



Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, AICP, Senior Planner, eric.daems@slcgov.com or 801-535-7236
Date: March 24, 2021
Re: PLNPCM2018-00877- Zoning Map Amendments 833 W Hoyt Pl. and 834 W 200 North

Zoning Map Amendments

PROPERTY ADDRESS: 833 West Hoyt Place and 834 W 200 North

PARCEL ID's: 08-35-406-019-0000 and 08-35-406-018-0000

MASTER PLAN: Northwest Community and North Temple Boulevard Plan

ZONING DISTRICTS: R-1-5,000 and R-1-7,00 (Single-family Residential)

REQUEST:

Sattar Tabriz, representing property owner J&S Property Development LLC, is petitioning to amend the zoning map for two parcels they own.

The proposal would rezone the single-family residential zoned properties located at approximately 833 W Hoyt Place (R-1-5,000) and 834 W 200 North (R-1-7,000) to SR-3 (Special Development Pattern Residential). The proposed rezone is intended for a future Planned Development to include a twin home and four single-family attached homes.

RECOMMENDATION:

Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment subject to:

1. Recording a development agreement for the protection of the single-family use and architecture of the existing home at 834 W 200 North (see Key Consideration 2).
2. Access to any future development on the property should be sought first from Hoyt Place (see Key Consideration 2).

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant Submittal and Information
- C. Property and Vicinity Photos
- D. Future Land Use Maps
- E. R-1-7,000 Zoning Standards
- F. R-1-5,000 Zoning Standards
- G. SR-3 Zoning Standards
- H. Analysis of Amendment Standards
- I. Department Review Comments
- J. Public Process and Comments

This is a petition to rezone two parcels to SR-3. The first parcel is .24 acres at 833 W Hoyt Place and is currently zone R-1-5,000. The second is 834 W 200 North and is .28 acres and is zoned R-1-7,000. Both properties are located within the Northwest Community Master Plan as well as the North Temple Boulevard Plan areas. Currently, the only development on the property is a single-family home at 834 W 200 North.



One of the most unique challenges is that development potential accessed from Hoyt Place, which is a dead end, is limited to 30 homes or less without secondary fire access. The property owner adjacent to this project owns the majority of the land along Hoyt and would like to build a complimentary project to the one envisioned for this property. Although the projects would be complimentary, they would likely result in more than 30 homes being accessed from Hoyt. Other challenges include the desire for

the property owners to work together to share utilities, driveways, and easements, which could decrease development costs and better utilize developable area.

Both property owners have attempted to work with each other and surrounding property owners to gain secondary access to the project and to agree to terms on sharing driveways or utilities. City Staff has encouraged the dialogue and believes that having the owners work together would result in a better project. That being said, the property owners have not been able to come to terms throughout the last two and a half years and the applicant for this rezone is ready to move the project forward independently if necessary. In order to do so, the property will need vehicular access to 200 North.

The proposed rezone is not connected to a specific development proposal at this time, although it is anticipated the properties will be combined and a subdivision will be created for future development. Conceptual plans include the preservation of the existing single-family home at 834 W 200 North and the development of a twin home and four single-family homes to largely be located on 833 W Hoyt Place. Those plans also include a 20' driveway to the west of the existing home that would serve the development to the northern property. Conceptual drawings have been included as part of the submittal in Attachment B of this report.



Twin homes and attached single-family homes are not allowed uses in the R-1-5,000 or 7,000 zones. The SR-3 zone allows for both. Although, it is proposed that the single-family home would remain on the property at 834 W 200 North, that property would also need to include the access driveway for the proposed homes on the northern portion of the property. The zoning of property used for access to a land use, would need to also list that same use as a permitted use. For this reason, the applicant is proposing that both properties be rezoned to SR-3. Even though the applicant is pursuing SR-3 zoning for both properties and access from 200 North, he has expressed continued hope to reach an agreement for access from Hoyt. If an agreement is reached at some point, vehicular access to 200 North would be removed from development plans. With either scenario, pedestrian access would be provided from any new homes directly to 200 North.

The SR-3 allows for similar scale development to the R-1-5,000 and R-1-7,000 zones while moderately increasing density potential due to smaller required lot areas and reduced yard setbacks. Tables comparing key standards and uses of the existing R-1-5,000 and R-1-7,000 zones and the proposed SR-3 zone have been included below.

Key Use Comparisons				
	Single-Family (detached)	Single-Family (attached)	Twin Homes	Planned Development (minimum area)
R-1-5,000	Permitted	No	No	10,000 sf
R-1-7,000	Permitted	No	No	14,000 sf
SR-3	Permitted	Permitted	Permitted	4,000 sf

Key Zoning Standards Comparison							
	Lot Area	Max Height	Front Yard	Side Yard	Corner Yard	Rear Yard	Lot Coverage
R-1-5,000	5,000 sf	28' or 20' flat roof	20'	8' and 10'	20'	25'	40%
R-1-7,000	7,000 sf	28' or 20' flat roof	20'	6' and 10'	20'	25'	40%
SR-3	1,500 sf (attached) 2,000 sf (detached)	28' or 20' flat roof	10'	4' (detached)	10'	15'	60% detached 70% attached

As shown in [Attachment A](#), the properties immediately surrounding the site are almost entirely single-family, however there are adjacent properties on Hoyt Place which have yet to be developed. The neighboring properties along 200 North are zoned R-1-7,000, while those along Hoyt Place are zoned SR-3. The properties across 200 North to the south are zoned TSA-UN-T (Transit Station Area- Urban Neighborhood-Transitional) and currently have commercial uses.

As currently zoned, only the R-1-5,000 property would support additional development. The construction of one additional home would be allowed by-right based on the lot width and size. Because the R-1-5,000 property (833 W Hoyt) is larger than 10,000 it would qualify for Planned Development consideration and additional single-family homes would be possible only through the Planned Development process.

As shown below, the property is located within a ¼ mile walking distance to the 800 West TRAX station.



KEY CONSIDERATIONS:

The key considerations for approval of the proposed zone amendment from R-1-5,000 and R-1-7,000 to SR-3 are:

- 1) Compatibility with City and neighborhood master plans
- 2) Potential impacts on adjacent properties

Key Consideration #1: Compatibility with City and neighborhood master plans

Plan Salt Lake:

- Maintain neighborhood stability and character
- Create a safe and convenient place for people to carry out their daily lives
- Promote infill and redevelopment of underutilized land

- Balance preservation with flexibility for change and growth
- Increase the number of medium density housing types and options
- Enable moderate density increases within existing neighborhoods where appropriate
- Make walking and cycling viable, safe, and convenient transportation options in all areas of the City
- Having a public transit stop within ¼ mile of all residents
- Minimize impact of car emissions

The rezone is proposed in anticipation of a future Planned Development that will include the preservation of the existing home at 834 W 200 North and the construction of a twin home and four single-family attached homes largely on the property at 833 W Hoyt Place. To ensure the preservation of the single-family use and architecture of the existing home, Staff has recommended a development agreement be recorded. The property is in the interior portion of the block and is underutilized. Future use would remain single-family in nature but would result in a slight increase to the housing density of the area due to smaller required lot sizes and yard setbacks of the SR-3 zone. However, with similar bulk requirements for any new construction, future development would maintain the general character of the neighborhood.

