



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: April 2, 2020 (for April 8, 2020 hearing date)
Re: PLNSUB2019-00963 & PLNSUB2020-00169 The Ellie Planned Development & Subdivision

PLANNED DEVELOPMENT & PRELIMINARY PLAT

PROPERTY ADDRESS: approximately 347, 353, and 359 North 700 West
PARCEL ID: 08-35-279-024, 08-35-279-023, 08-35-279-022
MASTER PLAN: Northwest Community
ZONING DISTRICT: SR-1 (Special Development Pattern Residential)

REQUEST: The applicant, CW Urban Land Co., requests approval of a planned development and related preliminary subdivision plat for a proposed four building, 24-unit multi-family residential development. Each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The applicant seeks to modify the restriction of one principal building per lot considering the number of buildings in the overall project, the restriction that new lots for the individual units front a public street and placing a sidewalk in the required landscape buffer. 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 and related preliminary plat subject to the following conditions:

1. Approval is subject to the related zoning map amendment PLNPCM2019-00638 being adopted by the City Council, thereby changing the zoning of the subject parcels to RMF-35.
2. This approval is limited to the identified modifications in the report and all other zoning regulations continue to apply.
3. The applicant shall submit and record a final subdivision plat for the creation of the lots as proposed.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

Proposal Details

The three subject properties adjoin each other and are all vacant. The applicant has requested to change the zoning district for the three lots to RMF-35 (Residential Multi-family). If the zoning map amendment is

approved, the applicant intends to construct the proposed multi-family project (24 units) as described in this report. For reference, the zoning amendment key dates and actions:

- November 13, 2019 - Planning Commission recommended approval
- February 11, 2020 – City Council held briefing/work session
- March 24, 2020 – City Council to hold public hearing
- April 7, 2020 – City Council to conduct final vote

The project consists of four separate buildings, approximately 30 feet in height, each with six units. The units will have three levels, with a two-car garage on the ground level and living space on the upper levels. Vehicle access, including fire truck access, is proposed from 700 West via one private driveway that will serve as ingress and egress. All required yard areas will be landscaped per code requirements, including a landscape buffer on the north lot line adjacent to single family residential uses.

In regard to zoning standards like building setbacks, building coverage limits, etc, this proposal complicates assessment of those standards with its 24 individual units/lots in four buildings. Each lot/unit would have no setbacks, 100% building coverage, and would not front a public street. However, when considering the overall project as four buildings on one larger lot, which it will appear and function as, the layout complies with building setbacks and other standards as detailed in the table in the next paragraph. The planned development allows the project to be considered as a whole with the “perimeter” (meaning the large, single site) dimensional standards as proposed. Planning staff has taken this view and reviewed the project primarily as four buildings on one large lot when determining dimensional zoning compliance, excluding the individual lots and their lack of public street frontage which will be handled as a separate modification in this planned development application.

The proposal, with its building locations of the four buildings, comply with all setback, building height, landscaping, and parking requirements of the RMF-35 zone. The applicant seeks to modify the following zoning regulations:

1. restriction of one principal building per lot (*21A.36.010.B.2*): four separate buildings are proposed.
2. the requirement that new lots front a public street (*21A.36.010.C*): all units (24) will have their own lot matching the footprint of each unit and none of them front a public street.
3. placing a sidewalk in the required landscape buffer (*21A.48.080.B*): a pedestrian sidewalk will be located along the north property line within the landscape buffer to provide access to each of the unit’s entrances for the two north buildings.

Project Details (assuming RMF-35 zoning district)

Item (for the project as a whole, not individual lots)	Zone Regulation	Proposal
Height	35 feet maximum	30 feet (complies)
Front Setback	20 feet minimum	26 feet (complies)
Side Setback	10 feet minimum	11 feet (complies)
Rear Yard Setback	25 feet minimum	53 feet (complies)
Parking (residential)	24 stalls minimum / 30 stalls maximum	24 stalls (complies)

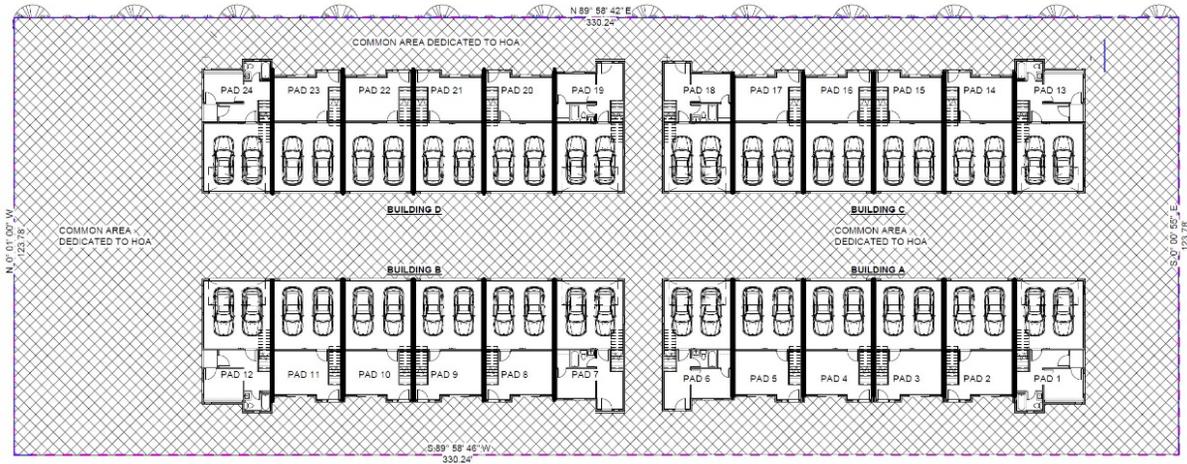
KEY ISSUES:

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 “G”](#)) and department review comments:

Issue 1: Lots not fronting a public street

The proposal includes creating lots for each unit, coinciding with the footprint of each unit. That would result in 24 lots, all surrounded by common area, and all of them would front the private driveway, rather than 700 West, which is the nearest public street. This layout acts as a multi-family use and complies with the unit density limits for the RMF-35 zoning district, which would be maximum 26 units on this size parcel.

All lots will have access to 700 West via the private driveway that will serve the project and be maintained as common area by a homeowner's association. Staff has no concerns or objections to this aspect of the project given that the design reduces the number of access driveways to one, which will adequately service all lots and provide the necessary fire protection access.



Issue 2: Front façade and pedestrian engagement along 700 West

The applicant has designed the façade along 700 West to include architectural detailing by way of material changes and design, color changes, and balconies to improve visual interest and contribute to pedestrian engagement. This aspect is a review standard for planned developments and staff determined the design complies with the standard.



DISCUSSION:

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 and those of the a 5-year housing plan (Growing SLC). Also, staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

Master Plan:

A point made in the Northwest Community Master Plan is that higher density developments abutting single family uses have created negative impacts, not necessarily because of the density, but because of poor design. The proposed design keeps the building heights at a level similar to what is allowed for a single-family dwelling. The height combined with a proposed 11-foot landscape buffer including a fence, shrubs, and trees along the north lot line will help mitigate visual and noise impacts for the adjacent single-family dwellings.

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)

Furthermore, the City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies support the higher density development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of medium density housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.

Specifically: Plan Salt Lake and the City’s 5-year housing plan have goals to:

- Promote infill and redevelopment of underutilized land.

- Accommodate and promote an increase in the City's population,
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

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 reasons ([Attachment E](#)) that this petition complies with the *Housing* objective:

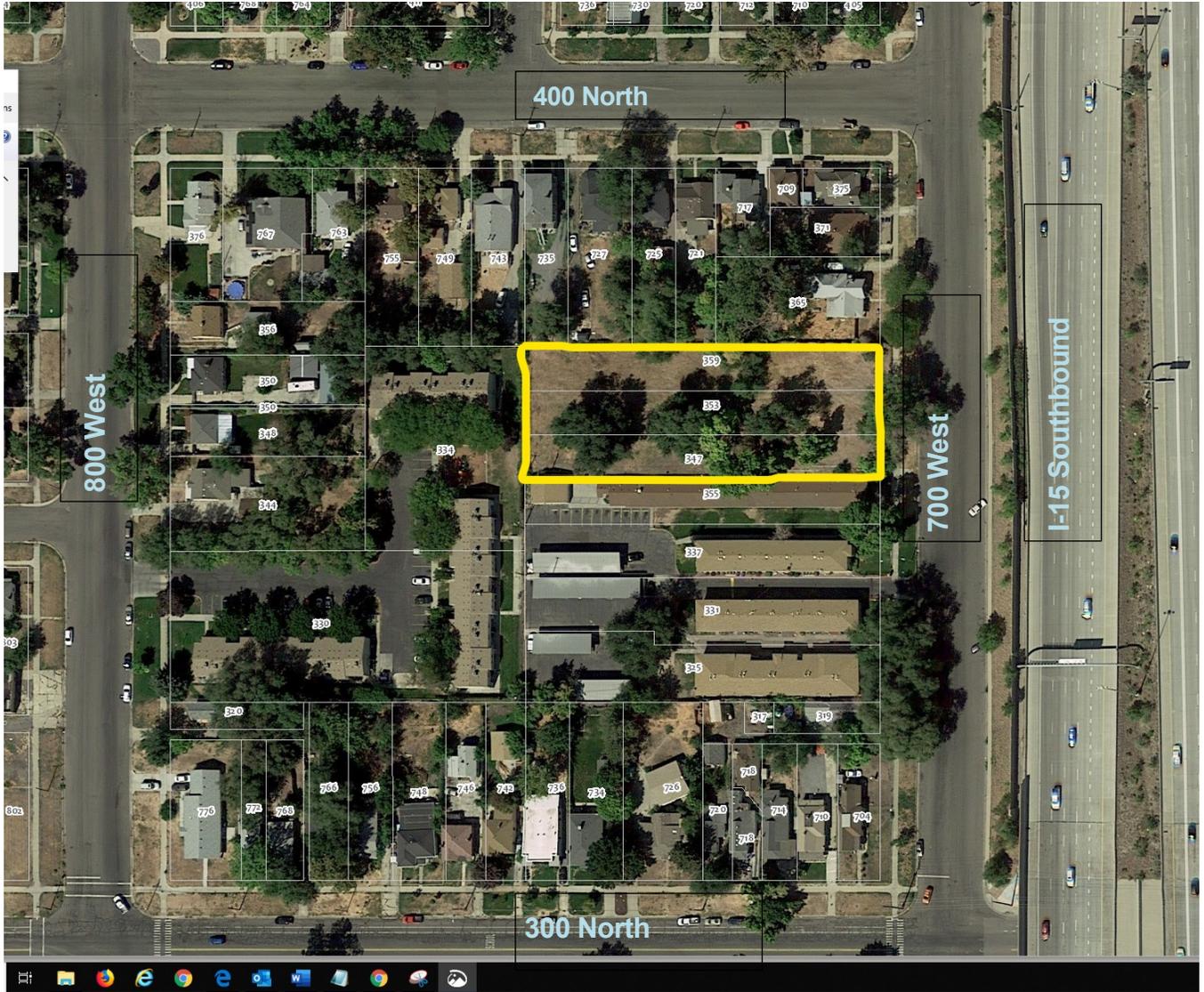
Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

The proposal includes housing types that are increasing in numbers in the area and are of a scale that is compatible with the neighborhood via building height, setback and scale, matching the height and setbacks of the RMF-35 zoning district, and similar to height and setbacks of the existing SR-1 zoning district. As stated in the previous Master Plan discussion, the proposal promotes infill development and increases medium density housing types.

