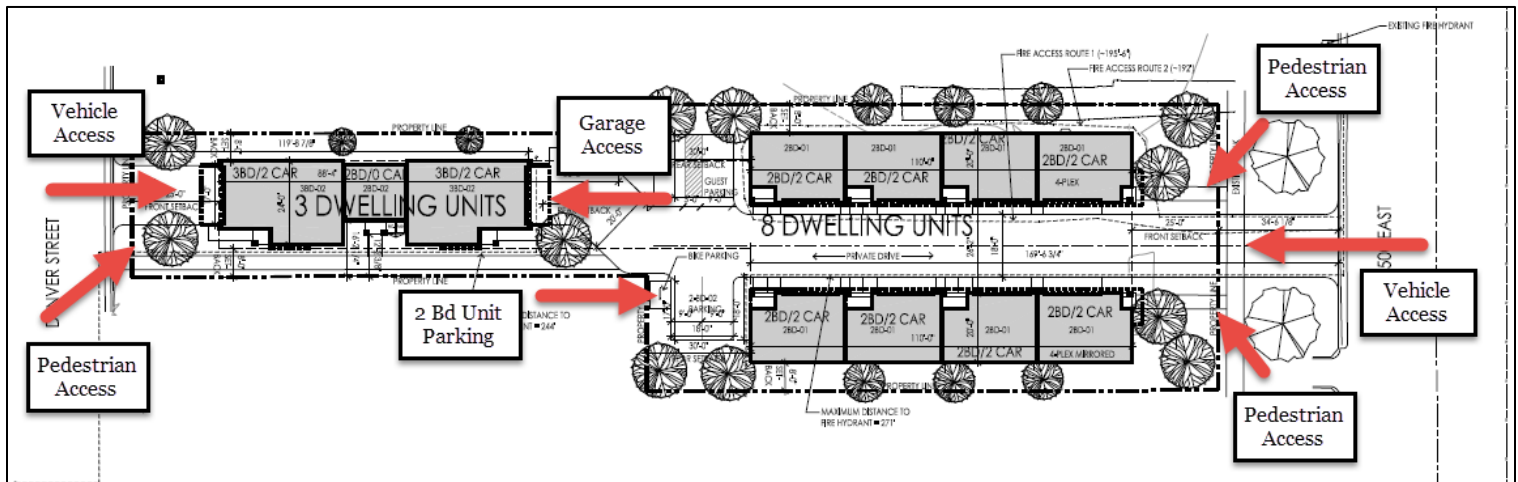


### Building Orientation and Site Configuration

The proposal is comprised of three separate structures. Each structure is oriented east to west. The two larger structures, which abut 500 East, contain 4-town home units each. Each street facing unit is oriented to interact with the public way on 500 East with a street facing balcony and front entry. The vehicular and pedestrian access runs through the center and parallel to the structures. All but one unit within the development is accessed from 500 East.

The smaller 3- unit townhome structure fronts on Denver Street. The only unit accessed from Denver Street is the unit which faces Denver Street. This singular access will limit the traffic impact on Denver Street, which is approximately 26 feet in width. The remaining two units will have access and parking provided from the 500 East access. The proposed orientation preserves the existing access point from Denver Street, and mimics the number of structures located on the subject properties.

Additionally, the development includes an 8 foot setback through the northern and southern interior side yards. The provided front yards include 22' on the 500 East street frontage and 20' on the Denver Street frontage. These two yards include the proposed second story balcony encroachment.



Proposed Site Plan

### Building Materials

The three structures include a variety of materials. The first floor of each elevation consists of cast stone, which transitions to metal siding, fiber cement siding and synthetic stucco on the upper floors.

### Building Height

The development includes 3 residential structures that are approximately 29'5" in height. The maximum building height in the RMF-45 is 45' "by right" so the proposed structures are approximately 15 feet 6 inches under the allowable height.

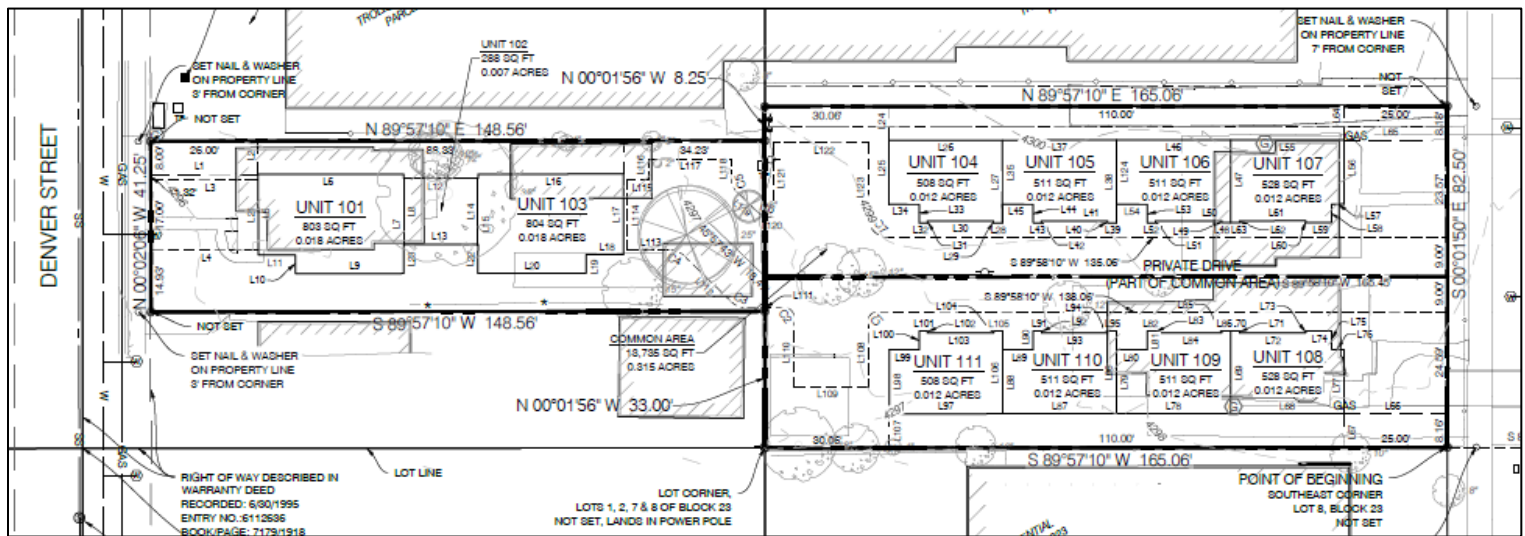


Rendered 500 East Elevations

## Project Density

The proposal includes 11 townhome units. The development provides a total of 9 two bedroom units and 2 three bedroom units. The RMF-45 zoning district requires a minimum of 17,000 square for the proposed 11 units.

The development is being reviewed under the multi-family requirements, due to the location of the zero lot lines and the HOA management of the common and shared common areas within the development. The overall density of the project meets the established requirements in the RMF-45 zoning district for multi-family development



Preliminary Subdivision Plat

## Neighborhood Characteristics

The development includes two varying street frontages. The 500 east neighborhood context includes moderately scaled residential structures to the south and the north of the subject properties. These structures range from 2 to 4 1/2 stories in height. The context also includes a variety of materials, which ranges from synthetic stucco, traditional masonry and masonry veneers. Additionally, the majority of the surrounding roof structures are flat.

The Denver Street context primarily includes low scale single-family structures to the south of the subject property. A moderately scaled residential structure is located to the north of the subject property. The primary materials include masonry, wood siding, synthetic stucco and masonry veneer.

## RMF-45 Zoning Allowance:

The purpose of the RMF-45 (Moderate/High Density Multi-Family Residential District) is to:

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

The RMF-45 permits a variety of residential uses. In regard to design, there are very limited design criteria required in the RMF-45 zoning district. The only design requirements, which are imposed on all residential districts, are front façade controls:

*I: Front Façade Controls: To maintain architectural harmony and primary orientation along the street, all buildings shall be required to include an entrance door, and such other features as windows, balconies, porches, and other such architectural features in the front façade of the building, totaling not less than ten percent (10%) of the front façade elevation area, excluding any area used for roof structures. For buildings constructed on a corner lot, only one front façade is required in either the front or corner side façade of the building.*

Due to the three separate lots with two street frontages, the applicant could not construct a project that utilized both street frontages, because the Subdivision Ordinance prohibits the creation of double frontage lots. Double frontage lots can only be created through the Planned Development process. The applicant would be required to develop both 532 and 538 S. 500 E. separate from 537 S. Denver Street. Due to the lot size of 532 and 538 S. 500 E., they could be consolidated and a development containing 7 multi-family units up to 45' in height could be constructed "by right."

Additionally, 537 S. Denver Street could be developed with a single-family dwelling up to 45' in height "by right." Both developments would not include any design elements, due to the lack of design standards in the RMF-45 zoning district, as well as very little landscaping provided through the required front and interior yards. Through the Planned Development process, the applicant is proposing a better design than what could be achieved "by right." The proposal also reduces potential impacts by spreading the number of units within three structures, which helps to break up the massing and scale of the development.

#### **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. Issue 1. Master Plan and City Policy Compliance
2. Issue 2. Private Infrastructure Costs and HOA
3. Issue 3. Front Yard Encroachment
4. Issue 4. Site Configuration and Design
5. Issue 5. Off Street Parking
6. Issue 6. Creation of a Double Frontage Lot
7. Issue 7. Property Line and Access Dispute
8. Issue 8. Compatibility with the Neighborhood

#### **Issue 1. Master Plan and City Policy Compliance**

The subject properties are located within the Central Community Master Plan, and more specifically the Central City Neighborhood. The Future Land Use Map designates the subject properties as *Medium/High Density Residential (30-50 dwelling units per acre)*:

*This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments.*

*Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three or four stories. Examples are scattered in East Downtown, the Central Business District, and the Gateway area and in the areas between South Temple and 300 South from 500 East to 800 East.*

The following are the residential land use goals applicable to the proposed development and location:

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

The Central Community Master Plan outlines the following residential land use policies:

***RLU-1.2*** Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

***RLU-1.4*** Preserve the character of the inner-block courts.

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

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

The designation of the properties as *Medium/High Density Residential* lends a variety of development. The proposal falls within the anticipated use and development of the subject properties and location within the Central City Planning Area. The proposal incorporates additional housing units with a variety of sizes to accommodate the needs of a number of potential homeowners.

Additionally, the design of the proposed development integrates these specific goals. The development provides an opportunity for medium density housing where it is anticipated, while still preserving the inner block character of Denver Street. Through the design, the development will have a reduced impact on the abutting structures.

## **Issue 2. Private Infrastructure Costs and HOA**

The Planned Development includes areas that provide shared vehicular and pedestrian access to the residents. The applicant is creating an HOA to manage the future costs of infrastructure. These are strictly privately operated areas and will not be maintained by the City.

## **Issue 3. Front Yard Encroachment**

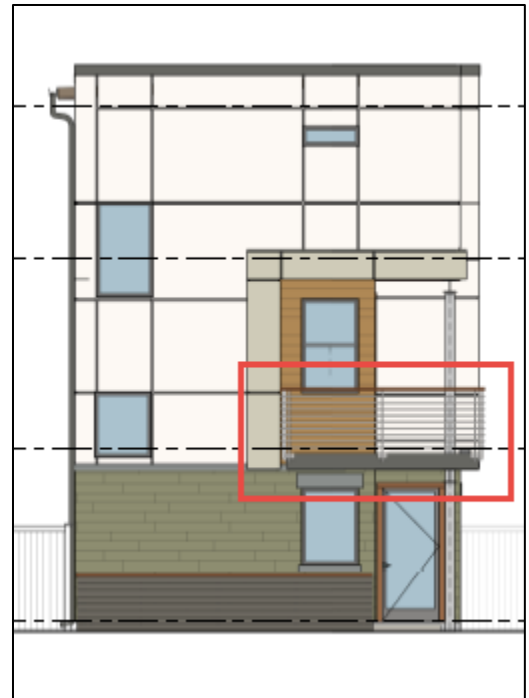
The 500 East street facing elevations encroach into the required 25' front yard setback by approximately three (3') feet. The Denver Street elevation encroaches into the required 25' front yard setback by approximately five (5') feet. Both front yard encroachments are to accommodate a second story balcony extension on the street facing elevations. The balcony is to provide both for façade and pedestrian interest along 500 East and Denver Street. The front



yard reduction is generally consistent with the existing front yard setbacks along 500 East and Denver Street.



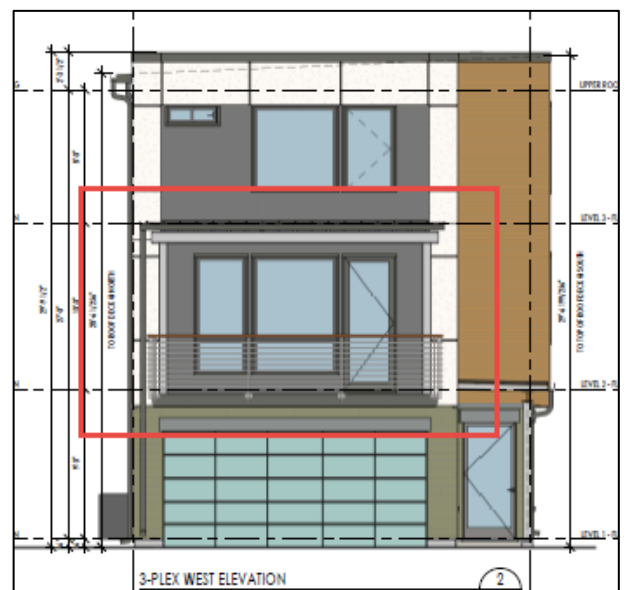
**500 East Elevations**



**Southern 500 East Elevation**



**Denver Street Elevation**



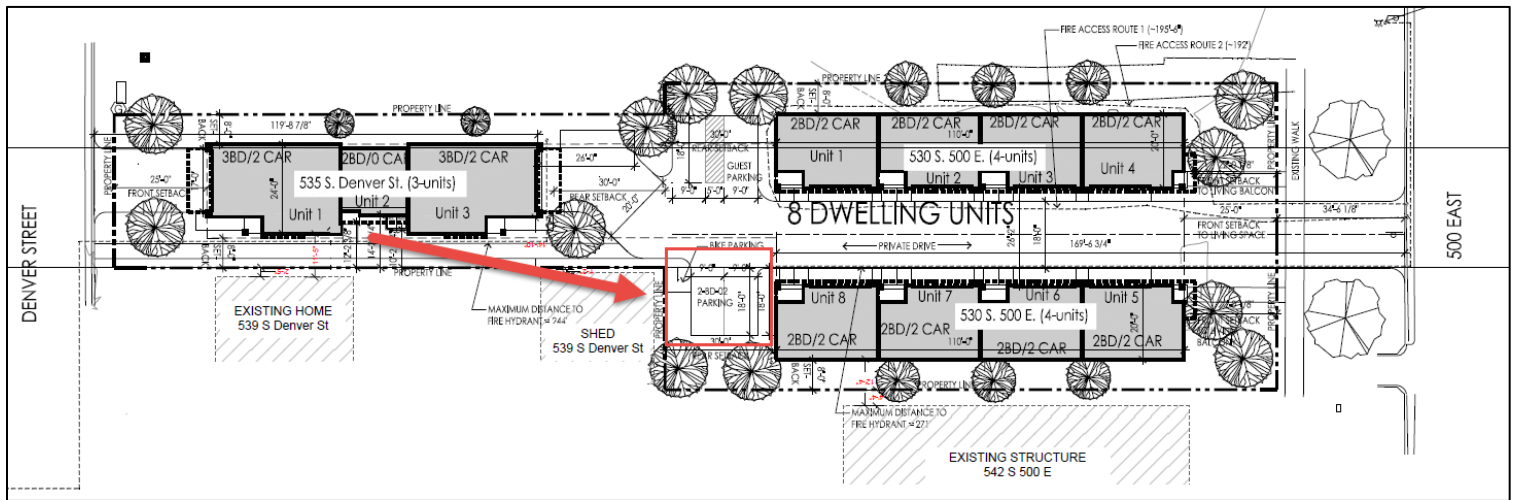
**Denver Street Elevation**

#### Issue 4. Site Configuration and Design

As briefly discussed above, the site configuration and design lends itself to compatible infill development that is sensitive to both the 500 East and Denver Street frontages. The site is configured so that the massing is distributed throughout the length of the site. No adverse impacts to the abutting residential structures along 500 East or Denver Street are evident with this orientation. Additionally, the placement of the structures will direct the vehicular traffic to 500 East and minimize vehicular traffic on Denver Street.

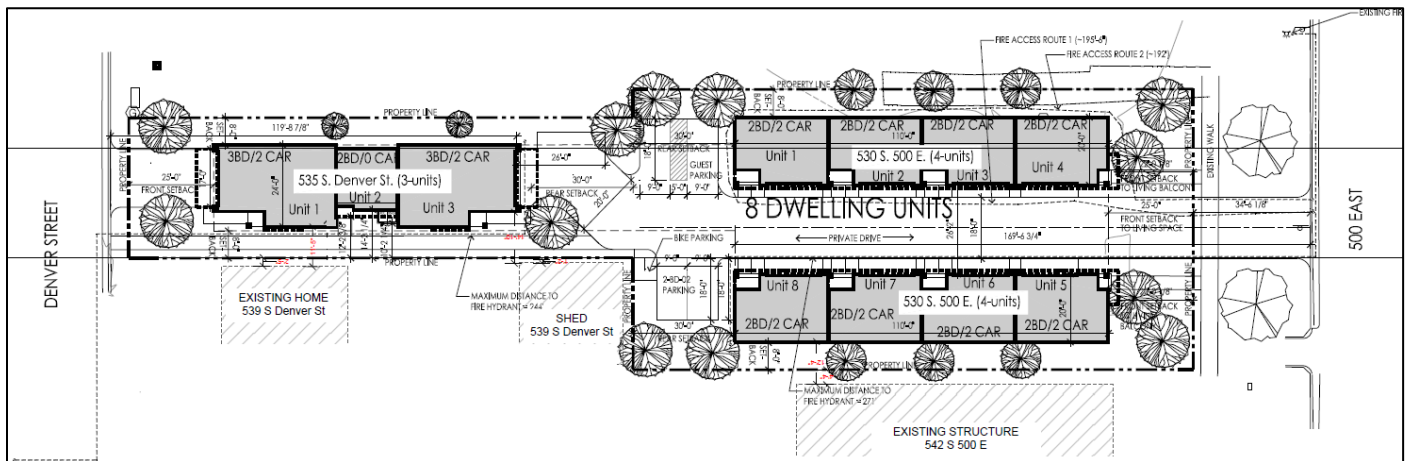
#### Issue 5. Off Street Parking

The proposal incorporates 24 off-street parking spaces for the 11 units. Chapter 21A.44.030 of the Salt Lake City Zoning Ordinance, requires 2 off street parking spaces per 2 bedroom unit. The overall development is requesting 2 additional parking spaces for guests, which is in line with the permitted maximum off-street parking allotment. All of the proposed parking is located within the proposed attached garages or in the interior of the site, behind the rear elevations of the structures. The off street parking is not anticipated to cause any impact.