Primary vehicular access to the property has not yet been determined, but the applicant has indicated it is preferred from Hoyt Place. Regardless if vehicular access is from Hoyt or 200 North, a pedestrian sidewalk is planned leading from the new development to 200 North. This will provide a safe and more convenient walking path for the neighborhood and will give a more direct route to nearby businesses and public transit options. The properties are located with less than a ¼ mile walking path from a TRAX Station increasing the probability that residents will use it more often, thereby lowering car emissions.

North Temple Boulevard Plan (800 West Station Stable Area):

- Allow for greater residential densities where appropriate
 - Allow for appropriate residential development on undeveloped mid-block parcels

The North Temple Boulevard Plan was adopted in 2010 and gives more current direction for areas located near the North Temple corridor. The subject property is considered part of the 800 West Station Stable Area. The vision for the 800 West Stable Area includes the desire for *“Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized”*. The proposed rezone would create the opportunity to accomplish this vision.

As shown in Attachment D of this report, the future land use map in the plan indicates that parcels in the Stable Area are *“areas where little change is expected or desired or where current zoning allows for desired land uses and intensities”*. The proposed rezone would be a minor change that would allow this property to have uses and density more in line with surrounding SR-3 properties on Hoyt Place and to accomplish the other goals listed in the various master plans.

Northwest Master Plan:

- Encourage private [housing] development along Hoyt Place

The Northwest Master Plan specifically identifies the midblock development potential along Hoyt Place. Currently, only the R-1- 5,000 parcel could be developed to meet that objective. One additional consideration is that due to requirements for fire access, a limited number of properties can be developed along Hoyt without a secondary access point. Based on current and future proposed

developments along Hoyt, this property could lose development rights altogether without a secondary access point. By rezoning the property to SR-3, the option remains open for the property to be accessed from 200 North and fulfills the objective to encourage housing along Hoyt Place.

The future land use map in the Northwest Master Plan shows the property as low density residential, but immediately bordering medium density residential. The proposed SR-3 zone would allow single-family, single-family attached, and twin home dwellings. As such, the proposed rezone would be consistent with the future land use map.

Key Consideration #2: Potential impacts on adjacent properties

There are two main impacts to consider with a potential rezone of the property:

- Would any new development be compatible with the scale of existing development?
- Would extending the SR-3 to 200 North be appropriate for the desired development?

There is need to balance the desire and need for new housing, allowing for moderate increases in density, and maintaining the character of the area with similar scale development.

As shown in Attachment A, the property is surrounded by SR-3 along Hoyt and R-1-7,000 along 200 North. This rezone would allow the property to be developed more in character with existing and potential development on the block. The applicant has indicated their intention to preserve the home along 200 North, which would add to the compatibility of any new development. To ensure the preservation of the existing home, Staff is recommending that the single-family home on the property be preserved through a development agreement.

The SR-3 zoning designation is typically intended for properties that are located within the interior portions of a block. Although many SR-3 zones follow that ideal, it is not uncommon for the zone to be extended to a major street. In at least seven cases throughout the city, the SR-3 extends to a major street (500 S., 300 W., 500 N., 400 N., 200 N., California Ave, and Cheyenne). In most cases, the purpose is to provide efficient access to what otherwise would be landlocked properties. This proposal includes for the SR-3 to extend through to 200 North. The reasoning is that vehicular access to the property has not yet been fully granted due to fire access requirements that consider development within the entirety of the center portion of the block and ongoing negotiations with neighboring property owners. If a driveway to the potential six homes were to be extended to 200 North, traffic impact to neighboring properties would increase, but not inappropriate with the character of the area. Either way, Staff is recommending that primary vehicular access continue to be sought from Hoyt Place as a first choice.

DISCUSSION:

With the current configuration and zoning designations, development potential of the property is limited. Allowing for an amendment to the Zoning Map would permit more efficient use of the land while maintaining compatibility with existing development. The intent of the North Temple Boulevard Plan and the Northwest Community Master Plan support the development of interior portions of city blocks with medium density housing, located near transit stations. Rezoning the property to SR-3 zone will help accomplish this intent.

While at this time there are no official plans to redevelop the site, extending the SR-3 zone all the way between Hoyt Place and 200 North, across this property, will provide the most flexibility for access to the site in the future.

Permitting zoning that allows more dense residential dwellings in locations which support transit reduces the overall cost of living by lowering transportation costs. Allowing opportunity for additional residential dwellings in areas which are supported by transit also increases the potential number of affordable residential units in the area.

Finally, the proposed amendments to the Zoning Map meet the intent of the purpose of the SR-3 Zoning District. The intent of the SR-3 district is to provide “safe and comfortable places to live and play, promote sustainable and compatible development patterns, and to preserve the existing character of the neighborhood” for development within the interior portions of city blocks. A rezone of the subject properties to SR-3 is fitting to continue these objectives, as well as the goals of the community.

NEXT STEPS:

A recommendation of approval or denial by the Planning Commission will result in the proposed Zoning Map amendment being sent to the City Council for a final decision.

