



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHORHOODS DEPARTMENT

To: Salt Lake City Planning Commission
From: Daniel Echeverria, 801-535-7165, daniel.echeverria@slcgov.com
Date: September 7, 2021 (publication)
Re: PLNPCM2021-00524 Gabbott's Row Planned Development

Planned Development

PROPERTY ADDRESS: 1448 S and 1470 S Main Street
PARCEL ID: 15-13-234-019, 15-13-234-013
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: Corridor Commercial (CC)

REQUEST:

Corey Middleton, representing the property owners William Whipple and George Venizelos, is requesting Planned Development approval of a new townhome style development at approximately 1448 and 1470 S Main Street. The proposal is for two 3-story buildings containing 40 residential dwelling units. The property is in the Corridor Commercial (CC) zoning district. The Planned Development process is required as the applicant is requesting to modify the front and corner side yard requirements of the zone, as well as vehicle gate setbacks. The applicant is also requesting an additional 5' of building height allowed by the Planned Development process, in order to accommodate rooftop decks on the Main Street facing units. The property is located in Council District 5, represented by Darin Mano.

RECOMMENDATION:

Based on the findings listed in the staff report, it is Planning Staff's opinion that overall, the project meets the applicable standards and therefore recommends the Planning Commission approve the requests with the following conditions:

1. The additional height is granted to allow for occupiable rooftop deck/patio use only. If such a use is not included in the final plans, the additional height allowance is void.
2. The electrical equipment located along Main Street shall be screened from view from the public way by vegetation with a mature height of at least 4'. (See discussion under standard G in [Attachment H](#).)
3. The proposed vehicle gate along Merrimac Avenue shall be designed in a manner that allows the free flow of vehicles into the site without requiring vehicles to stop in the public right of way. (See [Consideration 1](#))
4. An encroachment agreement with the City must be obtained for any elements that project into the public right of way. (See *Encroachments* in [Attachment G](#)).

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Renderings](#)
- C. [Elevations](#)
- D. [Site, Landscape, and Floor Plans](#)
- E. [Applicant Narrative and Additional Applicant Provided Information](#)
- F. [Property & Vicinity Photographs](#)
- G. [Existing Conditions, Master Plan Policies, and Zoning Standards](#)
- H. [Analysis of Standards – Planned Development](#)
- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

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Project Description

This is a Planned Development request for a 40-unit townhome style development at approximately 1448 S and 1470 S Main Street. The applicant is proposing a “stacked” townhome model, where most of the “townhomes” includes one unit on the 2nd level and a separate unit on top of that on the 3rd level. Parking and foyers/landings for each unit are on the ground level. Two end-units in the development are designed as one unit across all three floors and are not stacked. There are two rows of townhomes. One row of units primarily faces Main Street and the other row faces the adjacent alley. The north end unit of each row also includes an entrance on Merrimac Avenue.



Rendering of the view from the corner of Main Street and Merrimac Avenue. Main Street facade is on the left.



Aerial showing the location of the site. Full size aerial is in [Attachment A](#).

Quick Facts

Height: 3 stories, plus a rooftop deck on the Main Street facing building; ~30' to the top of the parapet wall on both buildings.

- The Main Street facing building includes stairwell bulkheads for rooftop deck access that top out at ~37'7" (stairwells are allowed by right to exceed the height).
- The parapet along the rooftop deck is at ~33'. Fence/rail (at the rear of the rooftop decks) is at about 35'.
- CC zone maximum height is 30', with additional height allowed by right for stairwells. The applicant is seeking an additional 5' of height through Planned Development to accommodate parapets and fence/railing for rooftop decks.

Number of Dwellings: 40 units

Front Setback: ~0.5' (15' required, requesting modification)

Corner Side Setback: ~1.5' (15' required, requesting modification)

