



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: January 2, 2018 (For January 9 hearing date)
Re: PLNSUB2017-00812 Svendsen Condominiums Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 48 East 1700 South
PARCEL ID: 16-18-160-001
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: CC (Corridor Commercial)

REQUEST: The applicant, Paul Svendsen, representing 48 E 1700 S, LLC, requests approval of a planned development petition for a proposed 4-unit residential condominium building. The proposal includes a request to allow two driveway access points less than 100 feet apart on one property. City code requires at least 100 feet separation between driveway access points on a single property. The applicant seeks to achieve the planned development objective of fulfilling the goals of the Central Community Master Plan. The Planning Commission has final decision-making authority for planned development applications.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested planned development subject to all applicable regulations and the following conditions:

1. Final planned development plan approval is delegated to the Planning Director.
2. Part of the final approval requires the applicant to include at least three additional architectural features on the ground level façade facing 1700 South, or;
3. The applicant may make the following changes along the ground level façade facing 1700 South: convert the windows at the west end of the façade to an entrance door with windows, maintaining the required amount of transparent glass, and add a canopy over the entrance door.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site & Landscape Plan](#)
- C. [Building Elevations](#)
- D. [Applicant's Project Narrative](#)
- E. [Existing Conditions & Photographs](#)
- F. [Analysis of Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Comments](#)

PROJECT DESCRIPTION:

Proposal Details

The property is approximately 4,190 square feet in size (40 feet wide by 104.75 feet long) and has an existing single-family dwelling that is in a state of disrepair. The applicant proposes to demolish the existing dwelling and replace it with a three-story residential condominium building with four units in a row, side-by-side when

Project Details

Item	Zone Regulation	Proposal
Height	30 feet	30 feet (complies)
Front Setback	None (in South Street Corridor Overlay District)	10 feet (complies)
Corner-Side setback	None (in South Street Corridor Overlay District)	2.5 feet (complies)
Side Setback	None	3.5 feet (complies)
Rear Yard Setback	10 feet	16 feet (complies)
Parking (residential)	8 stalls minimum 10 stalls maximum	8 stalls (complies)

KEY ISSUES:

The key issues listed below are discussed further in the following paragraphs and were identified through the analysis of the project materials, review of standards, ([Attachment "F"](#)) and department review comments:

Issue 1: Number of driveways

The applicant requests approval for a reduction of the spacing distance for driveways required by the zoning ordinance. Driveways are supposed to be spaced at least 100 feet apart when located on the same property (21A.44.020.F.7 General Off Street Parking Regulations). This project proposes two driveways from Major Street, and since the property is only 104 feet long on Major Street, more than one driveway would not be allowed by ordinance. Each proposed driveway would serve two units and would be spaced 20 feet apart.

Given that there are no required front or corner-side yard setbacks, and the building is located a few feet from the property line, that leaves essentially no space for vehicles, trying to access all four garages, to maneuver in a 30-foot wide driveway (maximum driveway width). Couple that circumstance with Major Street being a dead-end street (fewer vehicles and pedestrians) and the restriction on driveways becomes less necessary. The plan for two driveways is reasonable and helps reduce vehicle/vehicle conflicts while at the same time keeping vehicle/pedestrian conflicts to a minimum. Staff supports the proposed two driveways and the city's transportation division had no objection to the proposal.

Issue 2: Pedestrian engagement along 1700 South

The proposed façade along 1700 South lacks architectural features and visual interest that serve as pedestrian engagement. This item is listed as a planned development standard focused on pedestrian interest and interaction for facades that face a public street. Planning staff raised this concern with the applicant, but the applicant prefers to leave the 1700 South façade as proposed. This situation has resulted in "conditions of approval" recommended by planning staff on page one of this report, which would require at least a few features or changes (such as a canopy over the doorway and moving the entrance door to the building corner in an effort to increase its potential as the main entrance) be added to the 1700 South façade.



C1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



C3 WEST ELEVATION
SCALE: 1/8"=1'-0"

DISCUSSION:

Aside from the concerns about the façade along 1700 South, planning staff agree that the driveway proposals result in a project that is still compatible with surrounding properties and achieves the objectives of a planned development through a carefully-designed project. The project overall, and with the recommended conditions, complies with the planned development standards and results in a development that will support the goals of the master plan for this area. Also,

staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

Master Plan:

The applicant, in his project narrative cites a few instances wherein the project implements or follows elements of the Central Community Master Plan, namely:

- “...increase population density to support neighborhood businesses...” (RLU-1.2, p. 9)
- “...encourage...housing that provides residential opportunities for a range of income levels...” (RLU-3.1, p. 10)

The proposal also furthers the goals of the newly completed housing plan for the city (Growing SLC: A Five Year Housing Plan 2018-2022), by providing a “missing middle” housing type similar to row houses, increasing the choices for a wider variety of household sizes (Growing SLC, p. 19)

Planned Development Objectives

To obtain approval of a Planned Development, at least one of six city objectives must be met as indicated in section 21A.55.010 of the Salt Lake City zoning code. The applicant has provided written arguments ([Attachment E](#)) that his petition complies with the *Master Plan Implementation* objective:

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

- 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.*

Planning Staff has determined that the following *Housing* objective is satisfied by the proposal:

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

- 2. The proposal includes housing types that are increasing in numbers in the area and are of a scale that is compatible with to the neighborhood via building height and scale, matching the height and setbacks of the zoning district.*