Proposed Site Plan

#### Issue 6. Creation of a Double Frontage Lot



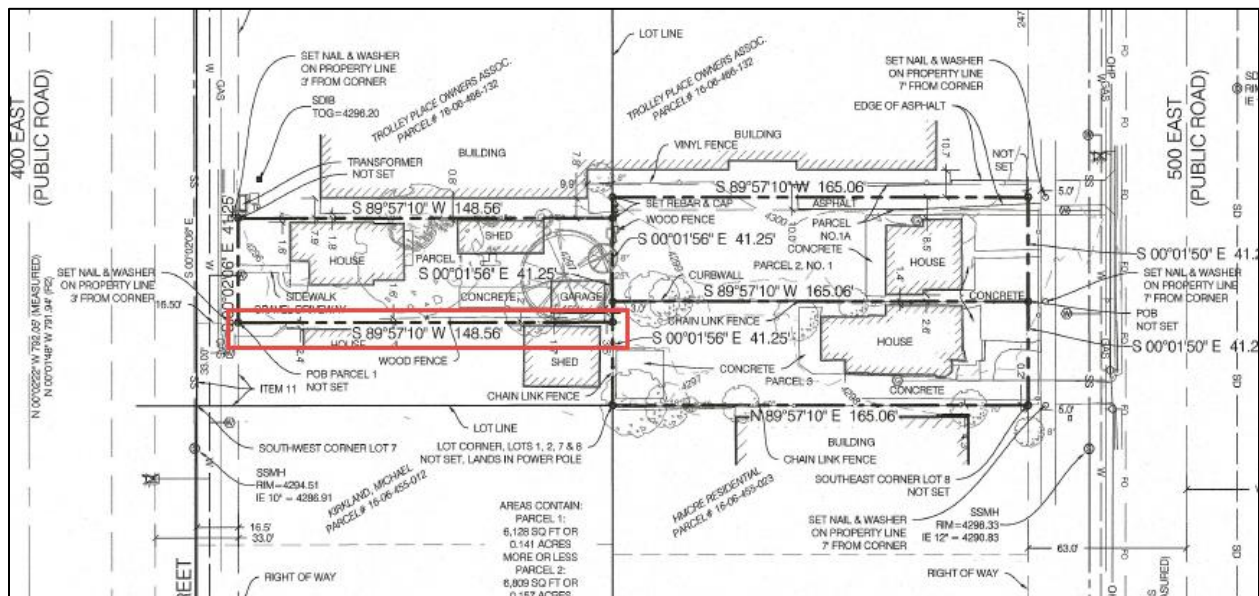
Proposed Site Plan



Subdivision Standard 20.12.020.F prohibits the creation of double frontage lots. Double frontage lots are essentially properties that have two front property lines opposite of each other. The proposal has incorporated all three properties into one, for the purpose of density and access. The two lots which face 500 East will provide access for all but one unit within the development. This configuration limits the traffic impact on Denver Street by reducing the access to one unit. While creating a double frontage lot is generally discouraged, in this instance the creation of the double frontage lot minimizes the anticipated vehicular impact to Denver Street and orients the vehicular traffic to 500 East.

## Issue 7. Property Line and Access Dispute

Staff was made aware of a current property line dispute between 537 S. Denver and 539 S. Denver Street. The issues with the property line surround an existing shed and access. The two property owners are currently working with attorneys on a resolution of the access dispute. The applicant provided a survey of the property, which reflects the property lines of the proposed development. Staff has informed both parties that the City will not become involved in any civil dispute. The dispute does not impact the proposal, as is.



Provided Survey of Property Lines

## Issue 8. Compatibility with the Neighborhood

The subject properties are surrounded by multi-family and single-family structures. The addition of these townhouse units within the neighborhood is architecturally compatible with the surrounding buildings, as well as the existing uses. The integration of materials that are commonly utilized within the direct context, as well as a moderate massing of the three structures will aid in transition of new development within the existing neighborhood.

## DISCUSSION:

By allowing the development of lots without street frontage, front yard encroachments, and the creation of a double frontage lot, a project that is compatible with existing zoning and the neighborhood can be constructed. As discussed above and in Attachment G, the proposal generally meets the

standards for a Planned Development. As such, Staff is recommending approval of the proposed development.

**NEXT STEPS:**

If approved, the applicant will be required to submit for a final plat and will be required to obtain all necessary permits for the project. If denied, the applicant would not have any City approval to do what is proposed.

## ATTACHMENT A: VICINITY MAP

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## **ATTACHMENT B: PLANNED DEVELOPMENT PLAN SET**



# Planned Development

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:  
Denver Street Townes

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
Consolidation of 3 lots and development of 11 Townhomes

Address of Subject Property:  
537 S Denver Street Salt Lake, 532 S 500 E Salt Lake, 538 S 500 E Salt Lake

Name of Applicant: 537 Denver LLC (Tyson Williamson)	Phone: 801-786-9809
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Address of Applicant:  
292 N 860 E American Fork, UT 84003

E-mail of Applicant: tyson@deanandwill.com	Cell/Fax: 801-786-9809
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Applicant's Interest in Subject Property:

☒ Owner    ☐ Contractor    ☐ Architect    ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: same as above	Phone: same as above
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- ( Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

- ( Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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## REQUIRED FEE

- ( Filing fee of \$775 plus \$121 per acre in excess of (1) acre.  
( Plus additional fee for required public notices.

## SIGNATURE

- ( If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 7/30/2019
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# 5TH & DENVER PROJECT DESIGN PACKAGE



INDEX ARCHITECTURAL DESIGN	
SHEET #	SHEET NAME
D000	COVER PAGE
D001	SITE PLAN
D101	4-PLEX LEVEL 1
D102	4-PLEX LEVEL 2
D103	4-PLEX LEVEL 3
D104	4-PLEX ROOF PLAN
D105	3-PLEX LEVEL 1 & LEVEL 2
D106	3-PLEX 3 & ROOF PLAN
D200A	4-PEX EXTERIOR VIEW

INDEX ARCHITECTURAL DESIGN	
SHEET #	SHEET NAME
D200B	4-PLEX EXTERIOR VIEW
D200C	3-PLEX EXTERIOR VIEW
D200D	3-PLEX EXTERIOR VIEW
D201	4-PLEX EXTERIOR ELEVATIONS
D202	4-PLEX EXTERIOR ELEVATIONS
D203	3-PLEX EXTERIOR ELEVATIONS
D204	3-PLEX EXTERIOR ELEVATIONS
D401	2 BEDROOM TYPE 2 FLOOR PLANS
D402	3 BEDROOM TYPE 1 FLOOR PLANS
D403	2 BEDROOM TYPE 1 FLOOR PLANS



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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

COVER PAGE

D000

21 AUG, 2019





Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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5TH AND DENVER  
TOWN HOMES  
532 S. AND 538 S. 500 E. + 537 S. DENVER STREET  
SALT LAKE CITY, UTAH

PROJECT NO. 17080  
DATE: 5 APR. 2019  
REVISIONS:

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SHEET TITLE: \_\_\_\_\_

10 SITE-PLAN

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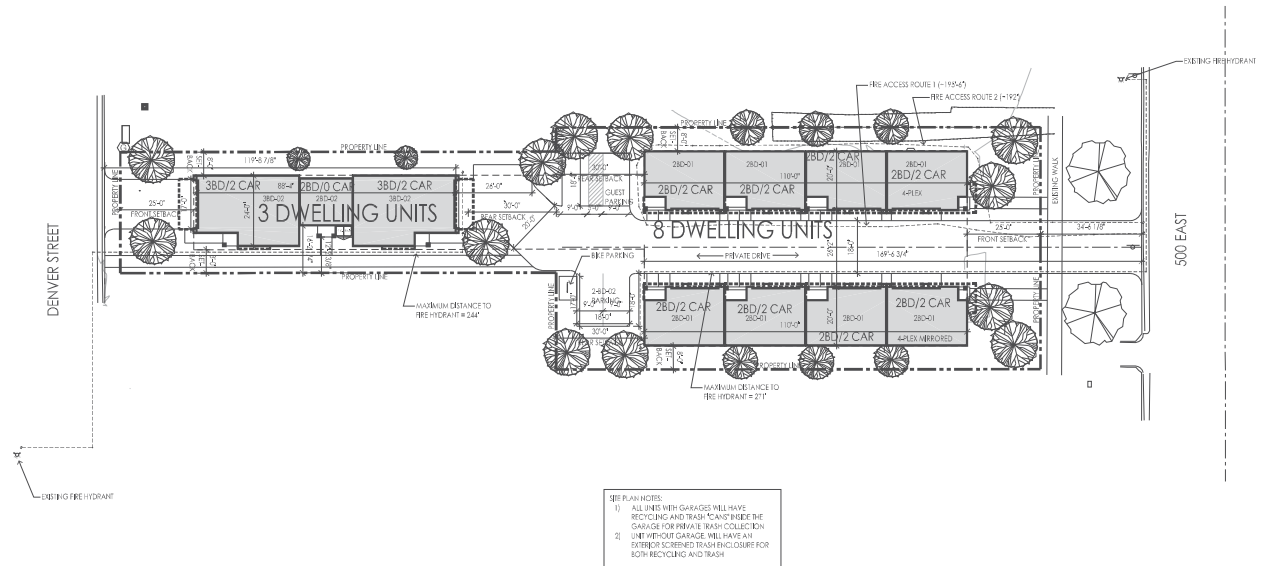
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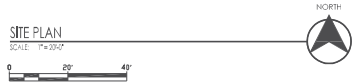
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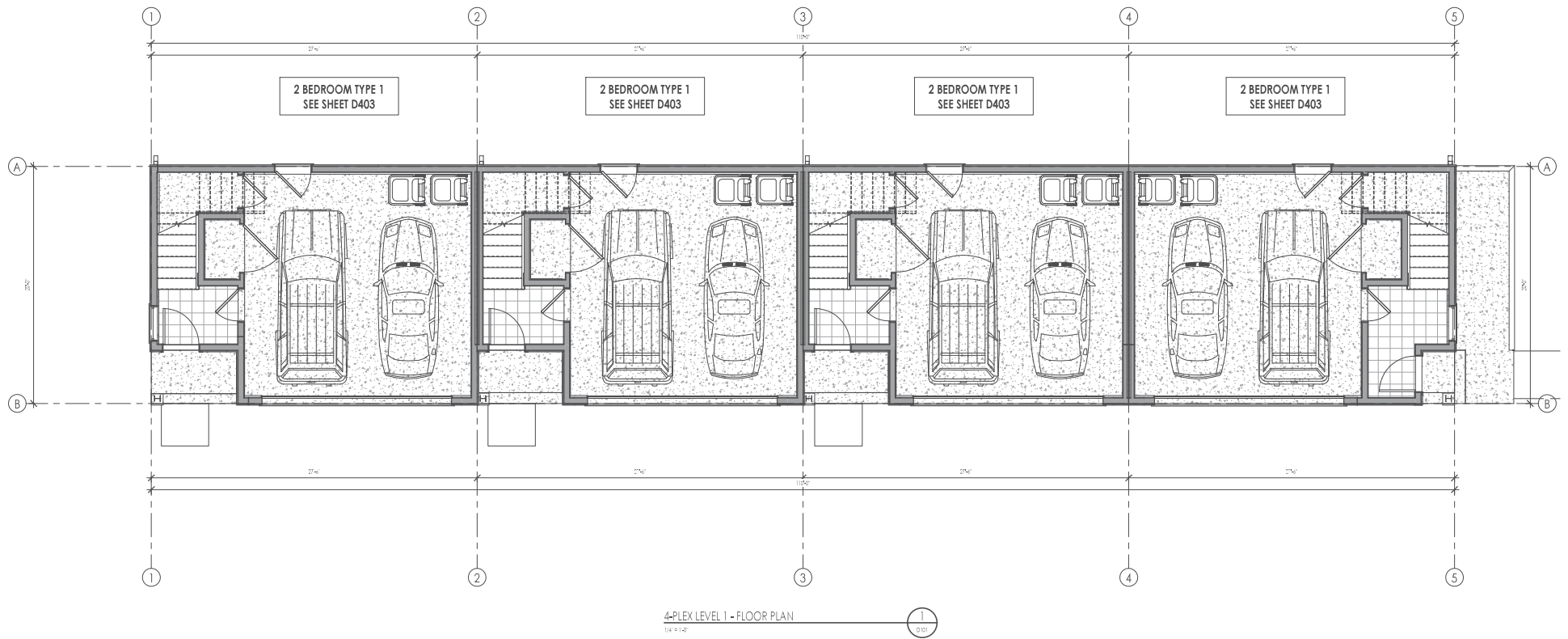
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LAND USE SUMMARY				
	ACRES (SQ. FT.)		SITE COVER %	
SITE AREA	0.45 (19,743)		100%	
UNITS PER ACRE			20	
OPEN SPACE & LANDSCAPE	0.18 (7,679)		35%	
PARKING/ROADS	0.13 (5,715)		26%	
BUILDING FOOTPRINTS	0.15 (6,349)		32%	
UNIT TYPE	SF gross	SF net	TOTAL	% REQ. PKG
2 BEDROOM+01	1,185	1,100	8	73%
2 BEDROOM+02	850	TBD	1	9%
3 BEDROOM+01	2,299	1,723	2	16%
			11	100%
TOTAL RESIDENTIAL			22	
TOTAL PROVIDENTIAL			# STALLS	
PRIVATE GARAGES			20	
TENNANT SURFACE PARKING			2	
GUEST SURFACE PARKING			2	
TOTAL			24	

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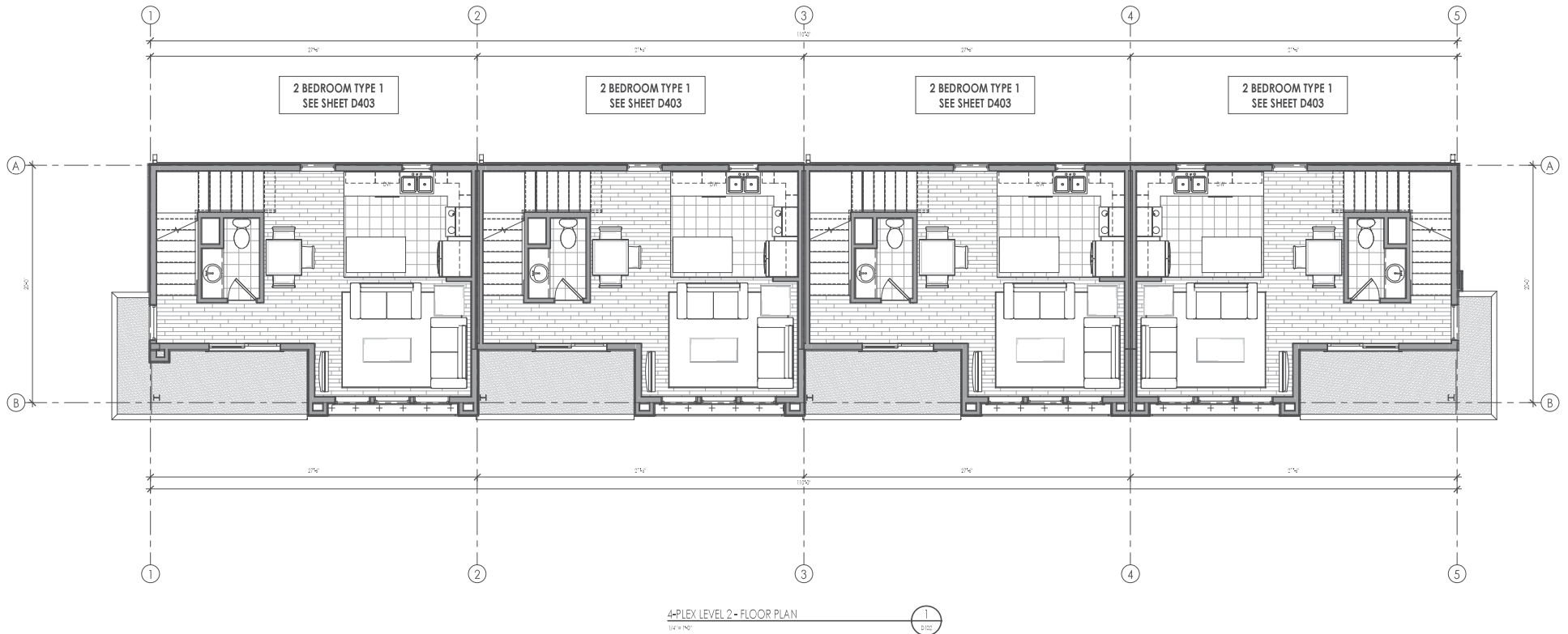
## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
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4-PLEX LEVEL 1

D101

21 AUG, 2019



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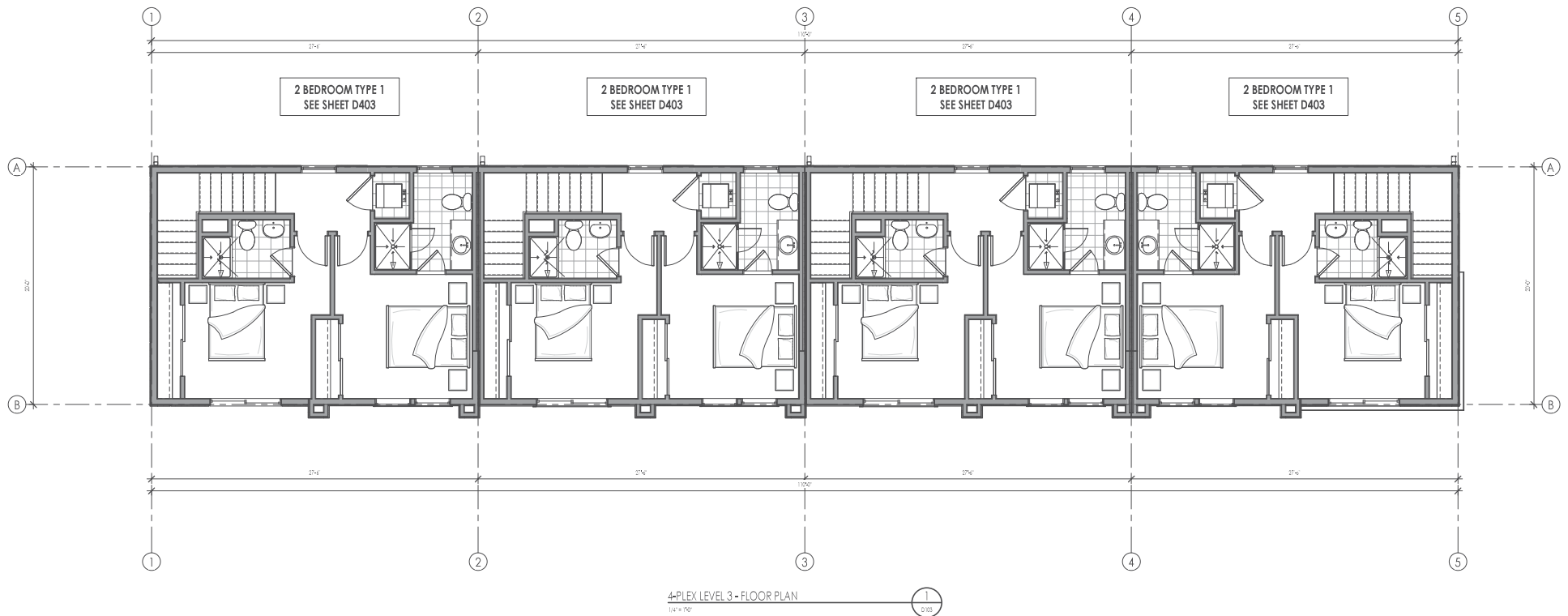
## 5th and DENVER