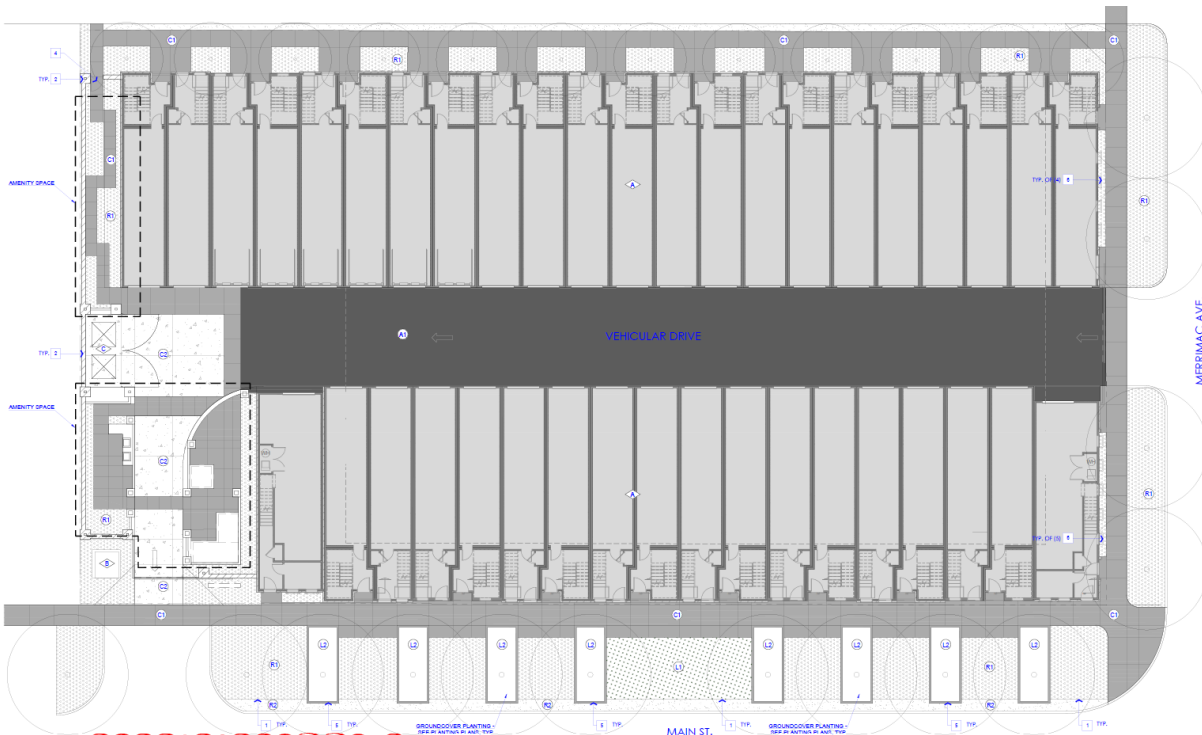
Side Setback: 10' (No setback required)

Rear Setback: 10' (10' required)

Exterior Materials: Brick, glass

Parking: Each unit includes two tandem parking stalls

The site includes two rows of buildings. The alley accessed units face a walkway and landscape buffer on the west. On the south end of the site is a gated walkway that provides access into the main area of the property. This walkway crosses the driveway and leads to private open space in the south-east corner of the site.



Landscape plan view, showing building locations, and paving and landscape areas. Please see the full site plans in [Attachment D](#).

Modification Requests

The applicant is seeking to modify the front and corner side yard setbacks required in the Corridor Commercial zone. The zone normally requires a 15' yard along any street frontage. In lieu of the setback, the buildings will be located along the sidewalk. The applicant is including high quality material (nearly all brick with some stucco for variation), façade articulation (changed in plane), window and door trim detailing, high levels of windows/glass, and pedestrian level lighting, along all street and alley facing facades. The CC zone has no façade design requirements.



Color rendering of the view from the corner of Main Street and Merrimac Ave showing architectural detailing. Please note that this rendering is based on an earlier iteration of the plans and doesn't include the rooftop use.

The Planned Development process allows developments to seek up to 5' of additional height. The applicant is seeking an additional 5' of height on the Main Street facing building. This is to provide enough height to accommodate tall enough parapets and fencing/railing for an occupiable rooftop deck. Although stairwells are normally allowed above the 30' limit in this zone, railing or parapets above the height limit to accommodate occupancy of the roof (ex: a rooftop deck/patio) are not allowed.

An additional modification is being requested to the location of vehicle access gates. Normally vehicle gates are required to be setback 17' from the back of sidewalk. The applicant is requesting to modify that so that the north entrance gate is in-line with their north facing façade and the other exit gate along Main Street is in-line with their proposed fence.

Applicable Review Processes and Standards

Review Processes: Planned Development

Applicable Standards: Corridor Commercial (CC) and general zoning standards (landscaping, parking, etc.)

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of several objectives related to City plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. Those standards and the objectives are discussed in [Attachment H](#).