Approval of Zone Amendment

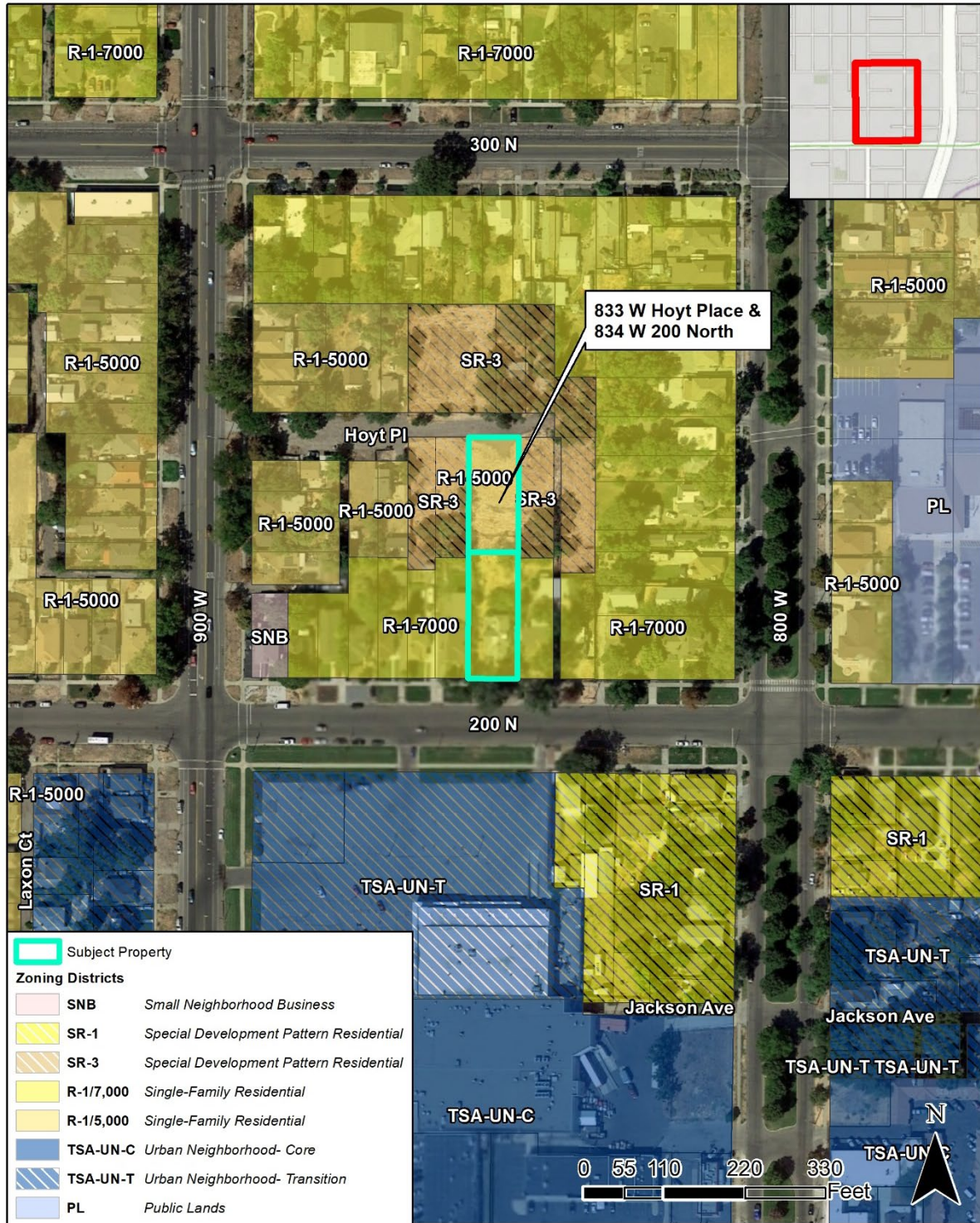
If the proposed zone amendments are approved, the applicant will be permitted to build or operate any use allowed in the SR-3 zone, including applying for a Planned Development for the six conceptual units envisioned for this site. A list of uses allowed in the zone is included in this report as Attachment G. The developer will need to comply with any imposed conditions, obtain a building permit or business license for any new development or new business, and will need to comply with all applicable zoning standards.

Denial of Zone Amendment

If the proposed Zoning Map amendments are denied, the properties will remain zoned R-1-5,000 and R-1-7,000 (single-family residential) respectively. The R-1-5,000 parcel would still be eligible for a Planned Development but would be limited to single-family homes. The R-1-7,000 parcel would be too small for additional development, but the existing single-family home could remain.

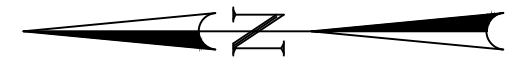
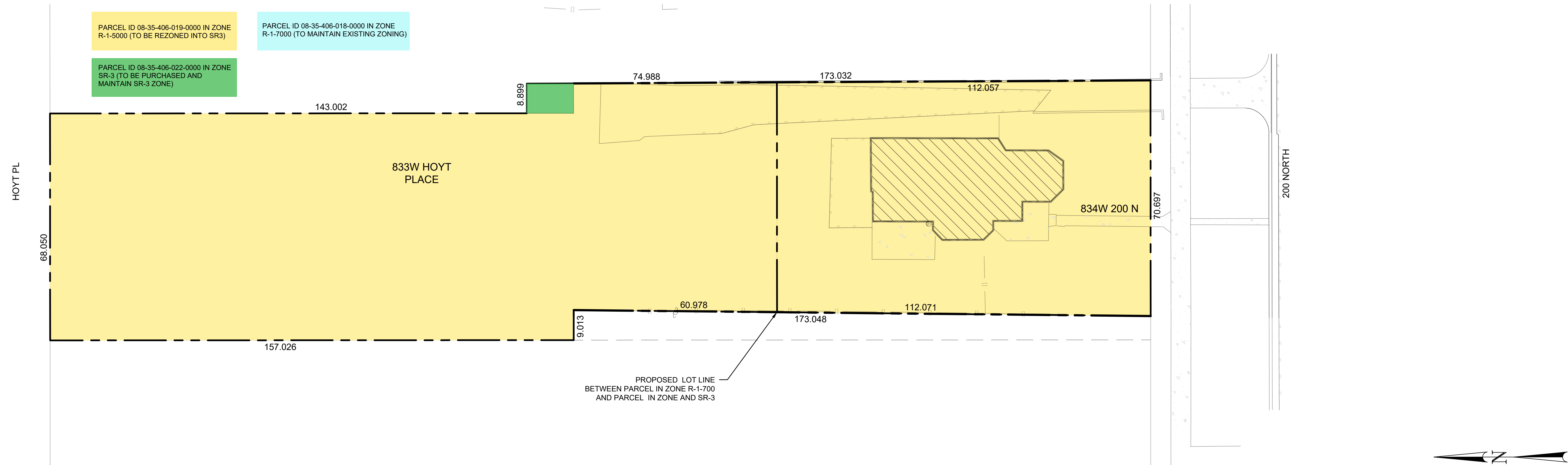
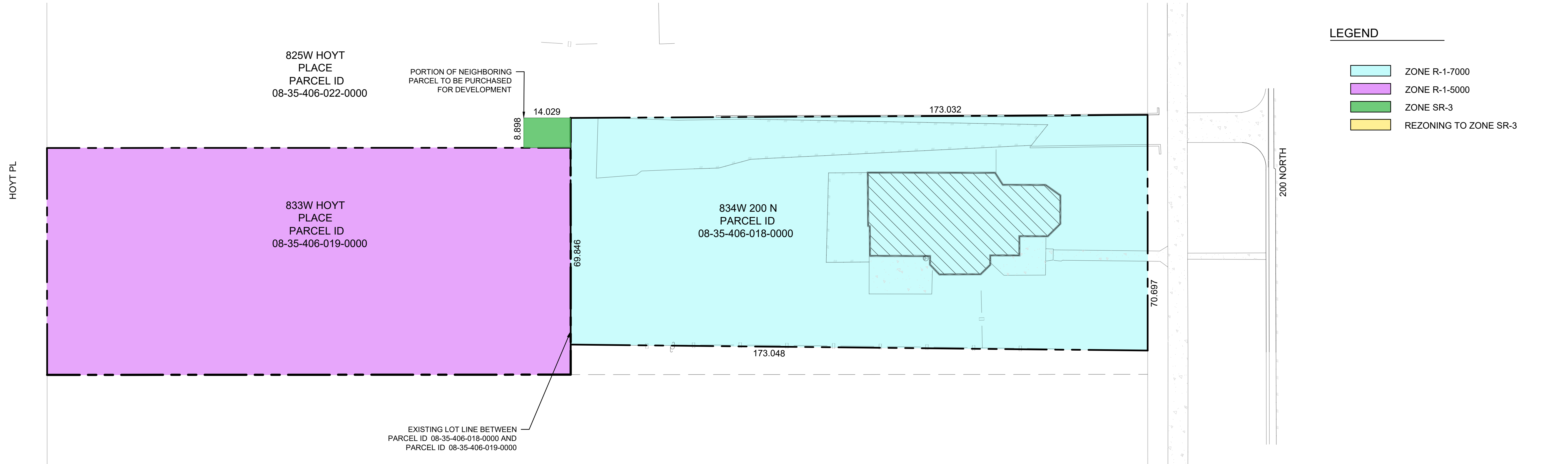
ATTACHMENT A – VICINITY MAP