NEXT STEPS:

If approved, and subject to the City Council changing the zoning district to RMF-35, the applicant could proceed with the final subdivision plat of the project, subject to any conditions, and would be required to obtain all necessary city permits and make all required improvements. If denied, and the zoning is changed to RMF-35, the applicant would still be able to develop the property but it would be subject to developing the project as one building on one lot, rather than 4 buildings and 24 lots surrounded by common area. If denied and the zoning district remains as SR-1, the applicant could still develop the property but subject to the SR-1 standards and the number of units would be limited to approximately 10.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site Plan & Landscape Plan



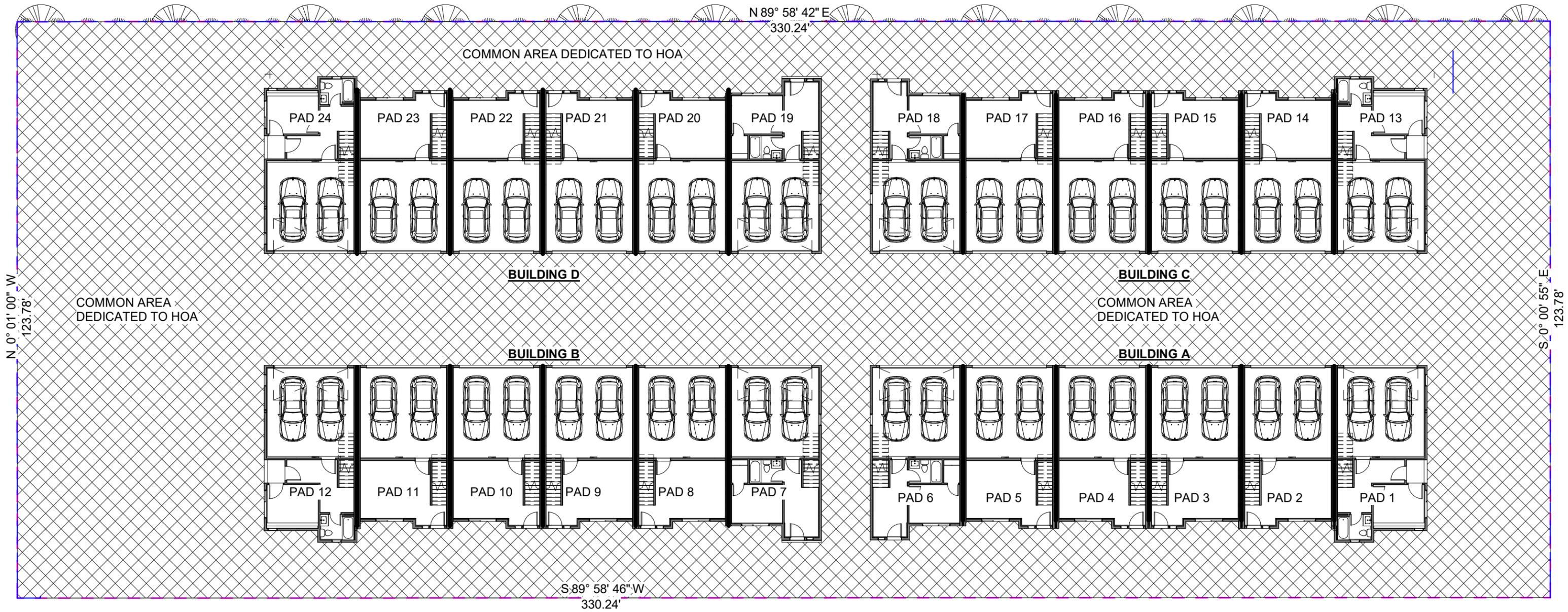
SITE COVERAGE		
ASPHALT	7,272 SF	18%
BUILDING PAD	16,836 SF	41%
GRASS	13,864 SF	34%
SITE WALK	2,907 SF	7%
TOTAL:	40,873 SF	100%

2 LEVEL 1 - SITE PD TRUE NORTH
1" = 20'-0"

700 WEST CONCEPT



① Site PD-FIRE ACCESS
1" = 20'-0"

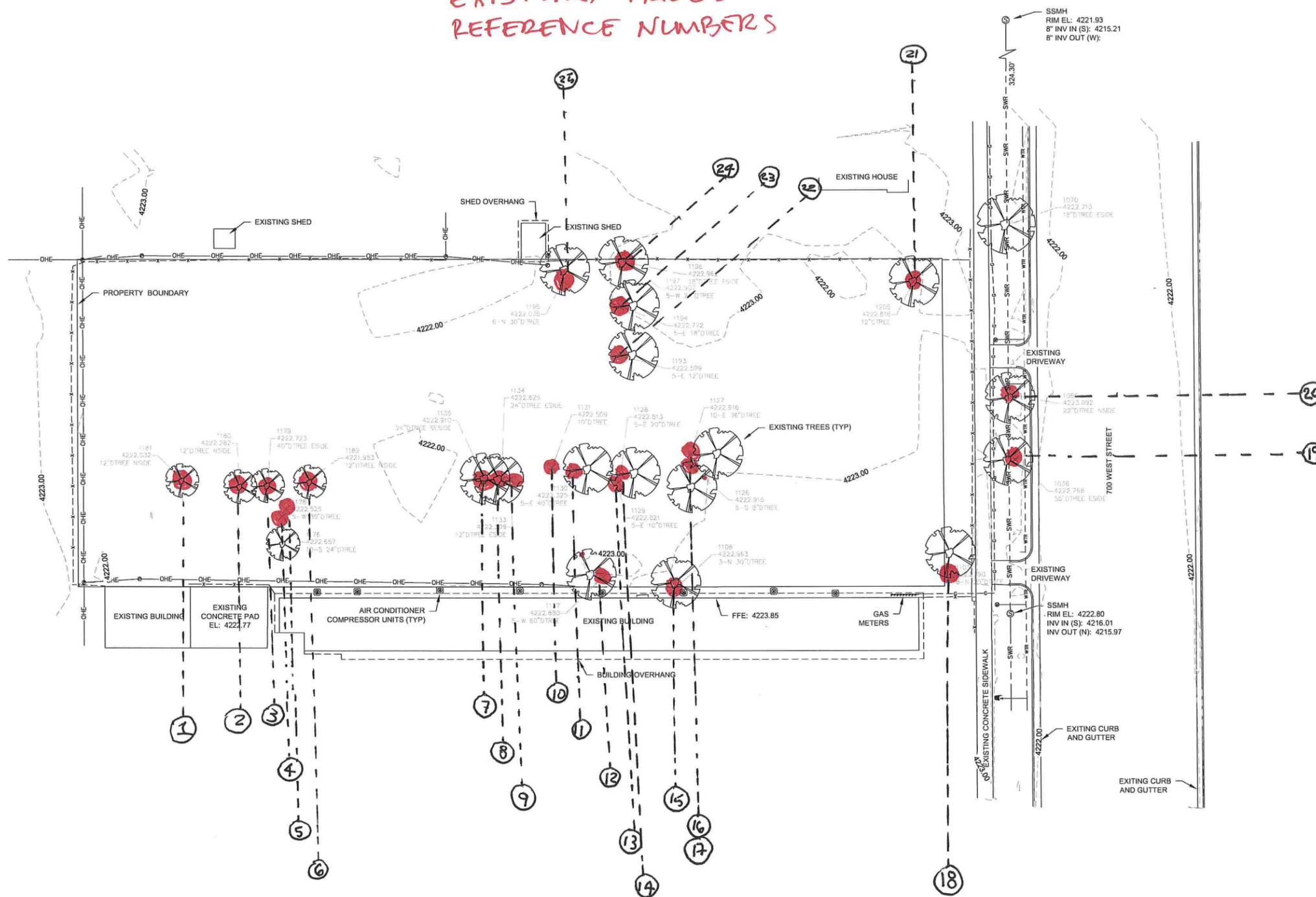
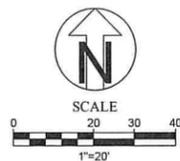


① PLATTING CONCEPT
1" = 20'-0"

700 WEST CONCEPT

700 WEST PROPERTY TOPOGRAPHY

EXISTING TREES
REFERENCE NUMBERS



LEGEND

- x---x---x--- EXISTING FENCE LINE
- c---c---c--- EXISTING GAS LINE
- s---s---s--- EXISTING SEWER LINE
- w---w---w--- EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRICAL LINE
- WV EXISTING WATER VALVE / FIRE HYDRANT / WATER METER

LAND SURVEYING
FLINT
DEVELOPMENT
PO BOX 65029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

DRAWING BY	PRC	CHECKED BY	MSN	PROJECT NUMBER	191203
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SUBMISSION DATE	12/27/2019	REVISION	DATE	BY
5				
4				
3				
2				
1				

CLIENT
C.W. URBAN
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UTAH
CONTACT:
PHONE: 866-744-2489

PROJECT
700 WEST PROPERTY TOPOGRAPHY
380 NORTH 700 WEST
SALT LAKE CITY

SHEET TITLE
EXISTING CONDITIONS

ATTACHMENT C: Building Elevations



PERMITER FENCE & LANDSCAPING HIDDEN FOR CLARITY

① AERIAL RENDERING

700 WEST CONCEPT



① AERIAL RENDERING 2

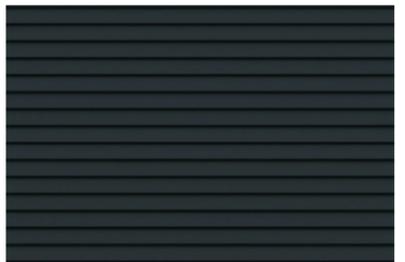
700 WEST CONCEPT



① REAR ELEVATION PD
1/8" = 1'-0"