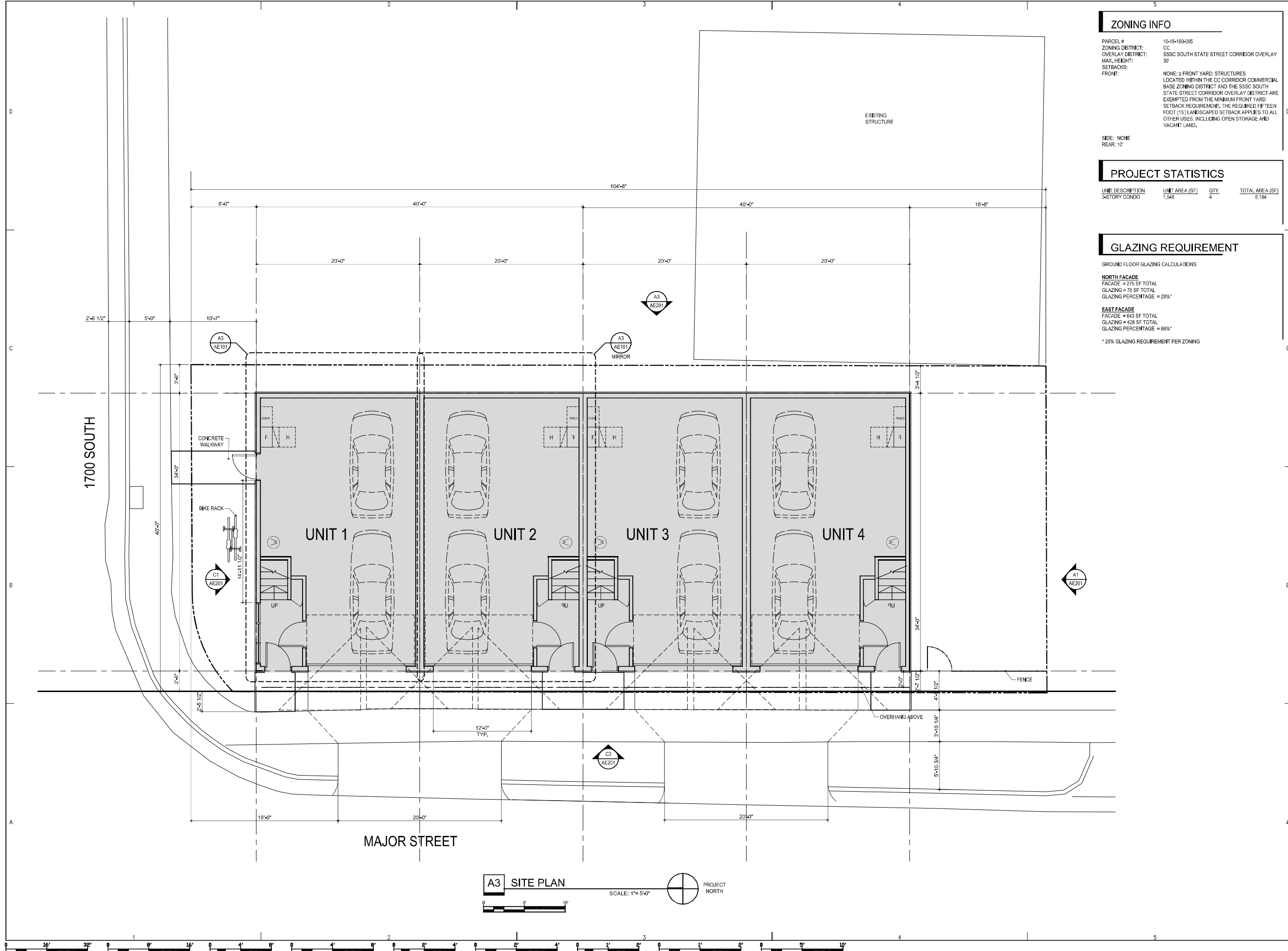
NEXT STEPS:

If approved, the applicant could proceed with the project, subject to any conditions, and would be required to obtain all necessary city permits and make all required improvements. If denied the applicant would still be able to develop the property but it would be subject to having only one driveway along Major Street.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site & Landscape Plan



ZONING INFO

PARCEL #	16-18-160-005
ZONING DISTRICT:	CC
OVERLAY DISTRICT:	SSSC SOUTH STATE STREET CORRIDOR OVERLAY
MAX. HEIGHT:	30'
SETBACKS:	
FRONT:	NONE; 2 FRONT YARD STRUCTURES LOCATED WITHIN THE CC CORRIDOR COMMERCIAL BASE ZONING DISTRICT AND THE SSSC SOUTH STATE STREET CORRIDOR OVERLAY DISTRICT ARE EXEMPTED FROM THE MINIMUM FRONT YARD SETBACK REQUIREMENT, THE REQUIRED FIFTEEN FOOT (15') LANDSCAPED SETBACK APPLIES TO ALL OTHER USES, INCLUDING OPEN STORAGE AND VACANT LAND.
SIDE:	NONE
REAR:	10'

PROJECT STATISTICS

UNIT DESCRIPTION	UNIT AREA (SF)	QTY	TOTAL AREA (SF)
3-STORY CONDO	1,546	4	6,184

GLAZING REQUIREMENT

GROUND FLOOR GLAZING CALCULATIONS

NORTH FACADE
 FACADE = 275 SF TOTAL
 GLAZING = 76 SF TOTAL
 GLAZING PERCENTAGE = 28%

EAST FACADE
 FACADE = 643 SF TOTAL
 GLAZING = 428 SF TOTAL
 GLAZING PERCENTAGE = 66%

* 25% GLAZING REQUIREMENT PER ZONING

NOT FOR CONSTRUCTION

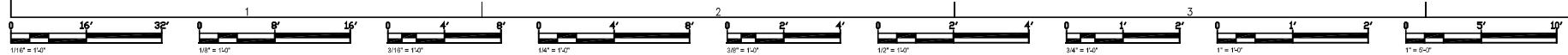
48 EAST 1700 SOUTH CONDOMINIUMS
 SALT LAKE CITY, UTAH
 SCHEMATIC DESIGN

Revision #	Date

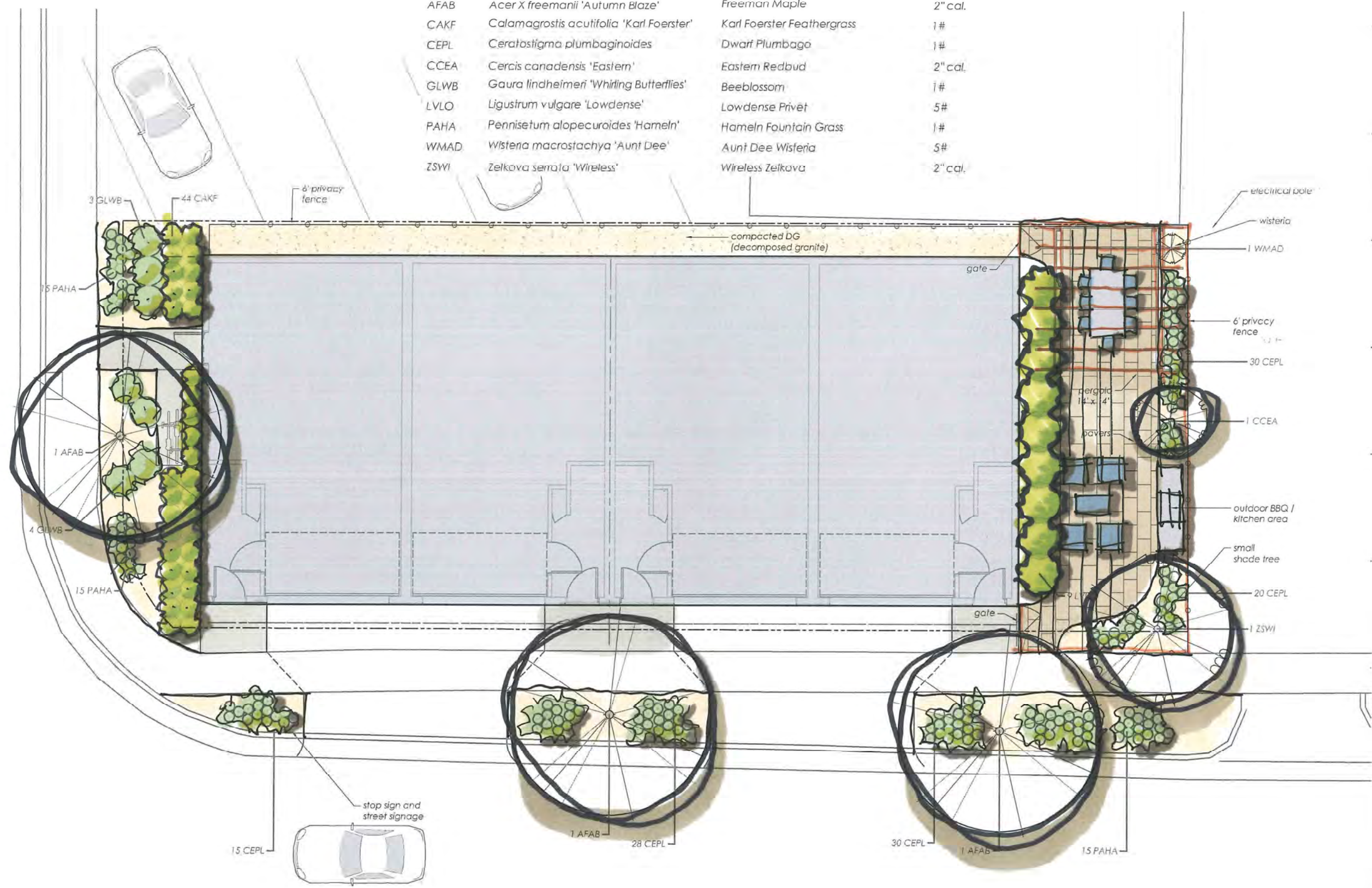
Axis Job # 1803
 Owner #
 Date 12/18/2018
 Drawn
 Checked

