Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Mayara Lima, Principal Planner
(801) 535-7118 or mayara.lima@slcgov.com

Date: January 8, 2020

Re: PLNPCM2019-00189 –Master Plan Amendment
PLNPCM2019-00190 – Zoning Map Amendment
PLNSUB2019-00934 – Cleveland Court Planned Development

Master Plan Amendment, Zoning Map Amendment & Planned Development

PROPERTY ADDRESS: 1430 S 400 E
PARCEL ID: 16-18-204-032-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District

REQUEST: Cleveland Court LLC, property owner, is requesting approval from the City to develop a 7-unit row house at the above listed address. This project requires the following applications:

- Master Plan Amendment (PLNPCM2019-00189) - The future land use map in the Central Community Master Plan designates the property as "Low Density Residential". The applicant is requesting to amend the future land use map for the parcel to "Medium Density Residential".
- Zoning Map Amendment (PLNPCM2019-00190) - The property is currently zoned RMF-35 Moderate Density Multi-Family Residential, which would permit a 5-unit multifamily development on the lot. The applicant is requesting to amend the zoning map designation to FB-UN1 Form Based Urban Neighborhood.
- Planned Development (PLNSUB2019-00934) - The applicant is requesting modifications to the FB-UN1 building regulations to allow reduced setbacks in front and rear yards and a reduced setback for an attached garage.

RECOMMENDATION: Based on the information presented in the staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed master plan amendment and zoning map amendment.

Planning Staff also recommends that the Planning Commission approve the Planned Development request with the following conditions:

1. The two pedestrian entries facing 400 E shall have entry features such as a porch or stoop with canopy.
2. The units facing Cleveland Avenue shall have primary pedestrian entrances facing the street.
3. The applicant must obtain subdivision approval to split the lot into two in order to comply with the standards of the proposed zoning district.
4. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval.

The Planned Development is conditioned upon approval of the new zoning. Thus, should the City Council not approve the amendments requested, any approval by the Planning Commission of the Planned Development will become null and void.

ATTACHMENTS:

A. Vicinity and Zoning Map
B. Site Photographs
C. Application Materials
D. Development Standards
E. Analysis of Standards
F. Public Process and Comments
G. Department Review Comments

PROJECT DESCRIPTION: Cleveland Court LLC is proposing to amend the future land use designation of the property located at approximately 1430 S 400 E in the Central Community Master Plan from Low Density Residential (1-15 dwelling units/acre) to Medium Density Residential (15-30 dwelling units/acre). The applicant is also requesting to rezone the property from RMF-35 Moderate Density Multi-Family Residential to FB-UN1 Form Based Urban Neighborhood and is pursuing reliefs for building setbacks through a Planned Development.

The proposed zoning map and master plan amendments would allow more density on the property and create more consistency between the two planning designations. Under the current zoning designation, this property of approximately 0.32 acre can accommodate a multifamily dwelling with a maximum of 5 units. The applicant would like to build 7 smaller, more affordable units.

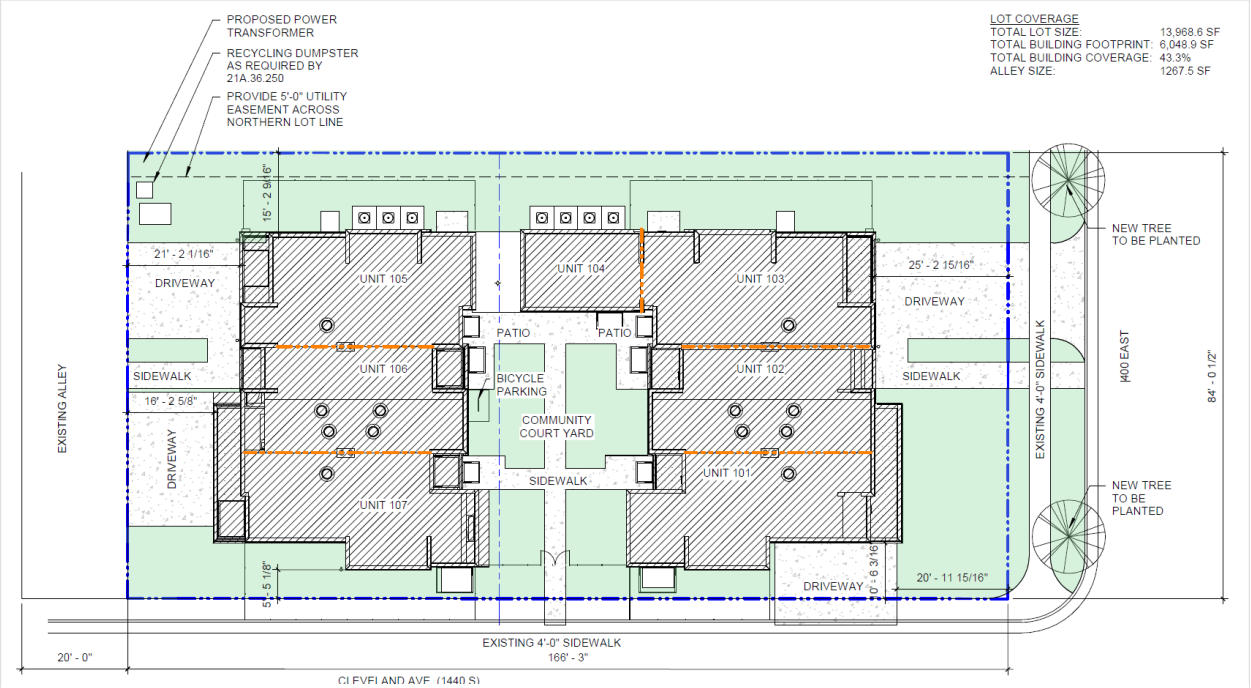


Figure 1 – Proposed site plan

The project named Cleveland Court is a two-building development that accommodates a total of 7 residential units with a mix of one, two and three-bedroom units. The largest of the two buildings fronts both Cleveland Avenue and 400 E and contains 4 units (1 one-bedroom, 2 two-bedroom and 1 three-bedroom units). The other building fronts Cleveland Avenue and abutting the alley and contains 3 units (2 two-bedroom and 1 three-bedroom units). The buildings are designed as single-family attached or row houses and the units are arranged around a community courtyard.

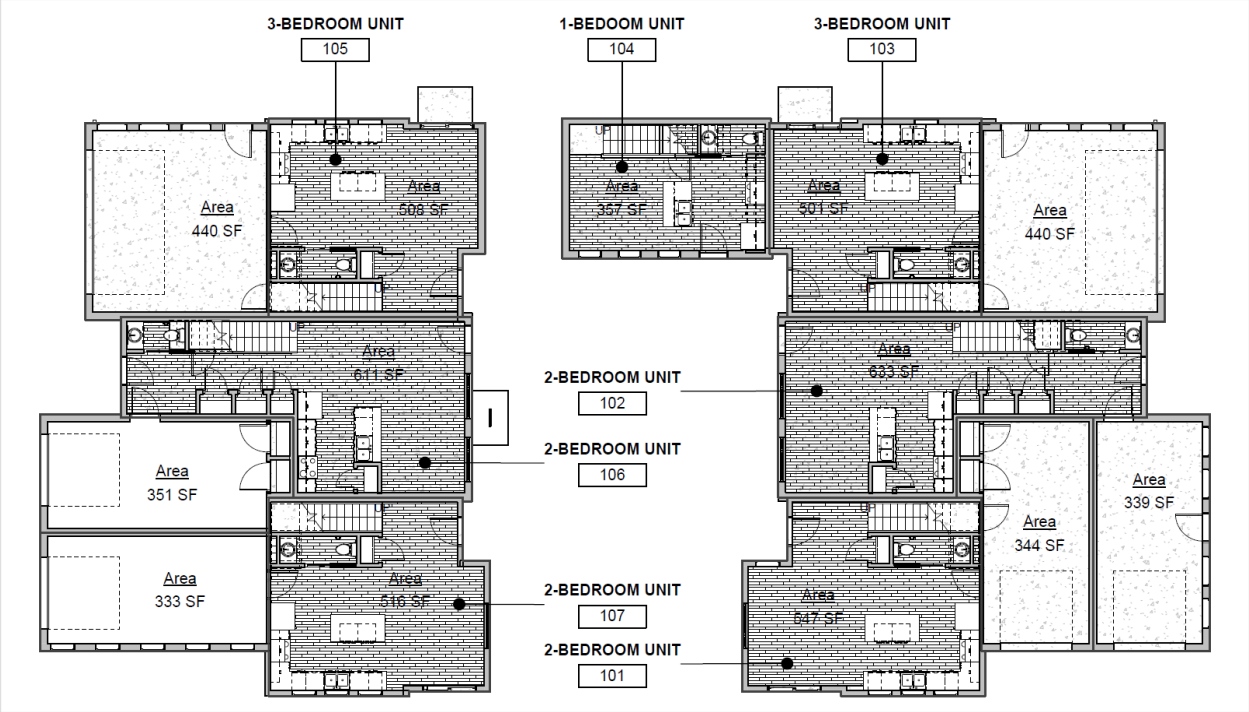


Figure 2 – Floor plan proposed for the main level

Although parking is not required in the proposed FB-UN1 zoning district, parking is provided on site for all the units except the one-bedroom. Attached garages connected to each individual unit provide space for one or two-car, to a total of 8 off-street parking stalls for the entire development.

East Elevation

South Elevation

Figure 3 – Proposed street facing facades

The proposed buildings will have flat roofs that combine two different parapet heights. The tallest parapet would be approximately 28 feet in height measured from the existing grade. All facades will be vertically articulated by changes in wall plane and will contain architectural detailing such as buildings fenestrations, canopies, balconies and change in materials. Building materials include brick, fiber cement board and EIFS.

Figure 4 – Rendering of the proposed development

Planned development approval is necessary because the proposed development does not comply with the required front and rear yard setbacks and attached garage setback. More specifically, the applicant is requesting a reduction from 10 feet to 5.4 feet for the front yard (located along the south property line and Cleveland Avenue) and a reduction from 16.8 feet to 15.2 feet for the rear yard (located along the north property line). The applicant is also requesting that the attached garage facing Cleveland Avenue be allowed at 10.5 feet from the south property line, as opposed to the required 20 feet.

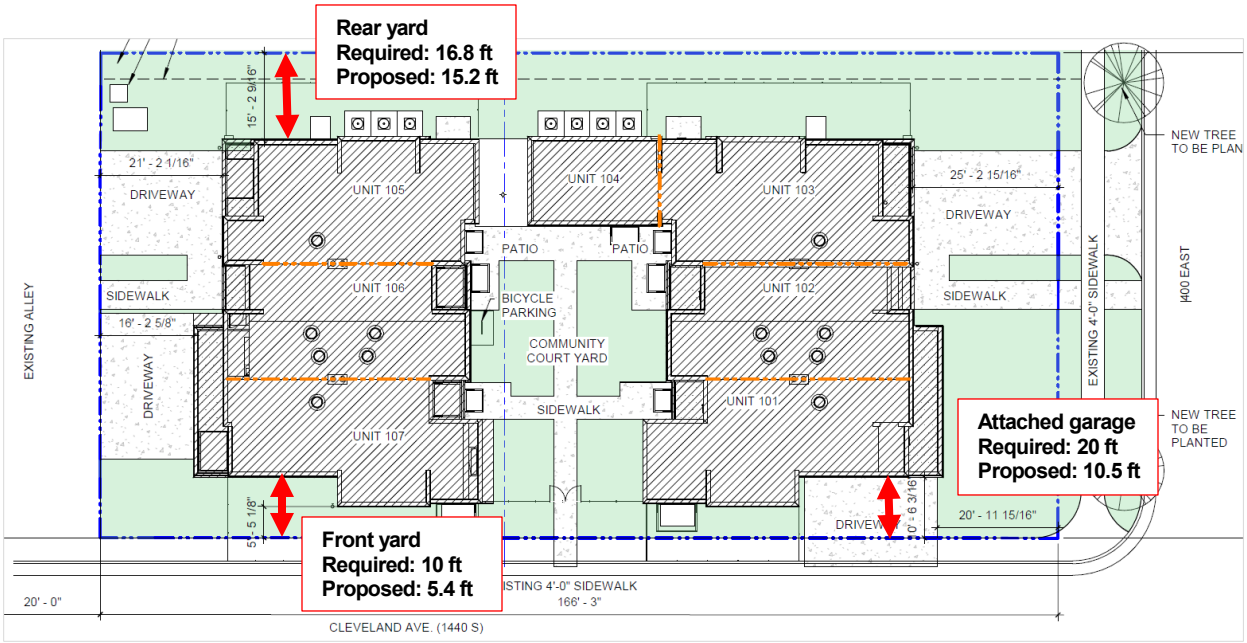


Figure 5 – Setback reliefs highlighted on the site plan

BACKGROUND: In 2017, the previous owner of the Cleveland Court project obtained a permit for footings and foundation of a 5-unit multifamily development (BLD2017-00953). With the permitted development, a demolition permit was issued allowing the removal of an existing single-family on site (BLD2017-03125). The demolition of the single-family has been completed, but no work related to the new construction of the multifamily was ever performed. The building permit is now void and the lot is sitting vacant while the property owner determines how to move forward with this project.

The design of the then proposed and approved 5-unit building was very similar to the now 7-unit proposal of Cleveland Court. Although the one building has been broken up into two, the overall building footprint and coverage of the lot remained very similar. The building height and facades have also generally maintained its original configuration. The 2-unit gain was possible within the original footprint because the square footage of each dwelling unit was reduced.

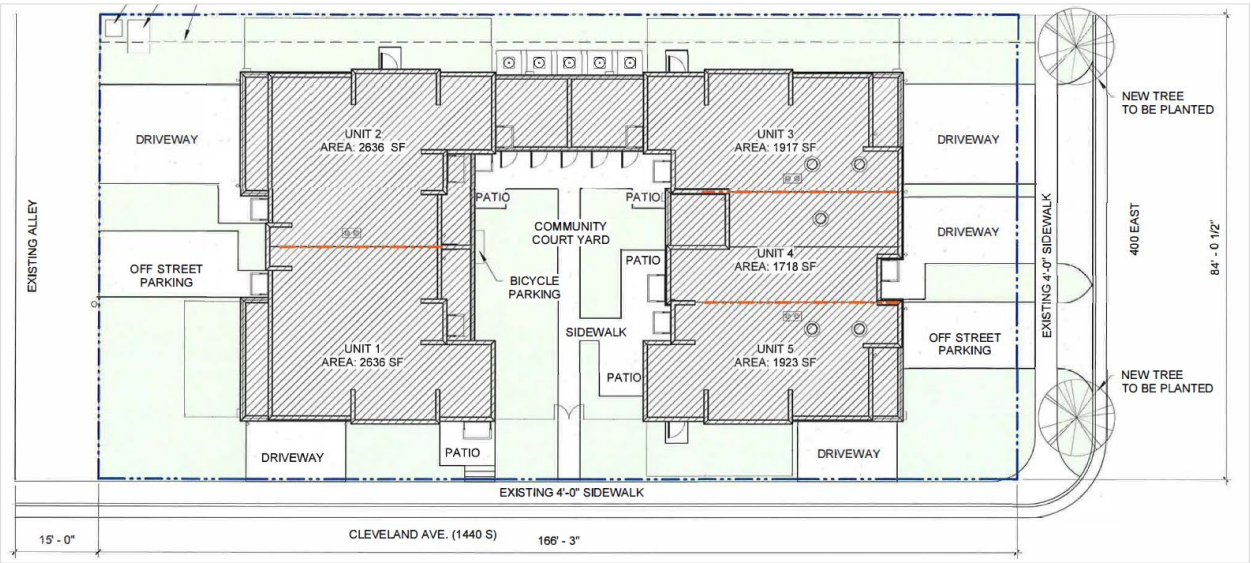


Figure 6 – Original 5-unit Cleveland Court development

KEY CONSIDERATIONS:

Consideration 1: City goals and policies

Central Community Master Plan

The subject property is located within the Central Community Master Plan area and is designated in the future land use map as Low Density Residential (1-15 dwelling units/acre). The applicant argues that this designation "does not reflect the current land use in the neighborhood, goes against current city policy of encouraging missing-middle housing and affordable housing, and encourage larger expensive housing on the current site". To support the argument, the applicant uses goals and policies found in the city's master plans.