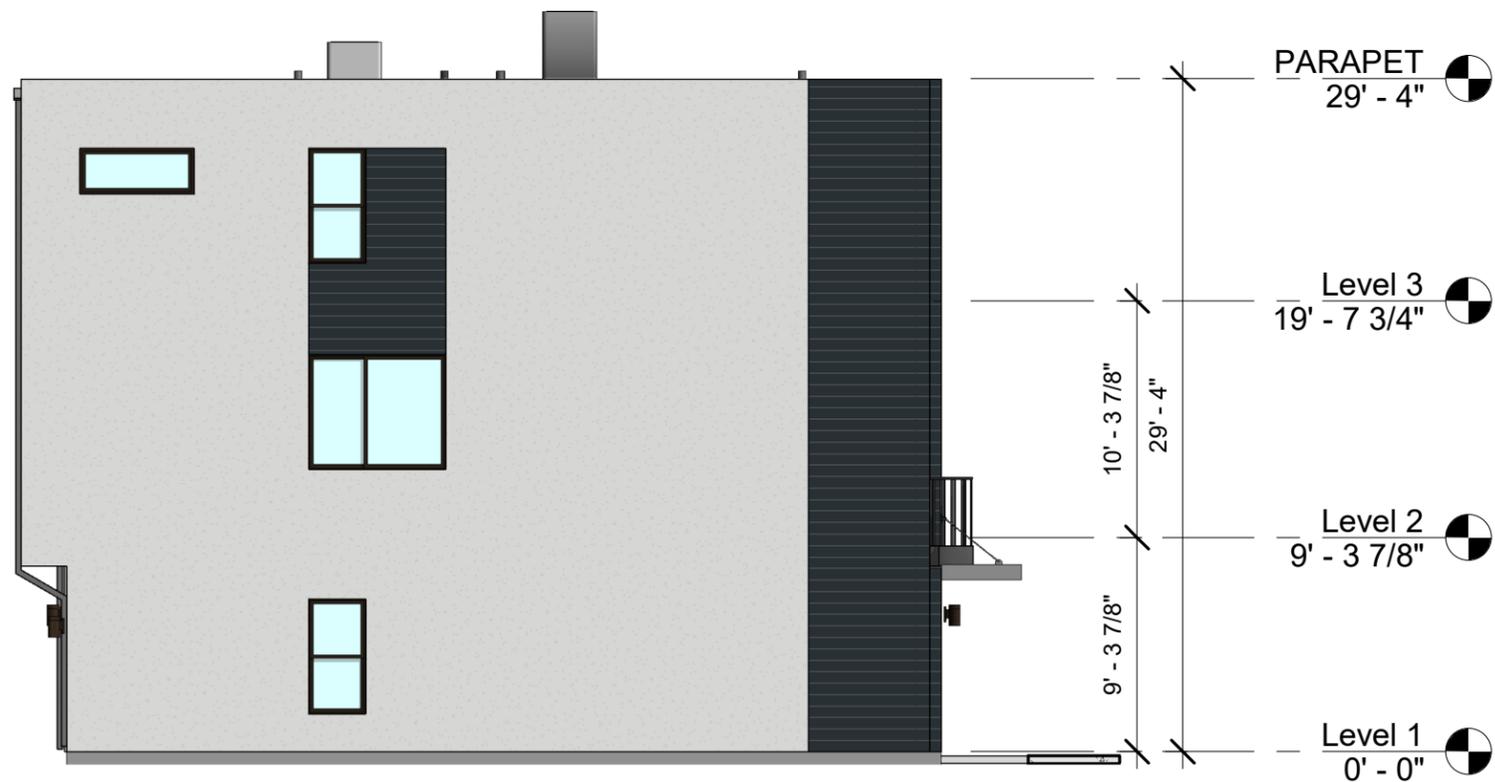
Material Legend
12" = 1'-0"

		
STUCCO FINISH SYSTEM	FIBER CEMENT LAP SIDING	FIBER CEMENT PANEL SIDING

② STREET FACING ELEVATION
1/8" = 1'-0"



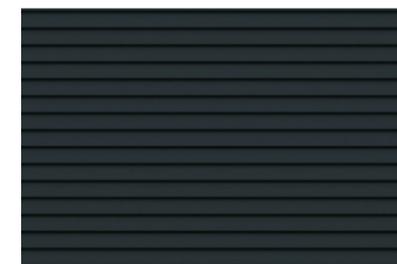
① FRONT ELEVATION PD
1/8" = 1'-0"



② RIGHT ELEVATION PD
1/8" = 1'-0"



STUCCO FINISH SYSTEM

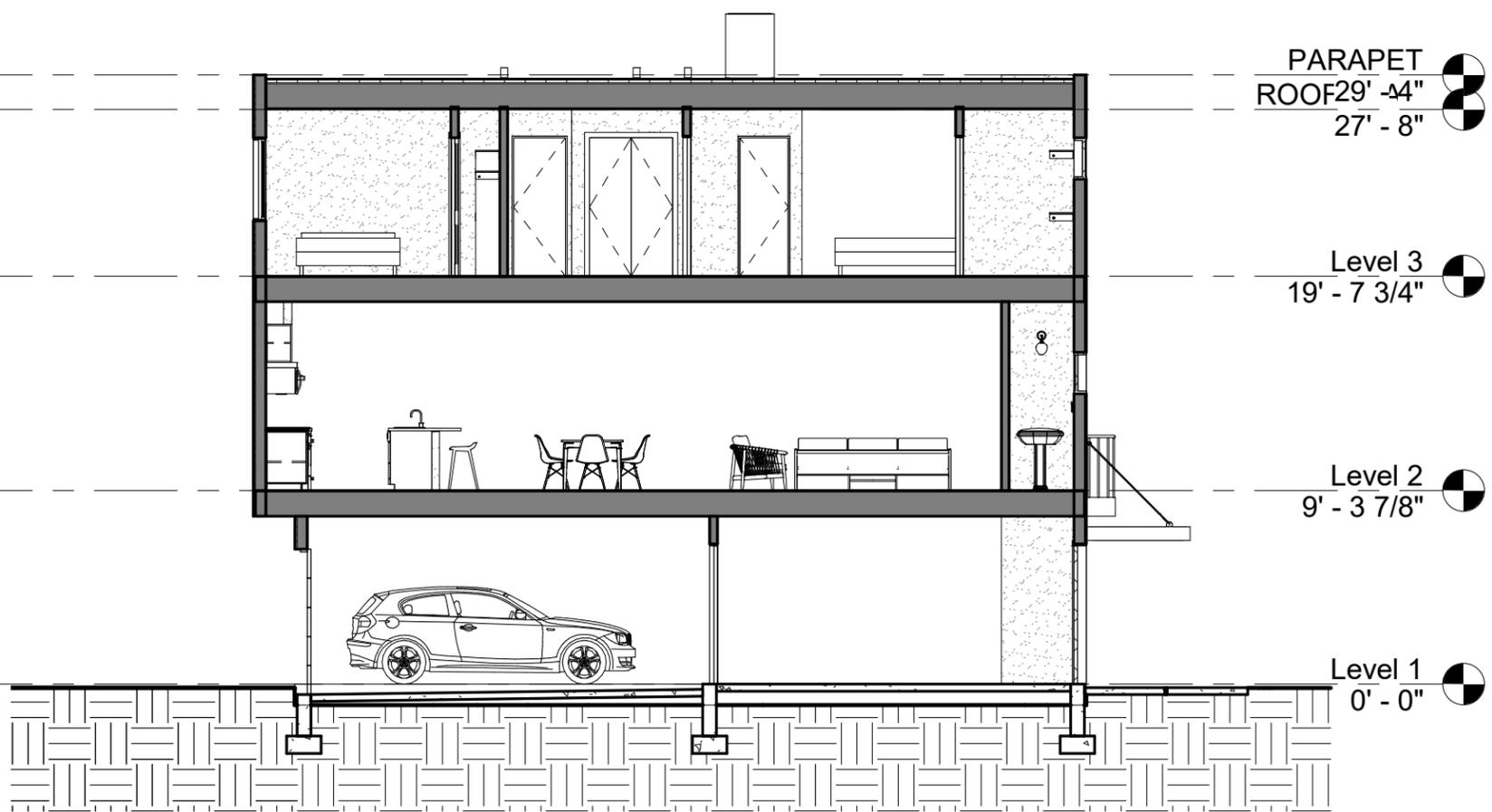


FIBER CEMENT LAP SIDING

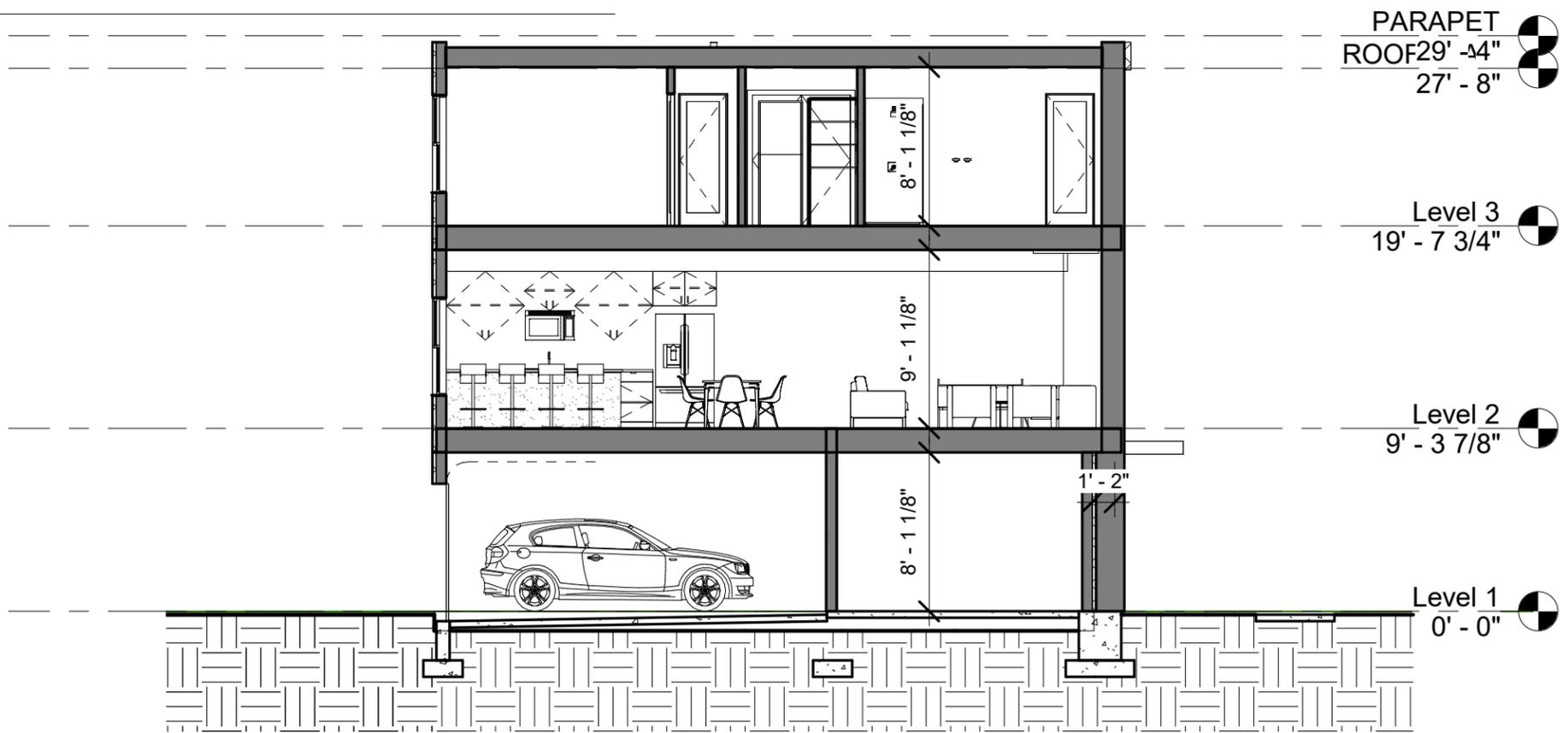


FIBER CEMENT PANEL SIDING

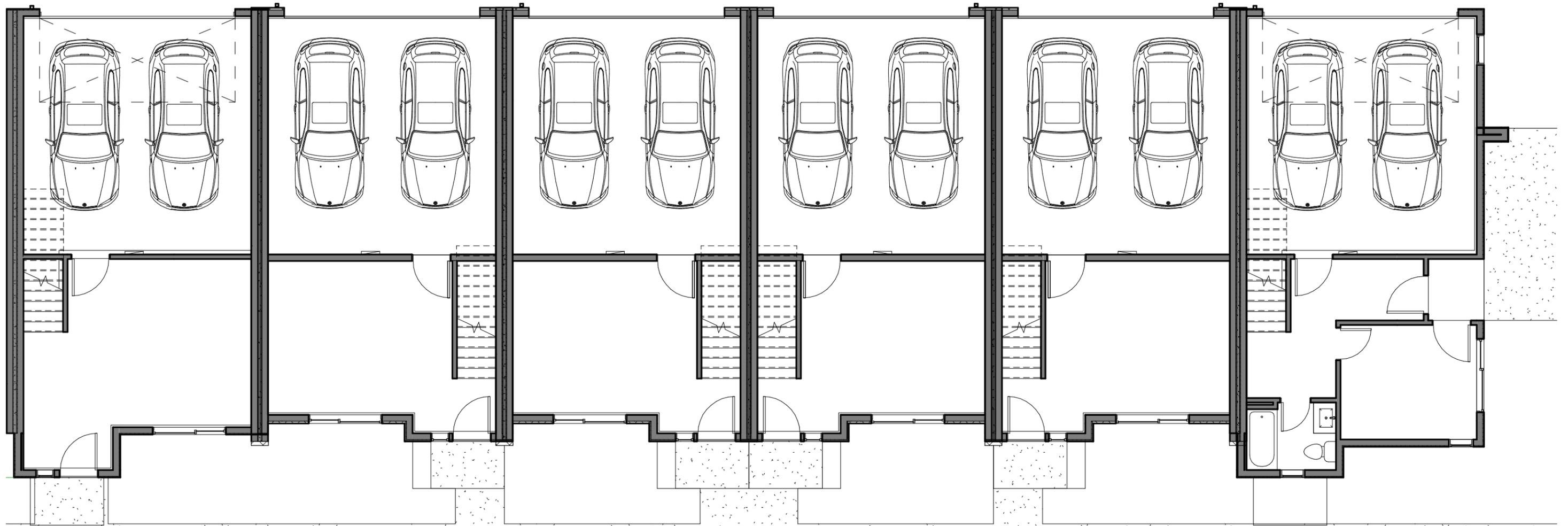
○ Material Legend
12" = 1'-0"