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4-PLEX LEVEL 2

D102

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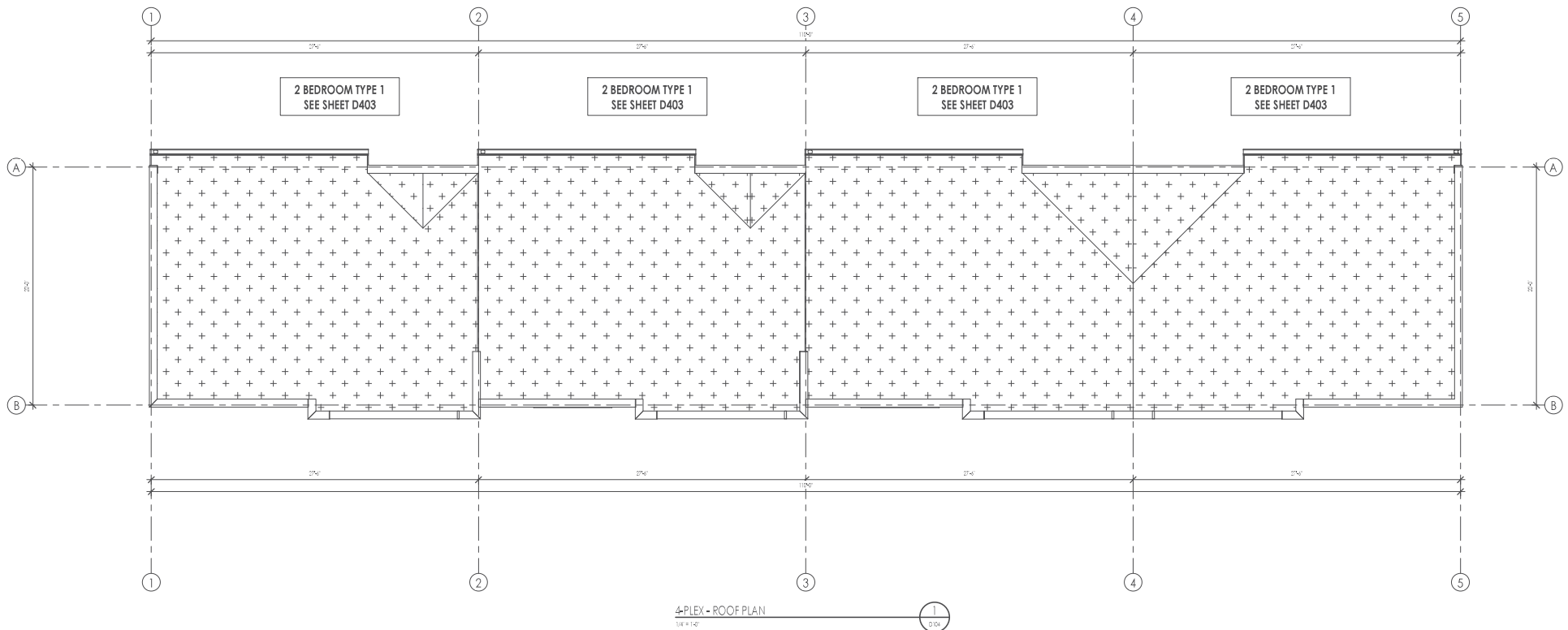
## 5th and DENVER

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4-PLEX LEVEL 3

D103

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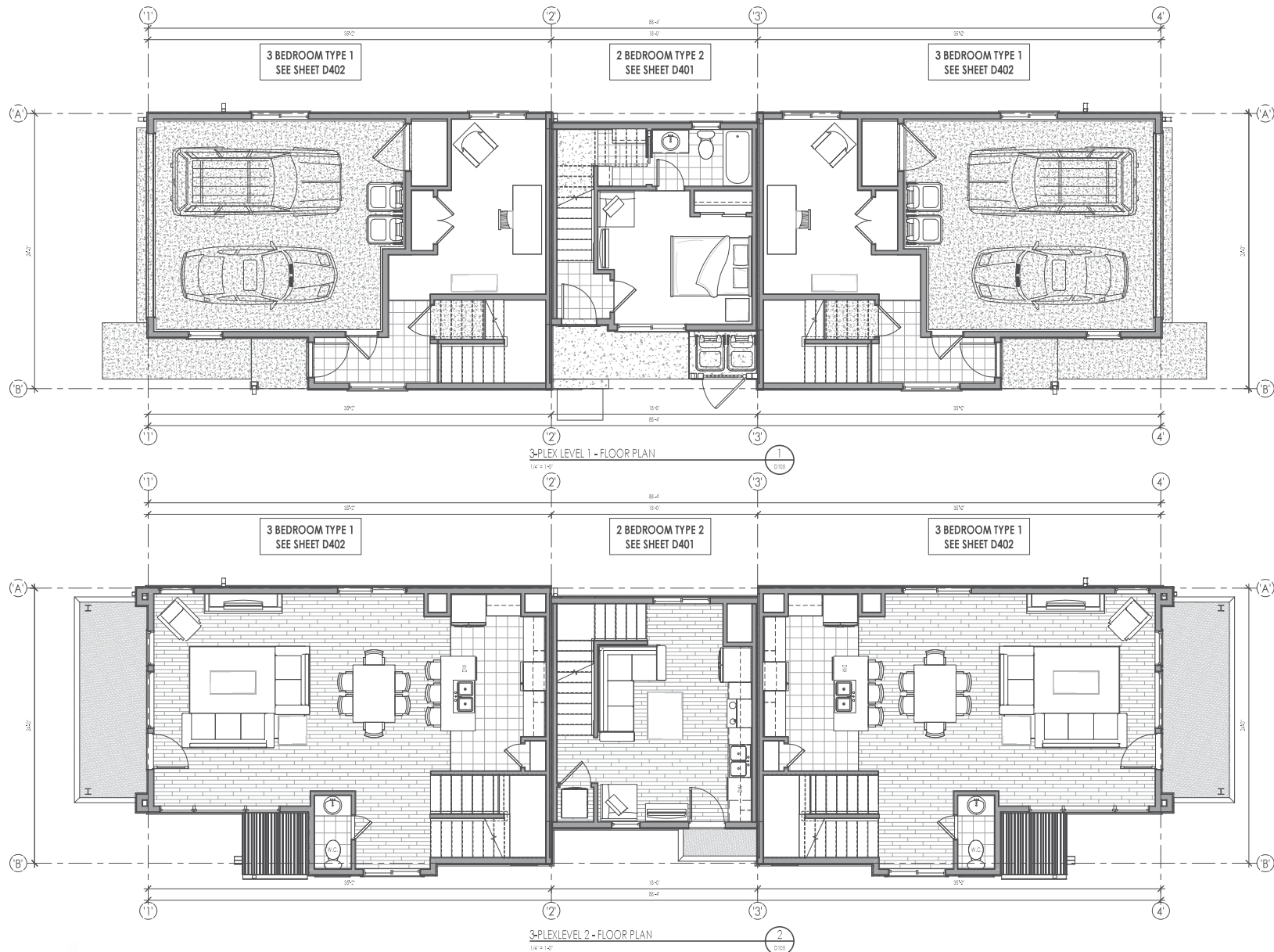
## 5th and DENVER

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4-PLEX ROOF PLAN

D104

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## 5th and DENVER

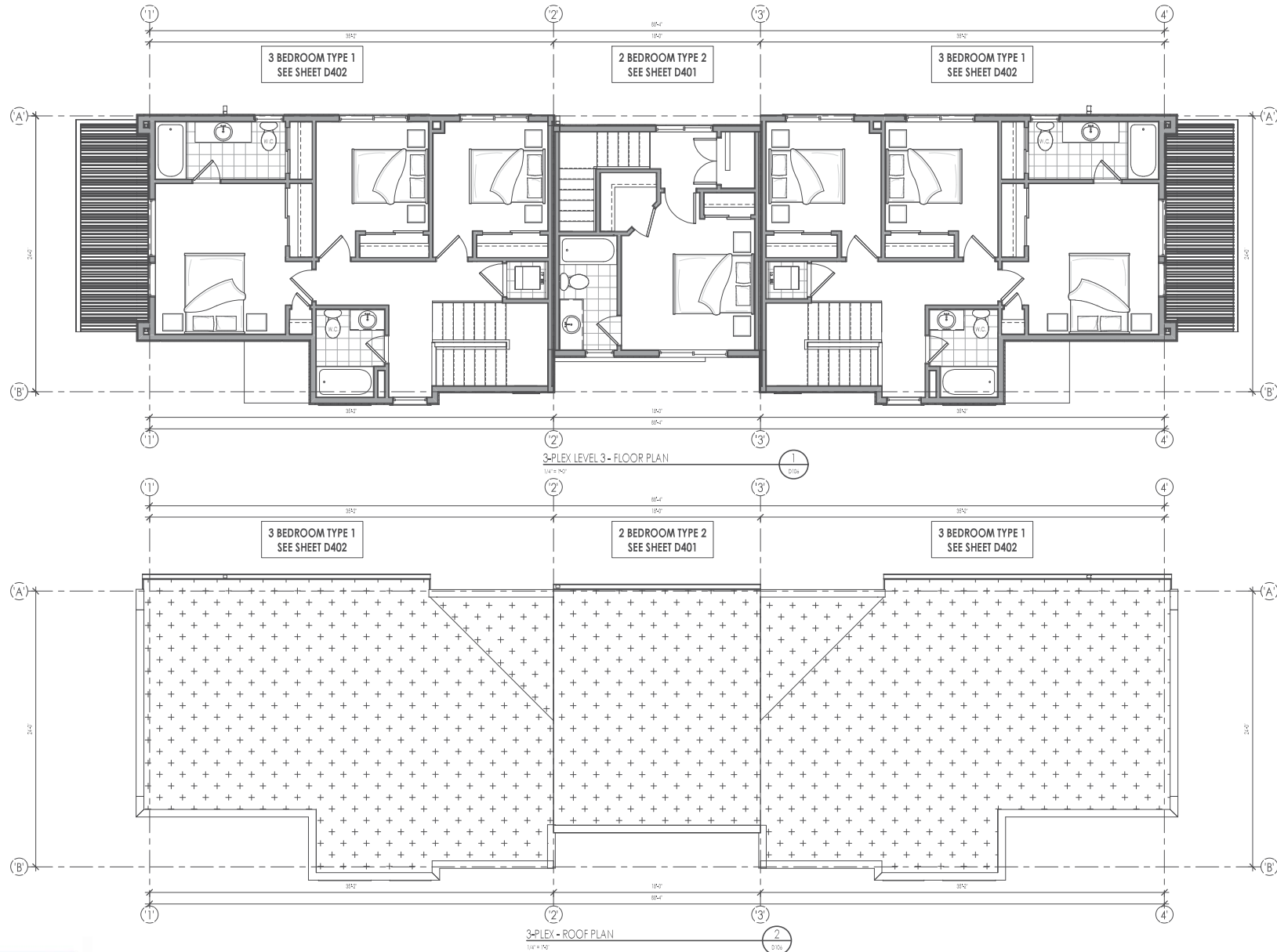
530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

3-PLEX LEVEL 1 &  
LEVEL 2

**D105**

21 AUG, 2019





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3-PLEX 3 & ROOF PLAN

D106

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## 5th and DENVER

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4-PEX EXTERIOR VIEW

D200A

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4-PLEX EXTERIOR VIEW

D200B

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3-PLEX EXTERIOR VIEW

D200C

21 AUG, 2019





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SALT LAKE CITY, UTAH

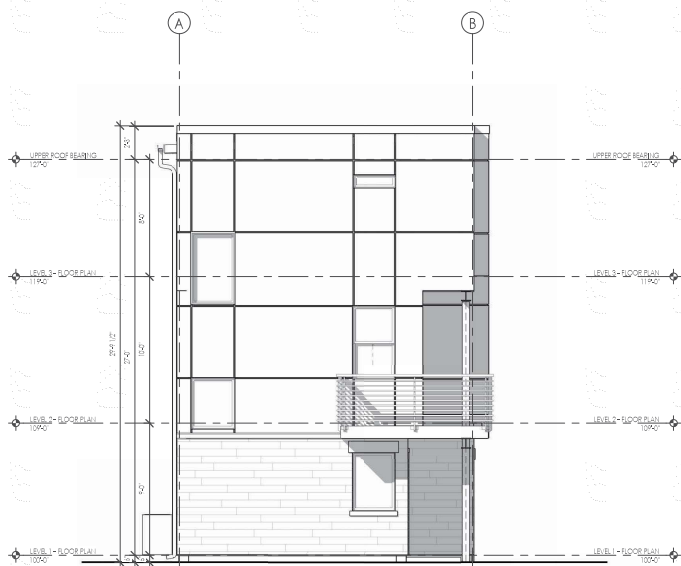
3-PLEX EXTERIOR VIEW

D200D

21 AUG, 2019

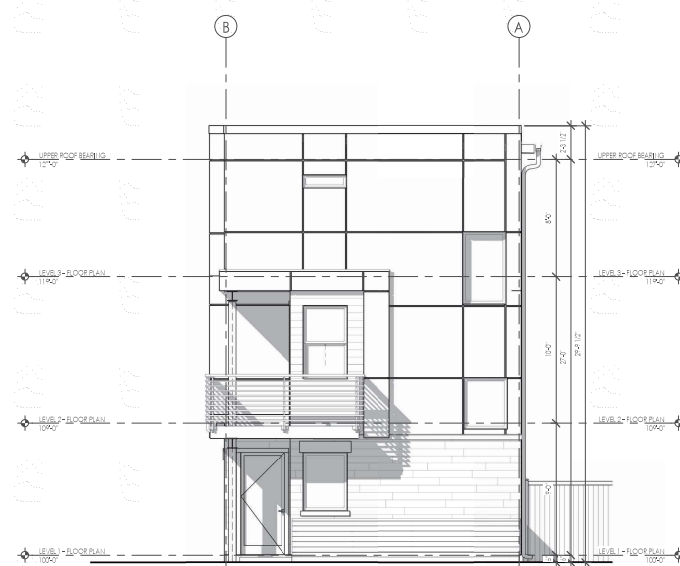


4-PLEX FRONT ELEVATION  
1/4" = 1'-0"



4-PLEX LEFT ELEVATION  
1/4" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE BOARD FORMED CONCRETE BASE OF DESIGN: CREATIVE MINES - CRAFT BOARD FORM COLOR: TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASE OF DESIGN: ANCH-PED PANEL COLOR: TO BE DETERMINED
	LAP SIDING PRETREATED RIVER CEMENT & EXPOSURE AS PER SPECIFICATIONS BASE OF DESIGN: ALUMA-PRETREATED RIVER CEMENT COLOR: TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: TO BE DETERMINED SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF/TPO MEMBRANE SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH ITEM MATERIAL.	



4-PLEX RIGHT ELEVATION  
1/4" = 1'-0"



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## 5th and DENVER

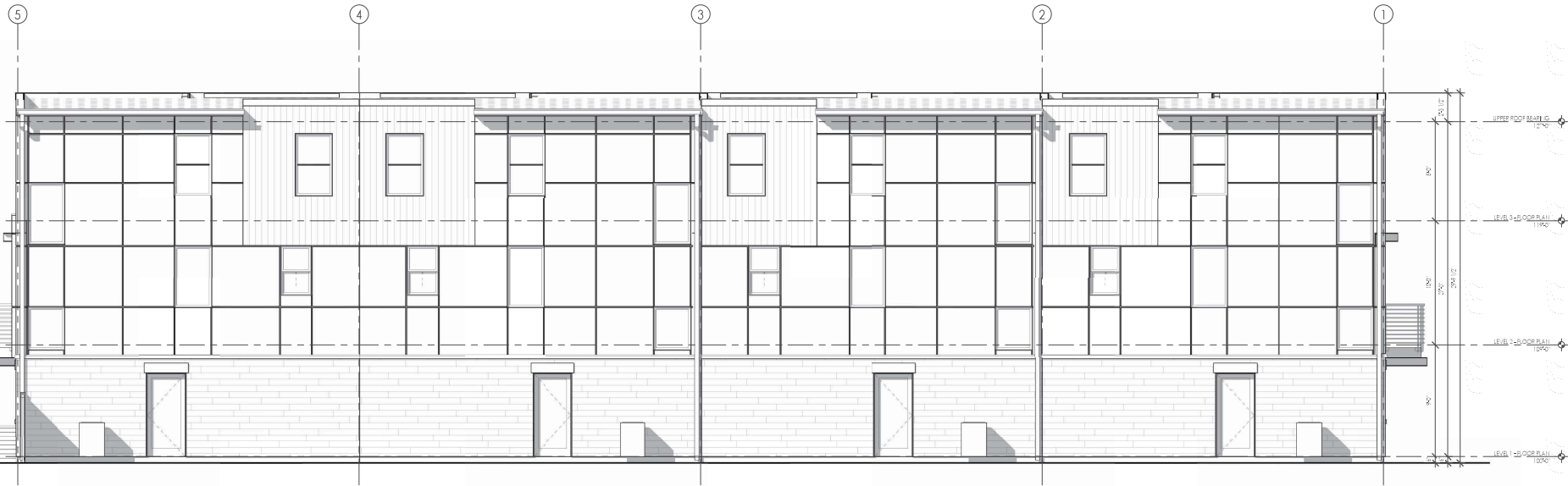
530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

4-PLEX EXTERIOR  
ELEVATIONS

D201

21 AUG, 2019





4-PLEX REAR ELEVATION

1/4" = 1'-0"

1  
2020

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE SCHEDULE FORMER CAST STONE BASE OF DESIGN: CREATIVE/REINBID - CRAFT BOARD FORM COLOR TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASE OF DESIGN: ANGLE-IRON PANEL COLOR TO BE DETERMINED
	LAPPING PRECASTED REINFORCED CONCRETE BASE OF DESIGN: ALUMINA-REINFORCED REINFORCED COLOR TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC PLASTER SYSTEM COLOR TO BE DETERMINED SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF TO MEMBRANE SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

4-PLEX EXTERIOR  
ELEVATIONS

D202

21 AUG, 2019



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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