The proposal follows these Central Community Master Plan policies:

> *RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.*
>
> *RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.*
>
> *RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.*

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

The Central Community Master Plan also contains the following goals that are relevant to this project:

- *Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.*
- *Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.*

In terms of residential uses, the Liberty neighborhood is comprised of mainly single-family detached dwellings. The Central Community Master Plan notes that houses in this area are *similar in design* or *generally conform to the scale, setback, and proportions of the neighborhoods. However, the larger apartment and other multi-family dwellings, especially those built after 1940, radically alter the composition of the neighborhoods*. At the time this master plan was developed, the community expressed concern with *higher density housing replacing characteristic lower density structures* and had requested a *reduction in opportunities for multi-family dwellings based on past problems with existing higher-density land uses* in the subject area.

The importance of compatible development is very clear in the Central Community Master Plan. The plan defines compatible development as *land uses and structures that are designed and located in a manner consistent with the development patterns, building masses and character of the area in which they are located*. Density control is however the only tool proposed to protect the characteristics of the low-density residential neighborhoods and prevent inappropriate growth.

Although the neighborhood master plan puts emphasis on protecting low density residential, the subject property is currently zoned multifamily, meaning a multifamily residential development can be built by-right. The existing RMF-35 zoning of the property poses risk to the neighborhood compatibility goal of the master plan because it encourages larger apartment buildings and does not have design standards to help ensure a certain level of quality and character in a new development.

The RMF-35 zoning district encourages larger apartment buildings because of the minimum lot area required for each dwelling unit. In this district, 9,000 square feet is required for the first 3 units of a multifamily development, 2,000 square feet for each additional unit up to 11 units, and 1,000 square feet for each additional unit after that. Larger lots have an advantage in this case because the minimum lot area per unit is reduced as the lot area increases. However, the RMF-35 district is located primarily in centrally located areas of the city where lots are not very large, and land is more valuable. Thus, the existing lot area minimum encourages developers to build larger, more expensive units on smaller lots to break even financially or to consolidate multiple lots to create larger developments.

The RMF-35 zoning district also does not have design standards to ensure the quality of new development. Design standards typically address building facades and streetscapes to create more walkable environments and protect neighborhood character. Building height, setbacks and landscaping are currently regulated in the RMF-35 zoning district. However, important elements such as building materials, façade transparency, façade length and façade detailing, as well as location of parking are left out.

The minimum lot area per unit standard coupled with the lack of regulations to help with massing, scale and design of the buildings show an unrealistic expectation that the exclusive use of density control would ensure compatible development. The proposed zoning district, FB-UN1, on the other hand, focuses primarily on form, scale, placement, and orientation of buildings rather than density and offers more opportunities for appropriate development in transitional areas. The FB-UN1 zoning

district introduces lower height requirements, forces the building to be broken up into two and demands more engagement with the street.

Figure 7 – Newer RMF-35 development on 300 E shows that density control alone cannot ensure compatible design

Additionally, the FB-UN1 zoning district would allow the developer to maintain profitability of the development by adding more units and creating a mix of unit sizes and number of bedrooms within a very similar building envelope. Larger units accommodate larger families and cost relatively more than the smaller units. Under the RMF-35 zoning, all units would be relatively the same size and cost, offering no options to different households in terms of family sizes and income. Therefore, the mix of units proposed under the FB-UN1 zoning creates more housing variety.

Plan Salt Lake

The citywide master plan, Plan Salt Lake, emphasizes the need for a variety of housing options and provides the following guiding principles and initiatives that are relevant to this proposal:

- *Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*
    - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
    - *Promote infill and redevelopment of underutilized land.*

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
    - *Increase the number of medium density housing types and options.*
    - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
    - *Enable moderate density increases within existing neighborhoods where appropriate.*

Considering the rate of growth and changing demographics the city is facing and expectation of future growth, the proposed development offers a greater range of housing options in a location served by infrastructure, services and amenities.

Growing SLC

Additionally, the city's housing plan, Growing SLC, reinforces the growing demand for housing. The plan cites density limitations as a local barrier, which has been exacerbating the city's housing crisis. The following goal and objective are relevant to this proposal:

- *Increase housing options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.*
    - *Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.*
        - *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
        - *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

The plan pushes for an *enhanced flexibility of the land-use code* in order to increase a diversity of housing types. Form-based codes are mentioned as a *successful zoning tool for creating regulatory flexibility that supports new development, while ensuring that neighborhood character is preserved and enhanced.* The plan recommends expanding this type of zoning as well as *increasing flexibility around dimensional requirements and code definitions.* Likewise, Growing SLC recommends adopting an infill development ordinance, which would help *restore the "missing middle" housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades.*

The proposal is in line with these strategies because it provides flexibility in existing code requirements while providing more housing units and housing variety in the neighborhood. Furthermore, the proposed development is a type of "missing middle" housing, which is essentially smaller-scale multifamily developments. Due to its scale, this type of housing fits in better with the surrounding homes and creates a more nuanced transition between single-family and multi-family uses.

Consideration 2: Design compatibility
As mentioned above, the subject property is currently zoned multifamily. A 5-unit apartment building up to 35 feet or 3 stories high could be built on the property by-right today. The project would need a building permit and would need to comply with all RMF-35 zoning standards. Despite the design initially proposed for Cleveland Court being similar to the proposed now, another design could be approved as long as it met the zoning standards.

Buildings in the surrounding area are 1 to 2 stories high. The homes in the area are primarily oriented to the street and typically contain entry features such as covered and uncovered porches. A few 1970s/1980s apartment buildings are located in the area. Those are typically oriented towards the interior of the lots and feature blank walls on the street facing-facades. In general, parking is located on the rear of the lots and not visible from the street.

The proposed development is 2 story high, with articulated building facades and durable materials on the street facing facades in accordance with the FB-UN1 standards. The development as two buildings instead of one help to break up the building mass and relates more closely to the scale of the detached homes around it. Although some garage doors are located along street facing facades, these facades contain appropriate architectural features, such as balconies and entry features, to provide pedestrian interest and promote a walkable neighborhood. The elements of this development, including its height and proportions, are respectful to the context and are not imposing to the existing neighboring homes.

In order to enhance the proposed development further and comply with the design standards of the FB-UN1 zoning district, planning staff is recommending two conditions of approval of the Planned Development for the street facing facades. On the east façade, the two pedestrian entries should have entry features such as a porch or stoop with canopy to reinforce the pedestrian scale of the building and relate more strongly to the porches of adjacent homes. On the south façade, the floor plans of the front most units should be rearranged so that the primary pedestrian entrances are facing the street rather than the courtyard.

Figure 8 – Staff is recommending conditions of approval to the front entries

Consideration 3: Parking impacts to the abutting properties and neighborhood
Two public comments were received regarding this proposal. Both were in opposition because the concerned citizens felt the development is incompatible with the neighborhood and impacts the adjacent neighbors with additional vehicles utilizing on-street parking. The analysis above addresses the first concern and attempts to show that the proposed development is more appropriate in scale and design than what the current zoning allows.

As far as parking is concerned, the proposed development provides 8 off-street parking stalls. There are 2 parking stalls dedicated to each of the 2 three-bedroom units and 1 parking stall dedicated to each of the 4 two-bedroom units. The one-bedroom unit does not have a dedicated parking stall on site. The parking provided is less than the minimum off-street parking required by the current RMF-35 zoning (13 stalls), but more than the required by the proposed FB-UN1 zoning district (no stalls required).

No minimum off-street parking is required in the FB-UN1 zoning district because this district is located predominantly in areas where public transportation options, including fixed transit, are available. In this case, there is no fixed transit nearby and only one bus line services the area around 500 E. Thus, the limited public transportation options justify the need for some off-street parking. However, the provided number of stalls is adequate to attend the housing needs in this neighborhood that is very walkable and bikeable, and has accessible and available on street parking.

Consideration 4: Setback reliefs
The applicant is requesting reduced front and rear yard setbacks, as well as a reduced setback for an attached garage through the Planned Development process. The intent of the Planned Development process is to provide some design flexibility to the zoning standards in order to *encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development*. The purpose of allowing such flexibility is to obtain a *more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments*.

Lots in this neighborhood are usually long and narrow (lot depth is at least 3 times greater than the lot width) with buildings that extend through the depth of the lot. The subject property is not configured in the same manner. It is larger in area than many of the lots around it, with a more proportional depth and width ratio (lot depth about 2 times greater than the lot width), and it is a corner lot. Because the proposed development is oriented to both Cleveland Avenue and 400 E, its yards are not as clearly defined as in other properties. For zoning purposes, the front yard was determined to be along Cleveland Avenue, the corner yard to be along 400 E, the rear yard to be opposite to the front yard and along the north property line and the interior side yard to be along the alley.

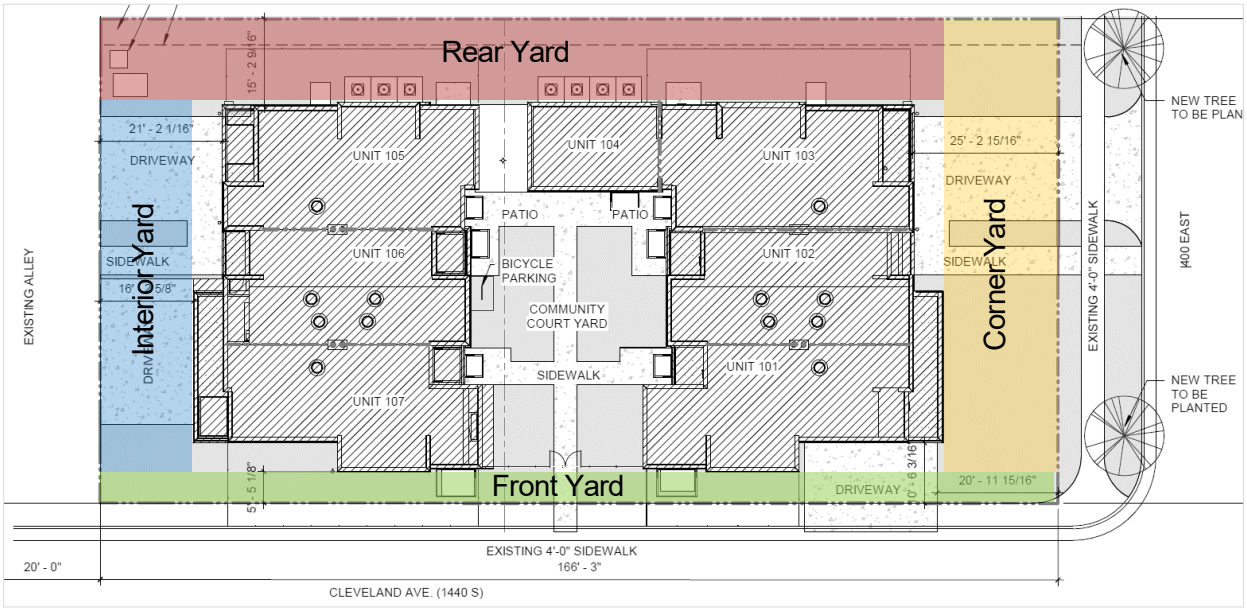


Figure 9 – For zoning purposes, the yard setbacks were designated as indicated above

The corner yard setback is the largest of the yards (approximately 21 feet) and follows the development pattern of the block face. Because the longest face of this block is along 400 E, maintaining the development pattern on the east side of the lot is important in order not to impose on the adjacent properties and keep a cohesive streetscape. 400 E is also wider and has more vehicular traffic than Cleveland Avenue, which warrants a larger buffer.

The front yard setback, required to be 10 feet, is proposed at approximately 5.4 feet. This setback is consistent with the small yards along Cleveland Avenue and helps to engage with the street. This is especially important because the block directly across have double frontage lots (lots with frontage on two non-intersecting streets) and only a few of these lots, mainly closer to 400 E, face Cleveland Avenue. The reduction of the attached garage setback helps to preserve the pedestrian orientation because it limits the driveway space and makes front yard parking impractical.

The interior side yard essentially serves as the rear of the development and it is where the larger driveways and utilities, such as transformers and recycling dumpsters, are located. This yard of approximately 16.2 feet is adjacent to the alley and provides adequate space for vehicular access.

The rear yard setback is proposed at 15.2 feet as opposed to the required 16.8 feet. This area separates the development from the property to the north, which is the only lot directly touching the subject property. Considering the north-south yard pattern of the block, the proposed rear yard offers appropriate buffering to the home on the abutting north property. The property to the north contains a one-story single-family home and the two properties are separated by an existing 6-foot solid fence. Although the AC units are located in this yard, the equipment will be far enough from the property line to limit noise impacts. Likewise, the existing fence will help mitigating the impacts of the use of

that yard area as an amenity for the adjacent units, while the courtyard will provide an area for other residents in the interior of the lot.

DISCUSSION:
Moderate density is already permitted on the subject propriety and therefore, a multifamily development could be built by-right. The current RMF-35 zoning of the property limits the density of such development to 5 units but allows for greater height and has no design standards to ensure compatibility with the neighborhood. The proposed zoning district not only offers more opportunities for a development that fits into its context but also helps to further the city's housing goals. Furthermore, the proposed reliefs requested through the Planned Development match the development pattern of the neighborhood.

While development drawings are not required to be submitted with a zoning map amendment request and a rezone is not bounded to a particular development, the applicant has submitted a development proposal that clearly shows the property owner's intention to create a 7-unit row house. Even if the development is not ultimately achieved, the proposed FB-UN1 zoning district will allow for a more compatible development by reducing the maximum height, orienting buildings to the street and encouraging pedestrian-oriented development. Other FB-UN1 building forms include Urban House, Two-Family Dwelling and Cottage Development. The Row House is the most intense in terms of density allowed.