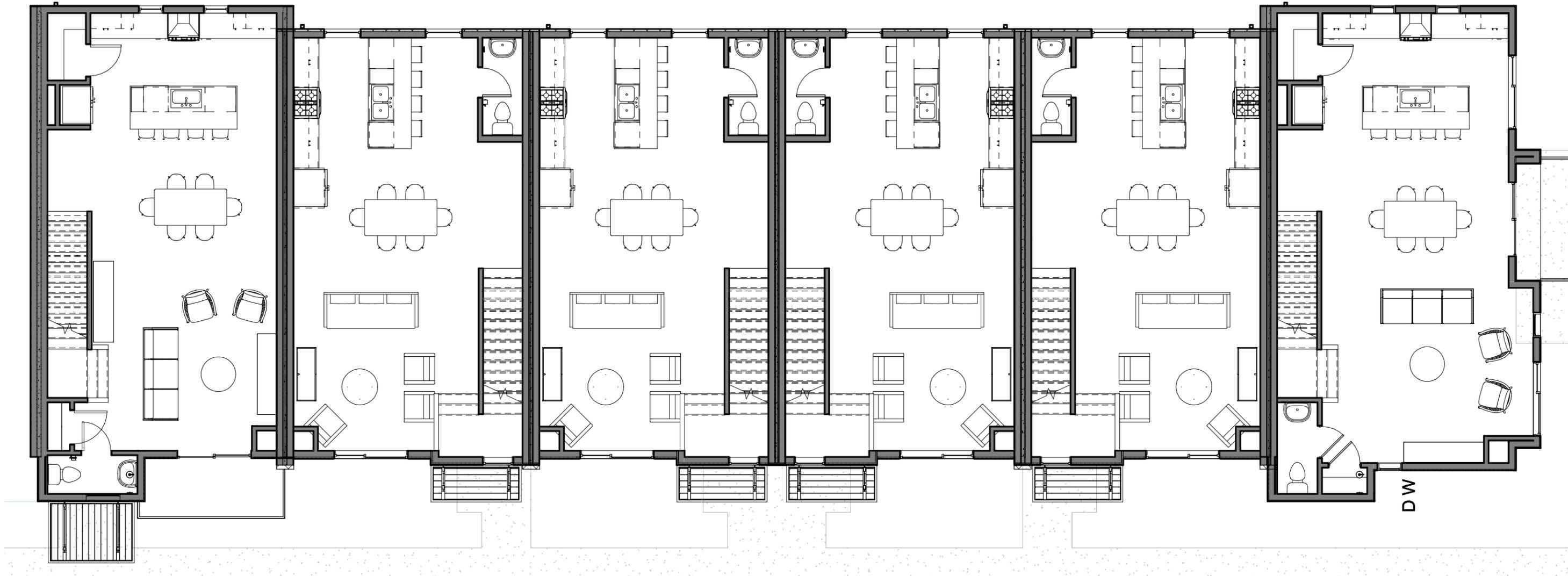
① End Unit Section
1/8" = 1'-0"



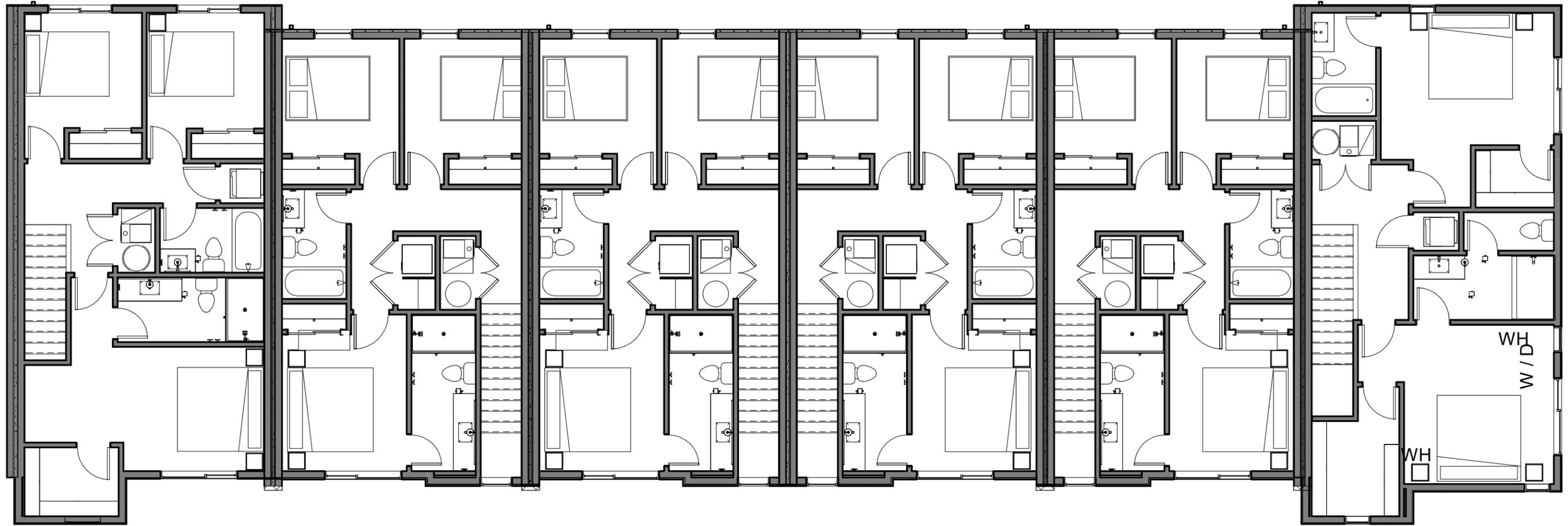
② Interior Unit Section 1
1/8" = 1'-0"



① Level 1 OVERALL PD
1/8" = 1'-0"



① Level 2 OVERALL PD
1/8" = 1'-0"



① Level 3 OVERALL PD
1/8" = 1'-0"

ATTACHMENT D: Preliminary Plat

THE ELLIE TOWNHOMES SUBDIVISION

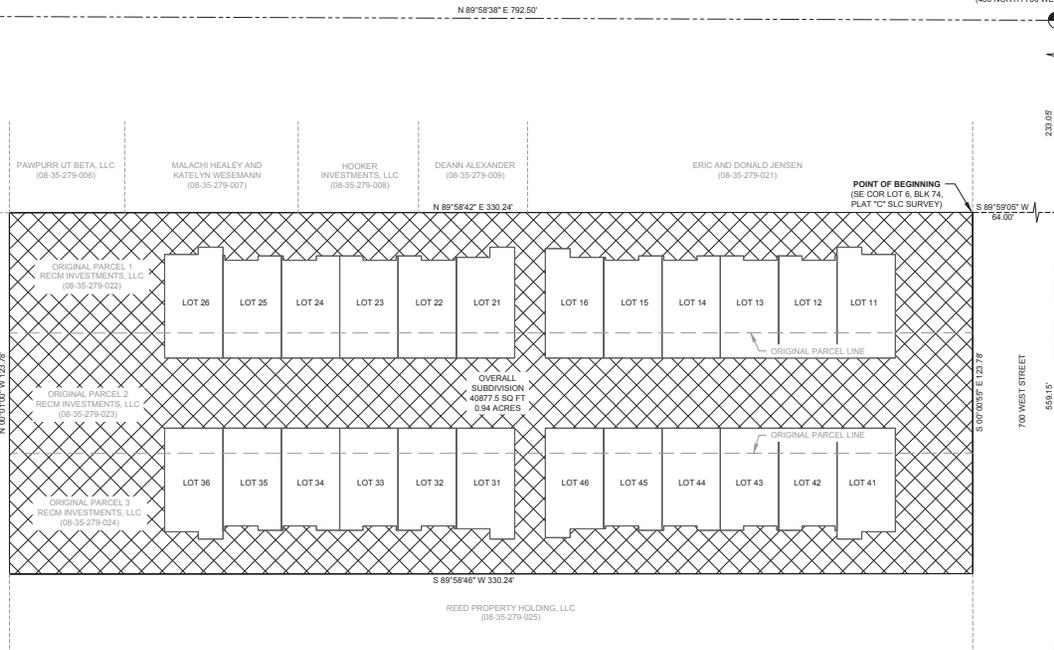
LOCATED IN BLOCK 74, PLAT "C", SALT LAKE CITY SURVEY, SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



GENERAL PLAT NOTES

- QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY SECURE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OF WAIVER OF ANY OTHER EXISTING RIGHTS, CALCULATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-346-8532.
- ROCKY MOUNTAIN POWER SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP. AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 11997-CAF, DATED NOVEMBER 20, 2019.
- THE BOUNDARY FOR THIS SUBDIVISION WAS ESTABLISHED PER AN ALTA / NSPS SURVEY, COMPLETED BY PEPS CONSULTING, DATED AUGUST 19, 2019, FOR C/W URBAN, LLC, FILE NUMBER S2020-01-0036, AS FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE.
- THE OWNER(S) OF RECORD, PER A WARRANTY DEED, ENTRY NUMBER 12999462, AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE, AT THE TIME THIS SUBDIVISION PLAT WAS PREPARED IS RECM INVESTMENTS, LLC.
- THE ELLIE TOWNHOMES PLAT COMBINES THREE EXISTING SALT LAKE COUNTY PARCELS OF RECORD, PARCEL NUMBER 08-35-279-022, 08-35-279-023 AND 08-35-279-024.
- A 10.5 AND 24 FOOT PRIVATE ACCESS ROAD AND UTILITY EASEMENT IS CREATED FOR THE BENEFIT OF SERVICE UTILITIES AND THE CURRENT AND FUTURE OWNERS OF THE UNITS WITHIN THIS SUBDIVISION.
- A 5 AND 10 FOOT PUBLIC UTILITY EASEMENT IS CREATED PER THIS PLAT, OFFSET AND PARALLEL TO THE NORTH, WEST AND SOUTH BOUNDARY LINES, AS DEPICTED.
- THIS PLAT AND THE CURRENT OCCUPANTS OF THE UNITS CONTAINED WITHIN ARE SUBJECT TO ALL RULES, REGULATIONS, COVENANTS AND RESTRICTIONS, SET FORTH AND ESTABLISHED IN THE ARTICLES OF INCORPORATION AND THE DECLARATIONS OF PROTECTIVE COVENANTS CONDITIONS, AND RESTRICTIONS (CC&RS), AS PUBLISHED AND RECORDED BY THE ELLIE TOWNHOMES HOMEOWNERS ASSOCIATION (HOA).