Vicinity Map



Salt Lake City Planning Division 3/16/2021

ATTACHMENT B – APPLICANT SUBMITAL & INFORMATION



NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT

ZONING PLANS

Ward Engineering Group
Planning Engineering Surveying
231 W 800 South Suite A Salt Lake City, Utah 84101
PH: 801 . 487 . 487 FX: 801 . 487 . 8668

CLIENT: JAS PROPERTY DEVELOPMENT LLC
DWG: 2020 06 01 Hoyt Site Plan_Attached Single Family
JOB No: 2020 06 01
DATE: 02/18/2021

DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: SNT

REVISIONS	

SHEET
A-001



NOTE: THIS MAP IS COPIED FROM SLC ZONING MAP

Legend Zoning

- R-1-5000: Single Family Residential
- R-1-7000: Single Family Residential
- RMF-35: Multifamily Residential
- SR-1: Special Development Pattern Residential
- SR-1A: Special Development Pattern Residential
- SR-3: Special Development Pattern Residential
- TSA-UC-T: Urban Center Transit Station
- TSA-UN-C: Urban Neighborhood Transit Station
- TSA-UN-T: Urban Neighborhood Transit Station

NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT

ZONING EXHIBIT

231 W 800 South Suite A Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040 FX: 801.487.8668

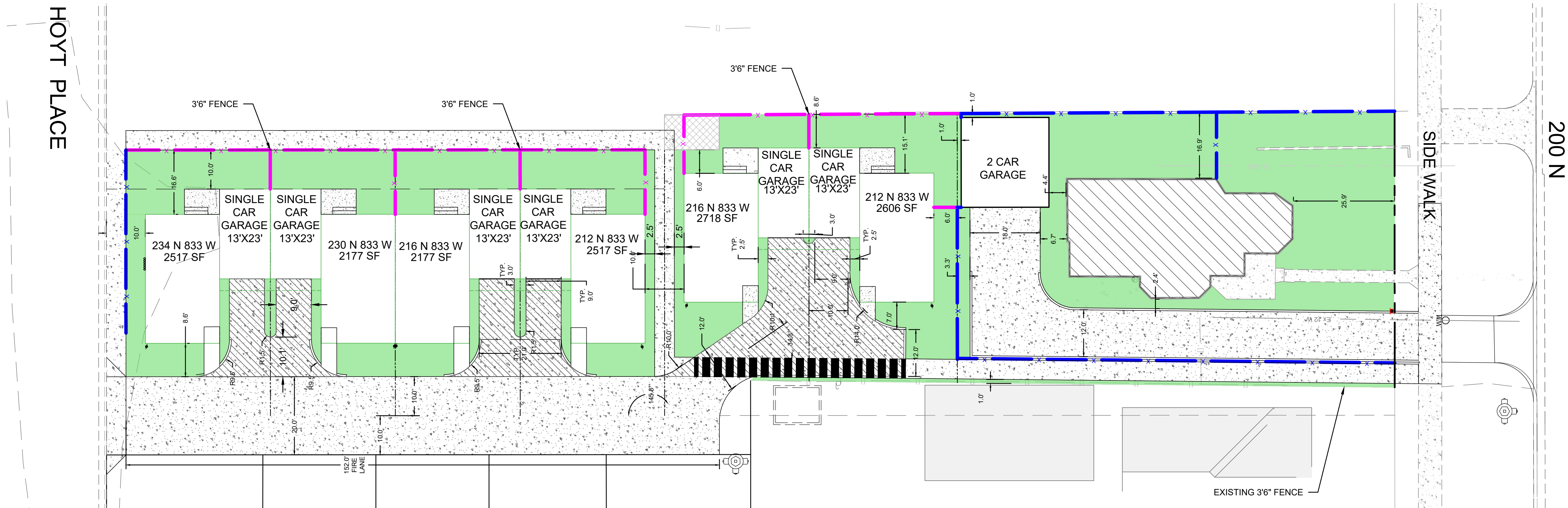
CLIENT: JAS PROPERTY DEVELOPMENT LLC
DWG: _____
JOB NO: _____
DATE: 03/17/2020
NO SCALE AND DIMENSIONS SHOWN ARE SUBJECT TO SCALE
DIMENSIONS, TOLERANCES, AND NOTES TAKE PRECEDENCE

DRAWN BY: AMD
DESIGN BY: 772
CHECKED BY: SNT
DATE: 03/17/2020

REVISIONS

SHEET
A-101A

PROPOSED FENCING PLAN
1/ 16" = 1' 0"



LEGEND

6'0" FT TALL FENCE — x — x —

3'6" FT TALL FENCE — x — x —

NOTE: ALL FENCES ARE 6 FT
UNLESS OTHERWISE NOTED.



NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT

FENCING PLAN

231 W 800 South Suite A Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040 FX: 801.487.8668

CLIENT: JAS PROPERTY DEVELOPMENT LLC
2020 06 01 Hoyt-Site
DWG: Plan Attached Single Family
JOB No:
DATE: 03/17/2020

DRAWN BY: AMD
DESIGNED BY: AMD
CHECKED BY: SNT

REVISIONS

SHEET
A-004

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN. LOCATED WITHIN BLOCK 70, PLAT 'C' SALT LAKE CITY SURVEY.
834 WEST 200 NORTH, SALT LAKE CITY, UTAH 84101

I, SATTAR N. TABRIZ A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

DRAWN BY: RBj
FIELD CREW: RBj/BM
CHECKED BY: MM
DATE: 9-11-18

30 0 30 60 90

Scale 1" = 30'

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O:\Mogharrab, Jeff\833 HOYT PL\survey\ACAD\base.dwg Jun 04, 2019 - 9:17pm

ALTA/NSPS LAND TITLE SURVEY
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE
& MERIDIAN. LOCATED WITHIN BLOCK 70, PLAT 'C' SALT LAKE CITY SURVEY.
834 WEST 200 NORTH, SALT LAKE CITY, UTAH 84101

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100
DATE:
HEREIN.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PROPERTY OWNER FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE PROPERTY AS SHOWN HEREON.

GENERAL NOTES

- NO TITLE COMMITMENT WAS SUPPLIED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.

LEGAL DESCRIPTION

TAX ID: 08-35-406-018 (ENTRY 6423197)

BEGINNING AT A POINT 296.7 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 70, PLAT 'C', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 67.95 FEET; THENCE NORTH 173.0 FEET; THENCE EAST 67.95 FEET; THENCE SOUTH 173.0 FEET TO THE POINT OF BEGINNING.

TAX ID: 08-35-406-019 (ENTRY 6091829)

BEGINNING AT A POINT 296.7 FEET WEST AND 173.0 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 70, PLAT 'C', SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 67.95 FEET; THENCE NORTH 157.0 FEET; THENCE EAST 67.95 FEET; THENCE SOUTH 157.0 FEET TO THE POINT OF BEGINNING.

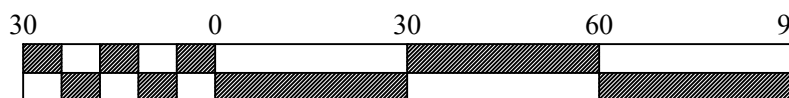
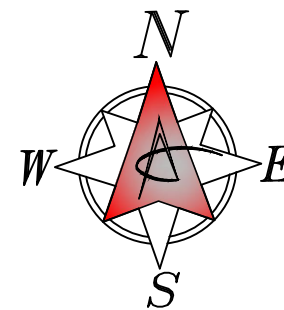
AS SURVEYED:

BEGINNING AT A POINT ON THE NORTH LINE OF 200 NORTH STREET RIGHT OF WAY LINE, SAID POINT BEING 286.99 FEET SOUTH 89°58'09" WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 70, PLAT 'C', SALT LAKE CITY SURVEY; AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°58'09" WEST 70.70 FEET TO A FENCE LINE THENCE NORTH 0°33'35" EAST 173.05 FEET ALONG SAID FENCE LINE, AND THE PROJECTION THEREOF, THENCE SOUTH 89°58'09" WEST 1.88 FEET; THENCE NORTH 0°14'42" WEST 157.03 FEET TO A POINT ON THE SOUTH LINE OF HOYT PLACE RIGHT OF WAY; THENCE NORTH 89°58'09" EAST 70.70 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 0°14'42" EAST 157.03 FEET; THENCE SOUTH 89°58'09" WEST 0.85 FEET TO A FENCE LINE; THENCE SOUTH 0°18'37" EAST 173.03 FEET ALONG SAID FENCE LINE, AND PROJECTION THEREOF TO THE POINT OF BEGINNING.

CONTAINS: 23,098 SQUARE FEET OR 0.53 ACRES

MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
RADIAL LINE	---
FENCE LINE (CHAINLINK)	---
CONCRETE	---
ASPHALT	---
OVERHEAD POWER LINE	---
COMMUNICATION LINE	---
NATURAL GAS LINE	---
WATER LINE	---
SEWER LINE	---
MONUMENT	---
LEAD PLUG	---
BOUNDARY CORNER	---
POWER POLE	---
LIGHT POLE	---
FIRE HYDRANT	---
WATER VALVE	---
WATER METER	---
SEWER CLEANOUT	---
GAS METER	---
POWER METER	---



Scale 1" = 30'

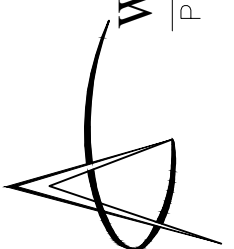
DRAWN BY: RBJ
FIELD CREW: RBJ/BM
CHECKED BY: MM
DATE: 9-11-18

CLIENT: J&S PROPERTY DEVELOPMENT LLC
DWG: BASE
JOB No: XXXX
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

ALTA/NSPS LAND TITLE SURVEY
J&S PROPERTY DEVELOPMENT LLC:
834 WEST 200 NORTH, SALT LAKE CITY, UTAH 84101
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS	
No.	DATE BY REVISION

tel (801) 487-8040 231 West 800 South
Salt Lake City, Utah 84101
fax (801) 487-8668 www.wardeng.com
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INDIVIDUAL FRONT AXON




INDIVIDUAL BACK AXON



NORTHWEST VIEW

NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT

BUILDING RENDERINGS

231 W 800 South Suite A Salt Lake City, Utah 84101

Ward Engineering Group
Planning Engineering Surveying
PH: 801.437.8040 FX: 801.437.8668

CLIENT: JSS PROPERTY DEVELOPMENT LLC
DWG: **Architectural Renderings**
JOB NO: _____
DATE: _____
DESIGNED BY: _____
CHECKED BY: _____
DATE: 03/17/2020

DRAWN BY: **AMD**
DESIGN BY: **AMD**
CHECKED BY: **SNT**
DATE: 03/17/2020

REVISIONS

SHEET
A-901



NORTHEAST VIEW



SOUTHWEST VIEW

NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT

BUILDING RENDERINGS

231 W 800 South Suite A Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.437.8040 FX: 801.437.8668

CLIENT: JSS PROPERTY DEVELOPMENT LLC
DWG: **Architectural Renderings**
JOB NO: _____
DATE: 03/17/2020
DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: SNT
DATE: 03/17/2020

REVISIONS

NO.	DESCRIPTION	DATE

SHEET

A-902



WEST VIEW

REVISIONS	

DRAWN BY: **AMD**

DESIGN BY: **AMD**

CHECKED BY: **SNT**

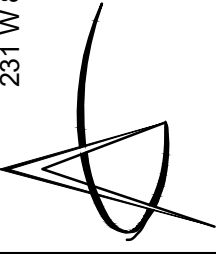
DATE: **03/17/2020**

CLIENT: JSS PROPERTY DEVELOPMENT LLC

DWG: **Architectural Renderings**

JOB NO:

DO NOT SCALE THIS DRAWING. DIMENSIONS IN THIS DRAWING ARE BASED ON THE DIMENSIONS SHOWN IN THE SITE PLAN. FOR ALL DIMENSIONS, SEE THE SITE PLAN FOR THE LATEST REVISIONS AND NOTES PAGE PRECEDING THIS DRAWING.