SITE PLAN

AE001



ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
AFAB	<i>Acer X freemanii</i> 'Autumn Blaze'	Freeman Maple	2" cal.
CAKF	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Karl Foerster Feathergrass	1#
CEPL	<i>Cerastigma plumbaginoides</i>	Dwarf Plumbago	1#
CCEA	<i>Cercis canadensis</i> 'Eastern'	Eastern Redbud	2" cal.
GLWB	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Beeblossom	1#
LVLO	<i>Ligustrum vulgare</i> 'Lowdense'	Lowdense Privet	5#
PAHA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	1#
WMAD	<i>Wisteria macrosachya</i> 'Aunt Dee'	Aunt Dee Wisteria	5#
ZSWI	<i>Zelkova serrata</i> 'Wireless'	Wireless Zelkova	2" cal.



Major Street Townhomes
 48 E 1700 S
 Salt Lake City UT

No.	Revision/Issue	Date



VODA Landscape + Planning
 307 West 200 South Suite #5002
 Salt Lake City, Utah 84101
 801-520-5382 www.vodaplanning.com

Sheet Title
Site Plan

Sheet
101.0

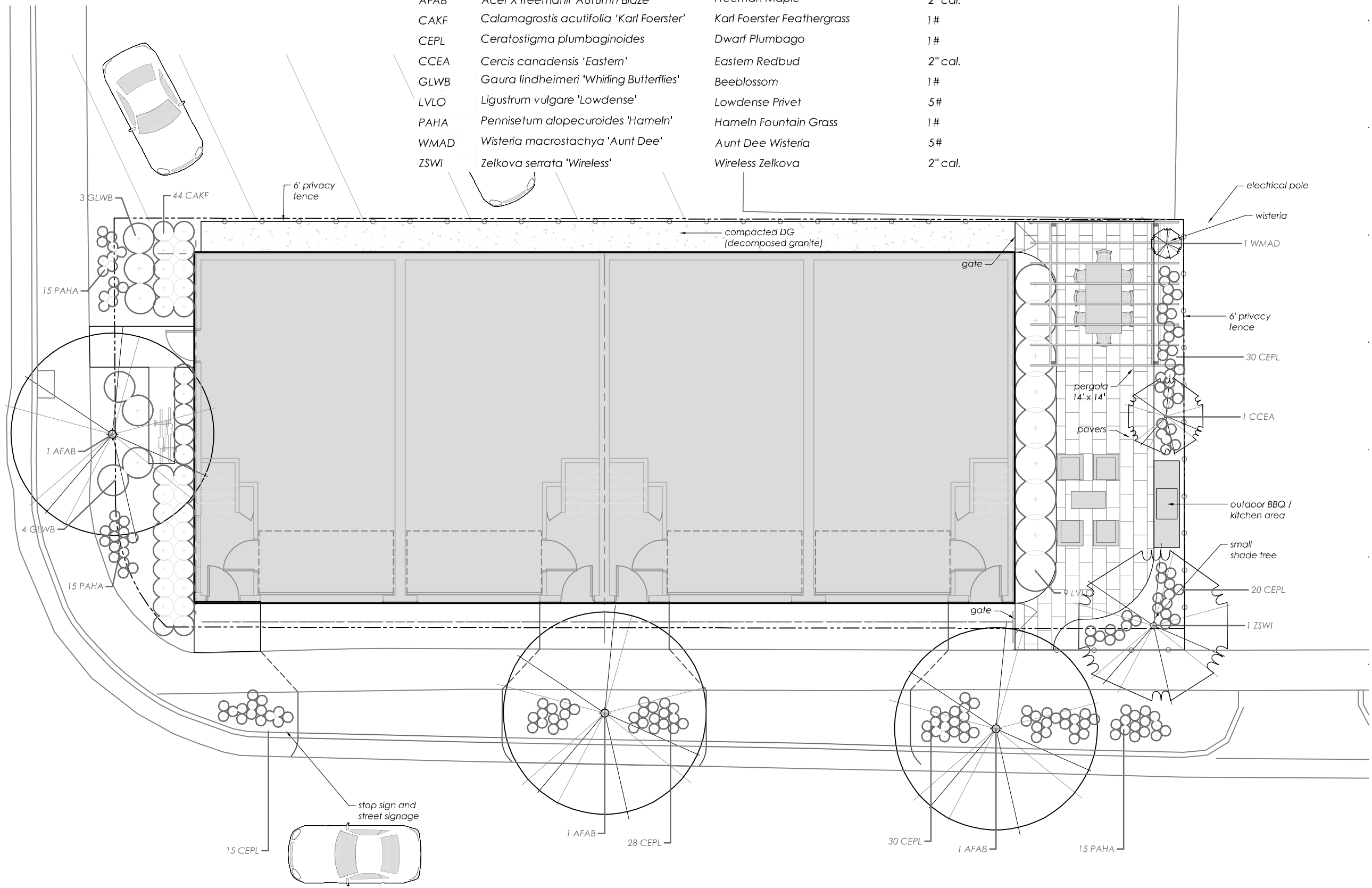
Project
 P18-43

Date
 8 Nov 2018

Scale
 1" = 10'

North

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
AFAB	<i>Acer X freemanii</i> 'Autumn Blaze'	Freeman Maple	2" cal.
CAKF	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Karl Foerster Feathergrass	1#
CEPL	<i>Ceratostigma plumbaginoides</i>	Dwarf Plumbago	1#
CCEA	<i>Cercis canadensis</i> 'Eastern'	Eastern Redbud	2" cal.
GLWB	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Beeblossom	1#
LVLO	<i>Ligustrum vulgare</i> 'Lowdense'	Lowdense Privet	5#
PAHA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	1#
WMAD	<i>Wisteria macrostachya</i> 'Aunt Dee'	Aunt Dee Wisteria	5#
ZSWI	<i>Zelkova serrata</i> 'Wireless'	Wireless Zelkova	2" cal.



Major Street Townhomes
 48 E 1700 S
 Salt Lake City UT

No.	Revision/Issue	Date



VODA Landscape + Planning
 307 West 200 South Suite #5002
 Salt Lake City, Utah 84101
 801-520-5382 www.vodaplanning.com

Sheet Title
Site Plan

Sheet
101.0

Project
 P18-43

Date
 8 Nov 2018

Scale
 1" = 10'

North



Acer freeman 'Autumn Blaze'
AUTUMN BLAZE MAPLE

(Z4) Fall color, low maintenance, street tree.