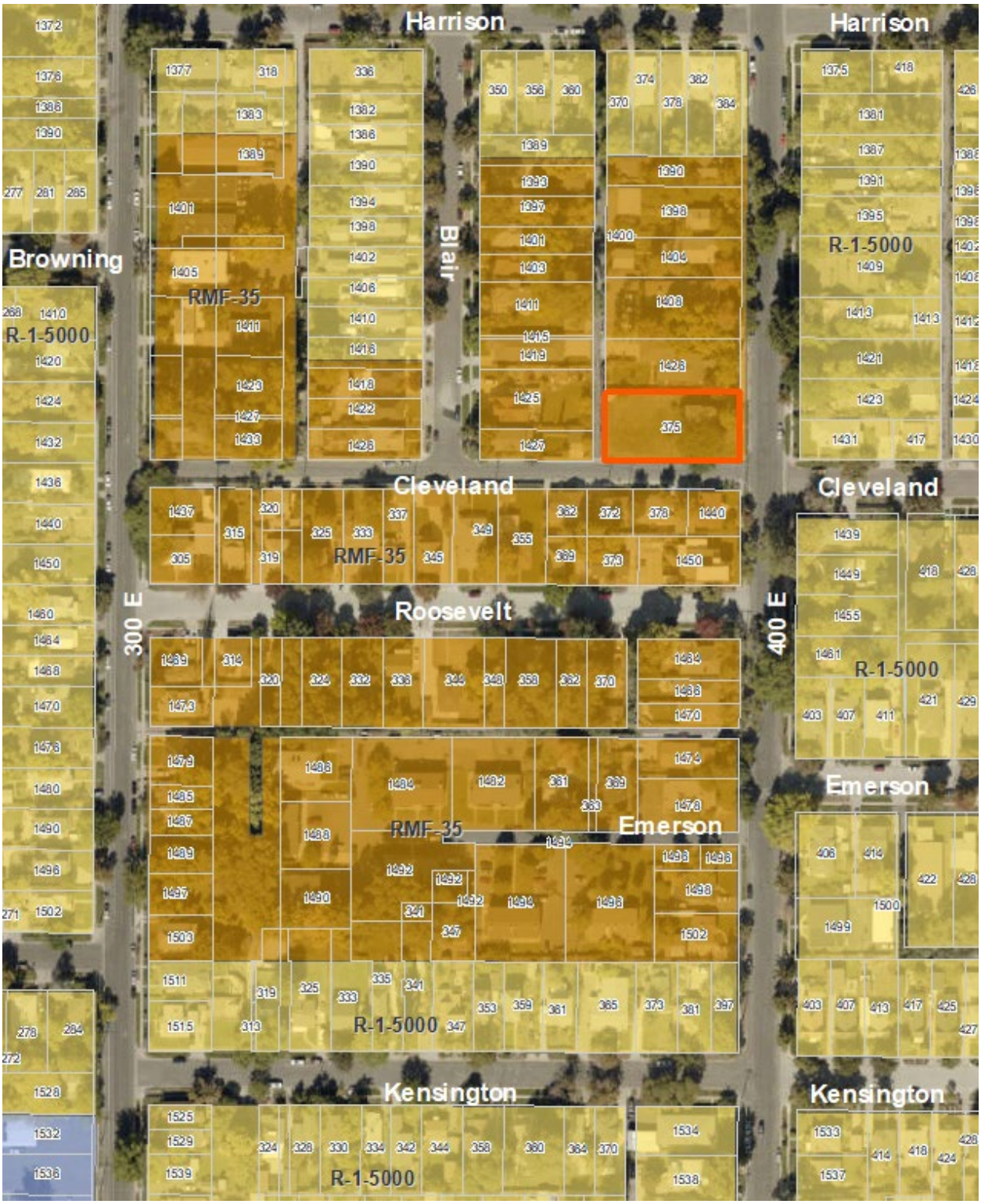
NEXT STEPS:
The Planning Commission may approve, approve with conditions or deny the proposed Planned Development. The Planning Commission's recommendation for the proposed amendments will be forwarded to the City Council for their consideration as part of the final decision on this petition.

If all the requests are approved, the applicant will be able to proceed with the proposed development after meeting the conditions of approval and will be required to obtain all necessary permits.

If the amendments are denied, the subject property will maintain its RMF-35 zoning designation and will have to be developed accordingly. In that case, any approval of the Planned Development will become null and void.

If the Planned Development is denied and the amendments are approved, the proposed development may be altered to comply with the standards of the new zoning district.

ATTACHMENT A: Vicinity and Zoning Map



ATTACHMENT B: Site Photographs

Figure 11 – Photo of the subject property

Figure 10 – View of the property from the neighboring home to the north

Figure 12 – Homes across 400 E

Figure 13 – Homes across Cleveland Avenue

Figure 14 – 1980s multifamily development located two lots north of the subject property

Figure 15 – Newer RMF-35 multifamily development on 1405 and 1411 S 300 E

ATTACHMENT C: Application Materials

Master Plan Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Master Plan ☒ Amend the Land Use Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
CHRIS EARL	2/28/2019	PLNPCM2019-00189

Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1430 South 400 East (Liberty Wells)

Name of Applicant:	Phone:
Cleveland Court, LLC	801-303-1114

Address of Applicant:
201 S. Main Street, Suite 1400, Salt Lake City, UT 84111

E-mail of Applicant:	Cell/Fax:
pcorroon@sentry.financial	801-597-7471 (cell)

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:

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

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.

REQUIRED FEE

- Filing fee of **$948** plus **$121** per acre in excess of one acre.
- **$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent:	Date:
	2-28-2019

Sentry Financial
REAL ESTATE

Master Plan Amendment Application

for

Cleveland Court, LLC

1430 South 400 East

Salt Lake City, UT 84101

Submitted by
Peter Corroon
Real Estate Division
Sentry Financial

Sentry Financial
REAL ESTATE

Table of Contents

Background

Cleveland Court, LLC ("CC") currently owns a 0.32-acre (13,969 square feet) parcel at 1430 S 400 E in Salt Lake City (Parcel#16-18-204-032) (the "Property").

The Property previously contained an old, unoccupied home in a state of significant disrepair, which CC has razed. The prior owners of CC designed and obtained approval to build a five-unit apartment project on the Property ("Original Project"). The prior owners were unable to complete the project; therefore, CC was acquired by an affiliate of Sentry Financial Corporation ("Sentry"). As Sentry reviewed the Original Project in light of the housing needs of Salt Lake City and, specifically, the Liberty Wells neighborhood, Sentry concluded that a slightly larger project (seven units instead of five) with smaller, more affordable units, would be a much better use of the Property.

The seven unit project ("Enhanced Project") utilizes a slightly smaller size footprint compared to the Original Project, is exactly the same height as the Original Project, provides parking on-site, is environmentally sustainable (equipped with solar generation and high insulation values), is visually attractive and appealing, and is designed with dog runs, a fire pit, patios, balconies, and an internal courtyard – all of which encourage residents to engage with one another and with the surrounding neighborhood. The Enhanced Project will house more families/individuals, will have lower rents per unit (because the units are smaller, and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community. On virtually every measure, the Enhanced Project is a substantial improvement over the Original Project.

In order to build the Enhanced Project, CC is filing this Master Plan Amendment Application, along with a Zoning Amendment Application and Planned Development Application

The following exhibits were prepared to support our application for a Zoning Amendment.

Exhibit A is an analysis of properties near CC containing four (4) or more units.

Exhibit B-1 is a map identifying the properties listed on Exhibit A, and Exhibit B-2 is a map identifying those properties on Exhibit B-1 which are non-compliant with the Master Plan.

Exhibit C is a rendering of the Enhanced Project.

Exhibits D-1 and D-2 are the Enhanced Project's Main and Second Level Floor Plans.

Exhibits D-3 and D-4 are the Enhanced Project's Elevation Plans.

Exhibits E-1 and E-2 are the Enhanced Project's Site Plan and the Original Project's Site Plan.

Purpose for Amendment

Cleveland Court, LLC is requesting the Master Plan Amendment at the same time it is seeking a change in zoning at 1430 South 400 East from RMF-35 (Moderate Density Multi-Family Residential District) to FB-UN1 (Form Based-Urban Neighborhood 1). The FB-UN1 zone would allow a moderate density "missing middle" housing project in the Liberty Wells neighborhood using a footprint similar what would be allowed under the current RMF-35 zone.

Proposed Master Plan Amendment

The proposed Master Plan Amendment seeks to amend the Central Community Future Land Use map of the Central Community Master Plan ("Master Plan"). The amendment will change the future land use from Low Density Residential (1-15 dwelling units/acre) to Medium Density Residential (15-30 dwelling units/acre) for the 0.32-acre parcel at 1430 South 400 East. There are no proposed text amendments.

Why Present Master Plan Requires Amending

The current Master Plan does not reflect the current land use in the neighborhood, goes against current city policy of encouraging missing-middle housing and affordable housing, and encourages larger expensive housing on the current site while a change to Medium Density Residential allows for more affordable units. Larger, more expensive units do not fit in well with the Liberty Wells community character.

It is important to note that within just three blocks of the Subject Property (all within the Liberty Wells Community), there are at least forty-four (44) multi-family properties with four or more units (*see* column 3 of Exhibit A). Ten of these properties have eight or more units on parcels smaller than the subject parcel (*see* Exhibit A, columns 3 and 4). The properties listed on Exhibit A are identified and cross-referenced on the map attached hereto as Exhibit B-1.

Please note also that, as the population of the City continues to grow, the development community must provide higher density housing at affordable price points. And the City must work together with the development community to allow reasonable increases in density that will not result in a material change to the neighborhood (and thus are consistent with the principles of the Master Plan). We respectfully submit that the Project with seven units will be a very positive addition to the neighborhood and is consistent with the principles of the Master Plan.

Central Community Master Plan
In addition to integrating very well into the existing uses in the community, the Enhanced Project meets the criteria of the Central Community Master Plan, which has four fundamental goals:

- Livable communities and neighborhoods
- Vital and sustainable commerce
- Unique and active places
- Increased pedestrian mobility and accessibility

The Master Plan calls for a variety of residential land uses that support all types of housing *and promotes the affordability of housing;* it also encourages various types of business land uses in scale with the residential community to support livable neighborhoods.

The Master Plan's overall Land Use Policy (RLU 1.0) seeks to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population. RLU-3.1 encourages the development community to build housing that provides residential opportunities for a range of income levels, age groups, and family sizes. RLU-3.4 encourages high performance, energy-efficient residential development (which describes the Enhanced Project).

The Enhanced Project supports a very livable community through its central courtyard, dog-runs, firepit, and patios: amenities designed to encourage residents to engage with one another and with the surrounding neighborhood. In addition, the Enhanced Project is very environmentally friendly. It will be powered largely by solar energy and, although not designed to be "Net Zero", will be highly energy efficient.

The smaller units are between 673 square feet for a one-bedroom home up to 1,341 square-feet for a three-bedroom home, optimal sizes for singles, couples, and families.

The monthly rental rates of the Project are expected to range from $1,000 for a one-bedroom to $2,200 for a three-bedroom. Although not affordable by everyone, these rental prices fall within the affordability range for potential tenants at approximately 80% to 100% of Area Median Income. In contrast, the much larger units in the five-unit Original Project would require monthly rental rates ranging from $2,000 for a one-bedroom to $3,000 for a three-bedroom. That difference alone supports the need to expand the project from five units to seven units.

Growing SLC: A Five-Year Housing Plan 2018-22

CC's request also meets the goals of Salt Lake City's housing plan, *Growing SLC* ("Growth Plan").

The Growth Plan states that "Salt Lake City is in the beginning stages of a systemic housing crisis" (p.10) and that the "housing crisis also impacts middle-income households." (p.11). The plan recognizes that "density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation." (p.11).

The Growth Plan also states that the City can "reform city practices to promote a responsive, affordable, high-opportunity housing market" in an effort to "remove impediments in City processes to encourage housing development" and "lead in the construction of innovative housing solutions." (p.13).

In the Growth Plan, the City Council specifically calls on the City to "identify tools to increase and diversify the total housing supply including housing types that the private market does not sufficiently provide such as family housing in the downtown area, innovative housing types, *missing middle housing* and middle-to-low income apartments." (p.16) [emphasis added].

The Growth Plan also calls on the City to "help restore the 'missing middle' housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades." (p.19). "[T]he City will support the development of new or underutilized housing types that meet the unique needs of the diverse communities that live in Salt Lake City." (p.22).

Land Use Map Change

Cleveland Court, LLC requests that the Community Future Land Use map be changed to include 1430 South 400 East (APN# 16-18-204-032-0000) as Medium Density Residential (15-30 units/acre).

Master Plan Text

Cleveland Court, LLC is not requesting a change to the text of the Central Community Master Plan.

Conclusion

CC's Enhanced Project provides exactly what the neighborhood and Salt Lake City need and are seeking: it is visually attractive and appealing (*see* Exhibit C); it is environmentally sustainable (equipped with solar generation and high insulation values); it is designed with balconies, patios, a fire pit, dog runs, and an internal courtyard (*see* Exhibit E-1) – all of which encourage residents to engage with one another and with the surrounding neighborhood; and it provides the required parking on-property (*see* Exhibit D-1). It will house more families/individuals, will have lower rents per unit (because the units are smaller and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community.

The Enhanced Project (seven units) is very similar to the Original Project (five units) (*see* Exhibits E-1 and E-2) that is allowed under the current zoning. The Liberty Wells area already contains dozens of multi-family properties, many of which contain more units than the Enhanced Project, and almost three dozen do not meet the square footage requirement of the current zoning ordinance (*see* Exhibit A and Exhibits B-1 and B-2). The Master Plan Amendment will allow CC to provide seven units of missing-middle housing on a smaller footprint on which it could otherwise build only five much larger and more expensive units. Medium Density Residential will better contribute to building diversity, maintaining the character of the neighborhood, and reducing area gentrification. The proposed amendment will create a far superior use of the Property, helps accomplish the most important goals of the City to provide more housing at affordable prices, and will be a very positive addition to the Liberty Wells Community.

Therefore, we respectfully request that the Master Plan be changed to Medium Density Residential (15-30 dwelling units/acre).

Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
Chris Earl	2/28/2019	PLNPCM2019-00190

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1430 South 400 East

Name of Applicant:	Phone:
Cleveland Court, LLC	801-303-1114

Address of Applicant:
201 S. Main, Suite 1400, Salt Lake City, UT 84111

E-mail of Applicant:	Cell/Fax:
pcorroon@sentry.financial	801-597-7471 cell

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:

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

AVAILABLE CONSULTATION

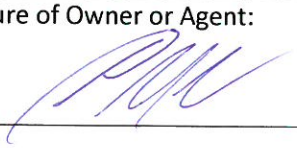
- If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of **$1,011** plus **$121** per acre in excess of one acre,
- Text amendments will be charged **$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent:	Date:
	02-05-2019

Sentry Financial
REAL ESTATE

Zoning Amendment Request

for

Cleveland Court, LLC

1430 South 400 East

Salt Lake City, UT 84101

Submitted by
Peter Corroon
Real Estate Division
Sentry Financial

Sentry Financial
REAL ESTATE

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Background

Cleveland Court, LLC ("CC") currently owns a 0.32-acre (13,969 square feet) parcel at 1430 S 400 E in Salt Lake City (Parcel#16-18-204-032) (the "Property").

The Property previously contained an old, unoccupied home in a state of significant disrepair, which CC has razed. The prior owners of CC designed and obtained approval to build a five-unit apartment project on the Property ("Original Project"). The prior owners were unable to complete the project; therefore, CC was acquired by an affiliate of Sentry Financial Corporation ("Sentry"). As Sentry reviewed the Original Project in light of the housing needs of Salt Lake City and, specifically, the Liberty Wells neighborhood, Sentry concluded that a slightly larger project (seven units instead of five) with smaller, more affordable units, would be a much better use of the Property.