FOUND STREET MONUMENT
(400 NORTH 800 WEST)



FOUND STREET MONUMENT
(400 NORTH 700 WEST)



230.09'

550.15'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

550.15'

S 00°02'55" E 123.78'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

550.15'

S 00°02'55" E 123.78'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

550.15'

S 00°02'55" E 123.78'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

FOUND STREET MONUMENT
(300 NORTH 700 WEST)



230.09'

550.15'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

550.15'

S 00°02'55" E 123.78'

700 WEST STREET

550.15'

S 00°02'55" E 123.78'

SURVEYOR'S CERTIFICATE

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7028650, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE ELLIE TOWNHOMES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



MARK S. NICKEL
P.L.S. 7028650

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK 74, PLAT "C", SALT LAKE CITY SURVEY, SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STREET MONUMENT AT THE INTERSECTION OF 400 NORTH AND 700 WEST, THENCE SOUTH 00°02'55" EAST 233.05 FEET ALONG THE MONUMENT LINE (STREET MONUMENT AT THE INTERSECTION OF 300 NORTH AND 700 WEST), THENCE SOUTH 89°58'15" WEST 64.00 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK, A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 WEST STREET AND THE POINT OF BEGINNING, THENCE SOUTH 00°02'55" EAST 123.78 FEET ALONG SAID RIGHT OF WAY LINE, THENCE SOUTH 89°58'48" WEST 330.24 FEET, THENCE NORTH 00°02'55" WEST 123.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, THENCE NORTH 89°58'42" EAST 330.24 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CONTAINS: 40,877.5 SQ FT OR 0.94 ACRES +/-

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE ELLIE TOWNHOMES SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH. THE OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS.

ACKNOWLEDGEMENT

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF ____ 20__ A.D.

BY: _____ DATE _____
RECM INVESTMENT, LLC (REPRESENTATIVE)

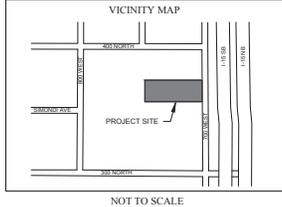
ON THIS DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN _____, UTAH
COUNTY OF _____
STATE OF UTAH

MY COMMISSION EXPIRES: _____

ADDRESS TABLE	
LOT 11	
LOT 12	
LOT 13	
LOT 14	
LOT 15	
LOT 16	
LOT 21	
LOT 22	
LOT 23	
LOT 24	
LOT 25	
LOT 26	
LOT 31	
LOT 32	
LOT 33	
LOT 34	
LOT 35	
LOT 36	
LOT 41	
LOT 42	
LOT 43	
LOT 44	
LOT 45	
LOT 46	



BOARD OF HEALTH

APPROVED THIS ____ DAY OF _____ A.D. 20____
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT REPRESENTATIVE

CITY PLANNING

APPROVED THIS ____ DAY OF _____ A.D. 20____

SALT LAKE CITY PLANNING DIRECTOR

CITY ENGINEER DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE, AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE

CITY ENGINEER DATE CITY SURVEYOR DATE

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS ____ DAY OF _____ A.D. 20____

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CLIENT / DEVELOPER:

C/W URBAN
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UTAH 84014
(866) 744-2489

LAND SURVEYING



PO BOX 8628
SOUTH JORDAN, UT 84066
PHONE: (801) 486-8100
WWW.MSUTACON.COM

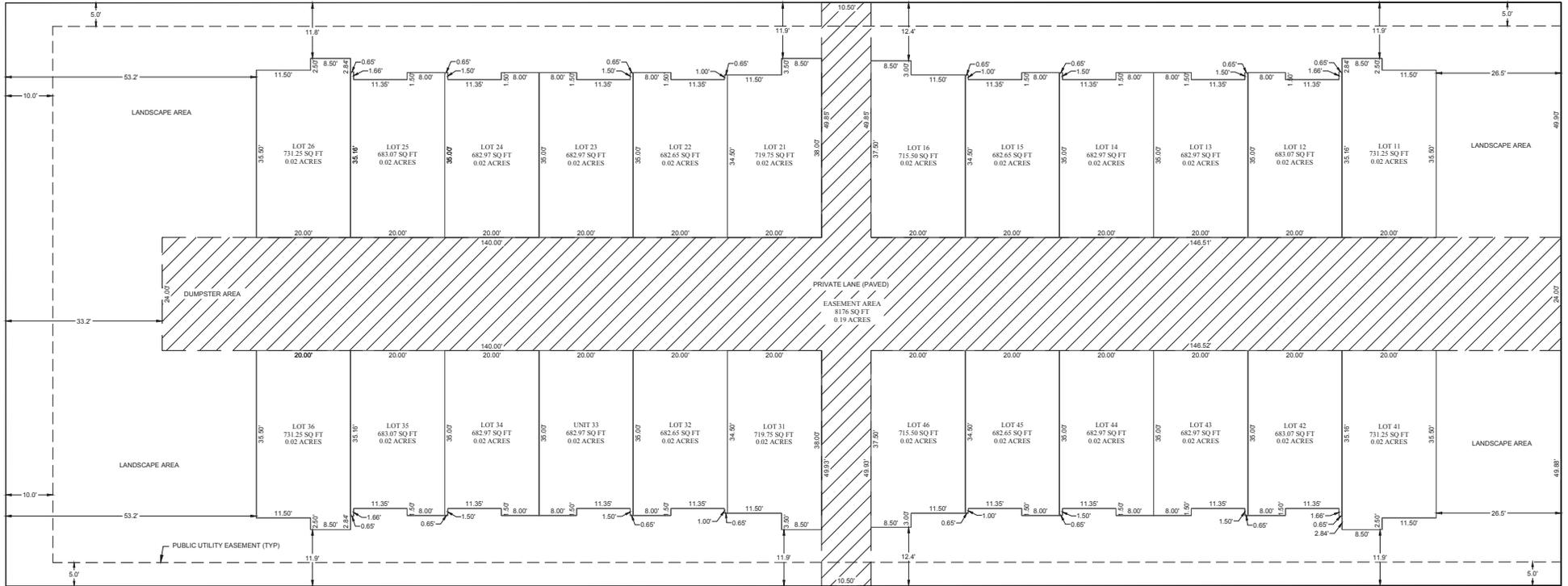
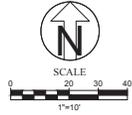
THE ELLIE TOWNHOMES SUBDIVISION

LOCATED IN BLOCK 74, PLAT "C", SALT LAKE CITY SURVEY, SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER		PROJECT NUMBER	
RECORDED # _____	STATE OF UTAH COUNTY OF SALT LAKE, RECORDED	151203	
AND FILED IN THE REQUEST OF _____		DRAWN BY: PRC	
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____		CHECKED BY: MSN	
FEES _____	SALT LAKE COUNTY RECORDER	DRAWING DATE: 03/10/2020	
		SHEET NUMBER: 1 OF 2	

THE ELLIE TOWNHOMES SUBDIVISION

LOCATED IN BLOCK 74, PLAT "C", SALT LAKE CITY SURVEY, SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



preliminary

LEGEND

- SUBDIVISION BOUNDARY LINE
- UNIT BOUNDARY LINE
- 5 AND 10 FOOT P.U.E.
- 10, 5 AND 24 FOOT WIDE, INGRESS, EGRESS EASEMENT FOR VEHICLE AND PEDESTRIAN ACCESS FOR THE BENEFIT OF ALL UNITS WITHIN PLAT. ALSO FOR ALL PUBLIC UTILITIES, DRAINAGE, CULINARY AND SECONDARY WATER LINES, SANITARY SEWER AND STORM DRAIN LINES, AND STRUCTURES, CLEANOUTS AND VALVES.

LAND USE TABLE

TYPE	SQ. FT.	PERCENTAGE
BUILDINGS	16722	41
ASPHALT	8176	20
SIDEWALK	3951	10
LANDSCAPE	12028	29
TOTAL	40877	100

THE ELLIE TOWNHOMES SUBDIVISION

LOCATED IN BLOCK 74, PLAT "C", SALT LAKE CITY SURVEY,
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

LAND SURVEYING DEVELOPMENT	PROJECT NUMBER: 191203
	DRAWN BY: PRC
CHECKED BY: MSN	DRAWING DATE: 03/10/2020
SHEET NUMBER: 2 OF 2	CONTACT: PO BOX 3023 SOUTH JORDAN, UT 84095 PHONE (801) 448-1820 WWW.FLINTFAC.COM

ATTACHMENT E: Applicant's Project Narrative

TheELLIE

Planned Development Proposal

C.W. URBAN

PROJECT DESCRIPTION

The existing property is located in the Northwest Community Master Plan, at 347, 353, & 359 N 700 W has been largely vacant for more than a decade. It is currently zoned as SR-1 after being changed from RMF-35 in the late '90s. The current property owner is in the process rezoning the land back to RMF-35, which is the same as the parcels directly south, and west of the property.

CW Urban is proposing is a set of four (4) buildings consisting of six (6) townhomes each. The proposed use is under the maximum allowable density of the RMF-35 zone and is compatible with the neighboring Country Oaks community. The project will provide a transition of uses between single-family detached homes to the north and apartments to the south and west.

These townhomes will be sold to owner-occupants. The price point for these homes will be in the mid 300,000's. Single-family residences are much needed in the area, and the proposed project provides opportunity for attainable home ownership to a wide socioeconomic circle.

PLANNED DEVELOPMENTS

Housing (21A.55.C.2)

“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.”

The Northwest Community Master Plan demonstrates a variety of intermingled housing types that are compatible with each other, including single-family detached, apartment complexes, multi-unit homes, and ADU's.

Single-family detached residences are the most common, but they are becoming more financially unattainable for residents in the area, and more impractical for growth projections.

The “urbanesque” nature of Fairpark demands a housing type that is progressively more responsible in addressing density, while expanding home ownership to an underserved socioeconomic group. This project maintains a responsible level of both density and scale, which qualify it for a planned development.

Planned Development Objectives (21A.55.050.A)

“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.”

Traditional single-family parcels in this area have limited street frontage with a “shotgun-style” configuration. To provide more residences in this situation, the best solution is to take several of these large, deep lots and combine them, then build a long center drive with a series of small lots facing outboard from it.

This plan will require a PD application, for the purpose of permitting two (2) exceptions to the existing code:

1. A lot width reduction to allow the new lots to be twenty feet (20') wide rather than twenty-two feet (22').

This is *NOT* for the purpose of increasing density – but rather to have more open/green space while still being wide enough for a two-car garage. It should be noted that the project is below the allowable density of twenty-six (26) units.

2. An exception to build units that don't face the public street.

Without this exception, the project would be large condominium buildings with the main entrance on 700 W. Condominiums are more difficult for homebuyers to obtain financing, and one of the major goals of this project is to increase occupant home ownership in the area.