Compact, upright and narrow, this tree calipers well and develops a naturally uniform canopy with minimal pruning. Easy to grow and relatively problem free, it produces few seeds and develops an ideal, upright street tree form.

H 35' W 20'



Ceratostigma plumbaginoides
DWARF PLUMBAGO

(Z5) Full sun and deer resistant.

Glossy green foliage turns scarlet red in fall.

H 8-12" W spreading



Gaura lindheimeri 'Whirling Butterflies'
BEEBLOSSOM

(Z5) Full sun, water-wise, attracts pollinators

Description

H 2' W 1-2'



Ligustrum vulgare 'Lowdense'
LOWDENSE PRIVET

(Z4) Full sun to full shade

Dwarf, compact, deciduous shrub. It responds well to shearing making it very useful as a low, formal hedge.

H 4-5' W 4-5'



Pennisetum alopecuroides 'Hameln'
HAMELN FOUNTAIN GRASS

(Z4)

Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'



Wisteria macrostachya 'Aunt Dee'
WISTERIA

(Z4) A proven hardy selection graced with 8 to 12 in. long clusters of lilac blue flowers. Superb for covering a trellis, pillar, fence, rail or arbor. Tolerates wet soils better and more restrained than Asian Wisterias. Native to the southeast U.S. Deciduous.

Height 15-25'



Zelkova serrata 'Wireless®'
WIRELESS ZELKOVA

(Z5) Full sun, water-wise.

Broadly spreading vase is medium green foliage turns red in fall. Excellent choice for planting under utility lines.

H 24' W 36'



Cercis canadensis 'Eastern'
EASTERN REDBUD

(Z5) Full sun.

Graceful arching small tree. Small rosy pink flowers cover branches in early spring. Large, heart-shaped, green leaves turn yellow in fall.

H 20' W 20'

ATTACHMENT C: Building Elevations

NOT FOR CONSTRUCTION

48 EAST 1700 SOUTH
CONDOMINIUMS
SALT LAKE CITY, UTAH
SCHEMATIC DESIGN

Revision # Date

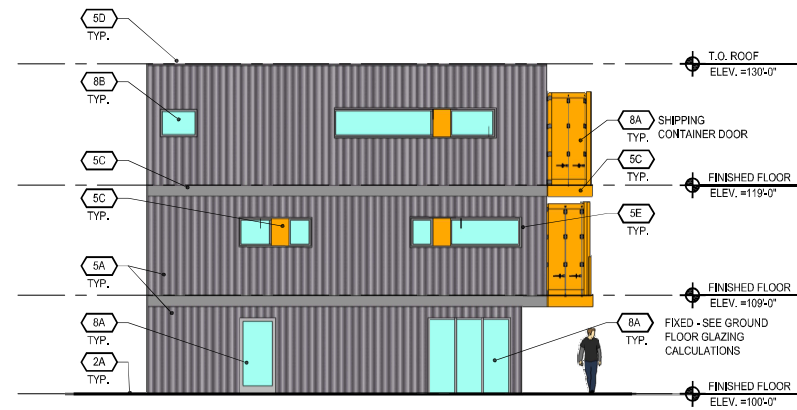
Axis Job # 1803
Owner #
Date 10/31/2018
Drawn
Checked

EXTERIOR ELEVATIONS

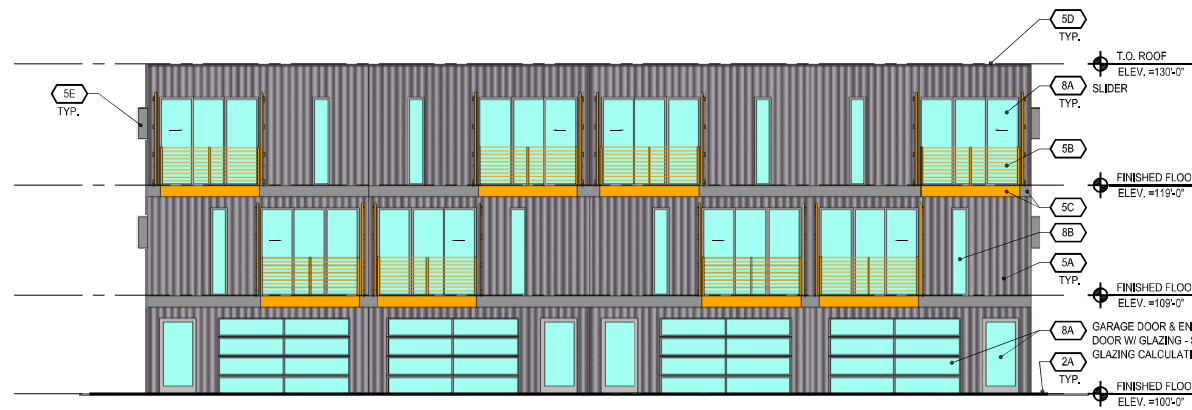
AE201

KEYNOTE LEGEND-ELEV. SEC.

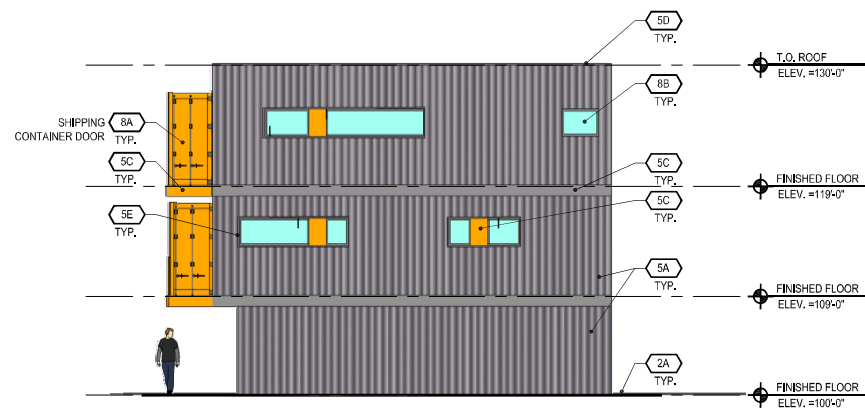
- 2 - SITE
- 2A FINISHED GRADE - SLOPE AWAY FROM BUILDING AT 1/4":1'-0", 10'-0" MIN.
- 2B ASPHALT PAVING - SLOPE TO DRAIN
- 3 - CONCRETE
- 3A CONCRETE FOOTING - SEE STRUCTURAL
- 3B CONCRETE FOUNDATION WALL
- 3C CONCRETE SLAB
- 4 - MASONRY
- 5 - METALS
- 5A METAL PANEL
- 5B METAL GUARDRAIL
- 5C PRE-FINISHED BRAKE METAL
- 5D PRE-FINISHED METAL DRIP EDGE W/ COOUNTER FLASHING
- 5E STEEL PLATE AWNING
- 6 - WOODS & PLASTICS
- 6A NEW MILLWORK
- 6B WOOD FRAMING - SEE STRUCTURAL
- 6C PLYWOOD SHEATHING - SEE STRUCTURAL
- 6D PLYWOOD DECK - SEE STRUCTURAL
- 6E WOOD POST - SEE STRUCTURAL
- 6F WOOD PRIVACY SCREEN
- 7 - THERMAL AND MOISTURE PROTECTION
- 7A SINGLE PLY ROOFING MEMBRANE
- 7B 2" RIGID INSULATION - SEE SHEET G103 THICKNESS AND TYPE
- 7C BATT INSULATION - SEE SHEET G103 THICKNESS AND TYPE
- 7D PRE-FINISHED METAL COPING
- 7E DECK WATERPROOFING
- 7F TAPERED INSULATION CRICKET UNDER TPO MEMBRANE, SLOPE CRICKETS @ 1/2" : 1'-0" - SEE SHEET G103 THICKNESS AND TYPE
- 7G 20 GA. PRE-FINISHED TPO FLASHING - FLAT LOCK SEAMS BETWEEN 1/2" PIECES - TYP.
- 8 - DOORS AND WINDOWS
- 8A SCHEDULED DOOR AND FRAME - SEE AE801
- 8B SCHEDULED WINDOW AND FRAME - SEE AE801
- 9 - FINISHES
- 9A 1/2" GYPSUM BOARD, PAINTED U.L.N.O. - SHM CEILING LEVEL, TYP.
- 9B SCHEDULED FLOOR FINISH - SEE PLAN
- 10 - SPECIALTIES
- 10A ADDRESS NUMBER
- 10B UNIT NUMBER
- 13 - SPECIAL CONSTRUCTION
- 13B PROVIDE INTERIOR RAILING TYP. @ ALL SLIDING GLASS DOOR LOCATIONS W/ NO EXTERIOR WALKING SURFACE - SEE DETAIL EX44
- 15 - MECHANICAL
- 15A MECHANICAL UNIT - SEE DETAIL RF-02 FOR MECHANICAL CURB
- 15B MECHANICAL REGISTER
- 15C MECHANICAL / PLUMBING VENT.
- 15D ROOF DRAIN
- 15E GAS METER
- 16 - ELECTRICAL
- 16A LIGHT FIXTURE
- 16B ELECTRICAL METER