The seven unit project ("Enhanced Project") utilizes a smaller size footprint compared to the Original Project, is exactly the same height as the Original Project, provides parking on-site for all but one unit, is environmentally sustainable (equipped with solar generation and high insulation values), is visually attractive and appealing, and is designed with dog runs, a fire pit, patios, balconies, and an internal courtyard – all of which encourage residents to engage with one another and with the surrounding neighborhood. The Enhanced Project will house more families/individuals, will have lower rents per unit (because the units are smaller, and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community. On virtually every measure, the Enhanced Project is a substantial improvement over the Original Project.

In order to build the Enhanced Project, CC is filing this Zoning Amendment Application, along with a Master Plan Amendment Application and Planned Development Application

The following exhibits were prepared to support our application for a Zoning Amendment.

Exhibit A is an analysis of properties near CC containing four (4) or more units.

Exhibit B-1 is a map identifying the properties listed on Exhibit A, and Exhibit B-2 is a map identifying those properties on Exhibit B-1 which are non-compliant with the Master Plan.

Exhibit C is a rendering of the Enhanced Project.

Exhibits D-1 and D-2 are the Enhanced Project's Main and Second Level Floor Plans.

Exhibits D-3 and D-4 are the Enhanced Project's Elevation Plans.

Exhibits E-1 and E-2 are the Enhanced Project's Site Plan and the Original Project's Site Plan.

Purpose for Amendment

Cleveland Court, LLC is requesting a change in zoning at 1430 South 400 East from RMF-35 (Moderate Density Multi-Family Residential District) to FB-UN1 (Form Based-Urban

Neighborhood 1) in order to build the Enhanced Project. The FB-UN1 zone allows for a moderate density "missing middle" housing project in the Liberty Wells neighborhood using a similar footprint that is currently allowed in the current RMF-35 zone. The owner would like to develop seven smaller units of more-affordable "missing middle" housing instead of five larger expensive higher-end units.

Proposed Use of the Property

Cleveland Court, LLC proposes to develop a 0.32-acre vacant lot with seven townhome units of "missing-middle" housing. Missing middle housing refers to a housing type between single family residences and multi-family apartments that provides smaller clustered units in walkable urban neighborhoods. The addition of this mid-density housing creates affordability by design as opposed to affordability by subsidies. In an education session held by the Redevelopment Agency of Salt Lake in April 2016, Salt Lake City Mayor Biskupski indicated that such mid-density housing helps "keep up with residents' housing needs and desires" and helps create "truly affordable housing and more dynamic neighborhoods."

The Cleveland Court townhomes will be a mix of one, two and three-bedroom units.

#Units	Bedroom Type	Bathrooms	Garages	Livable Square Footage
1	One-Bedroom	1.5 Baths	None	673
4	Two-Bedroom	2.5 Baths	1-car	1,285 to 1,349
2	Three-Bedroom	2.5 Baths	1-car	1,327 to 1,341

This project creates the type of "missing-middle" housing that fits well into the Liberty Wells community. Liberty Wells is home to both single family homes, smaller multi-family apartments and neighborhood retail uses.

Central Community Master Plan

In addition to integrating very well into the existing uses in the community, the Enhanced Project meets the criteria of the Central Community Master Plan ("Master Plan"), which has four fundamental goals:

- Livable communities and neighborhoods
- Vital and sustainable commerce
- Unique and active places
- Increased pedestrian mobility and accessibility

The Master Plan calls for a variety of residential land uses that support all types of housing *and promotes the affordability of housing;* it also encourages various types of business land uses in scale with the residential community to support livable neighborhoods.

The Master Plan's overall Land Use Policy (RLU 1.0) seeks to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population. RLU-3.1 encourages the development community to build housing that provides residential opportunities for a range of income levels, age groups, and family sizes. RLU-3.4 encourages high performance, energy-efficient residential development (which describes the Enhanced Project).

The Enhanced Project supports a very livable community through its central courtyard, dog-runs, firepit, and patios: amenities designed to encourage residents to engage with one another and with the surrounding neighborhood. In addition, the Enhanced Project is very environmentally friendly. It will be powered largely by solar energy and, although not designed to be "Net Zero", will be highly energy efficient.

The smaller units are between 673 square feet for a one-bedroom home up to 1,341 square-feet for a three-bedroom home, optimal sizes for singles, couples, and families.

The monthly rental rates of the Project are expected to range from $1,000 for a one-bedroom to $2,200 for a three-bedroom. Although not affordable by everyone, these rental prices fall within the affordability range for potential tenants at approximately 80% to 100% of Area Median Income. In contrast, the much larger units in the five-unit Original Project would require monthly rental rates ranging from $2,000 for a one-bedroom to $3,000 for a three-bedroom. That difference alone supports the need to expand the project from five units to seven units.

Growing SLC: A Five-Year Housing Plan 2018-22

CC's request also meets the goals of Salt Lake City's housing plan, *Growing SLC* ("Growth Plan").

The Growth Plan states that "Salt Lake City is in the beginning stages of a systemic housing crisis" (p.10) and that the "housing crisis also impacts middle-income households." (p.11). The plan recognizes that "density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation." (p.11).

The Growth Plan also states that the City can "reform city practices to promote a responsive, affordable, high-opportunity housing market" in an effort to "remove impediments in City processes to encourage housing development" and "lead in the construction of innovative housing solutions." (p.13).

In the Growth Plan, the City Council specifically calls on the City to "identify tools to increase and diversify the total housing supply including housing types that the private market does not sufficiently provide such as family housing in the downtown area, innovative housing types, *missing middle housing* and middle-to-low income apartments." (p.16) [emphasis added].

The Growth Plan also calls on the City to "help restore the 'missing middle' housing types where new construction has principally been limited to single-family homes and multi-story apartment

buildings for decades." (p.19). "[T]he City will support the development of new or underutilized housing types that meet the unique needs of the diverse communities that live in Salt Lake City." (p.22).

Why Present Zoning may not be Appropriate

The present RMF-35 zoning encourages larger expensive housing on the current site while the FB-UN1 zoning allows for more affordable units. Larger, more expensive units do not fit in well with the Liberty Wells community character.

The RMF-35 Zoning requires multi-family dwelling lots to contain 9,000 square feet for the first three units and then 2,000 square feet for each additional unit. If the property is adjacent to a public alley, one-half of that portion of the public alley adjacent to the property can also be included. The Subject Property is 13,969 square feet [43,560 x .32]. Half of the adjacent alley provides an additional 630 square feet [7.50' x 84.03'] for a total of 14,599 square feet [13,969 + 630].

A five (5) unit project requires 13,000 square feet while a seven (7) unit project requires 17,000 square feet. Our seven-unit project does not meet the RMF-35 zoning ordinance requirements (only an additional 2,401 square feet of property would be needed).

FB-UN1 Zoning

Cleveland Court, LLC believes that the most appropriate zoning for the site is FB-UN1 (Form Based Urban Neighborhood1).

Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form-based districts place emphasis on the built environment over land use. Form-based zoning provides for appropriately scaled buildings that respect the existing character of the neighborhood. The FB-UN1 district generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwellings per lot depending on building type.

The FB-UN1 zone is appropriate within the Liberty Wells neighborhood boundaries. The boundaries are 900 South to the north, 2100 South to the south, 700 East to the east and State Street to the west. State Street and 700 East are higher-intensity commercial streets, as is 2100 South and 900 South near State Street. Inside the community boundaries are a mix of single-family residences and small multi-family apartments, as well as small retail and office uses similar to what would be found in a form-based zone.

It is important to note that within just three blocks of the Subject Property (all within the Liberty Wells Community), there are at least forty-four (44) multi-family properties with four or more units (*see* column 3 of Exhibit A). Ten of these properties have eight or more units on parcels smaller than the subject parcel (*see* Exhibit A, columns 3 and 4). The properties listed on Exhibit A are identified and cross-referenced on the map attached hereto as Exhibit B-1.

Please note also that, as the population of the City continues to grow, the development community must provide higher density housing at affordable price points. And the City must work together with the development community to allow reasonable increases in density that will not result in a material change to the neighborhood (and thus are consistent with the principles of the Master Plan). We respectfully submit that the Project with seven units will be a very positive addition to the neighborhood and is consistent with the principles of the Master Plan.

Zoning Map Change

Cleveland Court, LLC requests that the zoning map be changed to include 1430 South 400 East (APN# 16-18-204-032-0000) as a FB-UN1 zone.

Zoning Text

Cleveland Court, LLC is not requesting a change to the text of the Zoning Ordinance other than to change the zoning for this particular parcel.

Conclusion

CC's Enhanced Project provides exactly what the neighborhood and Salt Lake City need and are seeking: it is visually attractive and appealing (*see* Exhibit C); it is environmentally sustainable (equipped with solar generation and high insulation values); it is designed with balconies, patios, a fire pit, dog runs, and an internal courtyard (*see* Exhibit E-1) – all of which encourage residents to engage with one another and with the surrounding neighborhood; and it provides the required parking on-property (all but one unit has garages) (*see* Exhibit E-1). It will house more families/individuals, will have lower rents per unit (because the units are smaller and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community.

The Enhanced Project (seven units) is slightly smaller than the Original Project (five units) (*see* Exhibits E-1 and -2). The Liberty Wells area already contains dozens of multi-family properties, many of which contain more units than the Enhanced Project, and almost three dozen do not meet the square footage requirement of the current zoning ordinance (*see* Exhibit A and Exhibits B-1 and B-2). The zoning amendment will allow CC to provide seven units of missing-middle housing on a smaller footprint on which it could otherwise build only five much larger and more expensive units. The FB-UN1 Zoning will better contribute to building diversity, maintaining the character of the neighborhood, and reducing area gentrification. The Enhanced Project is a far superior use of the Property, helps accomplish the most important goals of the City to provide more housing at affordable prices, and will be a very positive addition to the Liberty Wells Community.

Therefore, we respectfully request that the zoning be changed to the FB-UN1 Zoning.

Planned Development

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #: PLNSUB2019-00934	Received By:	Date Received: 9/27/19	Zoning: FBUN1

Project Name: Cleveland Courts

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Modify Set Backs for Front Yard, Rear Yard and Garage

Address of Subject Property:
1430 S 400 E

Name of Applicant:	Phone:
Cleveland Court, LLC	801-303-1114 (w)

Address of Applicant:
c/o Sentry Financial, 201 S. Main, Suite 1400, Salt Lake City, UT 84111

E-mail of Applicant:	Cell/Fax:
pcorroon@sentry.financial	801-597-7471

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:

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

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

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:	Date:
	09-26-2019

Sentry Financial
REAL ESTATE

Planned Development Application

for

Cleveland Court, LLC

1430 South 400 East

Salt Lake City, UT 84101

Submitted by
Peter Corroon
Real Estate Division
Sentry Financial

Sentry Financial
REAL ESTATE

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Background

Cleveland Court, LLC ("CC") currently owns a 0.32-acre (13,969 square feet) parcel at 1430 S 400 E in Salt Lake City (Parcel#16-18-204-032) (the "Property").

The Property previously contained an old, unoccupied home in a state of significant disrepair, which CC has razed. The prior owners of CC designed and obtained approval to build a five-unit apartment project on the Property ("Original Project"). The prior owners were unable to complete the project; therefore, CC was acquired by an affiliate of Sentry Financial Corporation ("Sentry"). As Sentry reviewed the Original Project in light of the housing needs of Salt Lake City and, specifically, the Liberty Wells neighborhood, Sentry concluded that a slightly larger project (seven units instead of five) with smaller, more affordable units, would be a much better use of the Property.

The seven unit project ("Enhanced Project") utilizes a smaller size footprint compared to the Original Project, is exactly the same height as the Original Project,, is environmentally sustainable (equipped with solar generation and high insulation values), is visually attractive and appealing, and is designed with dog runs, a fire pit, patios, balconies, and an internal courtyard – all of which encourage residents to engage with one another and with the surrounding neighborhood. The Enhanced Project will house more families/individuals, will have lower rents per unit (because the units are smaller, and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community. On virtually every measure, the Enhanced Project is a substantial improvement over the Original Project.

Simultaneously with this Planned Development Application, CC is seeking a zoning change to the FB-UN1 Zone and a Master Plan Amendment in order to build the seven-unit Enhanced Project. CC will also split the lot into two lots in order to meet the density requirements of the FB-UN1 zone.

The following exhibits were prepared to support this application.

Exhibit A is an analysis of properties near CC containing four (4) or more units.

Exhibit B-1 is a map identifying the properties listed on Exhibit A, and Exhibit B-2 is a map identifying those properties on Exhibit B-1 which are non-compliant with the Master Plan.

Exhibit C is a rendering of the Enhanced Project

Exhibits D-1 and D-2 are the Enhanced Project's Main and Second Level Floor Plans.

Exhibits D-3 and D-4 are the Enhanced Project's Elevation Plans.

Exhibits E-1 and E-2 are the Enhanced Project's Site Plan and the Original Project's Site Plan.

Zoning Regulations Being Modified

With this application, CC seeks to modify two requirements of the FB-UN1 Zone:

1. Rear Yard Setbacks: CC is requesting that the Rear Yard Setbacks be 15'-2 9/16". The FB-UN1 zone allows for different rear yard setbacks depending on the building form. A Cottage Development allows for a 4-foot minimum rear yard but row houses require a minimum of 20% lot depth up to 25 feet. The current lot depth of 84'-0 ½" would require a 16.8-foot rear yard setback, about 1.6 feet less than proposed. Based on the design of our project, the building form is classified as row houses but also has components of a cottage development with a common central green or open space. As a result, we believe that a reduced rear-yard setback is most appropriate to maintain the central courtyard of the Enhanced Project.

2. Garage Setback: CC is requesting that the garage on the south-east unit be located on Cleveland Avenue within a distance of 5'-5 1/8" from the property line. The FB-UN1 zone requires that the garage be set back at least five feet from the street-facing building façade and 20 feet from the property line. Originally, the garage for the south-east unit was facing 400 East which would have provided a 20-foot setback. However, city ordinances prevent the driveway from being too close to the intersection. As a result, the garage was moved to Cleveland Avenue but is now less than 20 feet from the street. We believe that the revised location is a preferred location. The new location reduces the number of garages that are side-by-side on 400 East, providing a more attractive façade. In addition, Cleveland Avenue is a less-traveled street and the driveway will be in a safer location away from the main traffic pattern.

3. Front Yard Setback: CC is requesting that the Front Yard Setback be reduced from the required 10 feet to 5'-5 1/8". This reduced distance provides multiple benefits. First, it helps provide a larger rear yard buffer for neighbors to the north. Second, it helps activate the front of the building with the sidewalk. Third, it allows the garages to be set back from the façade of the building to create a more attractive façade.

Planned Development Objectives Met

Cleveland Court, LLC will meet the Planned Development objective by providing a *housing type that is not commonly found in the existing neighborhood but that is of a scale that is typical of the neighborhood*. (See City Ordinance 21A.55.010(C)2. CC is providing a "missing middle" housing project in the Liberty Wells neighborhood. Missing middle housing is not common in the Liberty Wells neighborhood or Salt Lake City as a whole, but would fit in well among the single and multi-family projects in the area.