3-PLEX EXTERIOR  
ELEVATIONS

D203

21 AUG, 2019



ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE BOARD FORMED CAST STONE BATCH OF DESIGN: CREATIVE MINES - CRAFT BOARD FORM COLOR TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BATCH OF DESIGN: LINDSAY - PRO PANEL COLOR TO BE DETERMINED
	LAP SIDING PREPARED REEF CONCRETE - EXPOSURE AS PER SPECIFICATIONS BATCH OF DESIGN: ALLIUM - PREPARED REEF CONCRETE COLOR TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR TO BE DETERMINED SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF PRO SUBSTRATE SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
NOTE: REFER TO MATERIAL SPECIFICATION DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	



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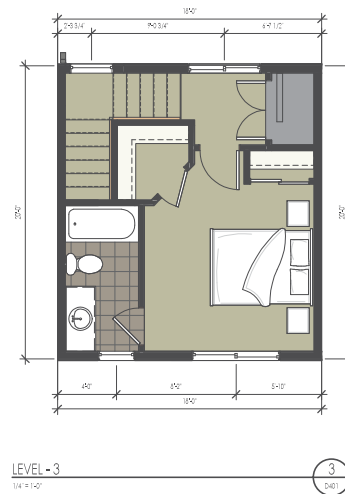
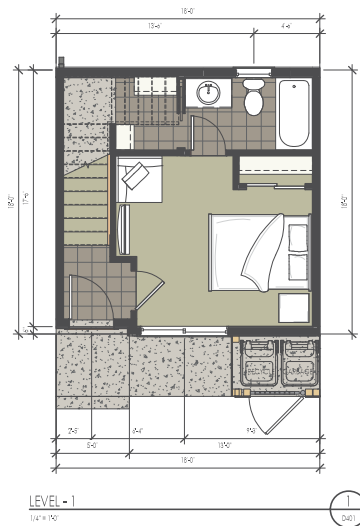
## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

3-PLEX EXTERIOR  
ELEVATIONS

D204

21 AUG, 2019



Gross Area Schedule		2BD-01 - NET AREAS	
Name	Area	Name	Area
LEVEL 1	320 SF	LEVEL 1	289 SF
LEVEL 2	320 SF	LEVEL 2	326 SF
LEVEL 3	308 SF	LEVEL 3	282 SF
	948 SF		897 SF



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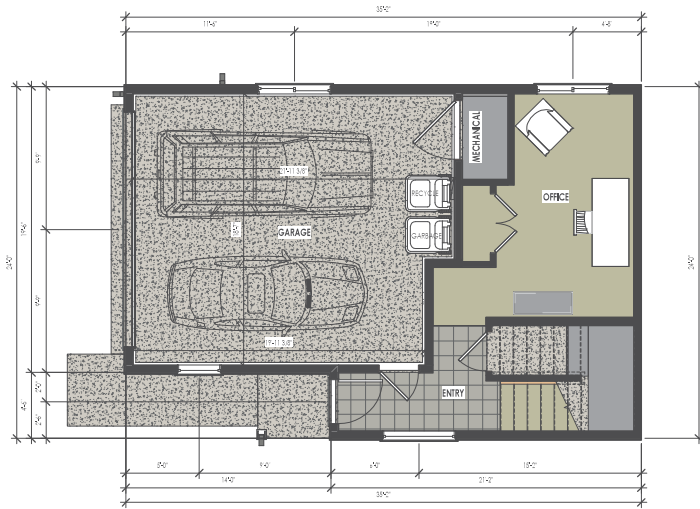
## 5TH AND DENVER 2BD-02

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

2 BEDROOM TYPE 2

D401

22 AUG, 2019



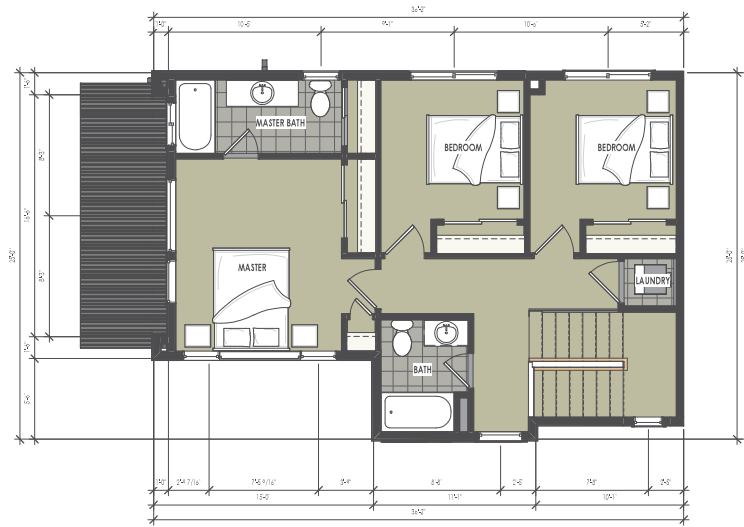
LEVEL 1 - PRESENTATION  
1/8" = 1'-0"

1  
D402



LEVEL 2 - PRESENTATION  
1/4" = 1'-0"

2  
D402



LEVEL 3 - PRESENTATION  
1/4" = 1'-0"

3  
D402

Gross Area Schedule		3BD-01 - NET AREAS	
Name	Area	Name	Area
LEVEL 1	359 SF	LEVEL 1	321 SF
LEVEL 2	704 SF	LEVEL 2	728 SF
LEVEL 3	708 SF	LEVEL 3	664 SF
GARAGE	1849 SF		1723 SF
	420 SF		
	2249 SF		



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## 5TH AND DENVER 3BD-01

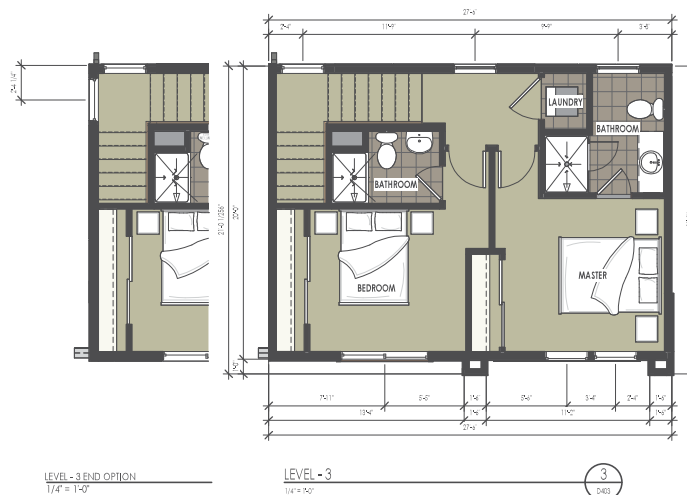
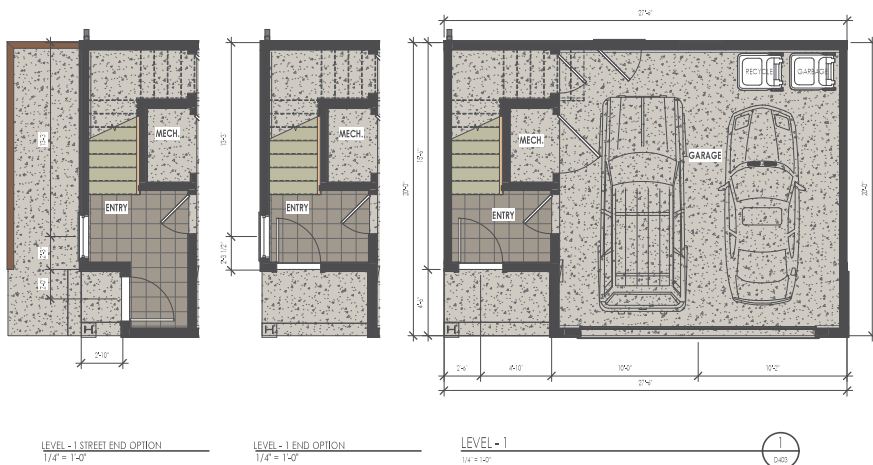
530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEX)  
SALT LAKE CITY, UTAH

3 BEDROOM TYPE 1

D402

21 AUG, 2019





Gross Area Schedule		2BD-01 - NET AREAS	
Name	Area	Name	Area
LEVEL 1	119 SF	LEVEL 1	885 SF
LEVEL 2	417 SF	LEVEL 2	447 SF
LEVEL 3	548 SF	LEVEL 3	402 SF
	1080 SF	MECH	21 SF
GARAGE	393 SF		1000 SF
	393 SF		
	1473 SF		



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## 5TH AND DENVER 2BD-01

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEX)  
SALT LAKE CITY, UTAH

2 BEDROOM TYPE 1

D403

21 AUG, 2019

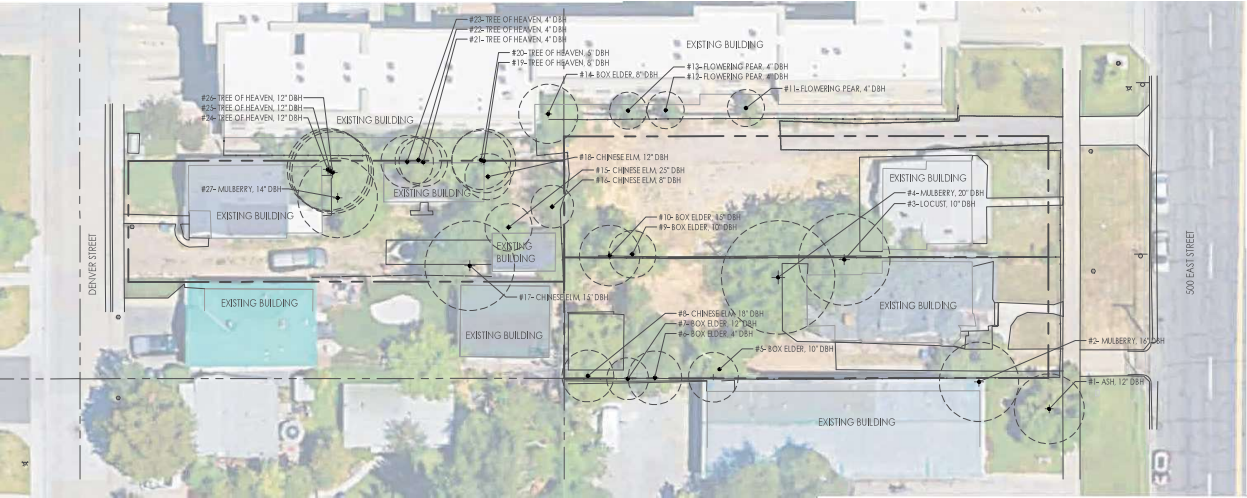
EXISTING TREE INVENTORY

SYM	SPECIES	SIZE	LOCATION	CONDITION	STATUS	NOTES
#1	ASH	12"	PRIVATE	GOOD	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#2	MULBERRY	16"	PRIVATE	GOOD	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#3	LOCUST	10"	PRIVATE	FAIR	PROPOSED REMOVED	
#4	MULBERRY	20"	PRIVATE	FAIR	PROPOSED REMOVED	
#5	BOX ELDER	10"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#6	BOX ELDER	4"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#7	BOX ELDER	12"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#8	CHINESE ELM	18"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#9	BOX ELDER	10"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#10	BOX ELDER	15"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#11	FLOWERING PEAR	4"	PRIVATE	GOOD	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#12	FLOWERING PEAR	4"	PRIVATE	GOOD	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#13	FLOWERING PEAR	4"	PRIVATE	GOOD	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#14	BOX ELDER	8"	PRIVATE	VERY POOR	PROPOSED PRESERVED	LOCATED ON ADJACENT PROPERTY
#15	CHINESE ELM	25"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#16	CHINESE ELM	8"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#17	CHINESE ELM	15"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#18	CHINESE ELM	12"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#19	TREE OF HEAVEN	8"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#20	TREE OF HEAVEN	5"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#21	TREE OF HEAVEN	4"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#22	TREE OF HEAVEN	4"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#23	TREE OF HEAVEN	4"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#24	TREE OF HEAVEN	12"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#25	TREE OF HEAVEN	12"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#26	TREE OF HEAVEN	12"	PRIVATE	VERY POOR	PROPOSED REMOVED	NO-VALUE, NUISANCE TREE
#27	MULBERRY	14"	PRIVATE	FAIR	PROPOSED REMOVED	

SIZE = Diameter of Breast Height(DBH)

EXISTING TREE TABULATIONS

TOTAL TREE COUNT	27
TOTAL DBH INCHES TO BE PRESERVED	44'
TOTAL DBH INCHES TO BE REMOVED	232'



1 EXISTING TREE INVENTORY PLAN

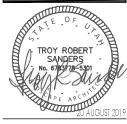


Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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Salt Lake City, UT 84117  
Ph: 801.349.3633  
Fax: 801.349.1433  
www.thinkpk.com

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5TH AND DENVER  
TOWNHOMES  
530 S. 500 E. (4P/EXES)  
535 S. DENVER STREET (3P/EXES)  
SALT LAKE CITY, UTAH

PROJECT NO. 17080  
DATE: 20 AUG 2019

REVISIONS:  
15 APR 19 - CITY REVIEW  
20 AUG 19 - OWNER REVIEW

SHEET TITLE:  
EXISTING TREES  
SHEET NUMBER:

L101  
LANDSCAPE



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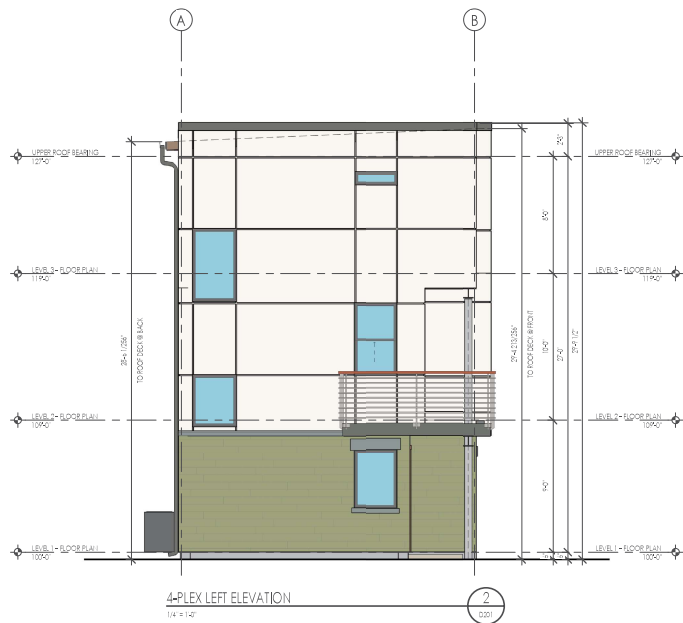
## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

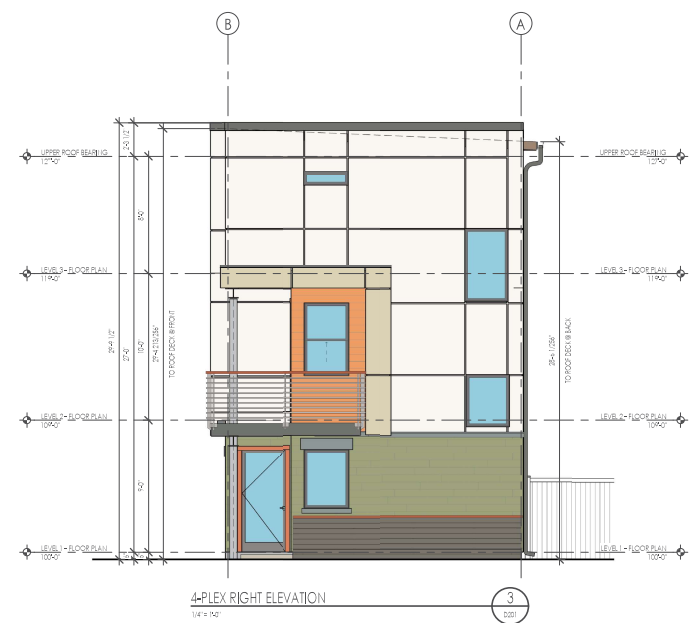
500 E. STREET VIEW

D200E

9 SEP, 2019



ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE BOARD FORMED CONCRETE BASE OF DESIGN: CREATIVE MINES - CRAFT BOARD FORM COLOR: TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASE OF DESIGN: ANCHOR-PED PANEL COLOR: TO BE DETERMINED
	LAP SIDING PRE-FINISHED FIBER CONCRETE EXPOSURE AS PER SPECIFICATIONS BASE OF DESIGN: ALUMA-PRE-FINISHED FIBER CONCRETE COLOR: TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: TO BE DETERMINED SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF/TPO MEMBRANE SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

4-PLEX EXTERIOR  
ELEVATIONS

D201

9 SEP, 2019



ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	MANUFACTURED CAST STONE RANDOM FORMED CAST STONE BASE OF DESIGN: CRAFTSMAN - CRAFT BOARD FORM COLOR: TO BE DETERMINED
	VERTICAL METAL PANEL VERTICAL METAL PANEL BASE OF DESIGN: METAL - METAL PANEL COLOR: TO BE DETERMINED
	LAPPING PREPARED REBAR CONCRETE IN EXPOSURE AS PER SPECIFICATIONS BASE OF DESIGN: ALUMINA- PREPARED REBAR CONCRETE COLOR: TO BE DETERMINED
	DIRECT APPLIED SYNTHETIC PLASTER SYSTEM COLOR: TO BE DETERMINED SEE SPECIFICATIONS FOR TYPE AND FINISH
	ROOF TO MEMBRANE SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR
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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

4-PLEX EXTERIOR  
ELEVATIONS

D202

9 SEP, 2019





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## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

3-PLEX EXTERIOR  
ELEVATIONS

D203

9 SEP, 2019





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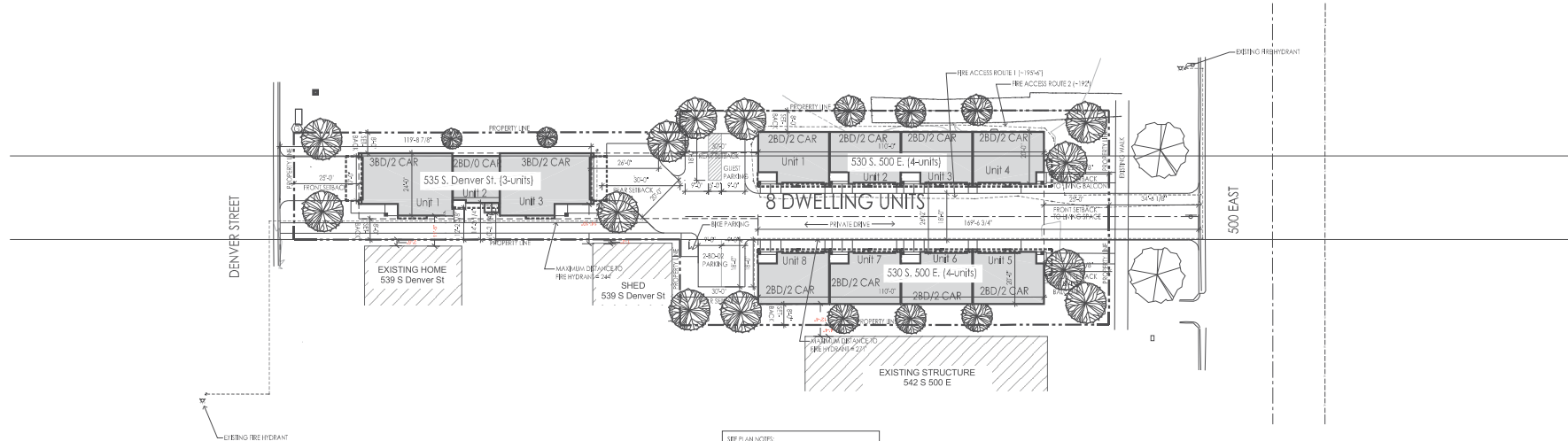
## 5th and DENVER