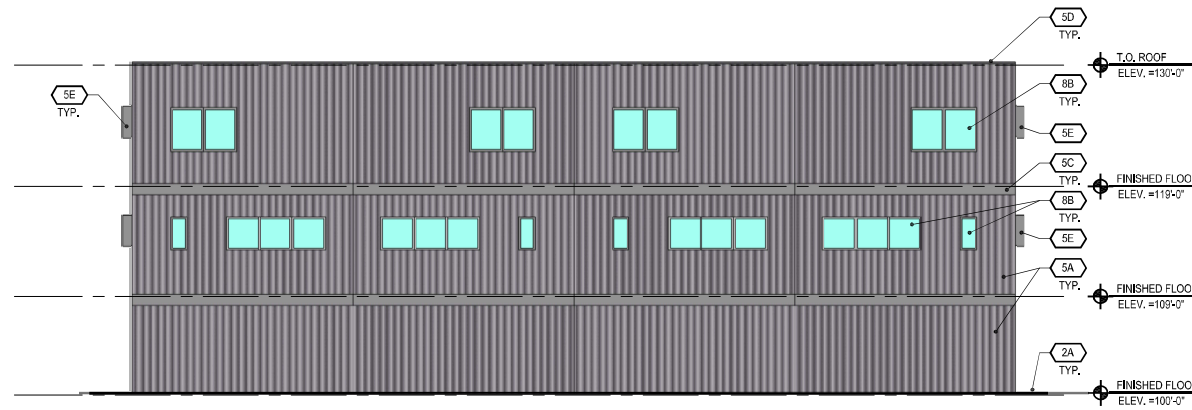
C1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



C3 WEST ELEVATION
SCALE: 1/8"=1'-0"



A1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



A3 EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT STATISTICS

UNIT DESCRIPTION	UNIT AREA (SF)	QTY	TOTAL AREA (SF)
3-STORY CONDO	1,546	4	6,184

GLAZING REQUIREMENT

GROUND FLOOR GLAZING CALCULATIONS

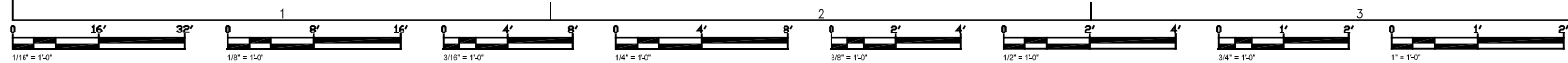
NORTH FACADE
FACADE = 275 SF TOTAL
GLAZING = 76 SF TOTAL
GLAZING PERCENTAGE = 28%*

EAST FACADE
FACADE = 843 SF TOTAL
GLAZING = 428 SF TOTAL
GLAZING PERCENTAGE = 66%*

* 25% GLAZING REQUIREMENT PER ZONING

CONSTRUCTION NOTES

- CONST. TYPE - WOOD FRAMED STRUCTURE
- OVERALL UNIT DENSITY - 40 UNITS PER ACRE







ATTACHMENT D: Applicant's Project Narrative



Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: <i>PURSUB 2018-00812</i>	Received By: <i>A. Anglin</i>	Date Received: <i>10/3/18</i>	Zoning: <i>CC</i>
Project Name: <i>48 E. 1700 South</i>			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: *Relief from 21A.44.020(F)(7)(a)(1)*

Address of Subject Property:
48 E 1700 S SLC, UT 84115

Name of Applicant:
Paul Svendsen

Address of Applicant:
903 2nd Ave SLC, UT 84103

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
48 E 1700 S, LLC

E-mail of Property Owner:
Same as above

Phone:
Same as above

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

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

Filing fee of \$758 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:
Paul

Date:
10/1/18

48 E 1700 S
Planned Development Application

Project Description

The proposed project consists of four condominiums that will be configured as row houses. The row houses will be three stories tall, with two-car tandem garages on the first floor, living/dining/kitchen spaces on the second floor, and two bedrooms, two bathrooms, and laundry facilities on the third floor. The four garages will be served by two shared driveways serving two garages each.

The parcel is 0.10 acres on the corner of 1700 South and Major Street. Zoning is CC with the SSSC overlay. Currently, there is a 1,100 square foot single family home on the property. The home is in poor condition and has been unoccupied for an extended period of time.

As designed, the project complies with the requirements of the zone and overlay (including height, setbacks, enhanced glazing on street frontages, and off-street parking), with the exception of one minor item. Salt Lake City ordinance 21A.44.020(F)(7)(a)(1) states that for "lots in nonresidential districts with a width of one hundred feet (100') or greater, more than one curb cut shall be allowed per street frontage provided they are at least one hundred feet (100') apart." Here, the parcel is 108 feet wide, and we are proposing two shared driveways. However, the driveways are only 20 feet apart. Because this does not comply with the 100 foot separation requirement, Zoning Administrator Joel Paterson has determined that Planned Development review is required.