Master Plan Compatibility

Central Community Master Plan

In addition to integrating into the existing uses in the community, the Enhanced Project meets the criteria of the Central Community Master Plan, which has four fundamental goals:

- Livable communities and neighborhoods
- Vital and sustainable commerce
- Unique and active places
- Increased pedestrian mobility and accessibility

The Master Plan calls for a variety of residential land uses that support all types of housing *and promotes the affordability of housing;* it also encourages various types of business land uses in scale with the residential community to support livable neighborhoods.

The Master Plan's overall Land Use Policy (RLU 1.0) seeks to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population. RLU-3.1 encourages the development community to build housing that provides residential opportunities for a range of income levels, age groups, and family sizes. RLU-3.4 encourages high performance, energy-efficient residential development (which describes the Enhanced Project).

The Enhanced Project supports a very livable community through its central courtyard, dog-runs, firepit, and patios: amenities designed to encourage residents to engage with one another and with the surrounding neighborhood. In addition, the Enhanced Project is very environmentally friendly. It will be powered largely by solar energy and, although not designed to be "Net Zero", will be highly energy efficient.

The smaller units are between 673 square feet for a one-bedroom home and 1,341 square-feet for a three-bedroom home, optimal sizes for singles, couples, and families.

The monthly rental rates of the Project are expected to range from $1,000 for a one-bedroom to $2,200 for a three-bedroom. Although not affordable by everyone, these rental prices fall within the affordability range for potential tenants at approximately 80% to 100% of Area Median Income. In contrast, the much larger units in the five-unit Original Project would require monthly rental rates ranging from $2,000 for a one-bedroom to $3,000 for a three-bedroom. That difference alone supports the need to expand the project from five units to seven units.

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The Growth Plan also calls on the City to "help restore the 'missing middle' housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings for decades." (p.19). "[T]he City will support the development of new or underutilized housing types that meet the unique needs of the diverse communities that live in Salt Lake City." (p.22).

Design and Compatibility Standards

Scale, Mass & Intensity
The Enhanced Project is compatible with other properties in the Liberty Wells neighborhood which contains mostly two-story single family and multi-family properties.

Within just three blocks of the Subject Property (all within the Liberty Wells Community), there are at least forty-four (44) multi-family properties with four or more units (*see* column 3 of Exhibit A). Ten of these properties have eight or more units on parcels smaller than the subject parcel (*see* Exhibit A, columns 3 and 4). The properties listed on Exhibit A are identified and cross-referenced on the map attached hereto as Exhibit B-1.

Please note also that, as the population of the City continues to grow, the development community must provide higher density housing at affordable price points. And the City must work together with the development community to allow reasonable increases in density that will not result in a material change to the neighborhood (and thus are consistent with the principles of the Master Plan). We respectfully submit that the Project with seven units will be a very positive addition to the neighborhood and is consistent with the principles of the Master Plan.

Building Orientation and Materials
The buildings will have entrances that face the street as well entrances onto an interior courtyard to create a gathering space and build a sense of community among those living there. The materials used will be a mix of brick, wood siding and EIFS. The surrounding homes along Cleveland Avenue and 400 East contain primarily brick, siding and wood shingles, so the

materials are the same or very compatible with the neighborhood. The following are some additional project upgrades:

- Solar panels on roof
- 2" rigid insulation below and at edge of concrete floor slabs for additional energy efficiency
- Upgraded mechanical system
- R-20 minimum closed cell spray foam insulation with R-40 blown-in insulation directly under roof
- Class "C" minimum single-ply 60 Mil TPO membrane
- Solar tubes for additional natural light.
- ¾" insulated, clear Low-E glazing system. U-Value=.30 or better
- Continuous air barrier in common and exterior walls.
- Upgraded finishes.

Building Setbacks

CC's lot is somewhat unique. The lot is surrounded on three sides by roadways: 400 East, Cleveland Court and an alley. The proposed buildings meet the setback requirements other than those this Planned Development Application seeks to amend. On 400 East, the proposed 20-foot setback meets the setback of the other homes along 400 East. On Cleveland Avenue, there are no homes on the east side of the street that front on Cleveland Avenue. However, all the homes are located within approximately five to ten feet of Cleveland Avenue. The proposed buildings fit well with the standards to which the other homes were built over the years, and will enhance the streetscape of the neighborhood.

Building Facades

The FB-UN1 zone has specific design standards including a glass requirement of 15% for all street facing facades in order to provide ground floor transparency. All units will have access from the street. In addition, there will be significant architectural detailing on the façade to facilitate pedestrian interest. The requirements of the FB-UN1 will provide a more attractive façade than what could be built under the current zoning. (See Exhibit C)

Lighting

The property will contain attractive wall sconces at both sides of the entry units so that the entrances are well lit and visually interesting.

Service Areas

Air-conditioning condensing units and a transformer will be located at the rear of the properties. There will be no service areas that will be visible from the streets.

Parking Areas

Although parking is not required in the FB-UN1 zone, each unit will have a one or two-car garage except for the small one-bedroom unit. Landscape buffers will separate the units from one another. The parking garages will reduce the amount of street parking that otherwise might be required with the proposed zoning.

Landscaping

CC will provide a variety of landscaping for the property. Currently, there are no trees or any landscaping. CC will provide trees within the public strip and low-water-using native plants with a drip irrigation system in the front of the units.

Dog runs will be provided for tenants as well as a grass interior courtyard for tenants to gather.

Mobility

The property will have vehicular access from 400 East, Cleveland Avenue and an alley between Cleveland Avenue and Harrison Avenue. The driveways are well dispersed to minimize their effect on neighbors. There will be pedestrian access from both 400 East and Cleveland Avenue into the units. The units are designed so that there will be entrances from both the roadways as well as the central courtyard.

Existing Site Features

There are no existing site features. The parcel is currently a vacant lot with no vegetation.

Utilities

The property has all utilities available to it. These will adequately serve the proposed development. CC will bury the power lines along the alley as an improvement to the property.

Conclusion

CC's Enhanced Project provides exactly what the neighborhood and Salt Lake City need and are seeking: it is visually attractive and appealing (*see* Exhibit C); it is environmentally sustainable (equipped with solar generation and high insulation values); it is designed with balconies, patios, a fire pit, dog runs, and an internal courtyard (*see* Exhibit E-1) – all of which encourage residents to engage with one another and with the surrounding neighborhood; and it provides the appropriate parking on-property (all but one unit has garages) (*see* Exhibit D-1). It will house more families/individuals, will have lower rents per unit (because the units are smaller and more efficiently designed), be affordable by a larger segment of our citizenry, develop more neighborhood diversity, and create a stronger, more engaged community.

The requested modifications of a rear yard setback and garage location will make the Enhanced Project (seven units) more attractive and compatible with the neighborhood. Therefore, we respectfully request that this Planned Development Application be approved.

EXHIBIT A

LIBERTY WELLS MULTI-FAMILY PROPERTIES WITH 4 OR MORE UNITS NEAR CLEVELAND COURT PROPERTY

1	2	3	4	5	6	7	8	9
Parcel	Address	# Units	Acreage	Total Square Footage	Square Footage Per Unit	SF Req'd in Current Zoning	Current Zoning Defic	Units per Acre Equivalent
1	1430 South 400 East	7	0.32	14,599	2,086	17,000	2,401	21
2	1485 South Roberta (240 E)	21	0.43	18,731	892	45,000	26,269	49
3	1340 South 200 East	12	0.41	17,860	1,488	27,000	9,140	29
4	1146 South 500 East	12	0.36	15,682	1,307	27,000	11,318	33
5	1540 South Roberta (240 E)	12	0.27	11,761	980	27,000	15,239	44
6	1378 South Roberta (240 E)	12	0.27	11,761	980	27,000	15,239	44
7	204 E. Browning (1420 S)	10	0.23	10,019	1,002	23,000	12,981	43
8	1482 South Roberta (240 E)	10	0.22	9,583	958	23,000	13,417	45
9	1376 South 200 East	9	0.61	26,572	2,952	21,000	0	15
10	1426 South 500 East	9	0.29	12,632	1,404	21,000	8,368	31
11	1495 South 200 East	9	0.22	9,583	1,065	21,000	11,417	41
12	1464 South Roberta (240 E)	9	0.20	8,712	968	21,000	12,288	45
13	1401 South 300 East	8	0.36	15,682	1,960	19,000	3,318	22
14	1318 South 500 East	8	0.23	10,019	1,252	19,000	8,981	35
15	207 E Kensington (1525 S)	8	0.22	9,583	1,198	19,000	9,417	36
16	1391 South 200 East	8	0.19	8,276	1,035	19,000	10,724	42
17	1539 South Roberta (240 E)	6	0.17	7,405	1,234	15,000	7,595	35
18	1441 South 200 East	4	0.17	7,405	1,851	11,000	3,595	24
19	370 East Sherman (1330 S)	4	0.17	7,405	1,851	11,000	3,595	24
20	1450 South 300 East	4	0.18	7,841	1,960	11,000	3,159	22
21	1436 South Roberta 240 E)	4	0.18	7,841	1,960	11,000	3,159	22
22	1490 South 400 East	4	0.18	7,841	1,960	11,000	3,159	22
23	1478 South 400 East	4	0.19	8,276	2,069	11,000	2,724	21
24	1381 South 400 East	4	0.20	8,712	2,178	11,000	2,288	20
25	1349 South 300 East	4	0.20	8,712	2,178	11,000	2,288	20
26	1486 South 400 East	4	0.20	8,712	2,178	11,000	2,288	20
27	1499 South 400 East	4	0.21	9,148	2,287	11,000	1,852	19
28	1488 South 400 East	4	0.22	9,583	2,396	11,000	1,417	18
29	1402 South 200 East	4	0.23	10,019	2,505	11,000	981	17
30	1396 South 200 East	4	0.23	10,019	2,505	11,000	981	17
31	1480 South 200 East	4	0.24	10,454	2,614	11,000	546	17
32	1521 South 500 East	4	0.24	10,454	2,614	11,000	546	17
33	1405 South 300 East	4	0.26	11,326	2,831	11,000	0	15
34	1359 South 300 East	4	0.26	11,326	2,831	11,000	0	15
35	1496 South 400 East	4	0.27	11,761	2,940	11,000	0	15
36	1494 South 400 East	4	0.27	11,761	2,940	11,000	0	15
37	1482 South 400 East	4	0.27	11,761	2,940	11,000	0	15
38	1492 South 400 East	4	0.28	12,197	3,049	11,000	0	14
39	1408 South 400 East	4	0.29	12,632	3,158	11,000	0	14
40	1389 South 300 East	4	0.30	13,068	3,267	11,000	0	13
41	1484 South 400 East	4	0.33	14,375	3,594	11,000	0	12
42	1476 South 200 East	6	0.16	6,970	1,162	15,000	8,030	38
43	1324 South 500 East	6	0.35	15,246	2,541	15,000	0	17
44	354 E. Logan Avenue (1627 S)	7	0.29	12,632	1,805	17,000	4,368	24