530 SOUTH 500 EAST (4 PLEXES)  
535 SOUTH DENVER STREET (3 PLEXES)  
SALT LAKE CITY, UTAH

500 E. STREET VIEW

D200E

27 AUG, 2019



- SITE PLAN NOTES:**
- 1) ALL UNITS WITH GARAGES WILL HAVE RECYCLING AND TRASH/PAVE. RECYCLING THE GARAGE FOR PRIVATE TRASH COLLECTION
  - 2) ONE WITHOUT GARAGE WILL HAVE AN EXISTING EXISTING TRASH ENCLOSURE FOR BOTH RECYCLING AND TRASH
  - 3) SEE LANDSCAPE SHAPINGS FOR TREE AND PLANTING LOCATIONS

# LAND USE SUMMARY

	ACRES (SQ. FT.)	SITE COVER %
SITE AREA	0.45 (19,743)	100%
UNITS PER ACRE	20	
OPEN SPACE & LANDSCAPE	0.18 (7,679)	38.9%
PARKING/ROADS	0.13 (5,715)	28.9%
BUILDING FOOTPRINTS	0.15 (6,349)	32.2%
UNIT TYPE	SF gross	SF net
2 BEDROOM-01	1,185	1,100
2 BEDROOM-02	850	TBD
3 BEDROOM-01	2,289	1,723
TOTAL RESIDENTIAL	11	100%
PARKING PROVIDED	# STALLS	
PRIVATE GARAGES	20	
TENNANT SURFACE PARKING	2	
GUEST SURFACE PARKING	2	
TOTAL	24	

- NOTES:**
- 1) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 2) One without garage will have an existing existing trash enclosure for both recycling and trash
  - 3) See landscape shapings for tree and planting locations
  - 4) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 5) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
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  - 75) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 76) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 77) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 78) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 79) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 80) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 81) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 82) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 83) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 84) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 85) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 86) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 87) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 88) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 89) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 90) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 91) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 92) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 93) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 94) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 95) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 96) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 97) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 98) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 99) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection
  - 100) All units with garages will have recycling and trash/pave. recycling the garage for private trash collection

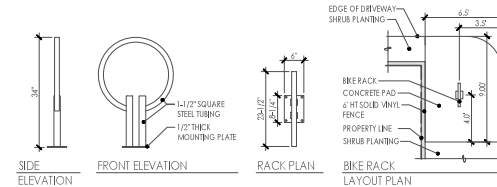
## SITE PLAN

SCALE: 1" = 20'



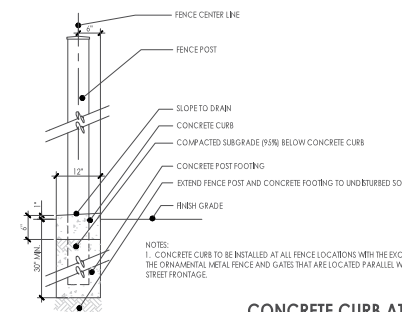
## SITE DEVELOPMENT NOTES

1. ALL PROPOSED IMPROVEMENTS TO CONFORM TO SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, BASED ON AVAILABLE DATA. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL BLUE STAKES OF UTAH AT 811 PRIOR TO CONSTRUCTION TO HAVE LOCATIONS OF ALL UTILITIES IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS SHALL PREVAIL.
4. THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION. REPORT ANY AND ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
5. CONTRACTOR TO PROVIDE AND INSTALL GATE OPERATOR. GATE OPERATOR TO BE OF A TYPE AND PERFORMANCE TO ADEQUATELY OPERATE WEIGHT, LENGTH AND OPERATION FREQUENCY OF GATE AS INDICATED. COORDINATE MAKE AND MODEL OF GATE OPERATOR WITH OWNER PRIOR TO INSTALLATION.

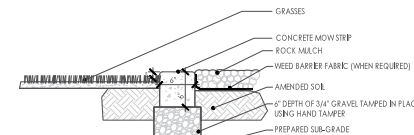


- NOTES:
1. CONCRETE DECK TO BE 8" THICK CONCRETE OVER 4" MIN. 3/4" GRAVEL OVER COMPACTED SUB-GRADE.
  2. BICYCLE RACKS TO BE MODEL: DASH, AS MANUFACTURED BY MADRAX, WAUNAKEE, WI. PHONE: 800.448.7931. WWW.MADRAX.COM.
  3. BICYCLE RACK FINISH TO BE MADRAX "HAND-SELECTED" FINISH, COLOR AS DETERMINED BY ARCHITECT.
  4. SEE SITE DEVELOPMENT PLAN, THE SHEET FOR LOCATION OF BICYCLE RACK WITH CONCRETE PAD.

## BIKE RACK WITH CONCRETE PAD 2



## CONCRETE CURB AT FENCE 3



- NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
  2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
  3. MAXIMUM 1/2" WIDTH VARIATION.
  4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
  5. PROVIDE EXPANSION (SCORE) JOINTS AT 10' OC MAX.

## CONCRETE PLANTER EDGE 1

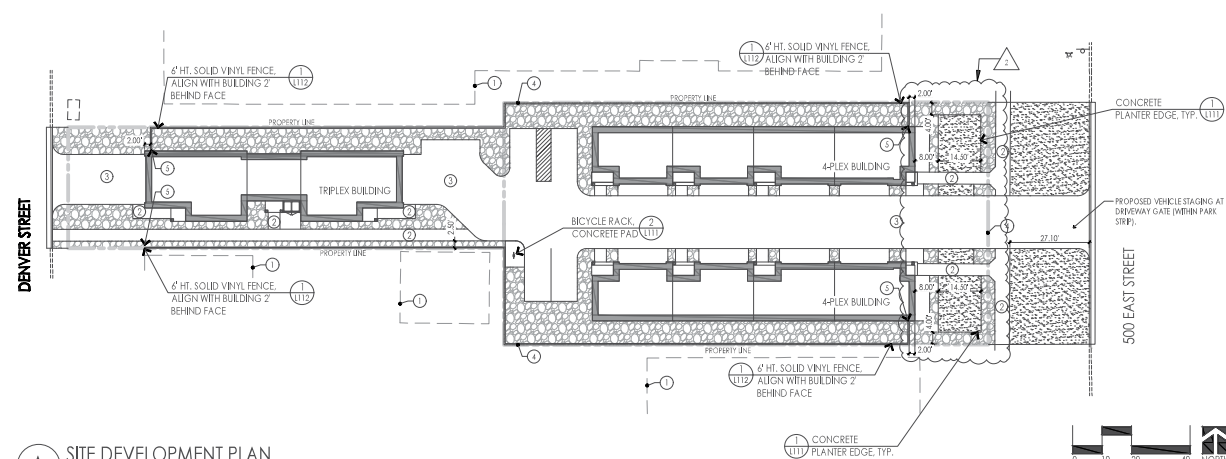
NOT TO SCALE

**KEYED NOTES**

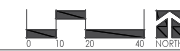
- ① EXISTING BUILDING
- ② CONCRETE WALK, SEE CIVIL DRAWINGS
- ③ DRIVEWAY, SEE CIVIL DRAWINGS
- ④ PROPERTY LINE
- ⑤ ENDS OF VINYL FENCE TO BE GAPPED NO GREATER THAN 3"

**LEGEND**

- PROPOSED LAWN, SEE PLANTING PLAN
- PROPOSED SHRUB / PERENNIAL PLANTING, SEE PLANTING PLAN



## A SITE DEVELOPMENT PLAN







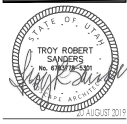
Architecture

Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

3101 South Hill Road, Suite 200  
Springdale, CO 80917  
Ph: 480.349.8652  
Fax: 480.349.1452  
www.thinkdco.com

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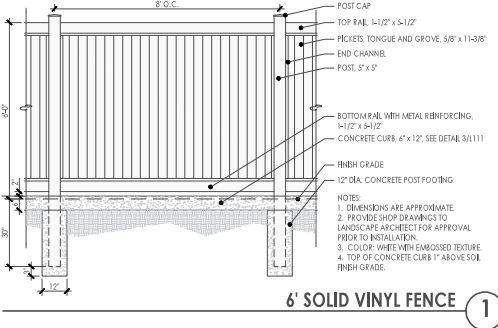


5TH AND DENVER  
TOWNHOMES  
530 S. 500 E. (4-PL-EXES)  
535 S. DENVER STREET (3-PL-EXES)  
SALT LAKE CITY, UTAH

PROJECT NO. 17080  
DATE: 20 AUG 2019  
REVISIONS:  
15 APR 19 - CITY REVIEW  
20 AUG 19 - OWNER REVIEWING

SHEET TITLE:  
SITE DEVELOPMENT  
DETAILS

SHEET NUMBER:  
L112  
LANDSCAPE







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KEY	SYM	QTY	SPECIFIC NAME	COMMON NAME	HT	CONT.	REMARKS
<b>TREES</b>							
ACQ		3	ACER CAMPESTRIS 'QUEEN ELIZABETH'	QUEEN ELIZABETH HEDGE MAPLE	2" CAL	8.8B	
CCA		5	CERCEIS CANADENSIS	EASTERN REDBUD	2" CAL	8.8B	
PSC		7	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL	8.8B	
QRO		2	QUERCUS ROBUR	ENGLISH OAK	2" CAL	8.8B	
ZSG		2	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL	8.8B	
<b>SHRUBS</b>							
BCT		18	BERBERIS THUNBERGII 'RUBY CAROLEE'	RUBY CAROLEE BARBERY	3 GAL.	CONT.	
CCB		14	CARYOPTERIS X CLANDONENSIS 'BLUE MEET'	BLUE MEET SPIREA	3 GAL.	CONT.	
MAC		10	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3 GAL.	CONT.	
NGD		12	NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM HEAVENLY BAMBOO	5 GAL.	CONT.	
PON		12	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL.	CONT.	
PFJ		23	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMANI POTENTILLA	3 GAL.	CONT.	
PLO		23	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 GAL.	CONT.	
RKO		13	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	3 GAL.	CONT.	WHITE OF CREAM COLOR
SBA		21	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GAL.	CONT.	
SPA		11	SYRINGA PATULA 'MES RIM'	MES RIM LILAC	5 GAL.	CONT.	
TMD		11	TAXUS MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW	5 GAL.	CONT.	
<b>ORNAMENTAL GRASSES</b>							
CAX		30	CAREX ACUTIFOLIA X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER GRASS	1 GAL.	CONT.	
HSE		18	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	CONT.	
<b>PERENNIALS</b>							
BCO		14	BERGENIA CORYMBOSA	HEARTLEAF BERGENIA	1 GAL.	CONT.	
HEMA		42	HEMEROCALLIS 'MIRACLE MAND'	MIRACLE MAND DAYLILY	1 GAL.	CONT.	
HEMS		48	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONT.	
HOS		10	HOSTA SP.	PLANTAIN LILY	1 GAL.	CONT.	APPROX. EXACT QTY OF EACH VARIETY TO 'ROYAL STAND' STAINED GLASS INCLUDE
LSHA		3	LEUCANTHEMUM SUPERBUM 'SNOW LADY'	SNOW LADY SHASTA DAISY	1 GAL.	CONT.	
SSN		6	SALVIA SP.	MAY NIGHT SAGE	1 GAL.	CONT.	

1. QUANTITIES INCLUDED IN PLANT SCHEDULE ARE FOR CONVENIENCE. VERIFY PLANT QUANTITIES WITH PLANTING PLAN.

 TURF (SOD)  
LAWN SOD TO BE SODIFIED AS GROWN BY BIOGRASS SOD FARM, SALT LAKE CITY, UTAH. TELEPHONE: 801.362.9090. [www.BIOGRASS.COM](http://www.BIOGRASS.COM), OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT.

 ROCK MULCH  
ROCK MULCH TO BE 4" MIN. LAYER OF 2" ROCK PLACED OVER WOOD BARRIER FARM. PROVIDE SAMPLE CURSPEC FOR APPROVAL PRIOR TO INSTALLATION. ROCK MULCH TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS OR CONCRETE PLANTING BEDS.

[illegible]

TOTAL REVENUE			
COFFEE REVENUE	19,740 SQ. FT.	100% OF LIFE AREA	
TURF AREA	676 SQ. FT.	3% OF LIFE AREA	
SHRUB PLANTING AREA	5,923 SQ. FT.	30% OF LIFE AREA	
<b>LIFE AREA / ITEM</b>			
	QTY. REQD.	QTY. PROPOSED	
TREES	27	27	
SHRUBS	265	265	
EVERGREENS	10x (40%)	10x (40%)	
<b>PARK STRIP AREA / ITEM</b>			
	QTY. REQD.	QTY. PROPOSED	
PARK STRIP - TREES			
500 EAST STREET - 82.5 (11.1%)	3	3	
<b>PARK STRIP - PLANT COVER</b>			
500 EAST STREET	980 SQ. FT. (33%)	1,789 SQ. FT. (100%)	

5TH AND DENVER  
TOWNHOMES  
530 S. 500 E. (4-PLEXES)  
335 S. DENVER STREET (3-PLEXES)  
SALT LAKE CITY, UTAH

REVISIONS:

1	15 APR 19 - CITY REVIEW
2	20 AUG 19 - OWNER

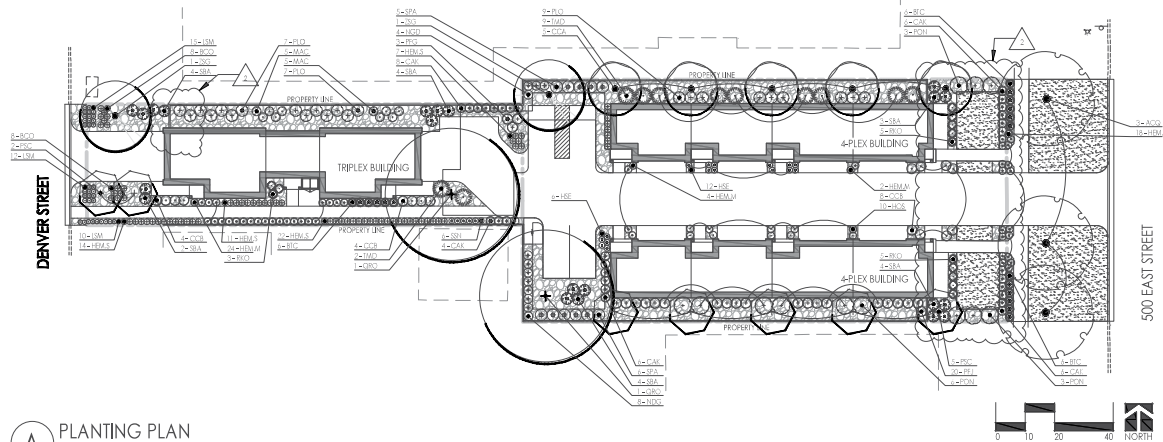
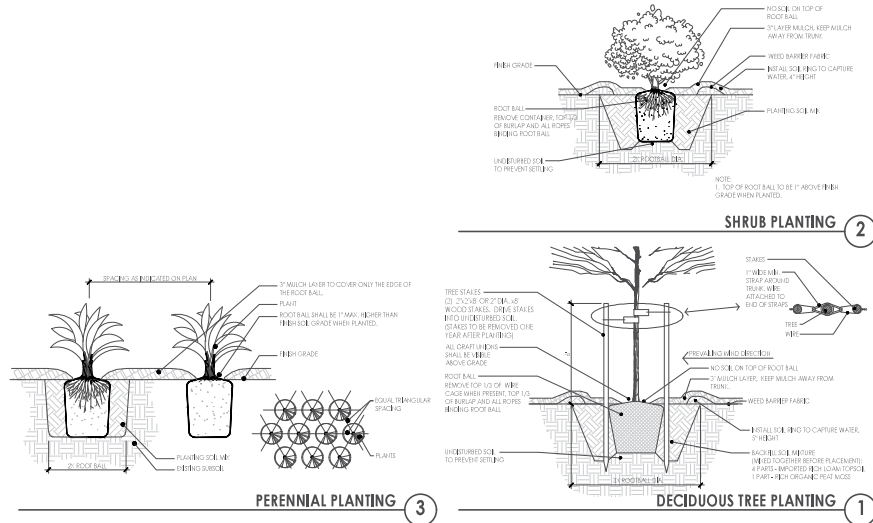
REVISIONS

SHEET NUMBER: \_\_\_\_\_

L121

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LANDSCAPE





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5TH AND DENVER  
TOWNHOMES  
530 S. 500 E. (4-PLEXES)  
335 S. DENVER STREET (3-PLEXES)  
SALT LAKE CITY, UTAH

REVISIONS:

1	15 APR 19 - CITY REVIEW
2	20 AUG 19 - OWNER REVISIONS

L131

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LANDSCAPE

[illegible]

1. WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.

[illegible]

15. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOVE OR DISPOSE OF EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.

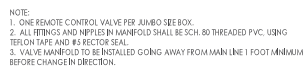
16. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK.

17. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.

18. ALL CONTROL VALVE ~~WING~~ LOCATED APART FROM IRRIGATION MAIN LINE TO BE PLACED IN SLEEVES OF ADEQUATE SIZE BURIED 18" DEEP.

GPM = GALLONS PER MINUTE		
0-8 GPM	8-13 GPM	13-22 GPM
3/4"	1"	1-1/4"



L 132  
LANDSCAPE







SECTIONS  
Limited Lifetime



SPRINGS  
3 Years



HARDWARE  
3 & 6 Years



# SKYLINE FLUSH

Elevate your home's style with crisp, clean lines and a geometric silhouette.