KEY CONSIDERATIONS:

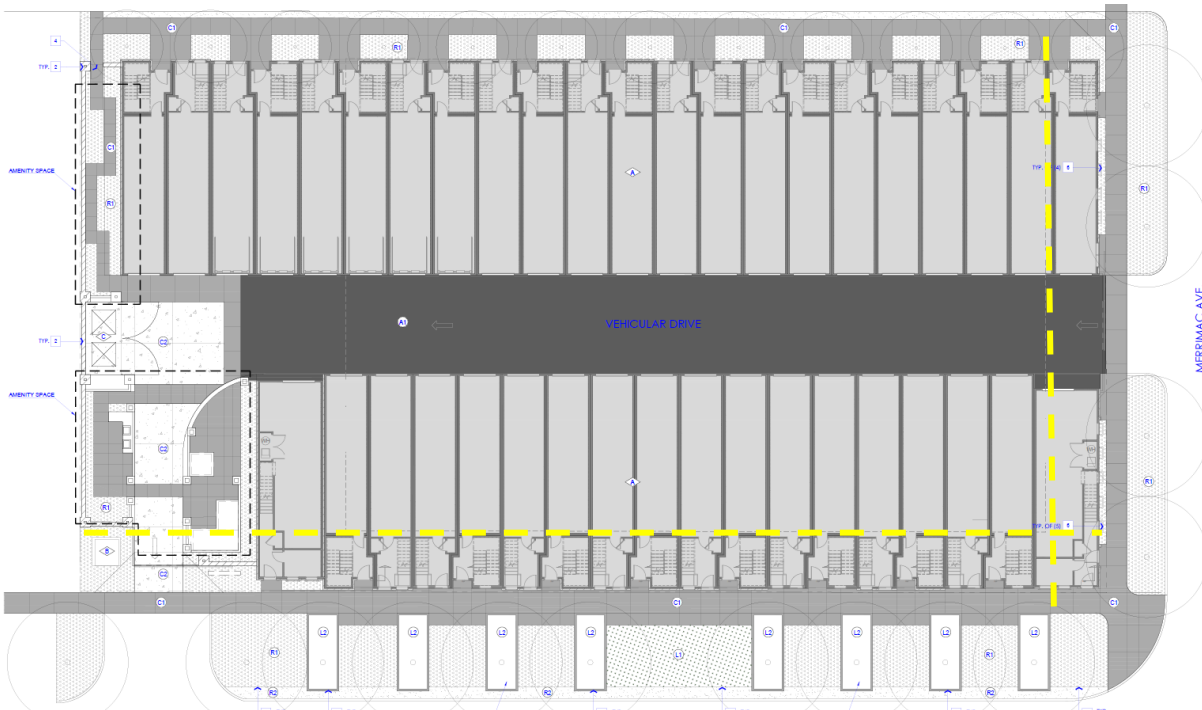
The below considerations were identified through analysis of the proposal.

1. [Front and Corner Yard Modification Considerations](#)
2. [Height Modification Considerations](#)

Consideration 1: Front and Corner Yard Modification Considerations

The property is in the Corridor Commercial (CC) zoning district. That zone includes a requirement for 15' landscaped front and corner yard setbacks. The intent of this is to both provide an aesthetic improvement along the street but to also provide some separation from the street and the uses allowed in this zone. The applicant has proposed to modify the setback in order to build the units close to the street. Without this modification, the property may be able to support the same number of units, but the units would likely need to be in an apartment style building, rather than the townhome style proposed.

Staff believes that the limited setback requested is appropriate, particularly due to its more urban, rather than suburban, Main Street context. The property is directly across the street from an overlay that waives the front setback requirement of the CC zone, including along large areas of Main Street and State Street. Further, buildings across the street, both on the north and east, are built up to or near the front property line, excepting those that are located behind parking lots.



Site plan showing approximate location of front and corner side setbacks in yellow. Full size site and landscape plans are available in [Attachment D](#).

Regarding compatibility with directly adjacent properties where the setback is being modified, staff evaluated how the development interfaces with the abutting property to the south and the property across the alley to the west. Photos of those interface areas are available in [Attachment E](#). Where the development interfaces on the south, the building stops about 40' from the property line. The area consists of landscaping, a driveway, and fencing. The fence line in that 40' area gradually transitions from a 5' setback to the normally required 15' setback to maintain compatibility with the property on the south. Regarding interfacing at the north-west corner of the property with the single-family property to the west, the building is separated from the property by a 10' rear setback and buffer, 16.5' alleyway, and borders the rear yard of the adjacent home, rather than a front yard. Staff believes that due to these factors the setback modification does not result in compatibility issues.



Rendering of the development as viewed looking north along Main Street, showing architectural details, including windows, glass, trim details, material changes, and façade articulation.



Rendering of the development as viewed looking south along Main Street. Please note that this color rendering is based on a prior iteration of the plans and doesn't include the rooftop deck use.