EXHIBIT B-1
NEARBY PROPERTIES WITH 4 OR MORE RENTAL UNITS

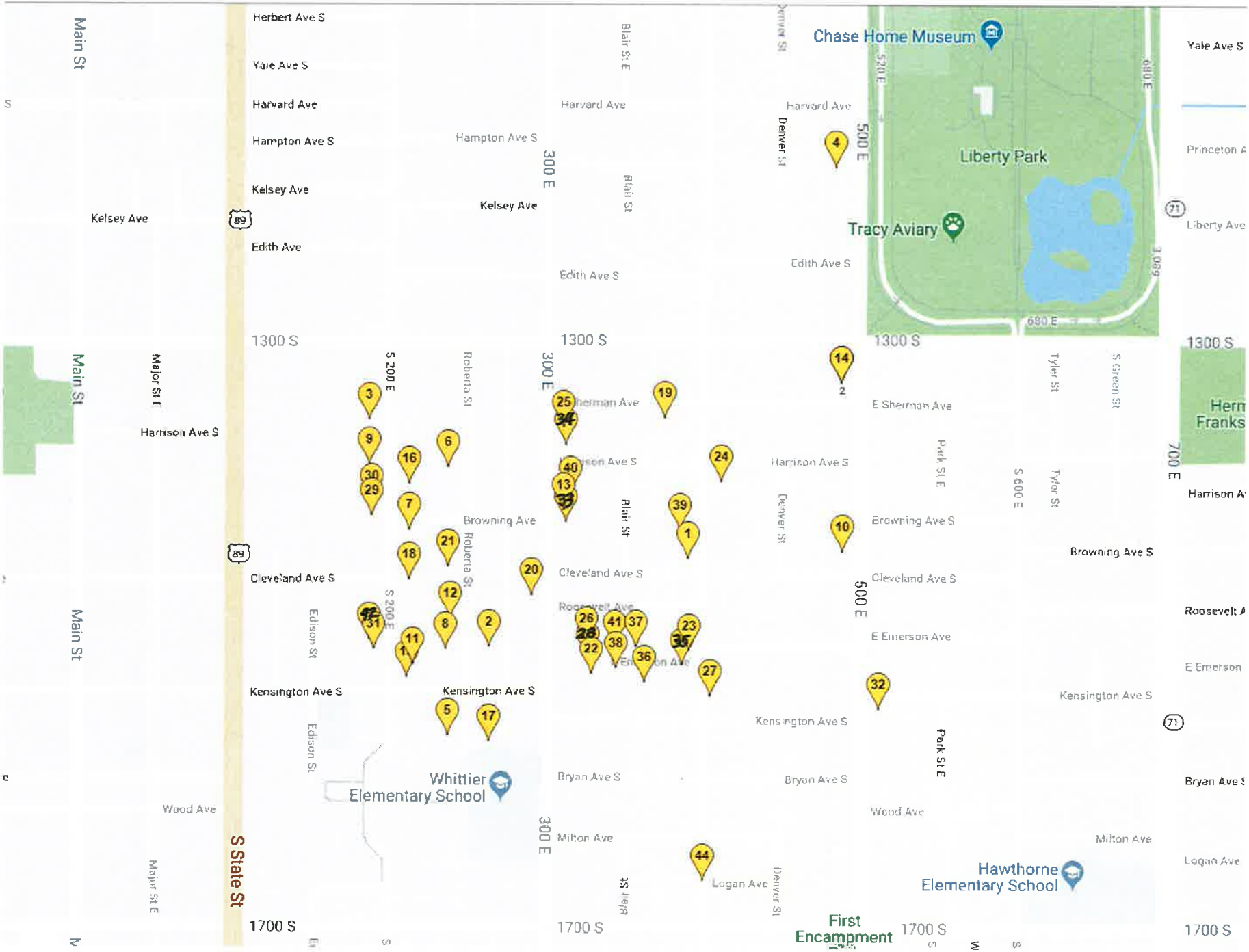


EXHIBIT B-2
NON-COMPLIANT PROPERTIES WITH 4 OR MORE RENTAL UNITS

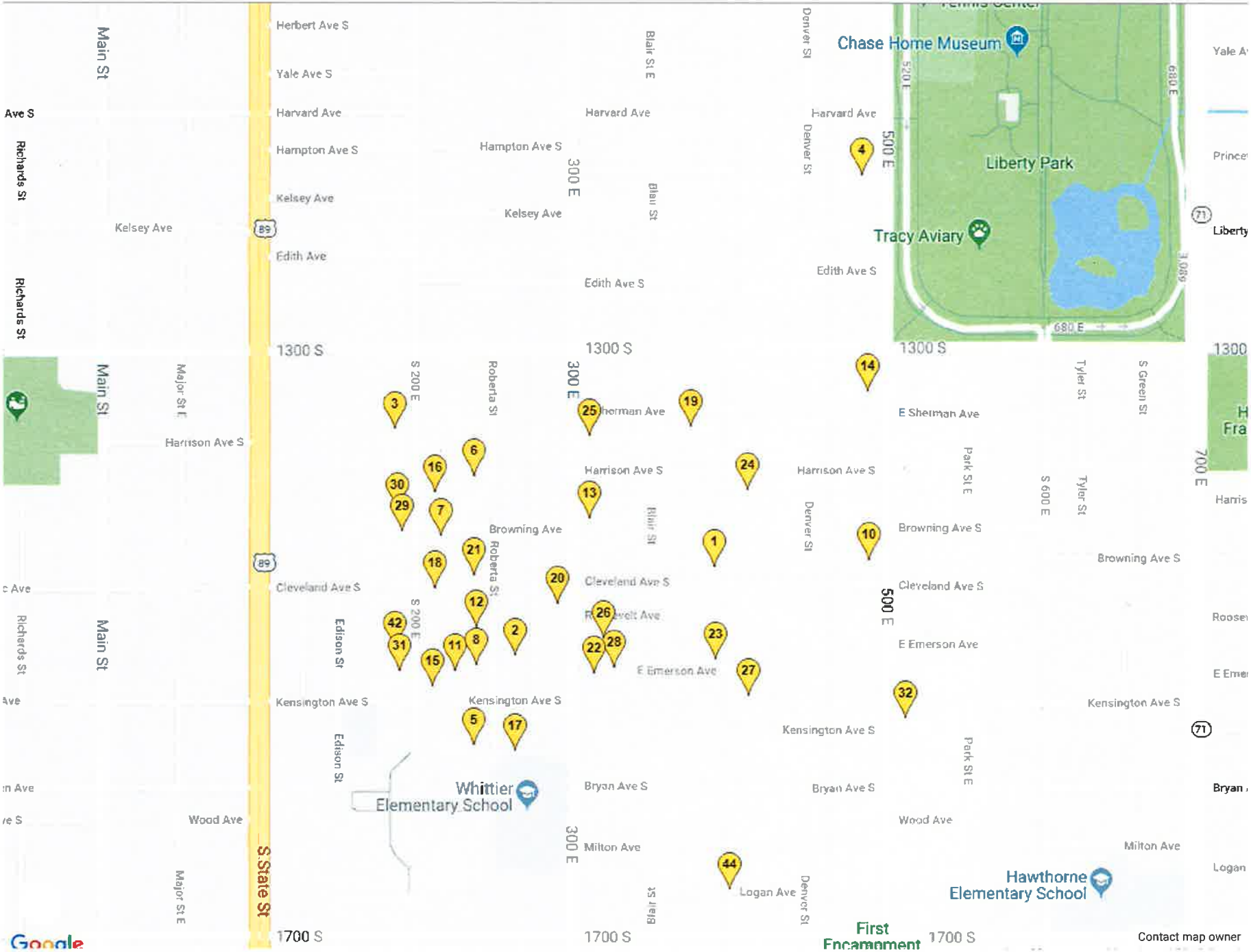


EXHIBIT B-3
ZONING MAP

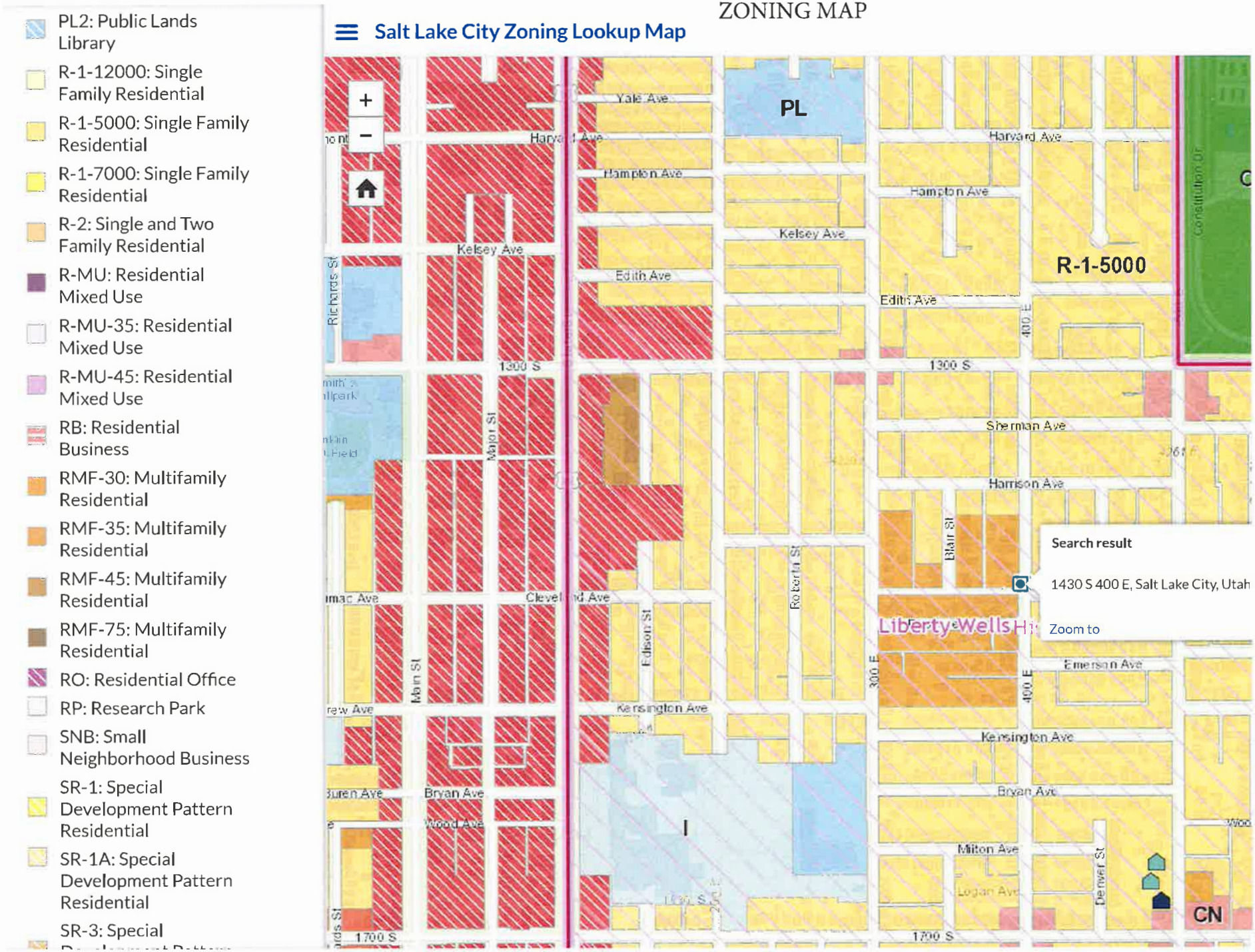
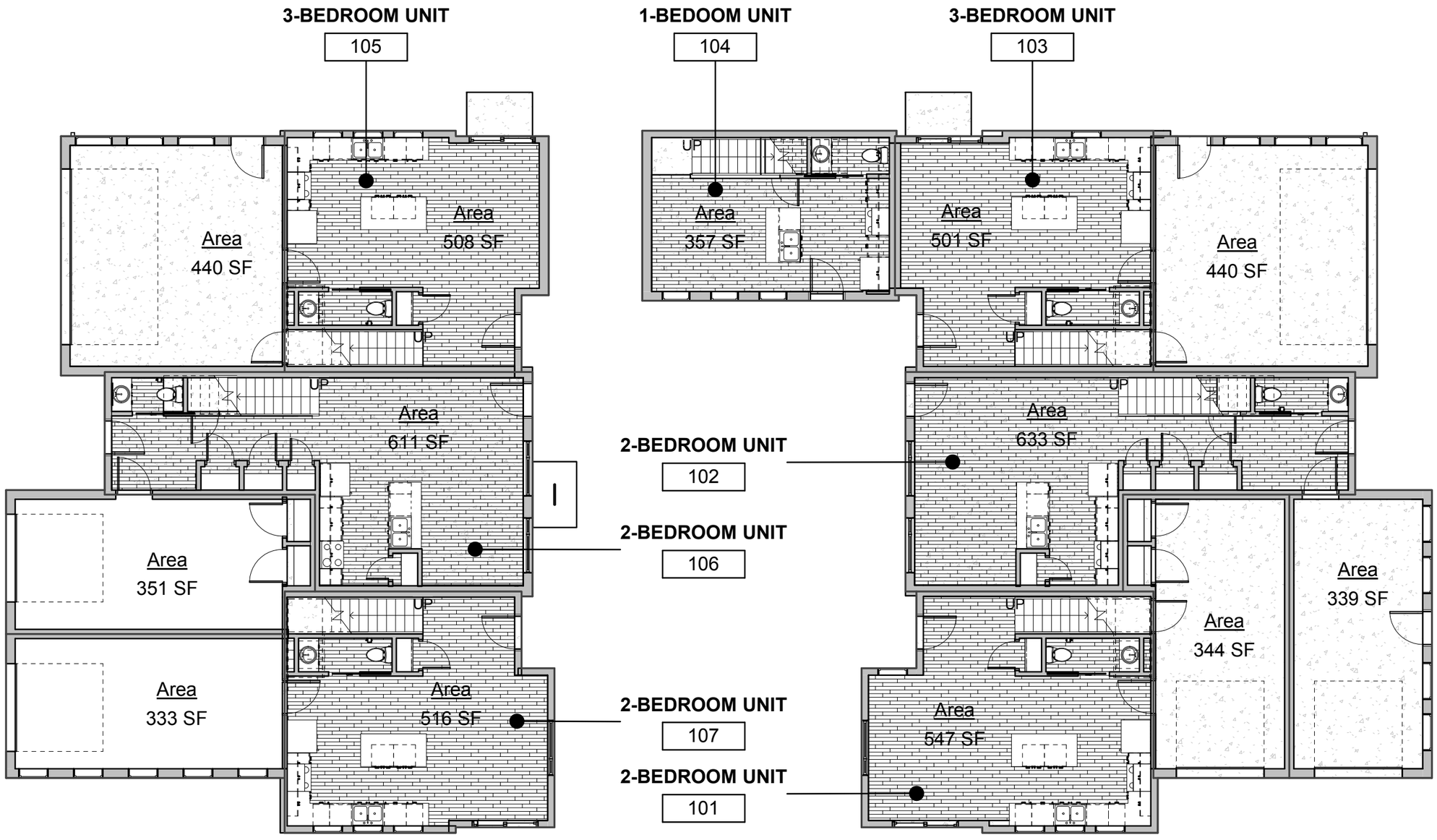


EXHIBIT C- ENHANCED PROJECT RENDERING

EXHIBIT D-1 ENHANCED PROJECT- MAIN LEVEL FLOOR PLAN



1
P105

MAIN LEVEL

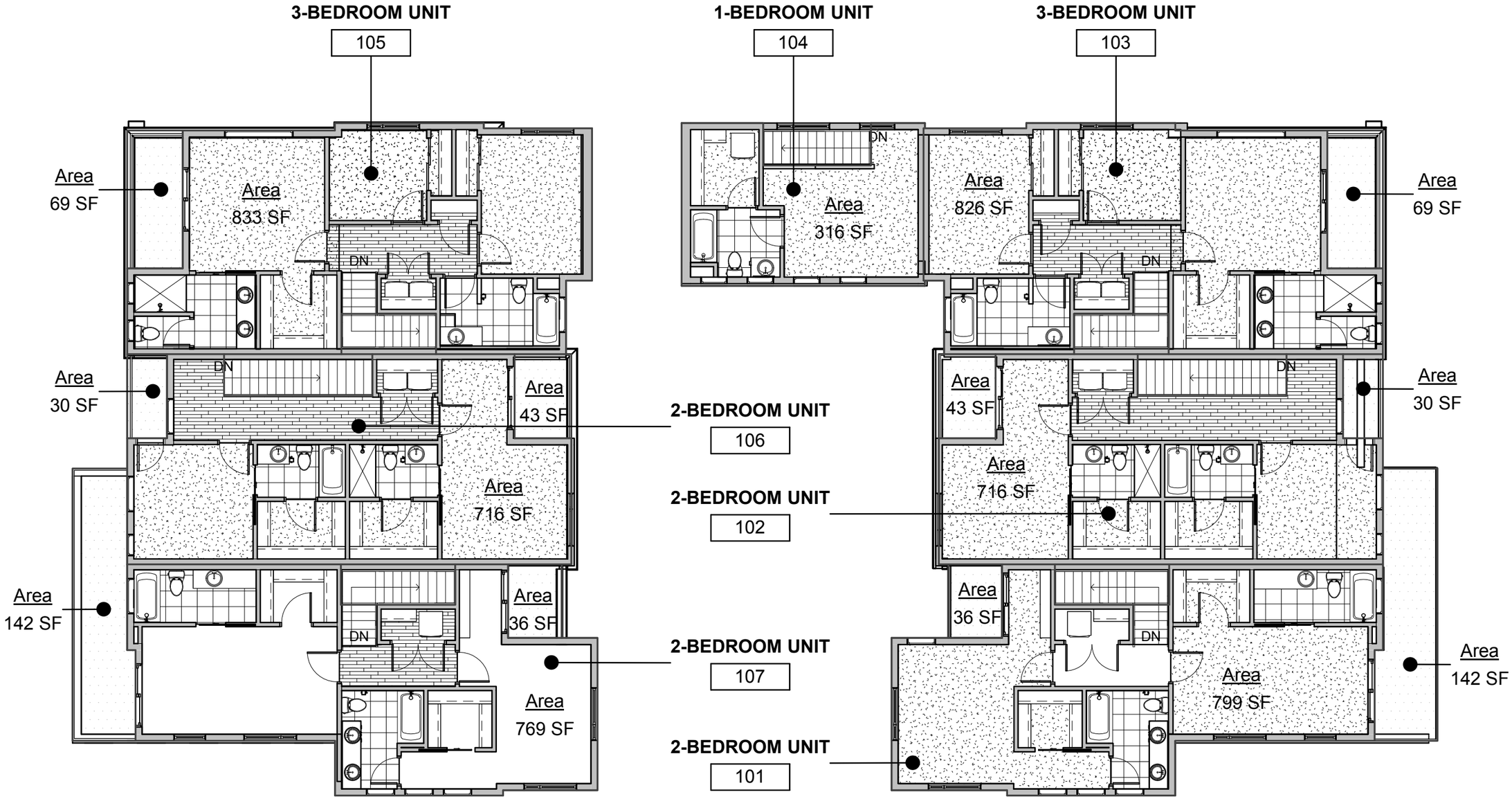
1" = 10'-0"

CRSA

CLEVELAND COURT - MAIN LEVEL

2019_0903

EXHIBIT D-2 ENHANCED PROJECT- SECOND LEVEL FLOOR PLAN



1
P106

SECOND LEVEL

1" = 10'-0"