Skyline Flush 2147 shown in white with optional right stacked windows and tinted glass

## Select Your Garage Door Model

### GOOD

Section Construction	2" Thick - 1-Sided Steel	
Material	Standard / 25 <sup>2</sup> Ga. Steel	Heavy Duty / 24 <sup>2</sup> Ga. Steel
Insulation Type	No Insulation	



R-value / Thermal Performance

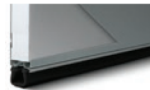


### BETTER

2" Thick - 1-Sided Steel with Vinyl Back	2" Thick - 2-Sided Steel
Standard / 25 <sup>2</sup> Ga. Steel	Heavy Duty / 24 <sup>2</sup> Ga. Steel
1-3/8" Polystyrene	1-13/16" Polystyrene



R-7.94

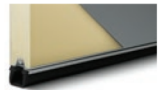


R-10.29



### BEST

2" Thick - 2-Sided Steel
Heavy Duty / 27 <sup>2</sup> Ga. Steel
1-7/8" Polyurethane



R-17.54



Panel Style / Model Number<sup>3</sup>

	2150	4150	2140	4140	2151	4151	2141	4141	2127	2147	2157	2128	2148	2158
Flush														

## Personalize Your Garage Door

Window Style <sup>2</sup>	Short	Long	Short	Long	Short	Long	Short	Long	Short	Long	Oversized	Short	Long	Oversized
Designer Glass											•			•
Colors <sup>1</sup> All Models are available in:	White	Almond	Sandstone	Brown										
Bronze	•				•							•		
Gray	•				•					•		•		
Desert Tan	•				•							•		
Black	•				•					•		•		
Accents Woodtones <sup>1</sup>										•			•	

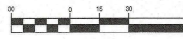
<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. <sup>2</sup> Lower steel gauge [ga.] number indicates stronger steel. <sup>3</sup> Model number indicates window style.



0 09°57'29" W 791.80' (MEASURED)  
S 81°57'40" W 701.67' (BC)



GRAPHIC SCALE



( IN FEET )  
1 inch = 30ft.

TO: INVESTORS TITLE INSURANCE AGENCY, INC.  
ATTORNEYS TITLE GUARANTY FUND, INC.  
BILL DIAMANI  
HOLLADAY BANK AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY  
APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSP SURVEYS AND LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP AND INCLUDING ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 27, 2017.



## PARCEL 1: 16-08-455-010

BEGINNING AT A POINT 2 RODS NORTH AND 1 ROD EAST FROM THE SOUTHWEST CORNER LOT 7, BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 2 1/2 RODS; THENCE EAST 9 RODS; THENCE SOUTH 2 1/2 RODS; THENCE WEST 9 RODS TO THE POINT OF BEGINNING.

PARCEL 2: 16-06-455-021

PARCEL NO. 11  
BEGINNING AT A POINT 41.25 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8, BLOCK  
PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41.25 FEET; THENCE WE  
165.00 FEET; THENCE SOUTH 41.25 FEET; THENCE EAST 165.00 FEET TO THE POINT OF  
BEGINNING.

PARCEL NO. 1A

SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 15 RODS 5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK 23, PLAT "R", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10.00 FEET; THENCE WEST 10 RODS; THENCE SOUTH 10.00 FEET; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

PARCEL 3: 16-06-455-010

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 2 1/2 RODS; THENCE WEST 10 RODS; THENCE SOUTH 2 1/2 RODS; THENCE EAST 10 RODS, TO THE PLACE OF BEGINNING.

**SCOPE**  
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY BILL DIAMANT TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°01'50" EAST, AS SHOWN HEREON.

**BENCHMARK**  
THE FOUND BRASS CAP IN THE INTERSECTION OF 500 SOUTH STREET AND 500 EAST STREET  
ELEV = 4203.31

TABLE 1  
Regression coefficients and statistics

\_\_\_\_\_

\_\_\_\_\_

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY INVESTORS TITLE INSURANCE AGENCY, INC., FILE NO. 031758, EFFECTIVE DATE MAY 4, 2017  
R2) PLAT 3 OF BLOCKS 22, 23, 24, 33, 34, 35, 36, 37, 38 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT "B", SALT LAKE CITY SURVEY, ON FILE AT THE SALT LAKE CITY ENGINEERS OFFICE

\_\_\_\_\_

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY INVESTORS  
TITLE INSURANCE AGENCY, INC., FILE NO. 031758, EFFECTIVE DATE MAY 4, 2017.

ITEMS 1-10: NOT ADDRESSED IN THIS SURVEY

ITEM 11 EFFECTS AS TO PARCEL 1: 16 06 455 010 EFFECTS OF S&D RIGHT OF WAY AS  
RECORDED IN WARRANTY DEED, RECORDED 06/30/1995 AS ENTRY NO 6112536 IN BOOK 7179 AT

PAGE 1910.  
(SURVEY FINDINGS: AS SHOWN)

ITEM 12 EFFECTS AS TO PARCEL 1: 16-06-455-010 SUBJECT TO THE CLAIM(S) OF THE OWNER OF THE ADJACENT PROPERTY (LOCATED AT 539 DENVER STREET S.W. (LOT 84111)) TO HAVE ESTABLISHED AN UNRECORDED EASEMENT AND/OR RIGHT OF WAY.  
(SURVEY FINDINGS- NOT NOTICABLE)

ITEM 13 EFFECTS AS TO PARCEL 1: 16-06-455-010 ABSTRACT OF FINDINGS AND ORDER, RECORDED 10/31/2000 AS ENTRY NO 7750551. IN BOOK 8398 AT PAGE 830 OF OFFICIAL

RECORDS.  
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEM 15: NOT ADDRESSED IN THIS QUIZ

ITEM	10-16 (NOT ADDRESSED IN THIS SURVEY)
------	--------------------------------------

**OBJECT MOD. FOR H.O.**

**10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100**

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No.	DATE	DESCRIPTION
GROSS PAY		
BAL PD		
CHECKNOY		
PAY		
FIELD REP		
TOTAL		
9/30/87		
1776 BONE		

SCALE MEASURES INCHES  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0    01  
 1776 BONE

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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AND SURVEYING**  
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SAN JOSE, CA 95131 (408) 442-7102  
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T., 538 & 532 SOUTH 500 EAST STREET--  
SALT LAKE CITY, UTAH

537 DENVER ST
1708180
ALTA/NPS LAND TITLE SURVEY
SVA.01 1 OF 1

## **ATTACHMENT C: PRELIMINARY SUBDIVISION APPLICATION**

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# Preliminary Subdivision Plat

SALT LAKE CITY PLANNING

☐ New Lots

☐ Amendment

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Proposed Subdivision Name:  
Denver Street Townes

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Property Address(s):  
1) 537 S Denver Street. 2) 532 S 500 E. 3) 538 S 500 E Salt Lake City

Name of Applicant:	Phone:
--------------------	--------

Address of Applicant:  
292 N 860 E American Fork, UT 84003

E-mail of Applicant:	Cell/Fax:
----------------------	-----------

Applicant's Interest in Subject Property:

☐ Owner ☐ Engineer ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
---------------------------	--------

☐ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## WHERE TO FILE THE COMPLETE APPLICATION

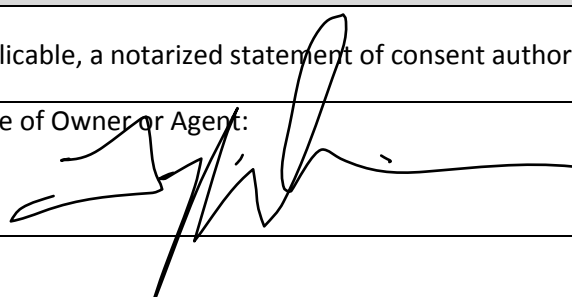
<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

## REQUIRED FEE

☐ Filing fee of **\$388** plus **\$121** for each new lot created.  
☐ Plus additional fee for required public notices

## SIGNATURE

☐ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date:
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**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

THE LAND REFERRED TO HEREIN IS SITUATED IN SALT LAKE COUNTY, UTAH,  
AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

Beginning at a point 2 rods North and 1 rod East from the Southwest corner of Lot 7, Block 23, Plat "B", Salt Lake City Survey and running thence North 2 1/2 rods; thence East 9 rods; thence South 2 1/2 rods; thence West 9 rods to the point of beginning.

**PARCEL 2:**

Beginning at a point 41.25 feet North of the Southeast corner of Lot 8, Block 23, Plat "B", Salt Lake City Survey and running thence North 41.25 feet; thence West 165.00 feet; thence South 41.25 feet; thence East 165.00 feet to the point of beginning.

**PARCEL 2A:**

A non-exclusive right of way described as follows:

Beginning at a point 15 rods 5 feet South of the Northeast corner of Lot 8, Block 23, Plat "B", Salt Lake City Survey and running thence North 10.0 feet; thence West 10 rods; thence South 10.0 feet; thence East 10 rods to the point of beginning.

**PARCEL 3:**

Commencing at the Southeast corner of Lot 8, Block 23, Plat "B", Salt Lake City Survey and running thence North 2 1/2 rods; thence West 10 rods; thence South 2 1/2 rods; thence East 10 rods to the place of beginning.





5TH AND DENVER  
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN AND  
A PART OF LOTS 7 & 8 OF BLOCK 23, PLAT "B", SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

LOT INFORMATION		
UNIT #	ADDRESS	AREA (SQ FT)
101	XXXX	803
102	XXXX	781
103	XXXX	548
104	XXXX	552
105	XXXX	552
106	XXXX	548
107	XXXX	548
108	XXXX	552
109	XXXX	552
110	XXXX	548
111	XXXX	548

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.14'	2.00'	90°00'00"	S 44°58'10" W	2.83'
C2	3.14'	2.00'	90°00'00"	N 45°01'50" W	2.83'
C3	3.85'	5.00'	44°04'07"	S 67°59'47" E	3.75'
C4	3.85'	5.00'	44°04'07"	N 67°59'47" W	3.75'
C5	4.01'	5.00'	45°55'53"	S 22°59'47" E	3.90'
C6	3.80'	5.00'	43°33'45"	S 67°44'36" E	3.71'
C7	7.85'	5.00'	90°00'00"	S 45°01'50" E	7.07'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°57'54" W	26.00'
L2	N 00°02'50" W	8.00'
L3	S 89°56'05" W	26.00'
L4	S 89°56'05" W	26.00'
L5	N 00°02'50" W	19.50'
L6	N 89°57'10" E	35.17'
L7	S 00°02'50" E	24.00'
L8	S 00°02'50" E	16.00'
L9	S 89°57'10" W	26.17'
L10	N 00°02'50" W	4.50'
L11	S 89°57'10" W	9.00'
L12	N 89°57'10" E	18.00'
L13	S 89°57'10" W	18.00'
L14	N 00°02'50" W	16.00'
L15	S 00°05'08" W	24.00'
L16	N 89°57'10" E	35.17'
L17	S 00°02'50" E	19.50'
L18	S 89°57'10" W	9.00'
L19	S 00°02'50" E	4.50'
L20	S 89°57'10" W	26.22'
L21	N 00°02'50" W	17.00'
L22	N 00°24'29" E	7.00'
L23	S 00°02'50" E	7.00'
L24	N 00°02'50" W	8.14'
L25	N 00°01'50" W	15.50'
L26	S 89°58'10" W	27.42'
L27	N 00°01'47" W	20.00'
L28	S 89°58'05" W	2.17'
L29	N 00°01'50" W	0.46'
L30	S 89°58'10" W	16.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L31	S 00°01'50" E	0.46'
L32	S 89°58'10" W	2.00'
L33	N 00°01'50" W	4.50'
L34	S 89°58'10" W	7.25'
L35	N 00°01'50" W	15.50'
L37	N 89°58'10" E	27.58'
L38	N 00°01'50" W	20.00'
L39	S 89°58'10" W	2.17'
L40	N 00°01'50" W	0.46'
L41	S 89°58'10" W	16.00'
L42	S 00°01'50" E	0.46'
L43	S 89°58'10" W	2.00'
L44	N 00°01'50" W	4.50'
L45	S 89°58'10" W	7.42'
L46	N 89°58'10" E	27.58'
L47	S 00°01'50" E	20.00'
L48	S 89°57'58" W	2.17'
L49	N 00°01'50" W	0.46'
L50	S 89°58'10" W	16.00'
L51	S 00°01'50" E	0.46'
L52	S 89°58'10" W	2.00'
L53	N 00°01'50" W	4.50'
L54	S 89°58'10" W	7.42'
L55	S 89°58'10" W	27.42'
L56	S 00°01'50" E	15.50'
L57	S 89°58'10" W	3.00'
L58	S 00°01'50" E	4.50'
L59	S 89°58'10" W	6.25'
L60	N 00°01'50" W	0.46'
L61	S 89°58'10" W	16.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L62	S 00°01'50" E	0.46'
L63	S 89°58'10" W	2.17'
L64	N 00°02'50" W	8.17'
L65	N 89°58'10" E	25.00'
L66	N 89°58'10" E	25.00'
L67	S 00°02'50" E	8.17'
L68	S 89°58'10" W	27.42'
L69	N 00°01'50" W	20.00'
L70	N 89°58'10" E	2.17'
L71	N 00°01'50" W	0.46'
L72	S 89°58'10" W	16.00'
L73	S 00°01'50" E	0.46'
L74	S 89°58'10" W	6.25'
L75	N 00°01'50" W	4.50'
L76	S 89°58'10" W	3.00'
L77	N 00°01'50" W	15.50'
L78	N 89°58'10" E	27.58'
L79	S 00°01'50" E	15.50'
L80	S 89°58'10" W	7.42'
L81	S 00°01'50" E	4.50'
L82	S 89°58'10" W	2.00'
L83	N 00°01'50" W	0.46'
L84	S 89°58'10" W	16.00'
L85	S 00°01'50" E	0.46'
L86	N 89°58'10" E	2.17'
L87	N 89°58'10" E	27.58'
L88	S 00°01'50" E	15.50'
L89	S 89°58'10" W	7.42'
L90	S 00°01'50" E	4.50'
L91	S 89°58'10" W	2.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L92	N 00°01'50" W	0.46'
L93	S 89°58'10" W	16.00'
L94	S 00°01'50" E	0.46'
L95	S 89°58'10" W	2.17'
L96	S 00°01'50" E	20.00'
L97	N 89°58'10" E	27.42'
L98	S 00°01'50" E	15.50'
L99	S 89°58'10" W	7.25'
L100	S 00°01'50" E	4.50'
L101	S 89°58'10" W	2.00'
L102	N 00°01'50" W	0.46'
L103	S 89°58'10" W	16.00'
L104	S 00°01'50" E	0.46'
L105	S 89°58'10" W	2.17'
L106	S 00°01'50" E	20.00'
L107	S 00°02'50" E	8.20'
L108	N 00°01'50" W	16.00'
L109	S 89°58'10" W	18.00'
L110	N 00°01'50" W	17.00'
L111	S 89°58'10" W	9.48'
L112	N 45°57'43" W	16.23'
L113	N 89°58'10" E	10.13'
L114	S 00°01'50" E	17.00'
L115	N 89°58'10" E	5.00'
L116	N 00°01'50" W	5.00'
L117	N 89°58'10" E	20.00'
L118	N 00°01'50" W	4.49'
L119	N 45°57'43" W	6.66'
L120	N 89°31'29" W	0.48'
L121	S 00°01'50" E	18.02'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L122	S 89°58'10" W	23.00'
L123	S 00°01'50" E	18.00'
L124	N 00°01'50" W	15.50'



5TH AND DENVER  
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN AND  
A PART OF LOTS 7 & 8 OF BLOCK 23, PLAT "B"  
SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND  
FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_

SALT LAKE COUNTY RECORDER

NUMBER \_\_\_\_\_

ACCOUNT \_\_\_\_\_

SHEET \_\_\_\_\_

OF \_\_\_\_\_ SHEETS

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



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## **ATTACHMENT D: ADDITIONAL APPLICATION INFORMATION**

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September 18, 2019

Attn: Kelsey Lindquist  
Planning Counter  
451 South State Street, Room 215  
Tel: 801-535-7700

**RE: Planned Development Application: Project Description and Information**  
**Project Name: Denver Street Townes**

Kelsey,

**PROJECT DESCRIPTION:**

Developer Dean & Will Development is proposing to develop Denver Street Townes. Denver Street Townes is an urban development of 11 townhomes at 532 S 500 E. The ten of the eleven single-family attached residential units (townhomes) would be “side-oriented” on the lot as opposed to all having frontage directly off of 500 E and Denver Street.

Each unit will be 3 stories with a maximum height of 30’. Eight of the units will be approximately 1,525 SF, two units will be approximately 2,250 SF, and the last unit will be a smaller 900 SF Unit. The development is designed to have 2-car garages in each unit minus the 900 SF unit. The 900 SF unit has dedicated parking for two cars.

The subject property is located just off of 500S and 500 E in Salt Lake City. There are three parcels that will be consolidated into one. The addresses of the three lots are; 1) 537 South Denver Street, 2) 532 South 500 East, and 3) 538 South 500 East. This consolidation will create a double street frontage lot. Careful consideration has gone into how this will impact the neighborhood fabric and the local residents. Currently 3 early 1900’s homes sit on the property and will be removed to accommodate the new development.

The site is zoned as RMF-45 and allows up to 43 units/acre. This site area is .453 Acres. Due to the site’s size, it is allowed to have up to 13 units, but this development will only request 11. The units will be subdivided with lot lines at the exterior walls of the structure. All grounds will be common and will be maintained by the HOA and associated CC&R’s.

In considering the local area, Denver Street Townes will provide a unique housing option. Though there are a few townhome projects nearby, most of the area is filled with a lot of older single-family homes or larger multifamily apartment/condominium complexes. Denver Street Townes provides the community and future residents a housing option that has large spaces with a modern touch than is typical in the Downtown Urban area.

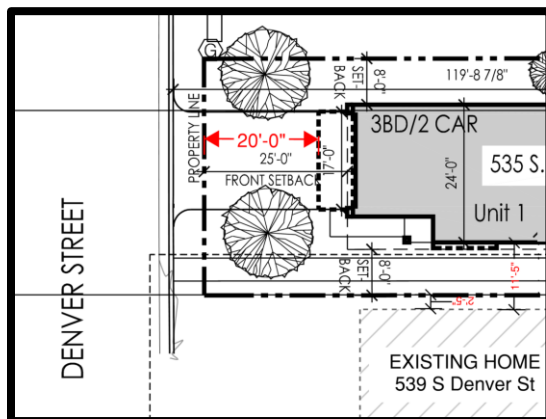
## Zoning and Subdivision Requests:

Dean & Will Development is requesting relief from the City's Zoning and Subdivision Ordinance through the planned development process for:

- 1- A reduced front yard setback on 500 E to accommodate the 2<sup>nd</sup> level balcony
- 2- The creation of Lots without street frontage
- 3- Double Frontage Lots

### 1. Reduced Front Yard Setback

The required front yard setback for buildings in the RMF-45 zoning district is 25 feet. The proposed townhouse development does meet this front yard setback requirement measured to the front building wall; however, the front balcony will encroach 3 feet into the required yard on the two 500 E structures. The structure on Denver Street will have a balcony that will encroach 5 feet into the setback. Balconies and other architectural features are required to meet specified setbacks. While the balcony may encroach in the front yard, it does work to break up the massing of the more vertically-oriented façade. It adds interest to the front and creates a welcoming feeling to this Development.