The Planned Development regulations note that consideration should be given to whether the proposed zoning modifications result in a better product. Staff believes the modification results in a better product related to both the façade design/street presence, as well as the alley engagement. The development includes a variety of facades design features that would normally not be required for the zone and provide a better product. The CC zone has no façade requirements, save for the requirement for a door on each building façade. The modification results in a much more engaging façade than would normally result from strict compliance with the code. Further, the alley facing units will provide eyes on and activity along the alley, helping reduce the potential for crime. The units facing the alley are designed with the same features found on the other street facing facades and are directly accessed from a sidewalk that will run along the alley. Community members also noted in a community council meeting that this alley has been the source of several crime complaints. Overall, the modification to the setback, in conjunction with related design features not normally required by the zone, results in a better product.

Vehicle Gate Setback Modification

The applicant is also requesting a modification to a vehicle gate setback for the gate located at the north entrance of the site. In most cases, vehicle entrance gates must be setback 17'6" from the property line to allow for vehicle queuing at the gate on site and prevent vehicles from lining up back out into the street. However, the Transportation Division has noted they are comfortable waiving that requirement when the gate is automatically activated. If the modification isn't granted, the gate would need to be placed further within the development site. The developer has proposed the gate in-line with the north front line of the buildings so that it doesn't protrude and disrupt the façade interface with the street. Staff is also aware that there have been several recent security and safety concerns from residents in the area and fully enclosing the garage access with a gate may increase security for residents. And additionally,

the depth of the park strip provides additional potential queuing space for vehicles without interfering with traffic. Based on those factors, Staff doesn't have concerns with the modification, on the condition that the gate is automatically activated so that it doesn't result in queuing in the public right of way. This could be accomplished with an automatic sensor that doesn't require touching a keycard to a sensor. Information on the proposed system will need to be provided with the building permit plans. The condition is noted on the first page of this report.



Rendering showing the location of the proposed vehicle access gate on the north property line.

The vehicle exit gate located on the Main Street façade also does not comply with the 17'6" setback requirement, however, as vehicles will only use this to exit, there is not the same queuing potential as an entrance gate. As such, staff does not have concerns with the location of that gate and recommends approval of that modification as well.

Consideration 2: Height Modification Considerations



Elevation extract of the north end of the Main Street facing elevation, showing the rooftop use and proposed additional height. Full size elevations are available in [Attachment C](#).

The Planned Development process allows for granting up to 5' of additional height and the applicant is requesting additional height on the Main Street building to accommodate rooftop decks/patios. Requests for additional height greater than 5' and up to 15' are allowed through a separate "Design Review" process, however, in this case the applicant is not seeking additional height beyond the 5' threshold so is not subject to that process. The included stairwell bulkheads exceed the maximum height but are allowed by right above the height threshold by other general provisions of the Zoning code.

The additional height will accommodate rooftop parapets tall enough to allow for safe rooftop deck use that complies with building code requirements. The modification results in a parapet height of approximately 33' with intermittent additional height (~37') along the roofline for stairwell bulkheads and 35' height for railings/fencing on the west side of the deck area.

Staff considered compatibility concerns with the additional height request. The height is located directly along the Main Street frontage, a 132' wide 4-lane right of way, where there aren't compatibility concerns with lower scale residential buildings or concerns for back yard privacy. Further, the location of the building on the north end of the block, rather than in the middle or southern portion of the block, means that there won't be any shadow impacts from the additional height on adjacent properties. Separate from compatibility, the height also allows for additional private open space for residents, which is generally supported by best planning practices and is encouraged or even required by many other City zones for residential uses. As the modification is both compatible with the context and provides greater resident open space access, Staff recommends approval of the modification.

DISCUSSION:

The requested modifications have been reviewed against the Planned Development standards in [Attachment H](#) and the proposal generally meets those standards as discussed in that attachment and in the considerations section above. The proposal provides infill housing that is appropriate to the scale of its context and the modifications to the front setback and the greater design considerations given the associated facades results in a better product. As the applicant is generally meeting the applicable standards, Staff is recommending approval of the development with the conditions noted on the first page of the report.