Without these two exceptions the project could still be possible, with the same density but with very limited green space, poor circulation, and a less engaging façade. It would also be less desirable, and harder to finance for owner-occupants. These exceptions provide a project which is both more appropriate, and more compatible with the vision of the neighborhood without compromising the spirit of the city code.

Master Plan Compatibility (21A.55.050.B)

“The proposed planned development is generally consistent with the adopted policies set forth in the city-wide, community, and/or small area master plan that is applicable to the site where the planned development will be located.”

The Northwest Community Master Plan states that new housing should be emphasized, but preservation of existing housing stock is also of paramount importance.

This site is vacant, and no existing structures are at risk.

This property was also within the Jackson Target Area which received grant money to redevelop and revitalize the neighborhood. While this program has expired and funds are no longer available, this project serves the intention behind that program by providing much needed owner-occupant housing.

Design and Compatibility (21A.55.050.C)

“The proposed planned development is compatible with the area where 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:

- 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 site and design.”*

As stated, the project is below the allowable density and laid-out in such a way as to maintain appropriate scale to the area, to its location between an apartment complex and single-family homes, and as part of a downtown-adjacent community.

- 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.”*

As stated, the buildings are oriented and designed specifically with the goal of responsible density.

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

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

The architectural style is modern and minimal, creating a contrast to the craftsmanship and charms of the older homes – rather than compete with them in an anachronistic “faux-traditional” architecture.

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

The site plan allows for significant green space with the potential for a variety of uses and quality circulation. It is anticipated that the residents will make the best determination on that usage. Some suggestions may include garden space, additional trees, picnic areas, or open space for other recreational activities. The forthcoming CC&Rs will dictate how those decisions are made by the members of the community.

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

Specific landscape buffer requirements including setbacks, fencing, privacy hedges, trees, and additional vegetation are all included on the site plan of this proposal.

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

All units have a clear line of site from their front entrance landing to 700 W. The separation of vehicular and pedestrian access will help contribute to safety, navigability, and visibility across the site without compromising privacy.

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

The drive is twenty-four feet (24') wide and meets all spacing requirements for safe and efficient access for multiple vehicles.

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

The two (2) end units are oriented and designed specifically to engage the pedestrian and present the project as part of the neighborhood – rather than exclusive from it.

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

All lighting on this project will be downlit and pedestrian oriented.

6. *“Whether dumpsters, loading docks and/or service areas are appropriately screened.”*

The dumpsters located at the rear of the project will be screened effectively but with inconspicuous design.

7. *“Whether parking areas are appropriately buffered from adjacent uses.”*

There is no proposed surface parking; each of the units will have a two-car garage.

Landscaping (21A.55.050.D)

“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:

- 1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained.*
- 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved.*
- 3. Whether proposed landscaping is designed to lessen the potential impacts created by the proposed planned development.*
- 4. Whether proposed landscaping is appropriate for the scale of the development.”*

The landscape plan lays out the addition of roughly twenty-one (21) new trees, and the preservation of seven (7) mature trees. The project will necessitate the removal of several existing mature trees that have not been properly maintained and are a potential liability for future residents. It also includes the addition of grassy areas, and a hedge along the northern boundary.

Mobility (21A.55.050.E)

“The proposed planned development supports city-wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. *Whether drive access to local streets will negatively impact the safety, purpose and character of the street.*
2. *Whether the site design considers safe circulation for a range of transportation options including:*
 - a. *Safe accommodating pedestrian environment and pedestrian oriented design.*
 - b. *Bicycle facilities and connections where appropriate, and orientation to transit where available.*
 - c. *Minimizing conflicts between transportation modes.*
3. *Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities.*
4. *Whether the proposed design provides adequate 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 not only promotes safety but facilitates significant pedestrian access to the neighborhood by providing a clear distinction between vehicular and pedestrian traffic areas.

Existing Site Features (21A.55.050.F)

“The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.”

The landscape plan preserves as many mature trees as possible. There are no other significant existing features.

Utilities (21A.55.050.G)

“Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.”

The various city departments involved with review of the project have confirmed that utilities are available and adequate to service the project. Details to the needed improvements and upgrades are forthcoming.

Minimum Area (21A.55.060)

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

The required minimum standard required of a planned development is nine thousand (9,000) square feet. This project parcel is over forty thousand (40,000) square feet.

ZONING REVIEW

(21A.24.130 RMF-35)

A. Purpose Statement

“The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35’). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) 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. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”

The proposed project meets this standard by providing medium density at twenty-four (24) units per acre. It is compatible with the density of neighboring properties to the south and west (21 units/acre).

B. Uses

“Uses in the RMF-5 Moderate Density Multi-Family Residential District, as specified in section 21A.33.020, “Table of Permitted and Conditional Uses for Residential Districts,” of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.”

Residential townhomes are a permitted use.

C. Minimum Lot Area and Lot Width

The minimum lot area required in this district is 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit. The minimum lot width is 22 feet.

This property’s total area is 40,897 Square feet.

$40,897 - 26,000 = 14,897$ (allows 12 units, with 14,897 square feet of remaining)

$14,897/1,000 = 14.897$ (allow 14 units)

This site allows for twenty-six (26) total possible units; the project features only twenty-four (24).

It would be possible to construct condo-ownership buildings with thirteen (13) units each without planning commission review. But a lot width reduction from twenty-two feet (22’) to twenty feet (20’) is requested to provide a more pedestrian friendly, architecturally pleasing project, achieving more green space. (see *Planned Development Objectives* section above for more details on these requested exceptions.)

D. Maximum Building Height

“The maximum building height permitted in this district is thirty-five feet (35’).”

The proposed buildings are twenty-nine feet four inches (29’ 4”) tall.

E. Minimum Yard Requirements

1. *“Front yard: twenty feet (20’).*
2. *Corner side yard: ten feet (10’).*
3. *Interior side yard: ten feet (10’).*
4. *Rear yard: twenty-five percent (25%) of the lot depth, but not less than twenty feet (20’) and need not exceed twenty-five feet (25’).”*

The proposed front yard setback is twenty feet (20’), the side yards are a little over eleven feet (11’) wide, and the rear yard setback is fifty-two feet (52’).

F. Required Landscape Yards

“The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.”

The project CC&R’s will provide guidance on maintaining yards and landscaping.

G. Maximum Building Coverage

“Single-family attached dwellings: the surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.”

The proposed buildings cover forty-one (41%) of the buildable area.

LANDSCAPE BUFFERS

(21A.48.080)

A. Applicability

“The regulations of this section shall establish the dimensions and improvement requirements of landscape buffers as required for transitions between dissimilar uses.”

B. General Restrictions

“Landscape buffers shall be reserved for planting and fencing as required within this section. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the site plan review process. Landscape buffers may be located within required yards or required landscape yards as established in the applicable district regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.”

Sidewalks accessing the front entrances of the units are within the landscape buffer as shown on the site plan. This aspect has been explored during the site plan review process and is authorized as it is considered a critical feature for the project.

C. Size of Landscape Buffers

“The minimum size of landscape buffers for RMF-35 is shall provide a ten foot (10’) wide landscape buffer.”

The landscape buffer of the proposed project is a little more than eleven feet (11') wide.

ATTACHMENT F: Existing Conditions & Photographs

The subject site consists of three vacant interior lots, 40,877 square feet in total area. The site is generally level and adjacent to multi-family and single-family uses

Uses adjacent to the Property

North: single family
South: multi-family
East: Interstate-15
West: multi-family

Zoning adjacent to the Property

North: R-1/5,000 (single family)
South: RMF-35 (multi-family)
East: n/a
West: RMF-35



View of the subject property looking west across 700 West.

Assuming the subject properties are rezoned to RMF-35:

RMF-35 (Moderate Density Multi-Family)

The RMF-35 permits the following uses: multi-family, single-family attached, single-family detached, twin homes, and two-family dwellings. Multi-family structures require 9,000 square feet for the first 3 units, and 2,000 square feet for each additional dwelling unit up to 11 units. Any development over 11 units is calculated at 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit.

The allowed building height for the RMF-35 is 35 feet. The permitted height accounts for both pitched and flat roofs.

The yard requirements are:

20 feet for the front

10 feet for corner side yard and

10 feet for one interior side yard for multi-family structures

The RMF-35 permits 60% lot coverage for multi-family dwellings.

If the properties were to be rezoned to RMF-35, a 26-unit multi-family building could potentially be constructed, as opposed to potentially 10 units under the existing SR-1 zone.

The stated purpose of the RMF-35 zoning district "...is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) 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. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

ATTACHMENT G: 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 satisfies the housing objective: <i>Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i> 2. The proposal includes housing types that are already found in the existing neighborhood, contribute to the “missing middle” of medium density housing, and are of a scale that is typical to the neighborhood.</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 City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies support the proposed medium density development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of medium density housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.</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 proposal is compatible, by virtue of the use, height, setback, and landscaping, with the neighborhood in which it is located and will provide a more enhanced and functional product than what would be achieved by allowing only one building on the lot. 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>There are existing multi-family developments to the south and west of the site. Single-family dwellings are north of the site, while the elevated freeway (I-15 is to the east). The proposed development scale is compatible with the neighborhood via building height, setback and massing, matching the height and setbacks of the RMF-35 zoning district, and similar to height and setbacks of the existing SR-1 zoning district. These elements reduce the impact to adjoining properties.</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><i>Building Orientation</i> The buildings have multiple orientations: toward 700 West and the public way with the end unit design, toward the south and north (side yards) with the unit primary entrances on those sides, and the interior of the project with vehicles utilizing the single private driveway. The proposed buildings are compatible with the neighborhood development pattern and will greatly improve the underutilized parcel by providing medium density and actively engaging the public street.</p>

			<p><i>Building Materials</i></p> <p>The proposed buildings utilize materials of stucco (EIFS) and fiber cement siding and panels. These are common siding materials in modern construction and similar to materials used on both single- and multi-family projects. The materials are compatible with the neighborhood.</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>		<p>The proposal creates building setbacks that comply with the anticipated RMF-35 zoning district and are close in size to surrounding single family zoning districts, demonstrating compatibility with surrounding properties. Sufficient buffering via distance and landscaping is provided between adjacent uses. The unit entrances will be accessed via sidewalks in the side yard areas. The setbacks offer more than adequate space for maintenance.</p>
C4	<p>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>		<p>The street-facing facade of the building complies with all of these design aspects along 700 West. The design includes changes in materials, balconies, changes in depth, and windows to facilitate pedestrian interest.</p>
C5	<p>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>		<p>The proposal indicates all lighting will be down-lit and pedestrian oriented, resulting in minimal impacts to surrounding properties.</p>
C6	<p>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p>		<p>The dumpsters will be fully screened with fencing and located in the rear yard.</p>
C7	<p>Whether parking areas are appropriately buffered from adjacent uses.</p>		<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 proposed landscaping exceeds the minimum requirements and will be in the front, side and rear yard areas, consisting of ground cover (grass), shrubs, trees, 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>		<p>The proposal indicates seven existing trees proposed to be retained, with 21 trees being added to the site and park strip. Tree installation will be coordinated with the city's urban forestry department.</p>
D2	<p>Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>		<p>Any existing perimeter vegetation is comprised of invasive Siberian elm shoots which will be removed and replaced with more compliant landscaping, including grass, shrubs, trees and fencing, with a substantial landscape buffer along the north lot line, adjacent to single family dwellings.</p>
D3	<p>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p>		<p>The proposed landscaping is designed to enhance the pedestrian interest along 700 West, provide open space in the rear yard for residents, and buffer impacts to adjoining uses, particularly the single-family dwellings to the north. 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>		<p>The proposed landscaping is appropriate for the development, will reduce impacts to neighboring properties, and will enhance the site for the neighborhood, improving a vacant site.</p>
<p>E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the</p>		Complies	<p>See below for specific criteria.</p>

site and surrounding neighborhood. In determining mobility, the planning commission should consider:		
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	The one driveway proposed is located 700 West, which has relatively little vehicle traffic. No traffic study was required for this proposal due to its minimal impact to existing traffic.
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	There will be minimal transportation within the confines of the development, merely vehicles accessing their garages. Bicycle parking will be provided within the units. The site is not on any mass transit routes. No conflicts between transportation modes are anticipated.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	The site design indicates private sidewalks connecting to existing public sidewalks, or installation of new sidewalks if required by the city, enabling access to adjacent uses. Adjacent uses are already easily accessible via existing sidewalks.
E4	Whether the proposed design provides adequate emergency vehicle access; and	The design allows for adequate fire and emergency vehicle access from 700 West, the nearest public street.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	The nature of the project requires no loading or service areas, creating no impacts to surrounding properties or public way.
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 No existing unique natural or built features on site contribute to the character of the neighborhood or the environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies Public facilities may be required to be upgraded for any new development and the applicant would be responsible for those upgrades. Public facilities exist for the adjacent multi-family and single-family buildings. Adding additional dwelling units will not impair the ability for those services to continue.