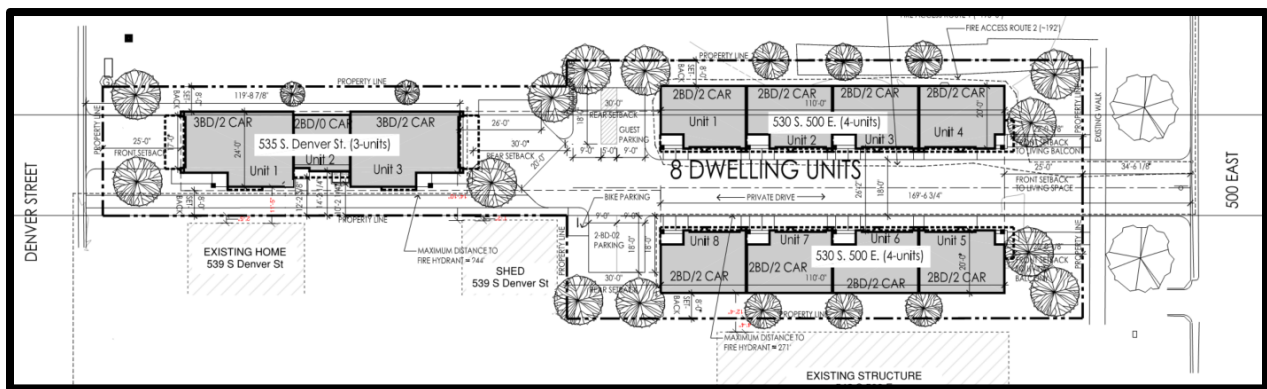
## 2. Creation of lots without street frontage

Denver Street Townes is designed in such a fashion, that eight of the eleven units are not facing neither 500E nor Denver Street. One unit is facing Denver Street and two units are facing 500 E. As the architect and developer discussed the layout of the lot and the desire to add needed housing in Salt Lake City, the side approach allowed for a better layout and design to add density. The original submission had a lack-luster design on the street facing facade. Planning made many valuable recommendations to enhance this design to create an attractive and inviting development. Materials were wrapped from the interior facing facade to the street facing facade to pull in more design at 500 E. There also was no sense of place on the street facing units, so the balconies on the 2<sup>nd</sup> level and the private partial fence were added to create a sense of place and a breakup in the elevation.



## 3. Double Frontage Lots

Denver Street Townes is a consolidation of the 3 lots. These lots have frontage on both Denver Street and 500 E. This then creates a consolidated lot with double frontage. As this component was considered in the design, the architect and developer wanted to ensure that both sides were designed with an attractive elevation. We didn't want to use one of the frontage areas as a long drive that would feed a building on the other side. With this in mind, we also have the main access off of 500 E. This will feed ten of the eleven units. Only one unit will have drive access off of Denver Street. This will minimize traffic to this smaller street.





within the residence's garages therefore reducing the impacts on street-side parking. There are also two visitor stalls tucked back into the development. The development was also designed to provide connectivity for pedestrians that are walking or riding their bikes from Denver Street to 500 E. This will create a nice flow of pedestrian traffic for both residents and visitors. The site also has a small dedicated area where visitors (or residents) can park their bikes on the bike racks.

**E.1 Sustainability – Energy Use:** Denver Street Townes will be designed and built with sustainability in mind. All of the Electrical Fixtures will be Energy-Star Rated. The intent is to provide a superior housing product than is what currently available in the area with a “greener” design. The majority of the residences are also south and north facing which helps with energy efficiency. The harsh sun patterns on the east and the west have been avoided with minimal glazing on these elevations. This will help reduce the heat gain in the units.

**F.1 Master Plan Compatibility:** Denver Street Townes resides within the Central Community Master Plan which was adopted in 2005. The subject property is identified in the Plan as a “Residential/Office Mixed Use (10-50 dwelling units/acre)” area. As we redevelop these lots, we will be bringing the master plan to life in our development by adding more residential density to the area.

**F.1 - Master Plan Urban Design 1.3:** As the design on this development was considered by Think Architecture, they took into consideration the surrounding neighborhood to ensure that the design was consistent with the local fabric. Denver Street, while modern in design, was considerate of the surrounding colors and designs to ensure that it fits in well with the neighborhood on both 500 E and Denver Street. The scale and mass of Denver Street Townes is consistent with the local properties to the south of the development.

We are very excited about this opportunity to work with Salt Lake City. We are confident that Denver Street Townes will be a beautiful project that will bring great value to the local area and the City.

Sincerely,

Tyson Williamson  
Dean and Will Development



# Denver Street Townes Improvements

*a Dean & Will Development*

Date: September 12, 2019

SUMMARY	Total
Denver St ROW Roadway Improvements	
Denver St ROW Improvements	\$ 23,800.00
500 E ROW Improvements	\$ 35,800.00
Utility Connections	\$ 27,000.00
Utilities (within prop boundary)	\$ 44,650.00
Denver St Infrastructure (within prop boundary)	\$ 83,000.00
<b>TOTAL COST</b>	<b>\$ 214,250.00</b>

LINE ITEM BREAKDOWNS				
Denver St ROW Improvements	Qty	Unit	Price/Unit	Total
Existing Drive Approach Removal	1	LS	\$ 1,500.00	\$ 1,500.00
Saw Cut and Pavement Removal	1	LS	\$ 2,100.00	\$ 2,100.00
Curb and Gutter Removal	1	LS	\$ 1,300.00	\$ 1,300.00
Install Curb and Gutter	1	LS	\$ 5,600.00	\$ 5,600.00
Install Pavement Tie-in	1	LS	\$ 4,300.00	\$ 4,300.00
Install Open Drive Approach	1	LS	\$ 6,400.00	\$ 6,400.00
Sidewalk Improvements	1	LS	\$ 2,600.00	\$ 2,600.00
<b>TOTAL</b>				<b>\$ 23,800.00</b>

500 E ROW Improvements	Qty	Unit	Price/Unit	Total
Existing Drive Approach Removal	2	LS	\$ 1,500.00	\$ 3,000.00
Saw Cut and Pavement Removal	1	LS	\$ 4,200.00	\$ 4,200.00
Curb and Gutter Removal	1	LS	\$ 2,600.00	\$ 2,600.00
Install Curb and Gutter	1	LS	\$ 11,200.00	\$ 11,200.00
Install Pavement Tie-in	1	LS	\$ 4,300.00	\$ 4,300.00
Install Open Drive Approach	1	LS	\$ 6,400.00	\$ 6,400.00
Sidewalk Improvements	1	LS	\$ 4,100.00	\$ 4,100.00
<b>TOTAL</b>				<b>\$ 35,800.00</b>

*Utilities Connections	Qty	Unit	Price/Unit	Total
5th East Sewer Connection	1	LS	\$ 6,500.00	\$ 6,500.00
D ST Sewer Connection	1	LS	\$ 6,500.00	\$ 6,500.00
5th East Water Line Connection	1	LS	\$ 3,500.00	\$ 3,500.00
D St Water Line Connection	1	LS	\$ 3,500.00	\$ 3,500.00
5th East Fire Line Connection	1	LS	\$ 3,500.00	\$ 3,500.00
D St Fire Line Connection	1	LS	\$ 3,500.00	\$ 3,500.00
<b>TOTAL</b>				<b>\$ 27,000.00</b>

\* Asphalt Saw cutting and replacement included in the Improvements section

Utilities (within prop boundary)	Qty	Unit	Price/Unit	Total
Sewer Line	220	LF	\$ 19.50	\$ 4,290.00
Water Line	220	LF	\$ 14.00	\$ 3,080.00
Fire Line	220	LF	\$ 14.00	\$ 3,080.00
Water Line vault and Setter	2	LS	\$ 5,000.00	\$ 10,000.00
Water Line Connection with valve	11	EA	\$ 1,200.00	\$ 13,200.00
Sewer Line Connection	11	EA	\$ 1,000.00	\$ 11,000.00
			TOTAL	\$ 44,650.00

Denver St Infrastructure (within prop boundary)	Qty	Unit	Price/Unit	Total
Asphalt Paving	1	LS	\$ 12,000.00	\$ 12,000.00
Concrete water keyway	1	LS	\$ 5,000.00	\$ 5,000.00
Sidewalk	1	LS	\$ 13,000.00	\$ 13,000.00
Landscaping	1	LS	\$ 35,000.00	\$ 35,000.00
Property Line Fence	1	LS	\$ 18,000.00	\$ 18,000.00
			TOTAL	\$ 83,000.00

Future Costs (60 Year Lifespan)	Qty	Unit	Price/Unit	Total
Paving Touchup: Assumed every 15 years	4	LS	\$ 6,500.00	\$ 26,000.00
Surface Utility Adjustments	1	LS	\$ 1,500.00	\$ 1,500.00
Concrete Maintenance (Settling)	2	LS	\$ 2,500.00	\$ 5,000.00
Long-Term Utility Maintenance (every 30 years)	2	LS	\$ 15,000.00	\$ 30,000.00
Misc Maintenance (fence, landscaping, etc): (every 10 years)	6	LS	\$ 2,500.00	\$ 15,000.00
			TOTAL	\$ 77,500.00

## **ATTACHMENT E: SITE PHOTOS**

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**Pre-Demolition Photo of 538 S. 500 E.**



**Pre-Demolition Photo of 532 S. 500 E.**





**Photo of North Abutting Property on 500 East**



**Photo of South Abutting Properties on 500 East**



**Pre-Demolition Photo 537 S. Denver**



**Photo of North Abutting Property on Denver Street**





**Photo of South Abutting Property on Denver Street**

# ATTACHMENT F: MASTER PLAN AND EXISTING CONDITIONS

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## Central Community Master Plan

As discussed in the issue section on page 5, Issue 1, the subject properties are located within the Central Community Master Plan, and more specifically the Central City Neighborhood. The Future Land Use Map designates the subject properties as *Medium/High Density Residential (30-50 dwelling units per acre)*:

*This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments.*

*Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three or four stories. Examples are scattered in East Downtown, the Central Business District, and the Gateway area and in the areas between South Temple and 300 South from 500 East to 800 East.*

The following are the residential land use goals applicable to the proposed development and location:

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

The Central Community Master Plan outlines the following residential land use policies:

***RLU-1.2*** *Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.*

***RLU-1.4*** *Preserve the character of the inner-block courts.*

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

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

The designation of the properties as *Medium/High Density Residential* lends a variety of development. The proposal falls within the anticipated use and development of the subject properties and location within the Central City Planning Area. The proposal incorporates

additional housing units with a variety of sizes to accommodate the needs of a number of potential homeowners.

Additionally, the design of the proposed development integrates these specific goals. The development provides an opportunity for medium density housing where it is anticipated, while still preserving the inner block character of Denver Street. The Denver Street elevation illustrates one unit with vehicle access to one unit. The height is compatible with the surrounding structures. Through the design, the two street fronting elevations will have a reduced impact on the abutting structures.

### **Growing SLC: A Five Year Housing Plan**

The City recently adopted a citywide housing master plan title 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 allow development that would normally pose difficulty. The PD process allows for an increase in creative housing stock, housing stock that would otherwise not be aesthetically creative or not be allowed through the strict application of the zoning ordinance. This process allows for an increase in housing stock, housing options and provides a way to minimize neighborhood impacts through the review and assurance of the compatibility standards. The proposed development is utilizing this process to provide additional housing with a unique site configuration.

### **Plan Salt Lake**

Salt Lake City has an adopted City wide 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**

Guiding Principal: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.
4. Preserve open space and critical environmental areas.
5. Reduce consumption of natural resources, including water.
6. Accommodate and promote an increase in the City's population.
7. Work with regional partners and stakeholders to address growth collaboratively.
8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

#### **Housing**

Guiding Principal: 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.

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.

3. Encourage housing options that accommodate aging in place.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
5. Enable moderate density increases within existing neighborhoods where appropriate.
6. Promote energy efficient housing and rehabilitation of existing housing stock.
7. Promote high density residential in area served by transit.
8. Support homeless services.

### **RMF-45 (Moderate/High Density Multi-Family) Zoning District Purpose Statement**

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

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
Multi-Family Dwellings (3 to 14 units): 9,000 square feet for the first 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 units.	Complies	The subject property is approximately 19,743 square feet in size. 9,000 square feet is required for the first 3 units and 1,000 per each additional unit. Per this requirement, approximately 2,743 square feet remains after the 11 units are accommodated.
Minimum Lot Width: 80 feet	Complies	Approximately 82.5 feet in width on 500 East frontage.
Building Height: The maximum building height permitted in this district is forty five feet (45').	Complies	The proposed structures are approximately 29'10" in height.
Front Yard: Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.	<b>Requires Planned Development Approval</b>	There are two required front yard setbacks. One along 500 East and the other along Denver Street. The three street facing elevations incorporate a second story balcony encroachment. The balcony encroaches approximately 3 feet on the 500 East elevation and 5 feet on the Denver Street



		elevation into the required front yard setback.
Interior Side Yard: Multi-family dwellings – The minimum yard shall be eight feet (8’); provided, that no principal building is erected within ten feet (10’) of a building on an adjacent lot.	Complies	The development incorporates 8’ interior side yards along the entire perimeter of the development.
Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30’).	Complies	The proposal incorporates the creation of a double frontage lot. The double frontage requires two front yards. No rear yard is required through this development. However, the applicant provides a rear yard between the two northern most structures.
Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yards shall be required.	Complies	The front and interior yards contain both landscaping and hardscaping and meet the requirements of landscaped yards.
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	Complies	The building coverage is approximately 32%.
Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48 Landscaping and Buffers.	Complies	The subject properties do not abut any single or two-family residential zoning districts.

## ATTACHMENT G: ANALYSIS OF 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	Findings	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development 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>The purpose statement for a Planned Development states:            “A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhance product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process.”</p> <p>The proposed planned development would result in 11 townhome units throughout three principal structures. The applicant suggests that the development complies with Objectives A.6, C.2, D.1, E.1 and F.1.</p> <p>The applicant has provided the following supportive statements for the stated objectives:</p>

		<p>A.6 Clustering of Development: Denver Street Townes has been designed by Think Architecture. In their design, they clustered 11 units into 3 different structures. This design added density to the subject site, but also created nice open green spaces that the residents will get to use.</p> <p><b>Staff</b> agrees with this analysis and stated objective. The development is successfully clustered to minimize impact to the existing neighboring properties, as well in creating additional open space for the development.</p> <p>C.2 Housing Types Not Common to the Area: Denver Street Townes will provide additional, needed housing in Salt Lake City. Currently the three properties have three older homes that have not been maintained and have been a source of pain for neighbors due to the transient visitors that seek refuge in the homes. When Denver Street Townes is completed, the beautiful design will create a safe and denser layout that will add to the local neighborhood. Going from 3 residences to 11 residences is positive for Salt Lake City as there is so much demand for housing in the City. The Residence types is also unique to the area. Currently, the neighborhood has a variety of condos/apartments and old single-family homes. This development will provide the area with Townhomes which are a great transition product from apartment living to single-family homes.</p> <p><b>Staff</b> agrees with this analysis. The surrounding area has a variety of residential uses which include: single-family structures, condos, apartments and townhomes. This development will not be out of place and will provide an additional housing option to the community.</p> <p>D.1 Mobility of Interconnecting Block Ways: Since the development is located very close to the downtown area, we designed Denver Street Townes with an open and accessible design to ensure that there was good</p>
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		<p>mobility and circulation. The site comfortably parks ten of the eleven units' vehicles within the residence's garages therefore reducing the impacts on street-side parking. There are also two visitor stalls tucked back into the development. The development was also designed to provide connectivity for pedestrians that are walking or riding their bikes from Denver Street to 500 E. This will create a nice flow of pedestrian traffic for both residents and visitors. The site also has a small dedicated area where visitors (or residents) can park their bikes on the bike racks.</p> <p><b>Staff</b> agrees that the site design and orientation lends itself to pedestrian and bicycle traffic. The provided connection from Denver Street to 500 East is limited to pedestrian and bicycle traffic.</p> <p>E.1 Sustainability – Energy Use: Denver Street Townes will be designed and built with sustainability in mind. All of the electrical fixtures will be energy-star rated. The intent is to provide a superior housing product than what is currently available in the area with a “greener” design. The majority of the residences are also south and north facing which helps with energy efficiency. The harsh sun patterns on the east and the west have been avoided with minimal glazing on these elevations. This will help reduce the heat gain in the units.</p> <p><b>Staff</b> agrees that the proposed design and integration of energy star rated electrical fixtures and the reduction of openings on sun facing elevations, will aid in the reduction of energy consumption for the development.</p> <p>F.1 Master Plan Compatibility: Denver Street Townes resides within the Central Community Master Plan which was adopted in 2005. The subject property is identified in the Plan as a “Residential/Office Mixed Use (10-50 dwelling units/acre” area. AS we redevelop these lots, we will be bringing the master plan to life in our development by adding more residential density to the area.</p>
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		<p><b>Staff</b> has stated that the proposal is supported by the Central Community Master Plan. The future land use map indicates this area as Medium High Density Residential (30-50 dwelling units/acre) and not Residential/Office Mixed Use. The added density and housing type is an anticipated use for this area, which is indicated in the Master Plan.</p> <p>The proposed development does meet 5 of the Planned Development Objectives and through utilizing the Planned Development process, the City is achieving a better product than what could currently be constructed on the three subject properties.</p>
B. Master Plan Compatibility: 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	As demonstrated in Issue 1 and Attachment E, Staff finds that the proposal is consistent with adopted policies.
<p>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:</p> <ol style="list-style-type: none"> <li>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design;</li> <li>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;</li> </ol>	Complies	<ol style="list-style-type: none"> <li>1. The scale, mass and intensity of the planned development is compatible with the surrounding area, due to the orientation of the three principal structures. The area has a mix of single-family and multi-family of similar density and intensity. The proposed building height is consistent with the neighborhood and breaking the development into three buildings reduces the mass and increases the compatibility.</li> <li>2. The orientation of the development is compatible with the neighborhood. The development orients three structures towards the two street frontages. As discussed on page 3, the proposed development incorporates materials that are commonly utilized on the 500 east street frontage and the Denver Street frontage. The building is composed of cultured stone, metal siding, fiber cement siding panels and synthetic stucco – all of which are found within the direct context.</li> </ol>