NEXT STEPS:

Planned Development Approval

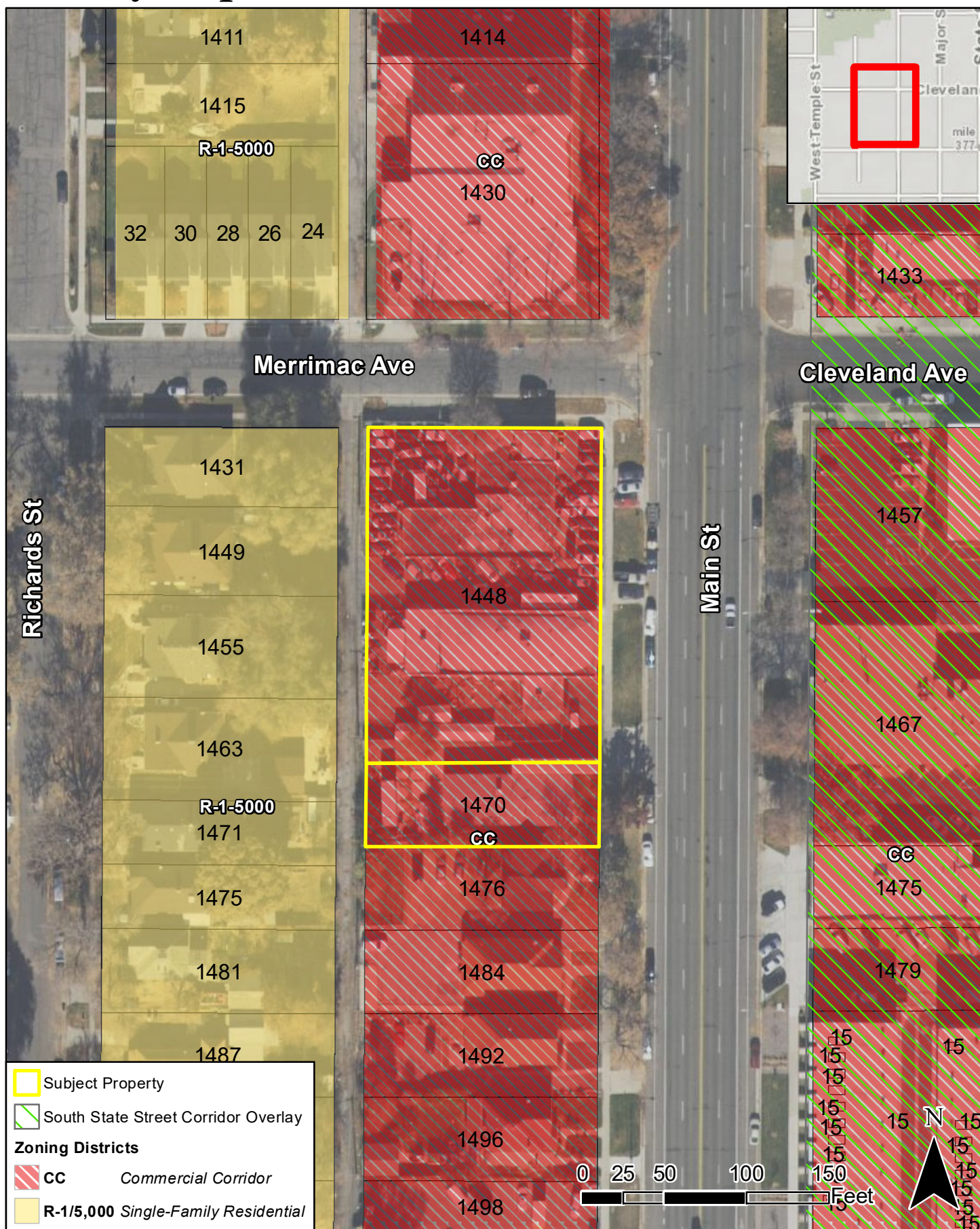
If the proposal is approved, the applicant will be able to build their proposal as proposed. The final plans submitted for building permits will be reviewed to ensure that they substantially comply with the approved plans and all conditions of approval. The buildings will need to comply with all other zoning and code requirements.