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

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

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Requires Planned Development approval	The proposed subdivision complies with the design standards and requirements for subdivisions except that none of the unit lots will front a public street. The planning commission has the authority to modify this standard as part of the planned development application.
B. All buildable lots comply with all applicable zoning standards;	Requires Planned Development approval	The lots would not meet the standards for lot size, which is being considered as part of the planned development application. The lots are being created to allow legal sale of each unit separately.
C. All necessary and required dedications are made;	Complies	No dedications are necessary for this subdivision.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department has provided options and direction to the applicant on how to address water and sewer disposal. The specifics of those facilities will be addressed during building permit review if the project is approved.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	Public improvements are already in place for this subdivision, no additional public improvements were noted or required by the city engineering division.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement.

ATTACHMENT H: City Department Comments

Transportation:

Each DU shall have two off street parking spaces. The two-car garages shall have a minimum interior clear width of 18.5 feet and a minimum depth of 17.5 feet. No traffic impact study will be required for this project.

Engineering:

Engineering has no objections to this project on the west side of 700 West, having new lots fronting only a private driveway.

Fire:

There are a few fire code related items that need to be addressed. They are the following:

- The measurement for the fire department access road begins at the street, not property lines.
- If they wish to restrict the depth of the drive aisle to less than 150-feet an Alternate Means and Methods (AM&M) will need to be submitted, reviewed and approved for this modification of the fire code. There will need to be a visual indicator of where the fire apparatus cannot pass beyond. This is usually done with signs and restricting the width of the roadway.
- An Alternate Means and Methods will need to be submitted for the proposal of fire sprinklers in the buildings to meet the requirement of access roads to within 150-feet of all first story exterior portions of the buildings.
- Also, need to verify that the proposed access road has a minimum clear width of 20-feet and clear unobstructed height of 13-feet 6-inches.

I suggest that the developer provide a separate AM&M application for the items mentioned above.

Public Utilities:

(Waiting for final comments from Jason Draper to insert here)

Zoning:

PLNSUB2019-00963, Planned Development application for 24 dwelling unit multifamily development proposal for lots currently addressed 347, 353 and 359 No. 700 West and currently zoned SR-1; application to change zoning designation to RMF-35 per application PLNPCM2019-00638; this review has been prepared based upon RMF-35 zoning designation that is being sought; prepared by Anika Stonick, Development Review Planner II;

Planned Development process needed as not all buildings of proposal will have frontage on public street;

Required yards of RMF-35 (21A.24.130) are front- min. 20 feet (being met or exceeded), sides, for multifamily- 10' each (being met or exceeded though site plan notes that the yards are greater than 4 feet, which is minimum requirement for attached single family buildings not multifamily), rear- 25% of lot depth to be no less than 20 feet no greater than 25 feet (being met or exceeded);

To provide entrance door at each end unit of buildings with street frontage, oriented to street (see 21A.24.010.I, see requirements for front façade controls there too);

Building height outside FR, FP, R-1, R-2 AND SR districts means the vertical distance, measured from the average elevation of the finished lot grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof; to document compliance to this requirement, please identify the finished lot grade elevation at each corner on each face of the building and the average height of each face on the elevation drawings;

To document coverage of parcel by buildings, not to exceed 60% (see 21A.24.130.G.4);

Landscape buffer is required on north side of development- required per 21A.24.130.E.3.d(1), to be improved per 21A.48.080.C.1 and 21A.48.080.D, as well as 21A.48 generally; to provide street trees and minimum park strip landscaping per 21A.48.060; to have reviewed by Urban Forestry any removal of trees from private property (21A.48.135); Front yard and one of two interior side yards are to be landscaped per 21A.48.090 (see requirement for interior side yard at 21A.24.130.F); all landscaping to be per 21A.48 generally, including to be per 2A.48.055 Water Efficient Landscaping;

Interior space of attached garages to be at least 18.5 feet wide by 17.5 feet deep, in order to provide required parking for 2 vehicles for each dwelling unit; to propose required bicycle parking and required electric vehicle charging station(s) (see 21A.44.050); to propose loading per 2A.44.070, if applicable per 21A.44.080;

To propose recycling collection station as well as to seek review of construction waste management per 21A.36.250; to propose ground mounted utility boxes (power transformers most often) per 2A.40.160);

To arrange avigation easement(s) with Department of Airports and provide documentation of with submittals turned in for building permit request;

To demolish existing buildings through required pre-demolition application process

Urban Forestry:

[The department provided tree planting and preservation policies to applicant for consideration before applying for building permits]

Police:

Here are the comments from the Police Department Crime Prevention through Environmental Design (CPTED) review:

1. This area has a lot of transient, drug, and some gang activity. The proposed development utilizes land that has a lot of undeveloped space around it. The development will need to ensure there is strong territorial reinforcement concepts to the landscaping or fencing for the property. If fencing its used, it would be recommended that it utilize a style that allows line of site through the fence to allow the natural surveillance of the residents to police the undeveloped areas.
2. On the design of the project, options should be considered regarding the gap between the buildings that have no windows. This creates a blind spot in the natural surveillance provided by the townhomes. Staggering the gaps so windows from the units can overlook these areas or utilizing these spaces as positive activity generators (playground, fire pit, bbq area, or residential gardens, ect.). Another option would be to restrict access to these areas through fencing or hostile vegetation (thorny bushes).

Interior space of attached garages to be at least 18.5 feet wide by 17.5 feet deep, in order to provide required parking for 2 vehicles for each dwelling unit; to propose required bicycle parking and required electric vehicle charging station(s) (see 21A.44.050); to propose loading per 2A.44.070, if applicable per 21A.44.080;

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To demolish existing buildings through required pre-demolition application process

Urban Forestry:

[The department provided tree planting and preservation policies to applicant for consideration before applying for building permits. The applicant has prepared a forestry plan based on these policies, see [Attachment A](#) for trees site plan.]

Police:

Here are the comments from the Police Department Crime Prevention through Environmental Design (CPTED) review:

1. This area has a lot of transient, drug, and some gang activity. The proposed development utilizes land that has a lot of undeveloped space around it. The development will need to ensure there is strong territorial reinforcement concepts to the landscaping or fencing for the property. If fencing its used, it would be recommended that it utilize a style that allows line of site through the fence to allow the natural surveillance of the residents to police the undeveloped areas.
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ATTACHMENT I: 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:

December 3, 2019: Notice of application and request for comments sent to the Fair Park Community Council and other recognized organizations per city ordinance.

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

- Notices mailed on March 12, 2020
- Property posted on March 12, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites March 13, 2020

COMMENTS

No comments were received from the community council prior to this report being published. General public comments were received in the form of a signed petition and emails which are included in the next pages. The public comments received are opposed to the project based on its size or claim the project is motivated by profits and will force neighboring owners and renters out of the neighborhood due to increased property values.

In response to the public comments, planning staff points out that the proposal complies with all building setback, height, and landscaping requirements of the pending RMF-35 zoning district. No dimensional aspect is being modified. For property value increase, this site is vacant and most any development will increase its value, whether it be 10 single family homes or a multi-family project as proposed. The city has no requirement restricting the development to a certain monetary value or income level.

SIGN PETITION TO STOP DENSE HOUSING (SPOT ZONING)

CONDO PLANNING TO GO UP SOON VERY CLOSE TO CURRENT RESIDENCE. WILL BE 35 FEET HIGH, CAUSING:

- LOSS OF PRIVACY: THREE STORY WINDOWS WILL FACE CURRENT APARTMENT
- NO GARDENS: REDUCED LIGHT AT WINDOW
- ICE IN BACK YARD DURING THE WINTERTIME DUE TO LACK OF SUNLIGHT
- MORE TRAFFIC / LESS PARKING (ADDED TO ALREADY CROWDED STREETS)



Salt Lake City Planning Division
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

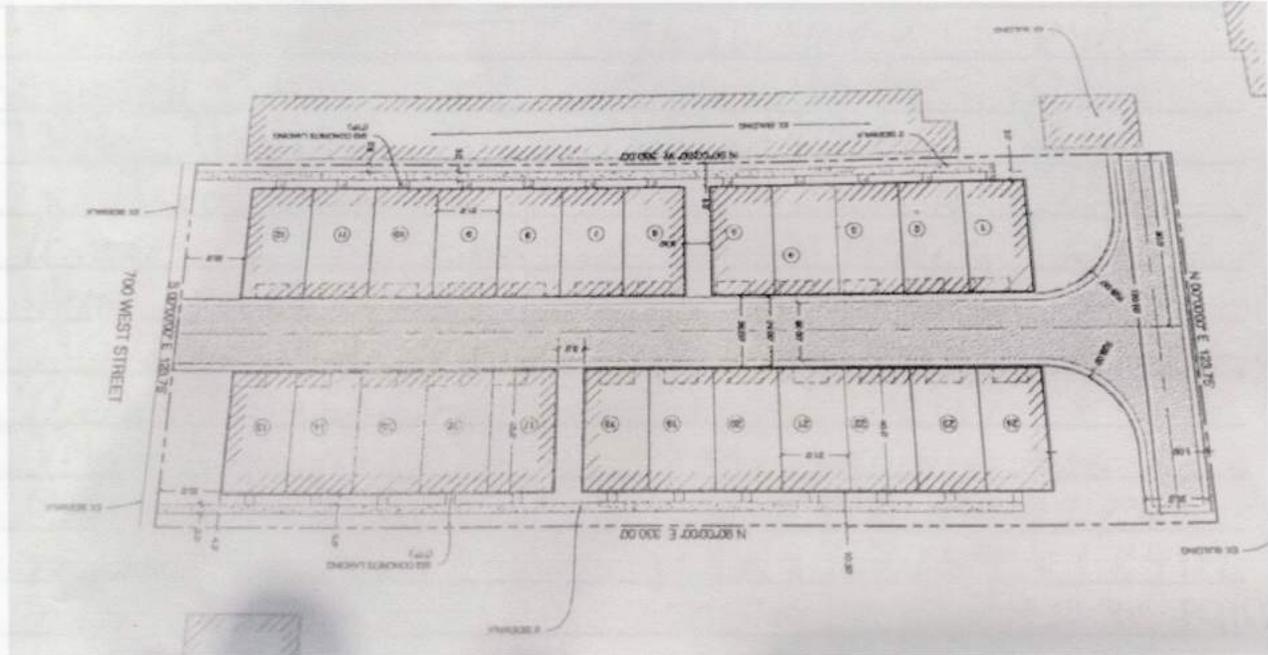
Salt Lake City Planning Commission Wednesday, March 25, 2020, 5:30 p.m.
City and County Building 451 S State Street, Room 326

PLEASE BE ADVISED: DUE TO RAPID PROTOCOL CHANGES REGARDING COVID-19; CHANGES IN THE AGENDA MAY BE MADE. STAY CONNECTED & VISIT SLC.GOV/PLANNING FOR THE LATEST UPDATES.