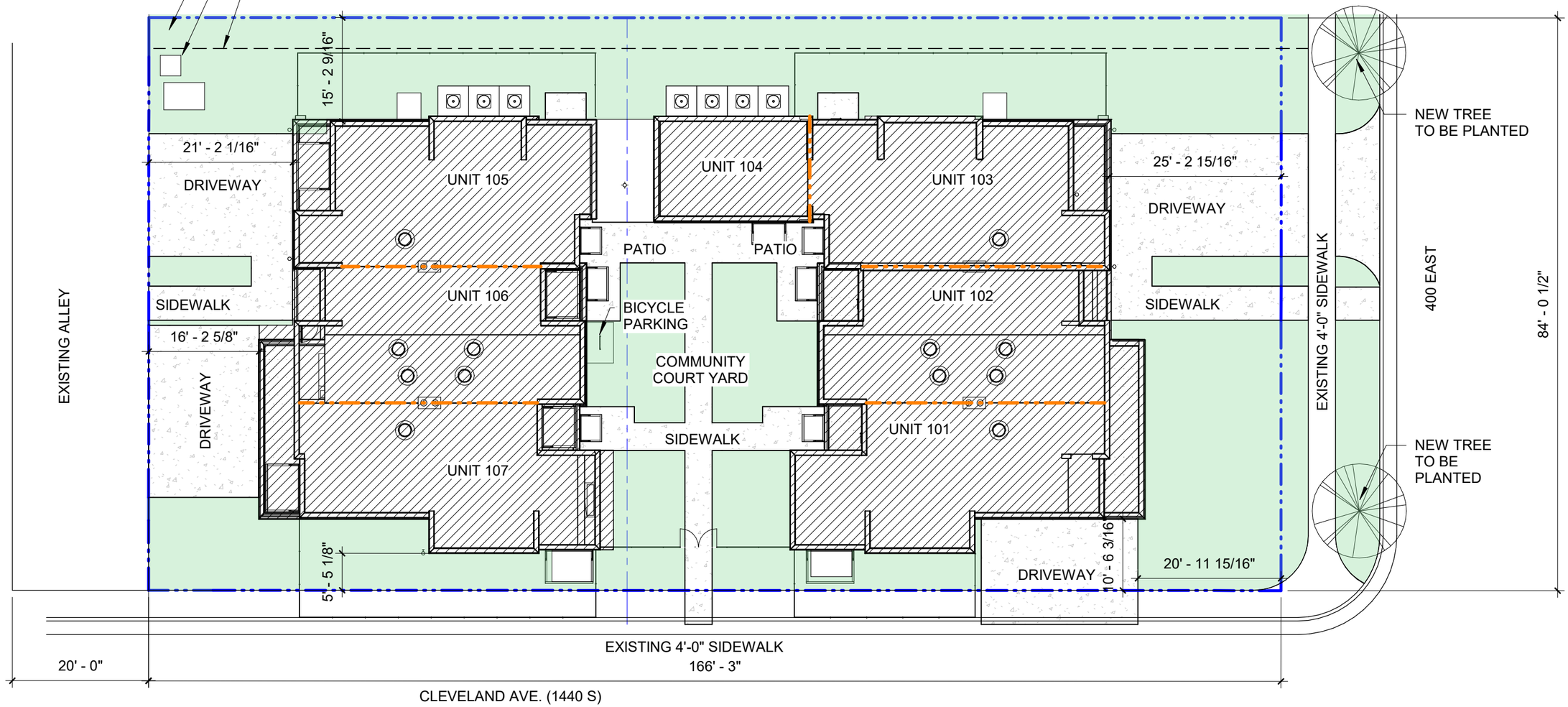
PROPOSED POWER TRANSFORMER

RECYCLING DUMPSTER AS REQUIRED BY 21A.36.250

PROVIDE 5'-0" UTILITY EASEMENT ACROSS NORTHERN LOT LINE

LOT COVERAGE

TOTAL LOT SIZE:	13,968.6 SF
TOTAL BUILDING FOOTPRINT:	6,048.9 SF
TOTAL BUILDING COVERAGE:	43.3%
ALLEY SIZE:	1267.5 SF



1 SITE PLAN

1/16" = 1'-0"

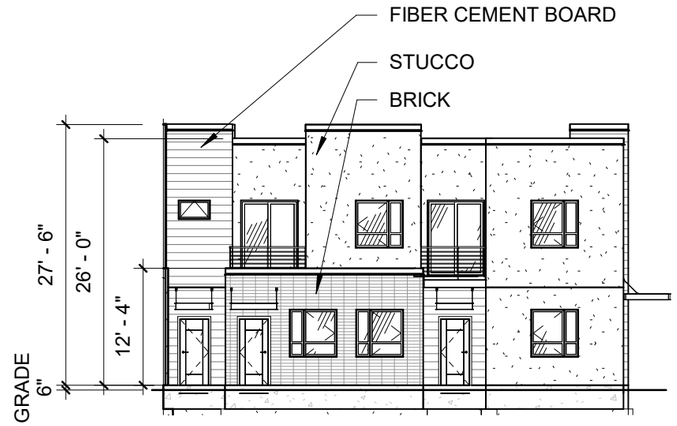
CRSA

CLEVELAND COURT - 7 PLEX

2019_0925

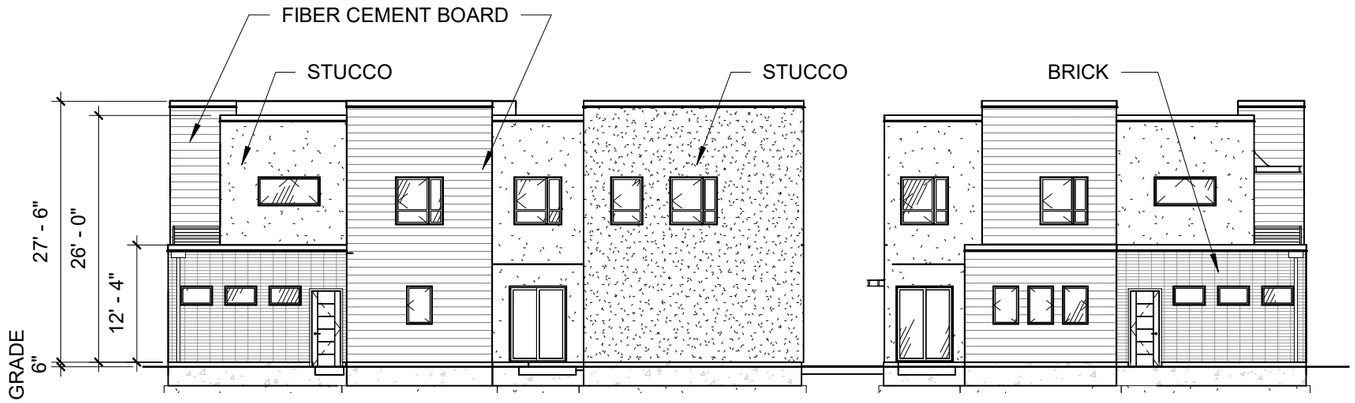
2 SOUTH ELEVATION

1/16" = 1'-0"



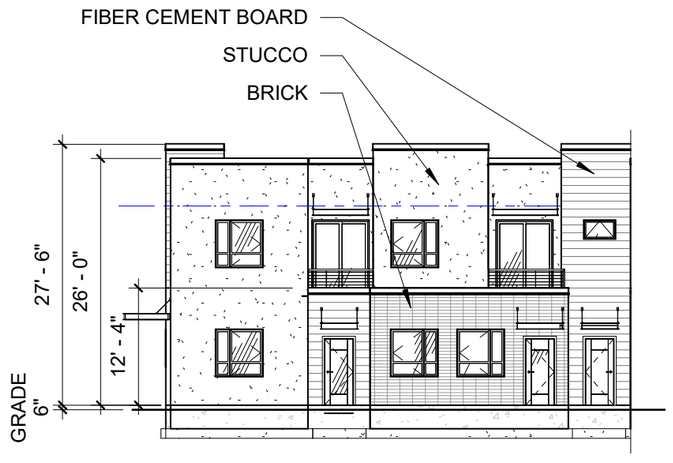
4 EAST BLDG

1/16" = 1'-0"



1 NORTH ELEVATION

1/16" = 1'-0"



3 WEST BLDG

1/16" = 1'-0"

CRSA

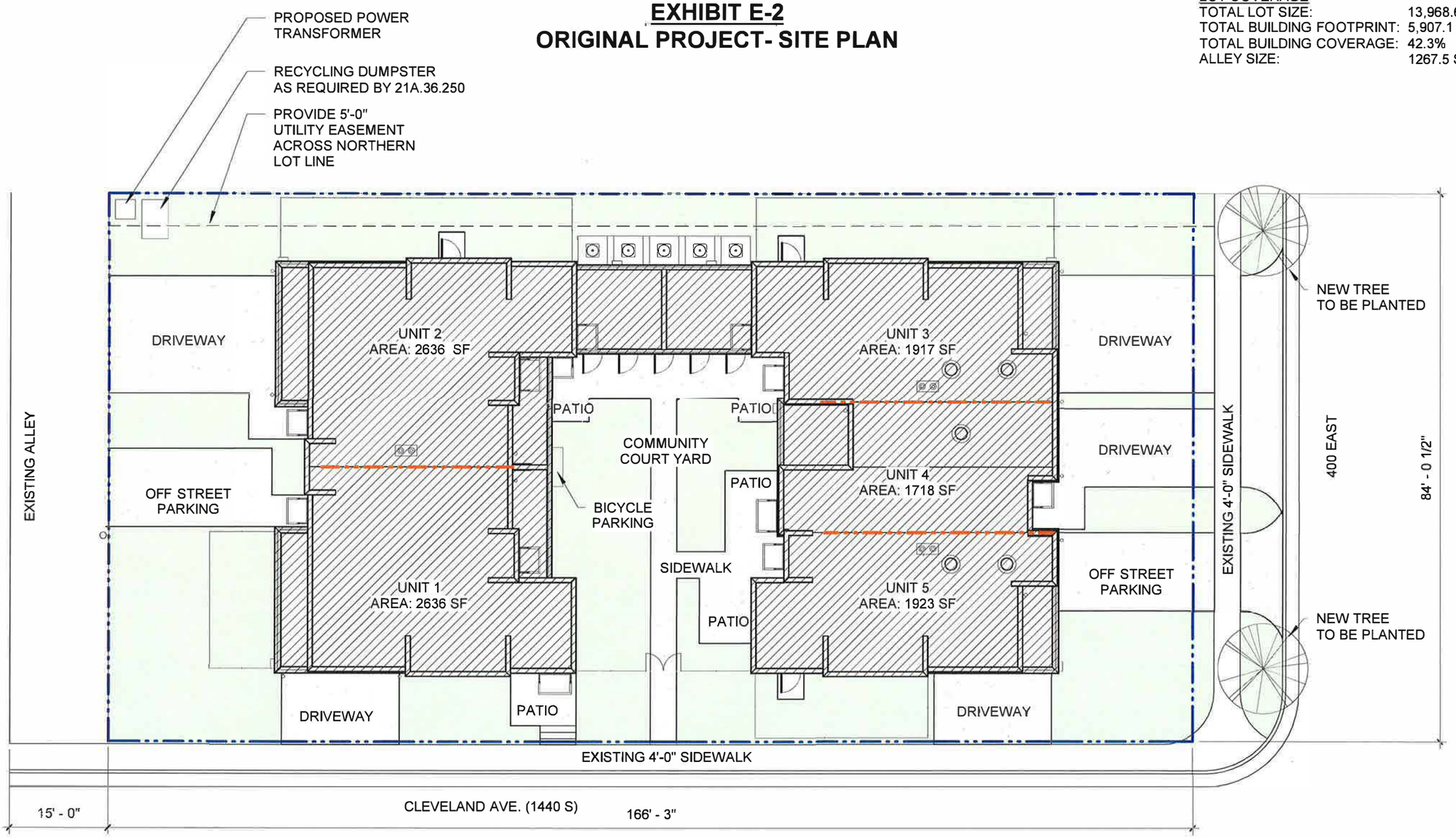
CLEVELAND COURT - ELEVATION

2019_0925

EXHIBIT E-2
ORIGINAL PROJECT- SITE PLAN

LOT COVERAGE

TOTAL LOT SIZE:	13,968.6 SF
TOTAL BUILDING FOOTPRINT:	5,907.1 SF
TOTAL BUILDING COVERAGE:	42.3%
ALLEY SIZE:	1267.5 SF



1 SITE PLAN
1/16" = 1'- 0"

CRSA CLEVELAND COURT - 5 PLEX
10/11/2018

ATTACHMENT D: Development Standards

Current zoning standards:

RMF-35 Moderate Density Multi-Family Residential - Multifamily			
Minimum Lot Area	**Minimum Lot Width**	**Maximum Height**	**Minimum Off-Street Parking**
9,000 sq ft for 3 units, plus 2,000 sq ft per unit up to 11 units, plus 1,000 sq ft per unit up to 1 acre. Above 1 acre, 1,500 sq ft for each unit	80 ft	35 ft	2 spaces per 2+ bed unit, 1 space per 1 bed unit

RMF-35 Moderate Density Multi-Family Residential - Multifamily				
Minimum Yard				**Maximum Building Coverage**
Front	**Corner**	**Interior**	**Rear**	
20 ft	10 ft	10 ft	25% of lot depth, but no less than 20 ft and no more than 25 ft	60%

Proposed zoning standards:

FB-UN1 Form Based Urban Neighborhood – Row House form			
Maximum Building Forms per Lot	**Units per Building Form**	**Minimum Lot Width**	**Maximum Height**
1 building form per 1,500 sq ft	Minimum 3; Maximum 4	15 ft per unit	2.5 stories and 30 ft

FB-UN1 Form Based Urban Neighborhood – Row House form			
Minimum Yard			**Attached Garages**
Front / Corner	**Interior**	**Rear**	
Average of block face. Otherwise minimum 10 ft, maximum 20 ft	4 ft	20% of lot up to 25 ft	No more than 50% of front façade; Minimum 5 ft from street façade and 20 ft from property line.

Land use comparison:

Use	RMF-35	FB-UN1
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C[8]	

Bed and breakfast		P
Bed and breakfast inn		P
Bed and breakfast manor		P
Community garden	P	P
Community recreation center	C	
Daycare center, child	C[22]	
Daycare, nonregistered home daycare	P[22]	P[1]
Daycare, registered home daycare or preschool	P[22]	P[1]
Dwelling, accessory unit	P	
Dwelling, assisted living facility (large)	C	
Dwelling, assisted living facility (limited capacity)	P	P
Dwelling, assisted living facility (small)	P	
Dwelling, group home (large)[14]	C	
Dwelling, group home (small)[15]	P	
Dwelling, manufactured home	P	
Dwelling, multi-family	P	
Dwelling, residential support (small)[17]	C	
Dwelling, single-family (attached)	P	P
Dwelling, single-family (detached)	P	P
Dwelling, twin home and two-family	P	P
Eleemosynary facility	C	
Governmental facility	C	P
Home occupation	P[24]	P[2]
House museum in landmark site		P
Municipal service use, including City utility use and police and fire station	C	P
Open space on lots less than 4 acres in size	P	
Open space		P
Park	P	P
Parking, park and ride lot shared with existing use	P	
Parking, off site		P
Place of worship on lots less than 4 acres in size	C	
Plazas		P
School, seminary and religious institute	C	
Temporary use of closed schools and churches	C[23]	
Urban farm	P	P

Utility, building or structure	P[5]	P
Utility, transmission wire, line, pipe or pole	P[5]	P

RMF-35 Qualifying provisions:
5. See subsection 21A.02.050B of this title for utility regulations.
8. Subject to conformance with the provisions of subsection 21A.24.010S of this title.
22. Subject to section 21A.36.130 of this title.
23. Subject to section 21A.36.170 of this title.
24. Subject to section 21A.36.030 of this title.