Planned Development Denial

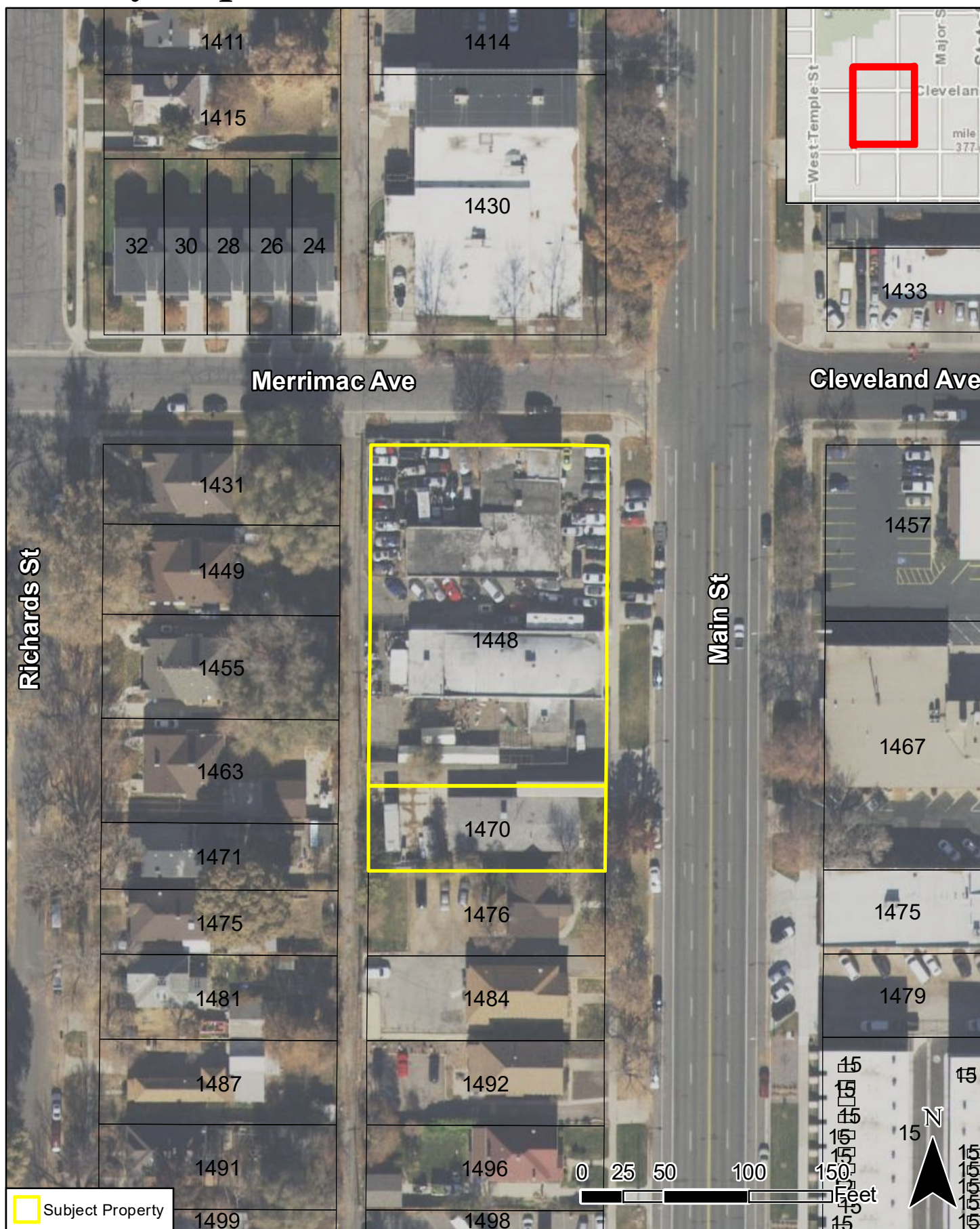
If the Planned Development is denied, the applicant will not be able to build their proposal as proposed. Any proposed development would need to comply with the front and corner setback requirements of 15' and would need to be under the 30' height limit.

ATTACHMENT A: Vicinity and Zoning Maps

Vicinity Map



Vicinity Map



ATTACHMENT B: **Renderings**



GABBOITI ROW
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115



ISSUE DATE

Issue Date

PERSPECTIVE
VIEW

SHEET

P931

ATTACHMENT C: Elevations

[illegible]

GABBOTT'S ROW
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

DEVELOPED APPROVAL

ISSUE DATE

Issue Date

PERSPECTIVE
VIEW

SHEET

P932



NOT FOR CONSTRUCTION

A1 **PERSPECTIVE VIEW**
P932

ATTACHMENT D: **Site, Landscape, and Floor Plans**

[illegible]