Why A Zoning Modification Is Necessary

A modification to the 100 foot separation requirement is necessary for several reasons:

- (1) The parcel is only 108 feet in length. Because the zoning code requires driveways to be at least 12 feet wide, it is physically impossible to put two driveways on this parcel with a 100 foot space between them. See 21A.44.020.F.7.b.
- (2) The maximum permissible driveway width under the zoning ordinance is 30 feet. See 21A.44.020.F.7.b It is not possible to serve four row house garages with a single 30' wide driveway.
- (3) At 0.10 acres, the parcel is quite small. If all vehicle circulation were handled within the parcel, there would be virtually no remaining buildable area.
- (4) Putting two driveways on the Major Street frontage is preferable to locating one on Major Street and one on 1700 South. 1700 South is a major east-west thoroughfare with significant traffic volume and high vehicle speeds. Backing out of a garage onto 1700 South would be difficult and dangerous and would delay eastbound traffic as it approaches State Street.

Planned Development Standards

The following is our analysis of how the project satisfies the Standards for Planned Developments stated in 21A.55.050:

A. Planned Development Objectives

As demonstrated below, this project achieves the following Planned Development Objective:

F. Master Plan Implementation: A project that helps implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the master plan related to building scale, building orientation, site layout, or other similar character defining features.

1. Central Community Master Plan

The Central Community Master Plan calls for this corner of 1700 South and Major Street to be Medium Residential/Mixed Use (10-50 dwelling units/acre). See Central Community Master Plan, p. 2. The intent of this designation “is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.” See p. 9. Medium density mixed use areas do not require individual projects to contain mixed uses. Rather, these areas “are neighborhoods that provide mixed uses, stand alone commercial land uses, and stand alone residential land uses.” See p. 9.

With respect to broader policy goals, the Central Community Master Plan seeks to “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.” See RLU-1.2, p. 9. Key goals are to “encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size” (see RLU-3.1, p. 10) and to “encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community” (see RLU-3.2, p. 10).

The proposed project fits this vision precisely. The proposed density would be 40 units per acre, well within the 10-50 unit per acre density range envisioned by the future land use map. This represents a desirable increase in density over the existing vacant single family home, without threatening existing low-density neighborhoods, as there are no single-family residences in the immediate area.

In addition, the master plan seeks to “use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.” See RLU-1.5, p. 9. Here, an exciting commercial node is developing on 1700 South between State Street and West Temple. There are a number of successful restaurants, cafes, bars/breweries, office properties, and shops within a radius of a few blocks. The proposed development will help make this area even more vibrant and attractive for a broad mix of residents

and uses.

2. Growing SLC: A Five Year Housing Plan 2018-2022

This project also furthers the goals of the recently completed “Growing SLC: A Five Year Housing Plan 2018-2022.” Goal 1 of the housing plan is to increase housing options, in part by providing “property owners and developers with options to increase the number of units on particular parcels throughout the city.” (Growing SLC, p. 19). Doing so would:

“help the ‘missing middle’ housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades. Missing middle housing types are those that current practices that current zoning practices have either dramatically reduced or eliminated altogether: accessory dwelling units, duplexes, tri-plexes, small multi-plexes, courtyard cottages and bungalows, row houses, and small apartment buildings. Finding a place these housing types throughout the city means more housing options in Salt Lake City, and restoring choices for a wider variety of household sizes, from seniors to young families.” (Growing SLC, p. 19)

Here, the minor zoning exception being requested would facilitate the replacement of a run-down, long-vacant single family home with four new, architecturally worthwhile row houses. These are exactly the “missing middle” types of housing that the Growing SLC plan envisions.

B. Master Plan Compatibility

As described above, the proposed planned development is consistent with the Central Community Master Plan and Growing SLC, A Five Year Housing Plan 2018-2022.

C. Design and Compatibility

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design:

This project will fit nicely in the surrounding neighborhood for several reasons:

** The footprint of the building is only +/- 2,000 SF, which is much smaller than several of the commercial buildings nearby:

** Although fairly dense, the project is small in scope and intensity, with only four residential units;

** The project complies with the base zoning requirements for building height, density, setbacks, lot coverage, etc. If not for the reduced driveway separation, this project would be permitted as of right.

** As described above, the proposed planned development is consistent with the Central Community Master Plan and Growing SLC, A Five Year Housing Plan 2018-2022.

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:**

The building is street-oriented, has extensive street-level glazing, and will bring new life and architectural character to a moribund dead-end street that currently has multiple vacant structures.

3. **Whether building setbacks along the perimeter of the development:**

- a. **Maintain the visual character of the neighborhood or the character described in the applicable master plan.**

This block of major street is a mixed bag of solid commercial properties and vacant, poorly maintained structures. There is no established visual character to speak of. The proposed development is designed to suggest the feel of stacked steel shipping containers and will be a noteworthy addition to a growing number of architecturally interesting modern structures in the immediate area.

- b. **Provide sufficient space for private amenities.**

The site plan includes a sizable private back yard and patio area for residents' use, along with two private decks for each unit.

- c. **Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.**

The property to the south of the parcel is a parking lot. The property to the east is a small restaurant. In light of these surroundings, privacy and/or noise buffering are not a major issue with respect this project. Also, it should be noted that the underlying zoning (CC with SSSC overlay) does not require any front, side, or corner side setbacks whatsoever. The proposed project includes front, corner side, and side setbacks ranging from 2.5 feet to 8 feet, all of which is in excess of the minimum requirement.

- d. **Provide adequate sight lines to streets, driveways and sidewalks.**

The project will comply with all Transportation Division sight line requirements.

- e. **Provide sufficient space for maintenance.**

All four sides of the building will be accessible for maintenance purposes.

4. **Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction:**

The SSSC overlay district requires the ground level of all street-facing facades to have at least 40% glass surfaces. The proposed project complies with this requirement.

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property:

At this stage of the design process we have not defined the outdoor lighting for the proposed project, but it will be designed to enhance resident safety and highlight the building's interesting architectural details.

6. Whether dumpsters, loading docks and/or service areas are appropriately screened:

There are no dumpsters, loading docks, or service areas associated with this project. Trash receptacles will be kept in the garages.

7. Whether parking areas are appropriately buffered from adjacent uses:

All parking is within enclosed 2-car garages.

D. Landscaping

The landscaping associated with this planned development will comply with the requirements for park strips and landscape yards stated in 21A.48. Because there is essentially no landscaping on the property now, this will represent a significant upgrade over the existing conditions. With respect to the specific items mentioned in 21A.55.050.D:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained:

Not applicable — there are no trees on the property.

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved:

There is no existing landscaping to speak of. The neighboring property to the east is a restaurant and the property to the south is a parking lot, so buffering does not seem to be an issue here.

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development:

We are not aware of negative impacts that would result from the proposed development. To the contrary, the proposed planned development would replace a dilapidated and vacant house that has been a magnet for undesirable activity for a long period of time.

4. Whether proposed landscaping is appropriate for the scale of the development:

The landscaping for the project will consist primarily of trees, shrubs, and turf, along with a shared patio area in the rear yard. This is appropriate for a small residential development and will be a major improvement over the existing conditions.

E. Mobility

1. **Whether drive access to local streets will negatively impact the safety, purpose and character of the street:** This block of Major St. is a relatively sleepy dead-end street serving a few commercial properties and three vacant buildings. Given that the subject property already has one residential drive, adding a second will have negligible impact on the safety, purpose, and/or character of the street.