231 W 800 South Suite A Salt Lake City, Utah 84101

Ward Engineering Group

Planning Engineering Surveying

PH: 801.437.8040 FX: 801.437.8668

NIELSEN ESTATES SUBDIVISION
833 WEST HOYT PLACE, SLC, UT
834 WEST 200 NORTH, SLC, UT
BUILDING RENDERINGS

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS

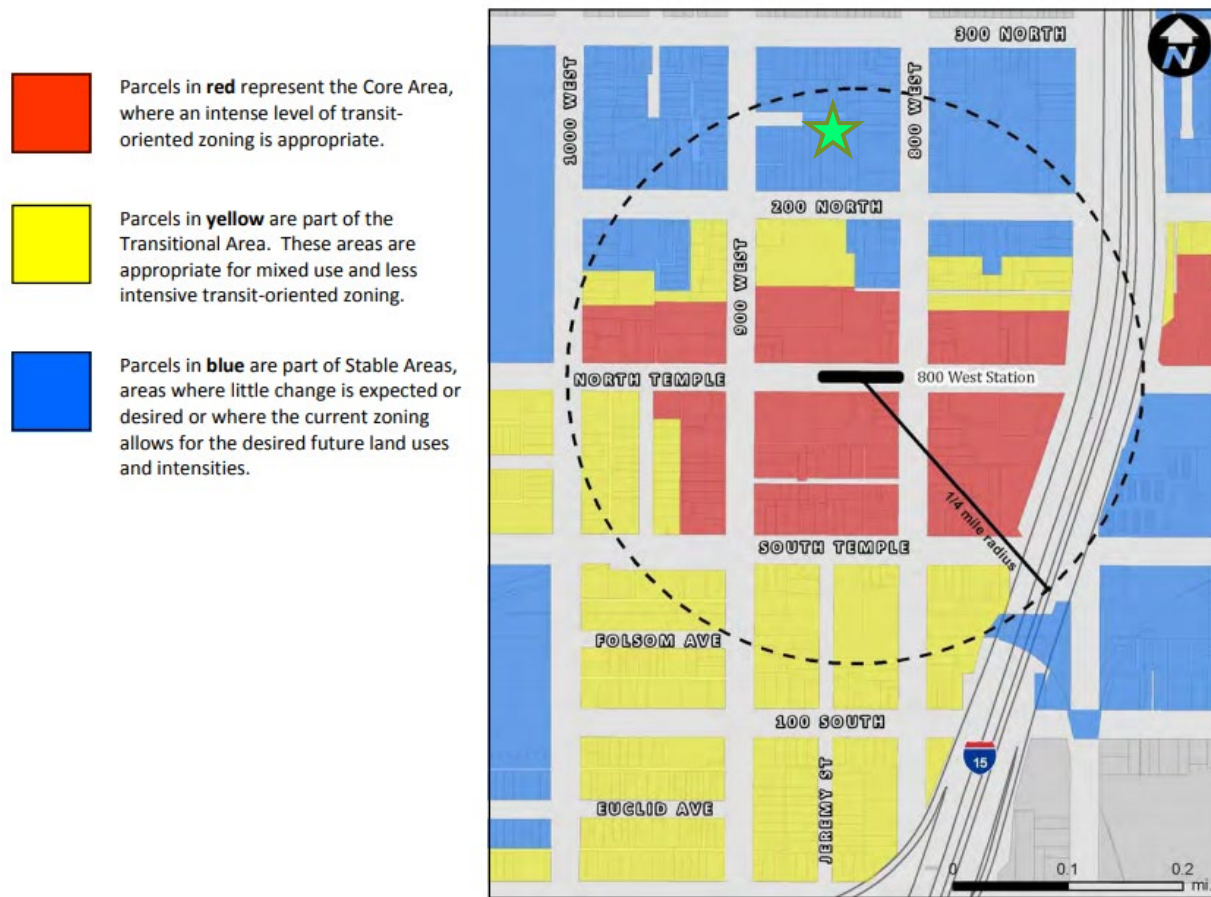


Looking North Towards 834 W 200 N

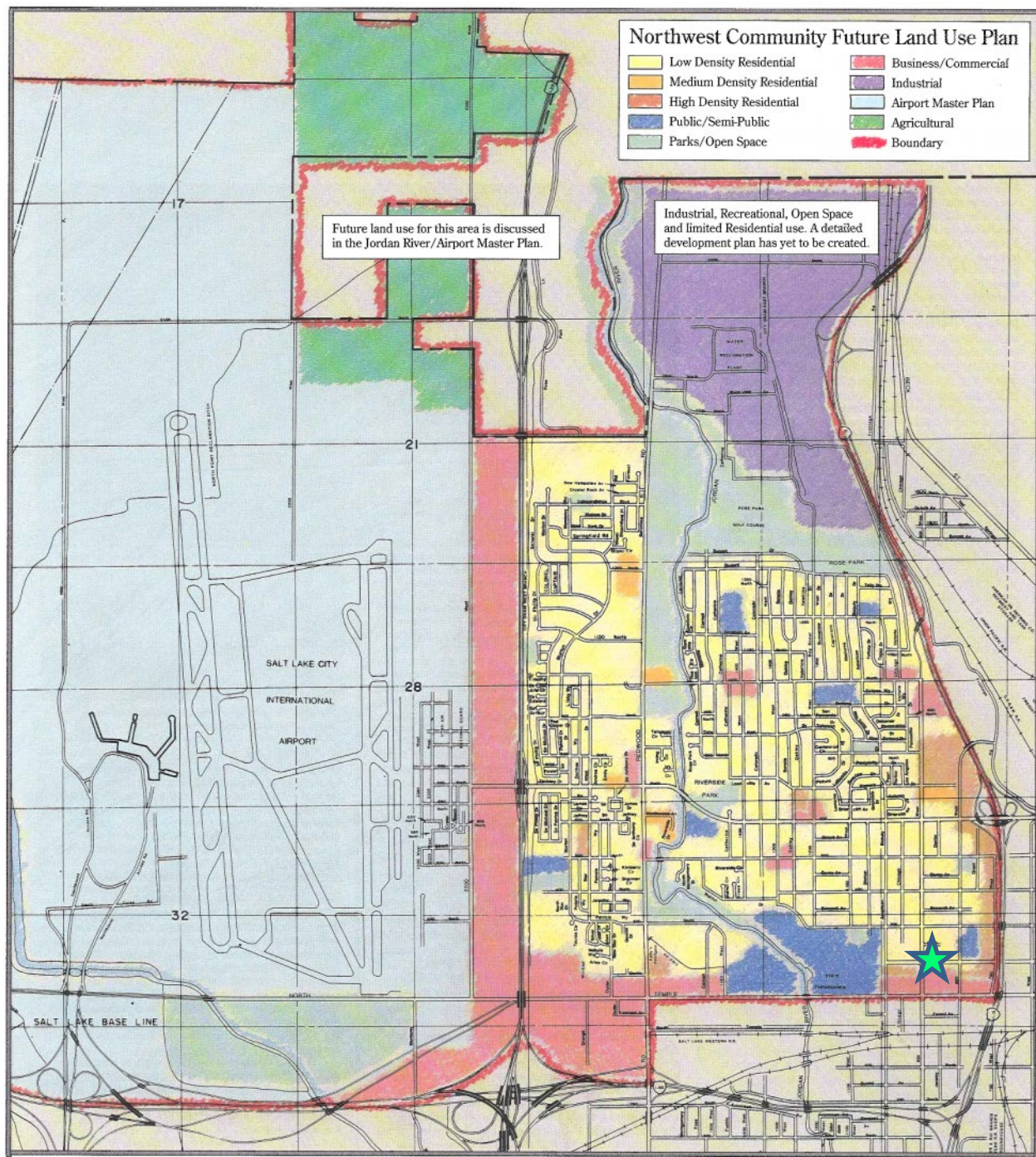


Looking South Towards 833 W Hoyt Place

ATTACHMENT D – FUTURE LAND USE MAPS



North Temple Boulevard Plan Future Land Use Map



Northwest Community Plan Future Land Use Map

ATTACHMENT E – R-1-7,000 ZONING STANDARDS

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the R-1/7,000 Single-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	7,000 square feet	50 feet
Utility substations and buildings	7,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	7,000 square feet	50 feet

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building shall be twenty feet (20').
3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by the Planning Commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The Planning Commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.

b. Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

3. Interior Side Yard:

a. Corner lots: Six feet (6').

b. Interior lots: Six feet (6') on one side and ten feet (10') on the other.

4. Rear Yard: Twenty five feet (25').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

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

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed ten thousand five hundred (10,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;

- b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or

- c. The garage doors will face a corner side lot line.

ATTACHMENT F – R-1-5,000 ZONING STANDARDS

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the R-1/5,000 Single-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:
 - a. Twenty eight feet (28') measured to the ridge of the roof; or
 - b. The average height of other principal buildings on the block face.
2. The maximum height of a flat roof building shall be twenty feet (20').
3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by the Planning Commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The Planning Commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.

b. Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard: Ten feet (10').

3. Interior Side Yard:

a. Corner lots: Four feet (4').

b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.

4. Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

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

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet. Lots in excess of

the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;

- b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or

- c. The garage doors will face a corner side lot line.

ATTACHMENT G – SR-3 ZONING STANDARDS

21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

B. Uses: Uses in the SR-3 special development pattern residential district as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter, and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings ¹ and twin home dwellings	1,500 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,000 square feet	Interior: 30 feet Corner: 40 feet
Two-family dwellings	3,000 square feet	Interior: 44 feet Corner: 54 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	2,000 square feet	Interior: 30 feet Corner: 40 feet

Qualifying provisions:

1. Not more than 6 dwellings may be attached together.

D. Maximum Building Height:

- The maximum height of buildings with pitched roofs shall be:
 - Twenty eight feet (28') measured to the ridge of the roof; or
 - The average height of other principal buildings on the block face.
- The maximum height of a flat roof building shall be twenty feet (20').
- Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. a. For properties outside of the H historic preservation overlay district, additional building height may be granted as a special exception by the planning commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The planning commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.

b. Requests for additional building height for properties located in an H historic preservation overlay district shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be ten feet (10'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. Corner Side Yard: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

3. Interior Side Yard:

a. Single-family detached dwellings: Four feet (4').

b. Single-family attached and twin home dwellings: When abutting a single-family dwelling, a four foot (4') yard is required, otherwise no interior yard is required. Where a yard is provided, it shall be not less than four feet (4').

4. Rear Yard: Twenty percent (20%) of the lot depth but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area for detached dwellings and seventy percent (70%) for attached dwellings. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed two hundred percent (200%) of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;
2. The configuration of the lot is compatible with other lots on the same block face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards For Attached Garages:

1. Width Of An Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind Or In Line With The Front Line Of The Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced;

b. At least sixty percent (60%) of the existing garages on the block face are located forward of the "front line of the building"; or

c. The garage doors will face a corner side lot line.

ATTACHMENT H – ANALYSIS OF AMENDMENT STANDARDS

Zoning Map Amendments

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	Rationale	Finding
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;	Complies	<p>As reviewed previously in this staff report as Key Consideration 1, the proposed zoning amendment is consistent with the purposes, goals, and initiatives of the North Temple Boulevard Plan and the Northwest Community Plan.</p> <p>Also discussed in Key Consideration 1, the amendment is also supportive of Plan Salt Lake, a citywide plan which guides the direction of the city as a whole.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The purposes stated for the SR-3-Special Development Pattern Residential District include:</p> <ul style="list-style-type: none"> <i>To provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks.</i> <p>Although this petition does not include specific development approval, it is anticipated the property will be used for a twin home and four future single-family attached homes. The development of single-family attached homes will provide additional choice for housing types in the neighborhood while maintain similar height, bulk, and uses to the surrounding properties.</p> <ul style="list-style-type: none"> <i>Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood.</i> <p>The property is surrounded by SR-3 and R-1-7,000 zoning districts. The SR-3 zone is typically found adjacent to other single-family zones and considered an appropriate zone to transition to slightly greater density. The existing uses surrounding the property include single-family attached and detached homes. The proposed</p>