<p>3. Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> <li>Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.</li> <li>Provide sufficient space for private amenities.</li> <li>Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</li> <li>Provide adequate sight lines to street, driveways and sidewalks.</li> <li>Provide sufficient space for maintenance.</li> </ol> <p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p> <p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p> <p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p> <p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>		<p>3.</p> <ol style="list-style-type: none"> <li>The proposed development does not disrupt the existing visual character of the neighborhood. The proposed setbacks of the development provide adequate spacing between existing structures and the proposal.</li> <li>The development provides sufficient space for the future residents. The development provides adequate landscaped areas.</li> <li>The proposed development incorporates an 8 foot buffer throughout the perimeter of the site. The setbacks provided are adequate for the development and provide a buffer between the development and the existing structures.</li> <li>The vehicular access to the development is centralized between the two large structures. The private drive within the development is approximately 18' in width, which provides sufficient sight lines to 500 East. Additionally, the Denver Street elevation has an attached garage, which faces the public way. The driveway and access provides adequate site lines.</li> <li>The provided setbacks and spacing will be adequate for any future maintenance.</li> </ol> <p>4. The primary elevations have been designed to provide for ground floor transparency and architectural detailing. The first floor of the street facing facades, contain a window and a transparent door. The entry is recessed and a large overhanging second story balcony extends beyond the entry feature. Additionally, there are several material changes throughout the first and second stories. The integration of a variation of textures, glass, materials and</p>
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		<p>architectural features helps in creating pedestrian interest at the street level.</p> <ol style="list-style-type: none"> <li>5. The lighting will be directed towards the interior of the development.</li> <li>6. No dumpsters are proposed as part of this development. Each unit will contain individual garbage cans, which will be located within the attached garages and picked up from a private company.</li> <li>7. The development does include 4 surface parking stalls located towards the west of the two principal structures facing 500 east. These parking stalls are well buffered with landscaping and are setback from adjacent uses.</li> </ol>
<p>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:</p> <ol style="list-style-type: none"> <li>1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained;</li> <li>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</li> <li>3. Whether proposed landscaping is design to lessen potential impacts created by the proposed planned development; and</li> <li>4. Whether proposed landscaping is appropriate for the scale of the development.</li> </ol>	Complies	<ol style="list-style-type: none"> <li>1. There are currently no mature trees within the periphery of the property that can be maintained as part of this development.</li> <li>2. The existing landscaping in the rear, between 500 East and Denver Street, will not be preserved. The landscaping that is proposed to be removed will be replaced with new landscaping. The landscaping plan, found in Attachment B, illustrates the proposed planting and tree placement. The proposed replacement trees in this subject area English Oak.</li> <li>3. The applicant has incorporated trees along the perimeter of the development and the front yards. These elements will help to buffer and lessen the potential impacts from the development.</li> <li>4. The proposed landscaping is appropriate for the scale of the development.</li> </ol>
<p>E. Mobility: The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding</p>	Complies	<ol style="list-style-type: none"> <li>1. 500 East is a collector street and Denver Street is a local street. The design of the development, with two frontages, minimizes the impact to Denver Street by</li> </ol>

<p>neighborhood. In determining mobility, the Planning Commission should consider:</p> <ol style="list-style-type: none"> <li>Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</li> <li>Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> <li>Safe and accommodating pedestrian environment and pedestrian oriented design;</li> <li>Bicycle facilities and connections where appropriate, and orientation to transit where available; and</li> <li>Minimizing conflicts between different transportation modes;</li> </ol> </li> <li>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</li> <li>Whether the proposed design provides adequate emergency vehicle access; and</li> <li>Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</li> </ol>		<p>designing the main entrance on 500 East.</p> <ol style="list-style-type: none"> <li> <ol style="list-style-type: none"> <li>The development provides safe pedestrian access throughout the site. The site includes pedestrian sidewalks/walkways from 500 East to Denver Street.</li> <li>Each attached garage can be utilized to store bicycles. There are additional bike racks located within the site. The project is not located directly adjacent to transit.</li> <li>There are no anticipated or foreseen conflicts between different transportation modes.</li> </ol> </li> <li>The development is self-contained within the site. There are no anticipated access issues with the adjacent uses or amenities.</li> <li>The proposal is required to provide fire suppression to meet all fire code requirements. The applicant has an approved Alternate Means and Methods through the Fire Department.</li> <li>The loading and service areas are adequate for the site. Each unit, except for one, contains an attached garage which will serve as the loading and unloading area for the future residents. Additionally, service areas are adequate in size.</li> </ol>
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 no natural or built features that significantly contribute to the character of the neighborhood or the environment on this site.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	The proposal will need to comply with all requirements from other divisions and departments.

## ATTACHMENT H: ANALYSIS OF SUBDIVISION STANDARDS

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Findings	Rational
A. The subdivision complies with general design standards and requirements for subdivisions as established in Chapter 10.21 of the Subdivision Title;	Requires Planned Development approval.	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process.
B. All buildable lots comply with all applicable zoning standards;	Requires Planned Development approval.	The overall proposal complies with lot area standards when calculated together. The applicant is seeking a modification of these standards through the Planned Development process.
C. All necessary and required dedications are made;	Requires Planned Development approval.	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to building permit or final subdivision approval.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Requires Planned Development approval.	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development, will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included;	Requires Planned Development approval.	Required public improvements are subject to approval by Engineering prior to issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	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.
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.	Not Applicable	The subdivision does not alter any street or right-of-way.



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

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Central Community Council: Staff sent a notice to the Central Community Council on August 5, 2019. Staff did not receive a request for a presentation or any comments.

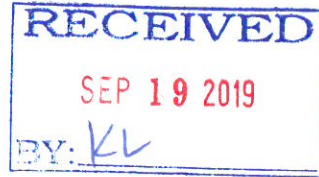
Open House for the Denver Street Townes was held on September 19, 2019.

- Three members of the public attended the open house.
- One individual asked a number of questions, as a representative of the Trolley Place. He had questions about the density, parking, height and vehicular access. The applicant provided information on the questions.

Staff has received several phone calls regarding the proposed Planned Development. The concerns include issues regarding property lines, parking, and access impacts to Denver Street.

Additionally, staff received a signed petition about parking and access concerns on Denver Street, as well as a disputed easement. The applicant informed the attendees of the Open House that he is willing to provide notice to all those concerned about construction impacts to Denver Street. The petition and comment are attached.

# Petition



- **Attn:** Salt Lake City Planning Division 451 S. Street Room 406 S.L.C UT 84114
- **RE:** 440 Denver street A THRU street Between 5<sup>th</sup> & 6<sup>th</sup> So in S.L.C.

We the residents on this street are having issues with Access & Egress. We ask you as city planners to assist us with the ongoing parking issues on our street. We have no extra parking let alone our personal parking. We would like to be informed on the plans for 537 Denver Street's construction prior to starting. From the beginning to the end. By building more town houses with no extra parking we request you assist us on this matter. WE NEED YOUR HELP.

DALE REYNOLDS 443 E 600 S SLC UT 84111

Name

Address

3 residents Sorun Wood 437 E 600 S UNIT 1

Name

Address

John Wood 437 E 600 S Unit 1

Name

Address

Patrick Francis 443 E 600 S

Name

Address

Ben Eastman 544 S Denver St.

Name

Address

Carlos Convo 555 S Denver Street

Name

Address

Name	Address
Scott Wilkes	540 Denver St. #7
Name	Address
Agro Ponder	540 Denver St. #2
Name	Address
Joy Goh	515 DENVER ST #2 SLC, UT 84111
Name	Address
Mike Farfel	515 Denver St #1 SLC, UT 84111
Name	Address
Mario Costello	520 S. 500 E. #117
Name	Address
Gladyn Phister	<del>#117</del> 440 E. 500 S. SLC
Name	Address
Scott Phister	440 E. 500 S. SLC
Name	Address
Alex Aot	520 S. 500 E. #104
Name	Address
Parker Guinn	520 S. 500 E #105
Name	Address
MJ Reagon	540 S Denver St. #6

Name

Address

Holleh Taken 520 S 500 E unit 105

Name

Address

Rocky Manchego 539 Denver St

Name

Address

Tawnee Guinn 520 S. 500 E #105

Name

Address

Felix L. Gamm 567 1/2 Denver St.

Name

Address

m. mure 567 Denver St

Name

Address

Kelly Giff 567 S. Denver St.

Name

Address

Ross Huska 544 S Denver St

Name

Address

Brittini Bergstrom 544 S. Denver St.

Name

Address

Stacey Kirkland 541 S. Denver Street

Name

Address

MICHAEL KIRKLAND 541 S. DENVER ST

Name

Address

Cabela Hales 539 S. Denver St.

JEFF JACOBS

544 S DENVER ST #1

Name

Address

Name

Address

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Name

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9/19/19



ATTN: City PLANNERS

I ASK YOU LOOK INTO THIS FOLLOWING MATTER:


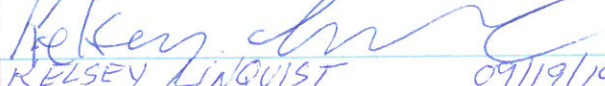
I HAVE PRIVACY CONCERNS OF LIGHT REFLECTION  
AND AIR VISIBILITY THAT MAY BE CAUSED  
WHEN THIS TALL BUILDING IS CONSTRUCTED  
NEXT TO MY HOME.

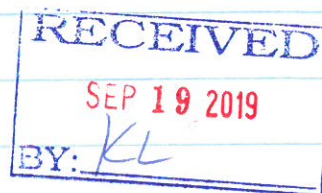
Please view the ATTACHE High Lighted AREA.

Rocky Manchego  
539 DENVER ST.  
SLC UT 84111

THANK YOU FOR YOUR TIME  
09/18/19

THIS DOCUMENT RECEIVED BY:

   
KELSEY LINGUIST 09/19/19



# Easement legal definition of easement

<https://legal-dictionary.thefreedictionary.com/easement>

RE:  
539 S. DENVER ST  
SLC UT 84111  
ROCKY MANCHEGO

## easement

Also found in: Dictionary, Thesaurus, Financial, Encyclopedia, Wikipedia.

## Easement

*A right of use over the property of another. Traditionally the permitted kinds of uses were limited, the most important being rights of way and rights concerning flowing waters. The easement was normally for the benefit of adjoining lands, no matter who the owner was (an easement appurtenant), rather than for the benefit of a specific individual (easement in gross).*

Easements frequently arise among owners of adjoining parcels of land. Common examples of easements include the right of a property owner who has no street front to use a particular segment of a neighbor's land to gain access to the road, as well as the right of a **Municipal** CORPORATION to run a sewer line across a strip of an owner's land, which is frequently called a right of way.

Easements can be conveyed from one individual to another by will, deed, or contract, which must comply with the **Statute of Frauds** and can be inherited pursuant to the laws of **Descent and Distribution**.

An easement is a nonpossessory interest in another's land that entitles the holder only to the right to use such land in the specified manner. It is distinguishable from a profit a prendre that is the right to enter another's land and remove the soil itself or a product thereof, such as crops or timber.

An *easement appurtenant* attaches to the land permanently and benefits its owner. In order for it to exist, there must be two pieces of land owned by different individuals. One piece, the *dominant* estate or tenement, is the land that is benefited by the easement. The other piece, known as the *servient estate* or *tenement*, is the land that has the burden of the easement. An easement appurtenant is a **Covenant** running with the land since it is incapable of a separate and independent existence from the land to which it is annexed. A common example would be where one landowner—A—is the owner of land that is separated from a road by land owned by B. If B sells A a right of way across his or her land, it is a right that is appurtenant to A's land and can only be used in connection thereof.

An easement *in gross* is not appurtenant to any estate in land. It arises when a servient piece of land exists without a dominant piece being affected. This type of easement is ordinarily personal to the holder and does not run with the land. For example, if A has a number of trees on his or her property and B contracts with A to enter A's land to remove timber, B has both an easement in gross and a profit. At **Common Law**, an easement in gross could not be assigned; however, most courts currently allow certain types of easements in gross to be transferred.

Easements are categorized as being either *affirmative* or *negative*. An *affirmative easement* entitles the holder to do something on another individual's land, whereas a *negative easement* divests an owner of the right to do something on the property. For example, the owner of land might enter into an agreement with the owner of an adjoining piece of land not to build a high structure that would obstruct the light and air that go onto the adjoining owner's land. This easement of light and air deprives the property owner who gives it up from enjoying ownership rights in the land to the fullest possible extent and is labeled a *negative easement*.

There are various ways in which easements are created. An *express easement* is clearly stated in a contract, deed, or will. An easement by *implication* occurs when the owner of a piece of land divides such land into smaller pieces and sells a smaller piece to another person, retaining a right to enter such piece of land. For example, a seller divides his or her property and sells



To Kelsey Lindquist 9/27/19

## Petition

- **Attn:** Salt Lake City Planning Division 451 S. Street Room 406 S.L.C UT 84114
- **RE:** 440 Denver street A THRU street Between 5<sup>th</sup> & 6<sup>th</sup> So in S.L.C.

We respectfully suggest that the property at 537 S Denver Street be utilized for parking. The plan for this proposed project allows for only 2 guest parking spaces on an already crowded and narrow street. Cars, as I am sure you are aware, already must pull over to allow passing on due the narrow nature of Denver Street. The 8 townhome complex at 540 and 544 Denver Street, built several years ago, includes 2 car garages for each unit and two surface guest spaces. The tenants of these townhomes and their guests are now parking on Denver Street which has resulted in no longer allowing the existing homeowners and tenants to have guests or the residents park on the street. We foresee even more congestion and conflict with this new proposed development.

We suggest this idea with the mindset of trying to partner with the developers to encourage solutions for the serious environmental impact that the density of this project will have.

9/27/19

## Petition

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Breanna Johnson (wes Johnson) 520 S 500 E #113 SLC 84102

Ben Weider (wes Johnson) "

Tyler Wikerson 540 S. Denver St.

Dina Perez 557 So Denver St. SLC.

Name Address

Name Address

9/27/19

## Petition

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UT 84114
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#321, 520E 500 S., SLC, UT 84102

Name Ben Shi

Address

4115 MADRID

4545 DENVER ST SLC UT 84111

Name

Address

C

Name

Address

Name

Address

Name

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Name

Address



# Petition

- **Attn:** Salt Lake City Planning Division 451 S. Street Room 406 S.L.C  
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- **RE:** 440 Denver street A THRU street Between 5<sup>th</sup> & 6<sup>th</sup> So in S.L.C.

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Name	Address
William Henry	505 S. E. #313 SLC UT 84107

Name

Address

Name

## Address

Name

Address

Name

Address

Name \_\_\_\_\_

Address

Name \_\_\_\_\_

Address

9/27/19



Stacey Kirkland &lt;stacey.kirkland@gmail.com&gt;

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**FW: Denver Street Petition**

---

**Josh Summerhays** [REDACTED]

Thu, Sep 19, 2019 at 1:21 PM

To: Stacey Kirkland &lt;[REDACTED]&gt;

*Josh Summerhays*ROCKWORTH  
COMPANIES

---

**From:** Sally Walter [REDACTED]**Sent:** Wednesday, September 18, 2019 10:28 PM**To:** Josh Summerhays [REDACTED]**Subject:** Re: Denver Street Petition

Hi Josh,

I would like my name added to this petition. We have been traveling all day and I'm just now getting to my emails (9:25 PM, Wednesday, September 18, 2019). Is it too late? I'm in California until the end of the month.

Thank you,

Sally Walter

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[Quoted text hidden]

9/27/19

# Petition

- **Attn:** Salt Lake City Planning Division 451 S. Street Room 406 S.L.C  
UT 84114
- **RE:** 440 Denver street A THRU street Between 5<sup>th</sup> & 6<sup>th</sup> So in S.L.C.

We the residents on this street are having issues with Access & Egress. We ask you as city planners to assist us with the ongoing parking issues on our street. We have no extra parking let alone our personal parking. We would like to be informed on the plans for 537 Denver Street's construction prior to starting. From the beginning to the end. By building more town houses with no extra parking we request you assist us on this matter. WE NEED YOUR HELP.

*Myman Chen*

520 S 500 E #112, Salt Lake City, Utah 84102

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Name

Address

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9/27/19

## Petition

- **Attn:** Salt Lake City Planning Division 451 S. Street Room 406 S.L.C UT 84114
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<u>William Hoang</u>	<u>5205 500 E #313 SLC UT 84107</u>
Name	Address

_____	_____
Name	Address

_____	_____
Name	Address

_____	_____
Name	Address

_____	_____
Name	Address

_____	_____
Name	Address



# **ATTACHMENT J: DEPARTMENT REVIEW COMMENTS**

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## *Planned Development Department Review Comments*

### **Zoning (Anika Stonik)**

Zoning review for PLNSUB2019-00716 (Planned Development) and PLNSUB2019-00717 (Preliminary Subdivision), prepared by Anika Stonick; parcels involved are addressed 537 So. Denver, 532 So. 500 East and 538 So. 500 East and are zoned RMF-45; proposal is to combine 3 existing lots, each with a single family dwelling (those dwellings would be demolished, for which building permit is required); project has two front yards, as fronts on both Denver Street and 500 East Street; reasons planned development petition process is needed are: has less than 29,000 square feet in project for development that would have one three unit building -which requires 9,000 s.f lot area for multifamily dwelling structure having 3 units- and two 4 unit buildings -which requires 10,000 s.f. lot area for multifamily dwelling structure having 4 units (see 21A.24.140.C table), for being a development with double street frontage and, possibly, for siting multifamily principal building(s) on property at less than 10 feet from a building on an adjacent lot (see 21A.24.140.E.3.b); minimum required front yard would be per 21A.24.140.E.1- to either provide location that is figured from calculating 20% of lot depth (25' maximum), or, to meet/exceed location of existing buildings on each existing parcel; or, front yard required to be modified through Planned Development process if either approach available per 21A.24.140.E.1 does not provide desired building location(s) or doesn't allow the projections from buildings that are proposed; site plans must show proposed projections from buildings, such as balconies, awnings, etc. and these must be proposed to land in buildable area of lot, or must be per 21A.36.020.B table (obstructions that are allowed in required yards, per details found in that table), or, thirdly, may be granted as specifically granted modification from that code referred to through Planned Development petition process; front facades (street facing) to be per 21A.24.010.I; required bicycle parking and electric vehicle charging station to be addressed in plans and in parking calculations for design and counts required per 21A.44.050; that a number of stalls beyond the minimum required is proposed must be addressed in parking calculations, is to be per 21A.44.030.H.1; required recycling collection to be per 21A.36.250; minimum front yard landscaping to be per 21A.48.090, minimum park strip landscaping to be per 21A.48.060, and private lands tree preservation to be per 21A.48.135; existing and proposed grades need to be shown on site plan and on each elevation drawing so that grade changes can be reviewed (max. 4 feet of change allowed in any required yard without a Special Exception) and so that structure heights can be reviewed (structure heights are compared to established- existing- grade in this zoning district); Certificate of Address required for project and or for each building, contact SLC Engineering. (Same comments placed in Accela at both PLNSUB2019-00716 and at PLNSUB2019-00717.)

### **Engineering (Scott Weiler)**

No concerns about Planned Development. Forwarded revisions for the preliminary plat.

### **Transportation (Michael Barry)**

The minimum parking requirement per 21A.44.030 must be satisfied. Bicycle parking per 21A.44.050 must be satisfied. Parking design must satisfy the requirements of 21A.44.020.

### **Fire (Douglas Bateman)**

An Alternate Means and Methods is approved for this location to install fire sprinklers due to not meeting the required fire department access.

Fire has no issues with the conditional use

### **Building (Todd Christopher)**

No building code concerns at this stage for this planned development.

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



The water main may need to be replaced in both 500 East and in Denver Street from 500 South to provide fire flow for these buildings.  
Existing water meters may be used if adequately sized and the properties stay as 3 separate parcels. If the parcels are consolidated an exception request will be required for multiple meters.  
The existing sewer laterals will need to be replaced along 500 East. The sewer lateral for Denver street may be reused after verified video inspection.  
Plans will need to be submitted to public utilities for review.  
Site development acceptance does not provide building or utility permits.  
Demo permits will be required with a pre demo clearance by public utilities.

**Sustainability (Vicki Benett)**

No comments received.