2. **Whether the site design considers safe circulation for a range of transportation options including:**

(a) Safe and accommodating pedestrian oriented design:

We have consulted with the Transportation Division and the project will comply with the Division's sight triangle regulations and any other safety-related items that they may require.

(b) Bicycle facilities and connections where appropriate, and orientation to transit where available:

The project is located within a block of two bus routes (#17 on 1700 South and #200 on State Street). We have included a bicycle rack as required by the zoning ordinance.

(c) Minimizing conflicts between different transportation modes:

I am not aware of any potential or existing conflicts between transportation modes.

3. **Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities:**

The addition of four residential units at this location will promote the use of retail amenities in the neighborhood, including the growing selection of restaurants, bars, and other local businesses. It will also provide highly desirable residential opportunities for people who work in the area but currently live elsewhere.

4. **Whether the proposed design provides adequate emergency vehicle access:**

With city streets adjacent to the project on two sides, there should be no issues with respect to emergency vehicle access.

5. **Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.**

This project does not require loading and/or service areas.

F. Existing Site Features

There are no natural or built features on the site that contribute to the neighborhood or environment.

G. Utilities

We have completed a DRT session and confirmed that existing utilities (sewer, water, storm drain, power, and gas) are sufficient for the proposed planned development. With respect to sewer, the proposed project will represent an improvement over current conditions because the existing sewer service is old and unreliable. Currently, it is believed that the house and neighboring restaurant share a sewer lateral that runs between the two properties. This lateral was installed in 1921 to serve three houses in the vicinity, two of which have since been demolished. The proposed development will cap the connection to the old lateral and will instead connect to the 8" sewer main along Major Street in compliance with current codes.

ATTACHMENT E: Existing Conditions & Photographs

The subject site consists of one corner lot, 4,190 square feet in total area, containing one single family dwelling. The site is generally level and adjacent to small business/commercial uses.

Uses adjacent to the Property

- North: automotive repair
- South: parking lot
- East: small restaurant
- West: commercial advertising business

Zoning adjacent to the Property

CC (Corridor Commercial) surrounds this property on all sides.

Requirements for CC Zoning & South State Street Corridor Overlay

Requirement	Standard	Proposed	Compliance
Permitted Uses	Uses in the CC Corridor Commercial zoning district, as specified in section 21A.33.030 , "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter, and this section.	Multi-family dwellings are allowed in the zone.	Complies
Minimum Lot Area and Width	10,000 square feet per lot and 75 feet wide.	4,190 square feet, 40 feet wide = a noncomplying lot. Development still allowed as proposed. No change to existing lot dimensions.	Complies
Height	30 feet	30 feet	Complies
Front Setback	None (in South Street Corridor Overlay District)	10 feet	Complies
Corner-Side setback	None (in South Street Corridor Overlay District)	2.5 feet	Complies
Side Setback	None	3.5 feet	Complies
Rear Yard Setback	10 feet	16 feet	Complies
First Floor Glass	25% glass when occupied by residential use	28%	Complies
Entrances	At least one building entrance on either street when facing two streets	2 entrances (1 per street face)	Complies
Max Wall Length	No longer than 15 ft on 1 st floor without door, window, art, or architectural detail	Nothing longer than 15 feet	Complies



ATTACHMENT F: Analysis of Standards

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

Standard	Finding	Rationale	
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p>Complies</p>	<p>Previously in this report, staff discussed how the proposal satisfied two of the planned development objectives, specifically:</p> <p>1) Master Plan Implementation, which means it: <i>...implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal.</i></p> <p>Planning Staff is of the opinion that they also comply with the housing objective: <i>Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i></p> <p>2. <i>The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.</i></p>	
<p>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>The Central Community Master Plan designates this site as "medium density residential / mixed use". The proposed condominium increases the density of units on the property, more closely aligning with the medium density category of the master plan than the current use of single-family dwelling. As previously discussed in the DISCUSSION section of this report, the proposal achieves a few of the goals of the master plan related to this site and surrounding area.</p>	
<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>	<p>Complies</p>	<p>The proposed project is compatible with the neighborhood in which it is located and will provide a more enhanced and functional product than what would be achieved by only utilizing one driveway on the site. More specifics are provided below.</p>	
<p>C1</p>	<p>Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p>Complies</p>	<p>The proposed development is located within the CC zoning district which anticipates the size, scale and intensity of the proposed development. The nearby properties contain a mix of commercial / small business uses. The proposal fits well within the neighborhood context and increases the density from low to medium as indicated in the master plan. The proposed project is considered "in scale" with the neighboring buildings and matches the mass and intensity.</p>
<p>C2</p>	<p>Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p>Complies</p>	<p><i>Building Orientation</i> Due to the location of the lot on a corner, and the shape of the plot, the proposed units are mostly designed towards Major Street, the dead-end side street. However, the end unit facing 1700 South, with the recommended condition of approval on page 1 of this report, will be oriented toward both 1700 South and Major Street. The proposed units are compatible with the neighborhood development pattern and will greatly improve the underutilized parcel by providing much greater density and actively engaging both streets.</p>

			<p><i>Building Materials</i></p> <p>The proposed project utilizes a metal siding material, similar in appearance to large metal shipping containers. The neighborhood has a wide array of building materials, easily allowing for the introduction of the proposed metal.</p>
C3	<p>Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p> <p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>	Complies	<p>The proposal creates building setbacks that comply with the CC zoning district and related South Street Corridor Overlay, demonstrating compatibility with surrounding properties. Private amenities are located in the rear yard and have adequate space. Sufficient buffering is provided between adjacent uses, which are commercial in nature and of minimal impact. The building has minimal setback along both streets, providing easy driveway access and good sight lines. The setbacks also allow access for maintenance, being on a corner lot helps as well.</p>
C4	<p>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>	Complies (subject to a condition)	<p>The ground floor of the building complies with all of these design requirements along Major Street, and with glass/transparency and access requirements along 1700 South; however, along 1700 South the façade lacks architectural features. Because of this, planning staff has recommended that if the project is approved, it is subject to adding architectural features along the 1700 South façade.</p>
C5	<p>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>	Complies	<p>Applicant stated in his application materials that the lighting will be designed for safety and to highlight the architectural elements of the building. There should be minimal impacts to surrounding properties.</p>
C6	<p>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p>	Complies	<p>The project has no dumpsters, loading docks or service areas, thus no screening is needed. Trash bins will be used for each unit and picked up at the curb. Trash bins will be stored inside the garages.</p>
C7	<p>Whether parking areas are appropriately buffered from adjacent uses.</p>	Complies	<p>Parking is all within enclosed garages that are part of the principal buildings.</p>
<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>		Complies	<p>The site contains no native or mature landscaping. The proposed landscaping is in the front and rear yard areas, consisting of vegetation, walkways and patio area.</p>
D1	<p>Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>	Complies	<p>The site contains no existing mature or native trees.</p>
D2	<p>Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>	Complies	<p>There is very little existing landscaping at the perimeters of the property. Any existing perimeter vegetation is comprised of invasive Siberian elm shoots which will be removed and replaced with more appropriate landscaping.</p>
D3	<p>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p>	Complies	<p>The proposed landscaping (see Attachment B) is designed to enhance the pedestrian interest along 1700 South and provide amenity space in the rear yard for residents. The rear yard landscaping lessens potential impacts to the adjacent parking lot. All landscaping must meet the requirements of the landscaping chapter (21A.48) of the zoning code.</p>
D4	<p>Whether proposed landscaping is appropriate for the scale of the development.</p>	Complies	<p>The proposed landscaping is appropriate for the development. Trees are proposed for the parking strip along both frontages, including between the two driveways, which will help signify the driveway separation and less their visual impact when viewed from the public way.</p>