		<p>SR-3 zone will provide opportunity for uses that are compatible with the scale and density of the neighborhood.</p> <ul style="list-style-type: none"> <i>The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.</i> <p>The SR-3 zone would promote compatible development with the surrounding SR-3 and R-1-7,000 zone developments surrounding the property. The smaller lot sizes and possible attached single-family homes would promote sustainability. The potential for pedestrian and vehicular access from either 200 North or Hoyt Place would ensure a safe and comfortable development.</p> <ul style="list-style-type: none"> <i>This is a medium density zoning district.</i> <p>At this point the formal development proposal is on hold pending the outcome of this rezone and negotiations for potential access from Hoyt Place. It is anticipated that the development will be for a twin home and four single-family attached homes to be located north of the single-family home at 834 W 200 North. The homes would have greater, but compatible density than what is required in the R-1-5,000 or R-1-7,000 zone.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>The potential impacts this amendment may have on adjacent properties is discussed in Key Consideration 2 of this report.</p> <p>During this review staff found the proposed zoning district and its permitted land uses as appropriate to the surrounding properties.</p> <p>It was also found that the proposed setbacks, maximum building height, and lot coverage standards are compatible with the surrounding zoning districts and are similar in massing and bulk as the development potential of the surrounding properties.</p>

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 zoning district that imposes additional standards.
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	During the review, all applicable City departments were notified of the proposed amendments. No departments opposed the rezone or potential development; however, the applicant will need to continue to work with Public Utilities on the specific access and design of utilities for a future proposed development. It should also be noted, it has yet to be determined whether the development will be accessed from 200 North, or the preferred Hoyt Place. This rezone would make it so access could be granted from either street.

ATTACHMENT I – DEPARTMENT REVIEW COMMENTS*

*Comments were provided for the proposed Zoning Amendments, Planned Development, and Subdivision. However, only the Zoning Amendments are proposed for approval at this time.

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: Make Corrections

1. Planned Developments require submittal of a landscape plan in conformance with 21A.48.
2. Please contact the City Urban Forester with regard to tree species to line Hoyt.
3. Please provide a Disclosure of Private Infrastructure Costs per 21A.55.110.
4. Proposed shared driveway will require recorded agreements from both property owners per 21A.44.020.F.7.a&c
5. Planned Development approval will be needed for homes to be accessed from private driveway.
6. Please comment on proposed fencing material. Also, fencing in front yards of Lots 1 & 7 may not exceed 4' where 6' is shown (21A.40.120.D&E)
7. Planned Development approval will be needed for lots to not have frontage on public street (21A.36.010.C) and for side lot lines not to be at right angles to the public street (20.12.020)
8. Please show building heights based on established grade.

PUBLIC UTILITIES DIVISION COMMENTS

Comments by: Jason Draper

Email: Jason.draper@slcgov.com

Phone: 801-483-6751

Status: Make corrections

- Review and acceptance of the preliminary plat does not provide subdivision improvement plan approval, utility or building permits.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site subdivision improvement and utility plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- A sewer main will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. 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.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- All utilities must public utility horizontal and vertical separation requirements.
- Salt Lake City Public Utility Easements must be 20 feet minimum and no other utilities are allowed in the easement.

ENGINEERING DIVISION COMMENTS

Comments by: Scott Weiler

Email: scott.weiler@slcgov.com

Phone: 801-535-6159

Status: Make Corrections

1. See attached redlines

TRANSPORTATION DIVISION COMMENTS

Comments by: Michael Barry

Email: Michael.barry@slcgov.com

Phone: 801-535-7147

Status: Make Corrections (fence)

The plans show two (2) off street parking spaces for each residence which meets the minimum parking requirement for single family residences. Tandem parking is utilized by the six new residences which is allowed for single family residences. The parking spaces meet the dimensional requirements. If part of the project is rezoned to SR-3, then only one (1) off street parking space would be required for single family residences in that zone. The six foot (6') tall fence on 834 W 200 N must be not exceed thirty inches (30") in height within the sight distance triangle zone per 21A.40.120.E.9; this is a ten foot (10') sight distance triangle. If the fence is fifty (50) per cent see through, then the fence shall be allowed to a height of four feet (4'). Cross access agreements will need to be recorded as applicable.

BUILDING SERVICES COMMENTS

Comments by: Kevin Hamilton

Email: kevin.hamilton@slcgov.com

Phone: 801-535-7120

Status: General Comments

833 West Hoyt PL is zoned R-1-5000 and located within the Airport Flight Path Protection and National Historic overlay districts.

834 W 200 N is zoned R-1-7000 and located within the Airport Flight Path Protection and National Historic overlay districts.

A thorough review for compliance with the regulations of those zones will be undertaken when building permits for those properties are submitted.

FIRE COMMENTS

Comments by: Doug Bateman

Email: douglas.bateman@slcgov.com

Phone: 801-535-6619

Status: General Comments

Fire access roads shall be installed to within 150-feet of all first story exterior portions of the structures as measured by an approved route (height of building times 70% plus 4-feet is the distance from the wall to where the measurement is taken).

Any fire department access road that is greater in length than 150-feet shall be provided with an approved turn a round. The specifications for the turn a round can be found in IFC appendix D, with the notable exception that if a hammerhead is used that the turn areas be increased to 80-feet from 60-feet (160-feet total for the hammerhead)

HOUSING & NEIGHBORHOOD DEVELOPMENT

Comments by: Lani Eggertsen-Goff

Email: lanni.eggertsen-goff@slcgov.com

Phone: 801-535-6240

Status: No objections

ATTACHMENT J – PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

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

- November 2018 – Notice of the project was provided to the Fairpark Community Council, other recognized community organizations, as well as property owners and residents within 300 feet of the proposal.
- July 2019-July 2020- The project was on hold or going through various revisions in attempt to work with neighboring properties for joint access from Hoyt Place
- September 1, 2020- Updated notifications of the project were provided to the Fairpark Community Council, other recognized community organization, as well as property owners and residents within 300 feet of the proposal.

No recognized organizations requested the item to be discussed during a community council meeting. The following comment was received from a neighbor on 9/17/20, however it should be noted that the comment was in response to the proposed Planned Development, Subdivision, and Zone Amendment considered as one proposal:

Neighbor expressed concern that the southernmost units would look directly into her rear yard. She felt they would create a loss of privacy for her and that would result in diminishing property values. She would not like the lot line to be adjusted between the property on Hoyt and 200 N.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on March 18, 2021

Public hearing notice posted on March 18, 2021

Public notice posted on City and State websites and Planning Division list serve on March 18, 2021