A public hearing will be held on the following matter. Comments from the Applicant, City Staff and the public will be taken.

The Ellie Planned Development and Preliminary Plat at approximately 347, 353 & 359 North 700 West – A request by CW Land Co., representing RECM Investments, LLC, for approval of a planned development petition and related preliminary subdivision plat for a proposed 24-unit residential project at approximately 347, 353, and 359 N 700 W. The proposal includes four separate principal buildings with six units in each building. The buildings will be approximately 30 feet tall, and each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The site is located in Council district #2, represented by Andrew Johnston (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case numbers** PLNSUB2019-00963 & PLNSUB2020-00169

SEE PROPOSED CONDO PLANS BELOW.
 WANT TO CHANGE REQUIRED VARIANCE OF 15-25 FEET TO ONLY 10 FEET.



PLEASE SIGN PETITION WITH ADDRESS TO STOP DENSE HOUSING:
 FOR MORE INFORMATION CALL MIKE REED: 385-271-8883

<u>NAME</u>	<u>ADDRESS</u>
Kira Waters	709 W 400 N, 84116
Brock Waters	709 W 400 N, 84116
MARACHI HEALEY	727 W 400 N, 84116
Kathlyn Healey	727 W 400 N, 84116
Sara Thurman	717 W 400 N, 84116
Zulima Deros	712 West 400 N 84116
Walter	712 West 400 N 84116
<i>[Signature]</i>	730 W 400 N 84116
Brian M... ..	749 W 400 N 84116
Adam Bulson	743 W 400 N 84116
Karen Ocwieja Kan... ..	743 W 400 N 84116
<i>[Signature]</i>	735 W 460 N #2 84116
<i>[Signature]</i>	763 W 400 N 84116
Michael Reed	325, 331, 337, 355 N. 700 W 84116

NAME	ADDRESS
Enrico Gonzalez	763 West 400 N 84116
Ke...	767 W 400 W 84116
Margaret King	767 W 400 N 84116
Tiffany Thompson	767 W 400 N 84116
FRANCISCO RODRIGUEZ P	405 N. 700 W. 84116
Amy Anderson	355 N 700 W 84116
Fernando...	355 N 700 W 84116
...	337 N 700 W 84116
Arta K. Messinger	337 N 700 W 84116
Terrence Serrano	337 N 700 W # 11 84116
Sergio Perez	355 N 700 APT # 12 84116
Sandra Timmers L.	355 N 700 W APT # 1 84116
Angel Delobel	355 N. 700 W Apt 2 SL 84116
...	327 N 700 W Apt 12 SL 84116
Yaschica Konopka	337 N 700 W # 13 SL 84116
Martha Ortega	355-N, 700W, #4-SL. OT
John Kamai	331 N. 700 W # 25
...	355 N 700 W # 5
...	325 N. 700 W # 35
Kristina Spain	331 north 700 west # 25
Blair Borge	355 N 700 W # 7, 84116
Marie Pruitt	355 N 700 W H 7 84116
BRANDON NICHOLSON	331 W 700 W # 6 84116
Luz Gomez	325 N 700 Apt 34
Maria Garcia	355 N 700 W unit 2
...	325 N 700 W Apt 33
...	325 W 700 W Apt 33
Doreen Lee	625 W. 700 W # 43
Cyril Langford	331 W 700 W # 23 SL 84116
...	33 N 700 apt 23 SL 84116
Sandra Jones	

Alberto P. Odri'guez	325 355N 700 west unit #7
Miguel Cornejo	325 N 700 W. Apt 41
Melinda Cornejo	325 N 700 W Apt 41
Terra Allred	325 N. 700 W Apt. 32
Monica Bee	331n. 700w. #27
Steven Norman	337n 700w #12
Hibby Norman	" " #12
Candace Mithun	331 N 700W #21
Victor Hinz	331 N 700W #21
Jamie Steversen	355n 700 w #6
Jenni Parry	331N 700w #26
Alberto Antonio	355 N 700 W #4
Alejandro Gregorio	337N 700W #17
Elisio Marin	337N. 700W #17

Stewart, Casey

From: Stewart, Casey
Sent: Thursday, March 26, 2020 8:54 PM
To: 'Eztli Cortez-Trujillo'
Subject: FW: (EXTERNAL) Re: Gentrification

Eztli,

The developer responded to your questions. See below.

Regards,

CASEY STEWART
Senior Planner

TEL 801-535-6260
casey.stewart@slcgov.com

PLANNING DIVISION
SALT LAKE CITY CORPORATION
WWW.SLC.GOV/planning

From: Andrew Black <andrew@builtbycw.com>
Sent: Thursday, March 26, 2020 2:15 PM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Cc: Christian McMullin [REDACTED]
Subject: (EXTERNAL) Re: Gentrification

Sure thing! I'm happy to answer.

These townhomes are going to be for sale, not rentals. The price point is mid-\$300s. And as with all of our projects we are applying for approval from the FHA to allow FHA loans for the buyers. We are trying to keep them as low as possible.

There are lots of people who are priced out of downtown, but who work and have lived in the area for a long time, and want to stay around here – this project is for people like that. It is also for people in the west side of salt lake who have been renters for a long time and want to own a home in the area.

I hope that kind of helps.

Thanks!

C.W. URBAN | **ANDREW BLACK**
ASSIST. DEVELOPMENT PROJECT MANAGER
andrew@builtbycw.com
435.237.2541 | www.builtbycw.com

From: Eztli Cortez-Trujillo
Sent: Thursday, March 26, 2020 10:52 AM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Subject: (EXTERNAL) Gentrification

Just three questions, who are these apartments for in Rosepark? What income level bracket do you have to be to be able to afford an apartment like the ones you are building? Why in this community/space?

Stewart, Casey

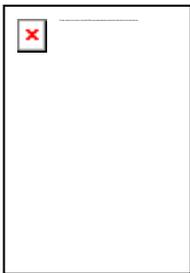
From: Brown Berets [REDACTED]
Sent: Monday, March 30, 2020 1:56 PM
To: Stewart, Casey
Subject: (EXTERNAL) Oppose the Ellie Development and Preliminary Plat plan

Dear Casey Steward,

We are the Rose Park Brown Berets and we are writing this letter to oppose the proposed **Ellie Development and Preliminary Plat plan at 347, 353 & 359 North 700 West**. Our neighborhood is being gentrified and working-class and poor families are being pushed out of the community. This new development would create an influx of more affluent residents and businesses. Creating upward rent pressure that will lead to the displacement of Rose Park residents. We cannot continue to repair neighborhoods at the cost of residents who have devoted their lives to creating these spaces. We cannot continue to increase attraction to an area by people with higher incomes spilling over from neighboring cities, towns, or states. We need more affordable housing complexes and not fancy, expensive apartments and condos. If this project is built, the first to be affected would be the Country Oaks Apartments I and II, a Section 8 housing complex that is home to more than thirty families. To preserve the integrity, character, and culture of Rose Park, please reconsider the development of this project.

Sincerely,

Rose Park Brown Berets



Stewart, Casey

From: Nallely Bojo <[REDACTED]>
Sent: Tuesday, March 31, 2020 11:48 AM
To: Stewart, Casey
Subject: (EXTERNAL) The Ellie Development and Preliminary Plat Plan

IVE RECIVED NEWS THAT THERE IS A PLANNING TO BUILD NEW APARTMENTS IN THE ROSE PARK AREA NEXT TO ALREADY OCCUPIED SECTION 8 HOUSING BUILDINGS, AND IM GUESSING THESE NEW APARTMENTS ARE NOT GONA BE AFFORDABLE FOR THE POPULATION LIVING IN ROSE PARK. THIS IS NOT OKAY. I WORK WITH CHILDREN IN THIS AREA AND THIS IS NOT ACCEPTABLE, THIS PROJECT FOR PROFIT WILL HURT LOTS OF FAMILIES THAT ALREADY NEED ASSISTANCE! THIS IS NOT OKAY! PEOPLE OVER PROFIT!
MAYBE YALL THINK ROSE PARK IS AN AREA THAT CAN EASILY BE MANIPULATED, USED AND ABUSED BUT NO MORE. PEOPLE OVER PROFIT.
I SAID WHAT I SAID.

THANK YOU FOR YOUR TIME.

Stewart, Casey

From: Samantha Murdock <[REDACTED]>
Sent: Tuesday, March 31, 2020 5:54 PM
To: Stewart, Casey
Subject: (EXTERNAL) Ellie Development and Preliminary Plat Plan

To whom it may concern,

I am a resident of Salt Lake City and I want to urge you to halt any work on the Ellie Development and Preliminary Plat Plan. The Rose Park area does not need fancy condos and apartments so that rich white people can move in, they need affordable housing!

Gentrification is harmful to our most vulnerable communities, and you have the power to prevent it. Please do not put profits over people.

Sincerely,
Sam Murdock

From: [REDACTED]
To: [Stewart, Casey](#)
Subject: (EXTERNAL) Stop the Ellie Development and Preliminary Plat Plan
Date: Wednesday, April 1, 2020 11:05:09 AM

Hi,

I am emailing in regards to the Ellie Development and Preliminary Plat Plan. Rose park has a unique characteristic as it is home to predominantly communities of color and poor whites and still maintains cheaper rent compared to other parts of the city. Rose park has built communities and solidarity among people of different ethnic groups and economic background. The people in the community DO NOT want more development and gentrification that will exacerbate poverty and economic tensions in the region. This plan will create an influx of people of higher economic margins and displace preexisting communities from their own space. Our government should not be shaking hands with developers and building for profit condos or apartments, we should be making more plans for affordable housing and focus on housing as many people as possible. I urge you to listen to the community and choose people over profit! Please please please! Take care of our people!!!

Thank you,
Diya

From: [REDACTED]
To: [Stewart, Casey](#)
Subject: (EXTERNAL) NO GENTRIFICATION IN ROSE PARK
Date: Wednesday, April 1, 2020 11:31:00 AM

Rose park does not need luxury apartments or condos! Listen to the people hat live there!! Rose park needs more affordable housing! Please, please listen to the working class people that this pertains to!

From: [REDACTED]
To: [Stewart, Casey](#)
Subject: (EXTERNAL) STOP the Ellie Development
Date: Wednesday, April 1, 2020 1:55:35 PM

Dear Planning Commission of SLC,

I am writing to express my opposition to the Ellie Development and Preliminary Plat Plan. This development would contribute to gentrification of the surrounding area and push local residents out of Rose Park. What the community needs is more affordable housing options. Please stop the Ellie Development.

Best,
L-E Baldwin

Sent from my iPhone