<p>E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:</p>	<p>Complies</p>	<p>See below for specific criteria.</p>	
<p>E1</p>	<p>Whether drive access to local streets will negatively impact the safety, purpose and character of the street;</p>	<p>Complies</p>	<p>The two driveways proposed for the project are located along Major Street, which is a dead-end street that provides access to 6-7 other properties. The minimal traffic on this street will lessen the impact of one additional driveway beyond what would typically be allowed.</p>
<p>E2</p>	<p>Whether the site design considers safe circulation for a range of transportation options including:</p> <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 	<p>Complies</p>	<p>There will be minimal transportation within the confines of the development, merely vehicles accessing their garages. Bicycle parking will be provided along the 1700 South façade, oriented to mass transit. This corner site provides more than adequate means for pedestrian, bicycle, and vehicle access.</p>
<p>E3</p>	<p>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p>	<p>Complies</p>	<p>The site is a small residential lot, with all of the lot area occupied by building, landscaped areas, and driveways. Adjacent uses are already easily accessible via existing sidewalks.</p>
<p>E4</p>	<p>Whether the proposed design provides adequate emergency vehicle access; and</p>	<p>Complies</p>	<p>The design allows for adequate fire and emergency vehicle access along both streets: 1700 South and Major Street.</p>
<p>E5</p>	<p>Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>	<p>Complies</p>	<p>The nature of the project requires no loading or service areas, creating no impacts to surrounding properties or public way.</p>
<p>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.</p>		<p>Complies</p>	<p>No existing unique natural or built features on site contribute to the character of the neighborhood or the environment.</p>
<p>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>		<p>Complies</p>	<p>Per review by the city's public utilities department, the project has access to adequate facilities. It will not have a detrimental effect on the surrounding area.</p>

ATTACHMENT G: Public Process and Comments

Public Notice, Meetings, Comments

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

Notice of Application to the Ball Park and Liberty-Wells Community Councils:

A notice of application was sent to the Chairs of the Ball Park and Liberty-Wells Community Councils (due to the close proximity) on October 18, 2018. No feedback was received from either community council.

Early Notification of the Application:

Early notification mailers were sent to all property owners and renters within a 300-foot radius of the subject parcels on November 2, 2018. No responses were received.

Open House:

An open house was held on November 15, 2018 with notifications being sent on November 2, 2018. Two people attended, both associated with the advertising business across the street (property owner and business owner), and voiced support for the project, although they provided no written comments.

Notice of the Planning Commission Public Hearing:

Notice was published to a local paper, city and state websites, and the planning division list serve on December 27, 2018 regarding the Planning Commission Public Hearing on January 9, 2019. A sign was posted on the property on December 28, 2018.

Stewart, Casey

From: B Davis <[REDACTED]>
Sent: Wednesday, January 2, 2019 10:59 AM
To: Stewart, Casey
Subject: Comment of the Svendsen Condo's

Dear Casey and the Planning Commission

I am writing the note in support of the Svendsen Condo project located at 48 East 1700 South, which is requesting a Special Exception. The special exception request is concerning curb cuts. Considering that this is a small lot it is not possible to meet this zoning standard. On the other hand, this project fits with the Community Council's overall plan for the area. The Ballpark CC has a document that is called A Vision For the Ballpark Neighborhood - a Model Transit Oriented Community. One of the things it is encouraging is the development of higher density residential development especially on 1700 South. The Svendsen Condo's will add residential units to the area so this is a positive development.

The BCC also submitted a CIP request in 2018 for a lane realignment to convert what is now a 5 lane road to a 3 lane road. This was to foster the continuing development of a rapidly developing community/commercial node in the center of the traditional Ballpark Neighborhood. The CIP request was granted and the work is scheduled to be done this June. Adding more residential units again is a positive development.

Lastly, this is an older neighborhood in which many lots do not meet current zoning requirements of minimum lot sizes. I'm assuming this is a legal non-conforming lot. As such and based on the above comments, I feel that this request should be granted.

Best regards
Bill Davis

ATTACHMENT H: City Department Comments

Transportation:

[No comments]

Engineering:

No objections

Fire:

[No comments]

Public Utilities:

There are no Public Utilities issues with the proposed driveway spacing. General design comments have been provided below:

Public Utility permit, connection, survey, and inspection fees will apply.

All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

All utilities must be separated by a minimum of 3 feet horizontally and 18" vertically. Water and sewer lines require 10 feet minimum horizontal separation.

Public Utilities demolition permit will be required. This is separate from the Building Services demolition permit. SLCPU demolition permit must be finalized before Building Permit will be issued.

Property is served by a 12" water main in 1700 South and an 8" water main in Major Street. There is one existing water service from 1700 South. This is a 3/4" service and will likely not provide the required flows for the development. This water service will need killed at the water main per SLCPU Standards. One new culinary water service will be allowed for the property and one fire line, if required. Each service must have a separate tap to the main.

Property is served by a 24" sewer main in 1700 South and an 8" sewer main in Major Street. There is one existing sewer lateral serving the existing building, which is a shared lateral with two other properties. This lateral was installed in 1921 and will only be permitted for reuse if it passes a video inspection and proves to be in good enough shape for reuse. If not used, then the sewer lateral must be abandoned per SLCPU Standards and in a manner that keeps all other properties on the shared lateral in service.

Stormwater must be collected prior to discharge to the public storm drain. Stormwater cannot discharge across property lines or public sidewalks. Site stormwater can either be retained on site or routed to the public storm drain via a piped connection in 1700 South or sheet flow via driveways to the roadway. Plans must show how site is graded and that stormwater is appropriately routed to the public system or retained on site.

Zoning:

- CC Zoning District / South State Street Corridor Overlay

- A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- Any public way encroachments, including any footings, will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St. 801-535-7133.
- This proposal will need to be discussed with the building and fire code personnel in Room #215.
- A Certified Address is to be obtained, for each condo unit, from the Engineering Dept. for use in the plan review and permit issuance process.
- See 21A.26 for general and specific regulations of the CC zoning district.
- See 21A.34 for overlay district regulations of the South State Street Corridor Overlay, and including first floor glass, operable building entrances per elevation facing a street, etc.
- See 21A.36.250 for a permanent recycling collection station.
- See 21A.36.250 for construction waste management plan requirements. To download the construction waste management plan handout, see <http://www.slcgov.com/slcgreen/constructiondemo>. The Waste Management

Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984.

- See 21A.37 for Design Standards for the CC zoning districts.
- If applicable, see 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
- See 21A.44 for parking, maneuvering, separation between driveways, maximum driveway width, etc. Plans showing compliance to the first-floor glass requirement, at least one (1) operable building entrances per elevation facing a street, reduced garage door width such that the driveways will not exceed thirty feet (30') in width, and drive ways separated by a minimum of twelve feet (12'), will need to be reviewed for compliance.
- Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry.
- See 21A.48 for landscaping and including removal/protection of private property trees.