FB-UN1 Qualifying provisions:
1. Subject to section 21A.36.130 of this title.
2. Subject to section 21A.36.030 of this title.

ATTACHMENT E: Analysis of Standards

MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

> *All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)*

In this case, the master plan is being amended in order to provide consistency between the Central Community Master Plan and the proposed zoning designation of the subject property. This request facilitates a rezoning of the property to a district that will allow different uses on the property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

ZONING MAP AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	**Partially complies**	The applicant is seeking a master plan amendment because the proposed zoning amendment is not consistent with the future land use map in the Central Community Master Plan. However, as discussed in Consideration #1 of this staff report, the proposed amendments are in line with the goals and policies related to compatible design and increased housing variety found in the Central Community Master Plan. The proposed FB-UN1 zoning offers greater opportunities for appropriate development that is compatible in size and scale with the neighborhood and allows for a mix of units that creates more housing variety. The proposed zoning amendment is also in line with growth and housing goals outlined in the citywide master plan, Plan Salt Lake, and the city's 5-year housing plan, Growing SLC. These goals include increasing medium density housing and providing more housing types and options in terms of unit size

		and price while directing growth to areas with existing infrastructure.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	**Complies**	The proposal helps to *foster the city's residential development* by allowing a housing type that offers more options in terms of unit size and housing cost. Because the proposed zoning district takes into consideration the scale of the neighborhood, the proposal also promotes the *convenience, order, prosperity and welfare of the present and future inhabitants*. Moreover, the proposal helps to implement the city's adopted plans as discussed above.
3. The extent to which a proposed map amendment will affect adjacent properties;	**Complies**	Consideration #2 of this staff report shows that the visual impact of developing under the current RMF-35 zoning district could be greater to adjacent properties than the proposed FB-UN1 zoning district. The proposed amendment will help ease the transition between single and multi-family developments in an area that already allows moderate density housing. Consideration #3 of this staff report addresses the public comments received related to parking impacts on neighborhood. Staff finds that the development provides adequate parking to serve the residents based on the unit sizes and transportation options found in the neighborhood, which includes sidewalks, bike-friendly streets, accessible on-street parking as well as bike lane and bus line in the vicinity of the subject property.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	**Complies**	The property is not located within an overlay district.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	**Complies**	No objections were received from other City departments regarding this amendment or the proposed development. Prior to obtaining a building permit, the development will need to comply will all city regulations. Other city departments and divisions provided preliminary comments, which are included in Attachment G.

PLANNED DEVELOPMENTS

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

Standard	Findings	Rationale
A. Planned Development Objectives The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict applicable of the land use regulations.	**Complies**	The applicant argues that the proposed development complies with the housing objective 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 applicant's reasoning is that this development provides "missing middle" housing, which is not commonly found in the area but "would fit in well among the single and multi-family projects in the area". The applicant also argues that the subject property has a somewhat unique lot due to fronting two streets and an alleyway and therefore the proposed setback reliefs are warranted. Staff agrees with this analysis. The proposed development is not out of scale with the neighboring homes and provides housing variety to the community. The subject property is different from the abutting properties and the proposed reliefs along with staff's recommended conditions of approval will help maintain the existing development pattern.
B. Master Plan Compatibility The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.	**Complies**	The proposed development is consistent with the goals and policies related to compatible design and increased housing variety of the Central Community Master Plan, as well as the growth and housing goals outlined in the citywide master plan, Plan Salt Lake, and the city's 5-year housing plan, Growing SLC. The proposed development is compatible in size and scale with the neighborhood and contain a mix of units that creates more housing variety. Likewise, it helps to increase medium density housing and provides more housing types and options in terms of unit size and price in an area with existing infrastructure.

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: 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design; 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; 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. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to street, driveways and sidewalks. e. Provide sufficient space for maintenance. 4. Whether building facades offer ground floor	**Complies with conditions**	The proposed development follows the existing development pattern of the neighborhood. 1. The development is broken up into two buildings, matching the mass and scale of the homes around it. The buildings are two-story high, which is consistent with the neighborhood. The area is predominantly single-family but multi-family of similar density is also found in the neighborhood. 2. While the units are arranged around a courtyard, the buildings follow the development pattern and are primarily oriented to the street. The proposed development incorporates brick in the façade, which is a material commonly found in the area, and uses fiber cement board as a reference to the wood siding that many of the adjacent homes have. 3. As discussed in Consideration #4, the corner yard setback follows the development pattern along the longest block face and the front yard setback is consistent with the small yards along Cleveland Avenue. The small front yard setback also helps to engage with this street. The interior side yard provides space for larger driveways and utilities and the rear yard buffers the development from the property to the north with sufficient space to maintain the pattern of the block. The courtyard provides an additional amenity for residents in the interior of the lot. All of the setbacks provide enough space for maintenance and adequate sight lines. 4. The primary elevations provide ground floor transparency and architectural detailing. The first floor of the street facing facades contain sufficient fenestration and glass and, with Staff's recommended conditions of approval, all the street facing entries will have entry features. Additionally,

transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and 7. Whether parking areas are appropriately buffered from adjacent uses.		the buildings have vertical articulation through changes in wall planes and materials, and balconies on the east facade. The integration of a variation of textures, glass, materials and architectural features helps in creating pedestrian interest at the street level. 5. The lighting will be directed towards the interior of the development. 6. Dumpsters will be located on close to the alley and will be screened form public view. 7. Parking is located in the attached garages, which complies with the building setbacks.
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: 1. Whether mature native trees located long 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 potential impacts created by the proposed planned development; and 4. Whether proposed landscaping is appropriate for the scale of the development.	**Complies with conditions**	1. There are currently no mature trees within the periphery of the property. 2. There is no existing landscaping on the property. 3. The applicant is proposing street trees as required by the zoning ordinance, turf in the courtyard and draught-tolerant plans within the street facing yards. Staff is recommending that final plans, including the landscape plan, shall be provided to staff to ensure compliance with zoning standards. 4. The proposed landscaping is appropriate for the scale of the development.
E. Mobility: 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;	**Complies**	The proposed development supports City goals and promotes safe and efficient circulation. 1. Only one drive access is proposed on each street, limiting curb cuts and vehicular traffic from and to the site through Cleveland Avenue and 400 E, both designated as local streets. These accesses are similar to those of single-family homes

2. 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; 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; and **5.** Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.		and should not create any unusual impact on the streets. Other two larger driveway are accessed from the alley. Directing vehicular egress and ingress to the alley helps limiting the width of curb cuts and reducing the traffic impacts on these local streets. 2. The development includes pedestrian sidewalks throughout the site and connecting to the streets and alleyway. Two bicycle parking spaces will be provided as required by Chapter 21A.44. There are no anticipated or foreseen conflicts between different transportation modes. 3. The development is self-contained within the site and all units will have access to the courtyard amenity. There are no anticipated access issues with the adjacent uses. 4. Fire presented no objections to the proposed development. The proposal will be required to comply with all fire code requirements before obtaining a building permit. 5. The loading and service areas are adequate for the site. Attached garages and driveways will serve as the loading and unloading areas for the future residents. Service areas are provided in the interior and rear yards and will not be readily visible from the public right-of-way.

ATTACHMENT F: Public Process and Comments

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

Public Notices:

- Notice of the project and request for comments sent to the Chair of the Liberty Wells Community Council on October 4, 2019 in order to solicit comments. The 45-day recognized organization comment period expired on November 18, 2019.

- Early notification notices mailed on October 4, 2019 to property owners and residents within 300 feet of the subject property.

Public Hearing Notice:

- Public hearing notice mailed on December 20, 2019.

- Public hearing notice posted on City and State websites on December 20, 2019.

- Sign posted on the property on December 27, 2019.

Public Comments:

- The Community Council Chair did not ask staff to attend a meeting. The applicant presented the project at the October 9th council meeting and the Chair provided an email indicating that the public who attended the meeting voted in support of the proposed development. A copy of the email follows attached.

- Two public comments were received in opposition to the proposed development. A neighbor called and emailed staff on October 9th to express his concerns regarding the noise, pollution and traffic impacts. A copy of the email follows attached. Another neighbor called on October 14th to voice concerns with increase in demand for off-street parking and overbuilding on a small lot.

From: Sara E. Adelman
To: Lima, Mayara
Cc: Bill Davis
Subject: (EXTERNAL) Zoning amendment - 1430 South 400 East
Date: Wednesday, November 6, 2019 5:03:41 PM

Dear Mayara,

On October 9, at our regular monthly public meeting of the Liberty Wells Community Council, we heard a presentation from Peter Corroon of Sentry Financial concerning the proposed rezone of their property at 1430 South 400 East.

The rezone from RMF35 to FB-UN1 is required for them to proceed with this project. We had previously seen the original presentation about a year ago. The meeting was well attended and there was a substantial discussion concerning it. Most of the comments were positive. At the conclusion of the presentation on Oct. 9, a straw poll was conducted. Of the residents that voted, 11 people who supported the petition and only one was opposed.

There were several things that appealed to people in attendance. The most prominent was that rezone allows an additional two units to be built, which in turn will allow the units to be offered at a lower, more affordable rental rate.

We support this application for a zoning map amendment from RMF35 to FB-UN1.

Best wishes,
Sara Adelman
Chair, Liberty Wells Community Council

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Sara E. Adelman
646-821-2708

www.linkedin.com/in/saraadelman

Lima, Mayara

From: Dave Houser [redacted]
Sent: Wednesday, October 9, 2019 12:29 PM
To: Lima, Mayara; info@lwccslc.org
Cc: Benjamin Petersen; Kolendar, Ben; Wittenberg, Andrew; [redacted]
Subject: Proposed Development on 1430 South 400 East

To Whom it may concern:

October 9, 2019

This letter is concerning Petitions PLNPCM2019-00489, PLNPCM2019-00190 and PLNSUB2019-00934. Please consider this letter my opposition to the project and as a formal complaint.

This small lot previously had a single family home on it. Currently, there is a single-family home on the same sized lot to the North and all around the property this is the case. Cleveland Ave is 24 feet wide and already crowded with parking and traffic. Small children live in the neighborhood and this eye-sore would take away the neighborhood charm we currently enjoy, not to mention our view of the trees and mountains. The environmental impact of this misplaced apartment complex in a single-family neighborhood would be considerable. The carbon footprint would be huge, along with the noise, pollution and traffic. This small lot on small streets, one, Cleveland Ave, that doesn't even qualify as a street, will have many negative impacts.

Building this huge project in the middle of a single-family neighborhood will create hardships for all of the current owners and residents that have lived in the area for many years. We have watched the lot and seen it go through the changes from a single-family home to a duplex and then a 5-plex. Now a 7-plex is being considered. Every neighbor will be negatively impacted if this goes through just because of the greed of the owners of Cleveland Court LLC. The last go-round, we proposed a duplex or two small homes when we were in the City Counsel meetings because the neighborhood would benefit from that. But putting an apartment complex on a lot designed and used for a single-family home, like the rest of the neighborhood, is a bad idea for everyone.

The proposal has allowed for 6 cars to be parked on the property with one unit having no parking at all. They can't park in the alley to the West, 400 East is already packed with cars every day and Cleveland also has a lot of cars parked on it and has one side designated as No Parking. If they change it back to allow parking on both sides to accommodate an apartment complex in a single-family neighborhood, what do we do when a house catches on fire or someone has a heart attack on Cleveland Ave? Emergency vehicles will not fit down the Avenue, they barely can with cars parked on one side. I have 4 studies that show the average single-family home has between 1.9 and 2,3 cars. So, where will 14+/- cars park? Where can they park safely? The 6 garages may or may not be used for garages, if you look around the apartment complexes about half of them are used for storage. But assuming we have only 8 more cars to be parked from residents, where will they go? There is simply no place for them to park. Not to mention Friday or Saturday nights if one or more of them have parties or gatherings.

This proposed complex will also endanger the children and elderly that live in the neighborhood. Because Cleveland Ave has no Stop sign where it crosses 400 East, cars use the Avenue to quickly go from 500 to 300

East and it is a dangerous situation. We don't need a huge apartment complex blocking their view and adding 14 more cars to the traffic, this would be a great hardship for the entire neighborhood.

The residents in the area will be going to every meeting about this project to oppose the development for the safety, property values and neighborhood feel we currently enjoy.

Please feel free to contact me,

Dave Houser
372 East Cleveland Ave
Salt Lake City, Utah 84115
[redacted]

ATTACHMENT G: Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Zoning – Alan Michelsen
Proposal is to amend the master plan and zoning map to FB-UN1 and construct 7 attached dwelling units in two separate structures as a planned development on a .32-acre lot. Applicant is proposing the FB-UN-1 row house building form. Applicant is seeking modification to the front and rear setbacks and garage setback for the south east unit located on Cleveland.

- A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
- See 21A.27 for general and specific regulations including building configuration and design standards, approved front façade materials and percentages, etc., for the FB-UN1 zoning district.
- See 21A.36.010 for Use of Land and Buildings and, 21A.36.250 for a permanent recycling collection station.
- See 21A.40 for Accessory Uses, Buildings and Structures, and including fences and ground mounted utility boxes.
- S44 21A.48 for required parking strip, front yard and corner-side yard landscaping and dumpster screening.
- Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry.

Public Utilities - Kristeen Beitel
Public Utilities has no issues with the proposed development but has provided comments to assist with the requirements for development.

- 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 meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Property is served by 6" water mains in Cleveland Avenue and 400 East.
- There is an existing ¾" water service to the property from 400 East. This water service is not large enough to support the needs of the development and will need killed at the water main per SLCPU standards. A new water service will need installed with a separate connection to the water main in either roadway. Only one culinary water service will be allowed to the property.
- Fire lines will be allowed to the property, as required. Each service must have a separate tap to the main.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered by the 6" water mains, then a water main upsizing will be required at the property owner's expense. If a new fire hydrant is required, then a water main upsize will also be required – fire hydrants cannot connect to 6" water mains. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

- Property is served by a 12" sewer main in 400 East.
- There is an existing sewer lateral from the property installed in 1919. Due to the age of this lateral, it will not be permitted for reuse. The lateral must be capped and pugged at the sewer main per SLCPU standards.
- A minimum of one sewer lateral will be required for each building.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.

Building Code - Todd Christopher
No Building Code concerns with the submitted drawings.

Fire – Ted Itchon
If the building are under 30 ft. in height and the fire department access roads are 20 ft. clear width, 13 ft. 6 inches clear height and the turning radius is 20 ft. inside and 45 ft outside I don't see any problems.

Engineering - Scott Weiler
Engineering has no objections.

Transportation - Michael Barry
Transportation has no objections.

Police and **Sustainability** did not provide comments.