GABBOTT'S ROW
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

DEVELOPER APPROVAL



Issue Date

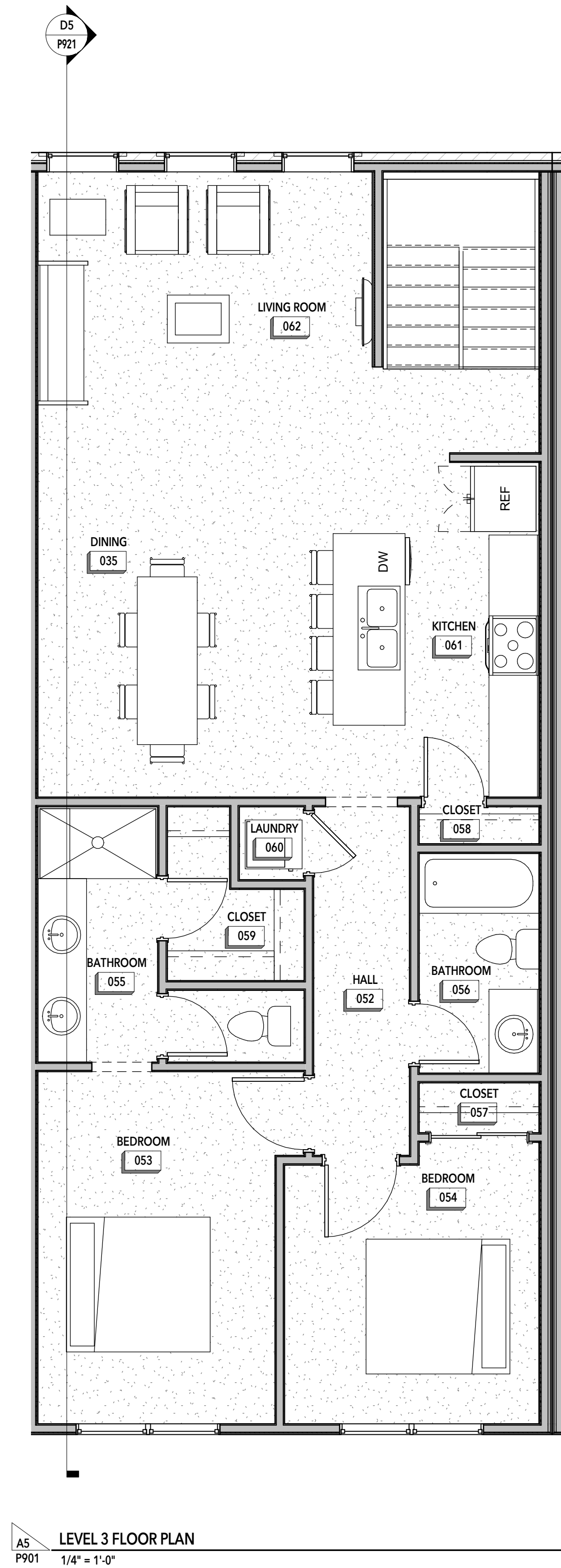
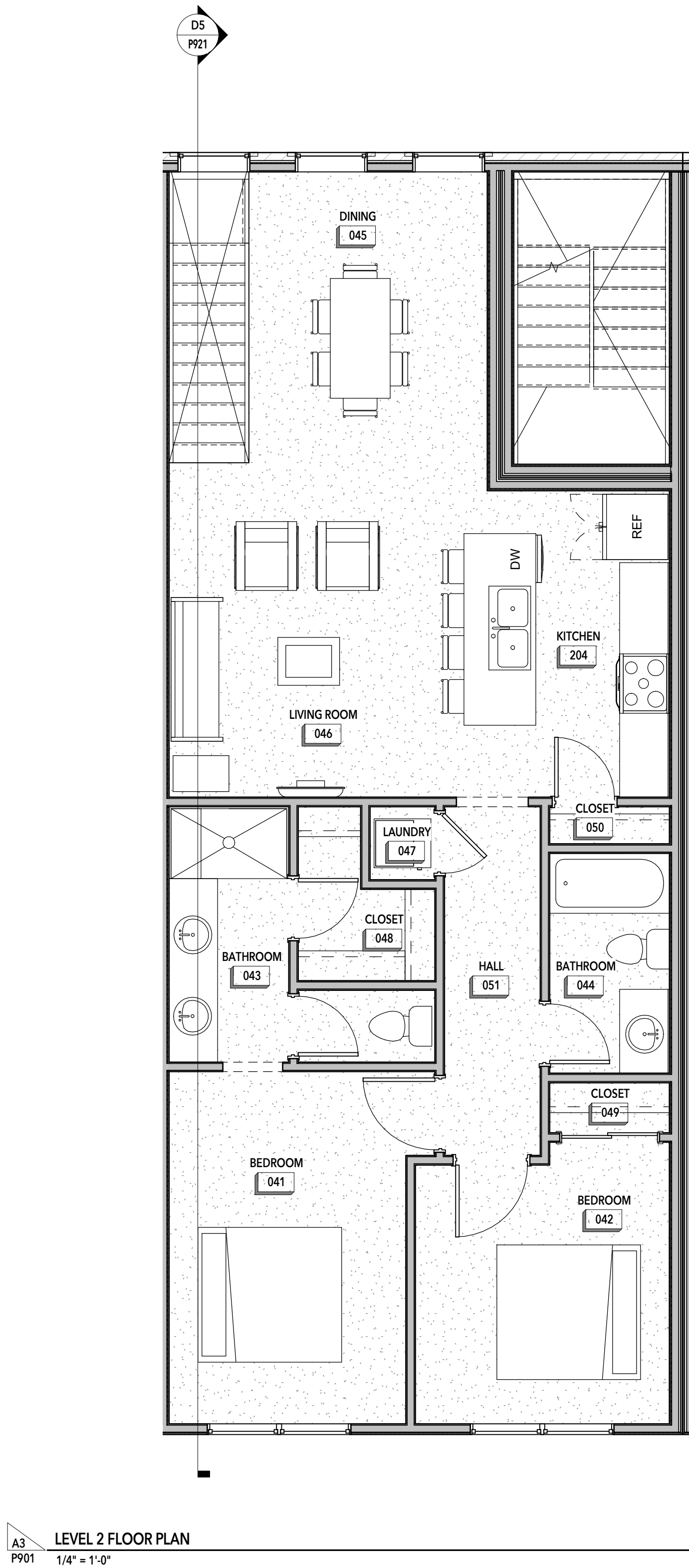
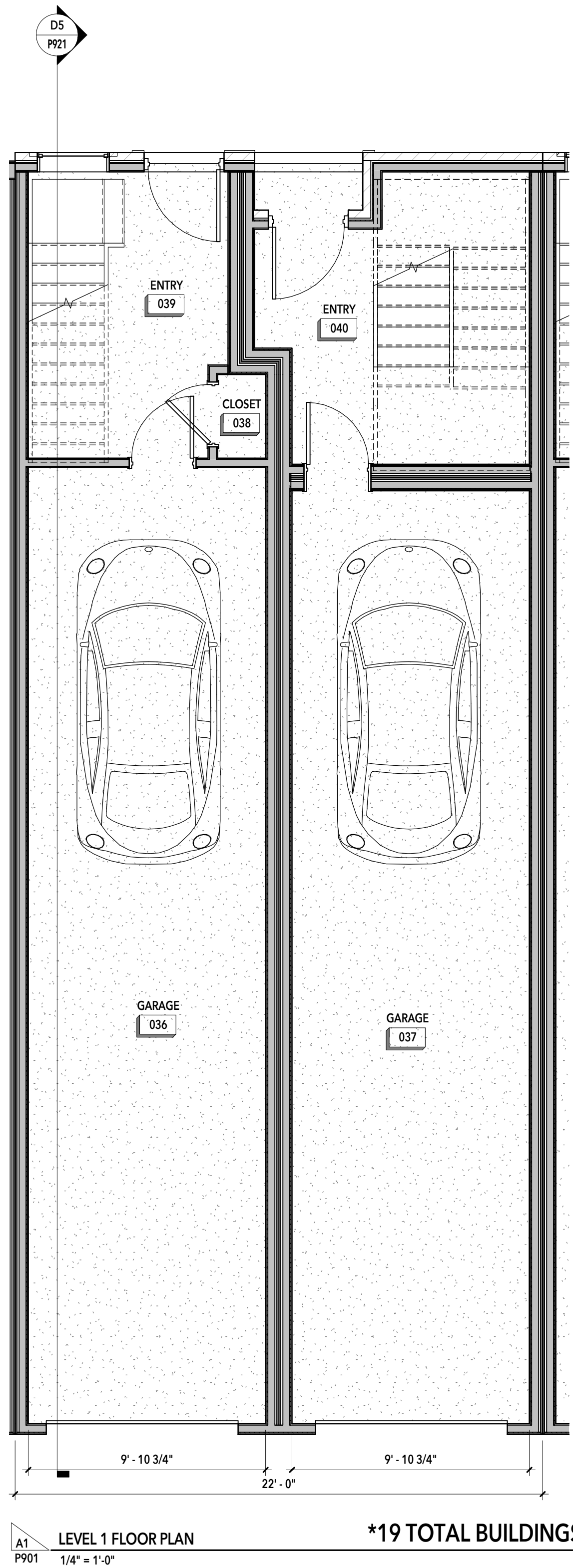
ARCHITECTURAL
SITE PLAN

SHEET

P900

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NOT FOR CONSTRUCTION

STACKED UNIT
ENLARGED
FLOOR PLANS

SHEET

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MINT

CONSTRUCTION

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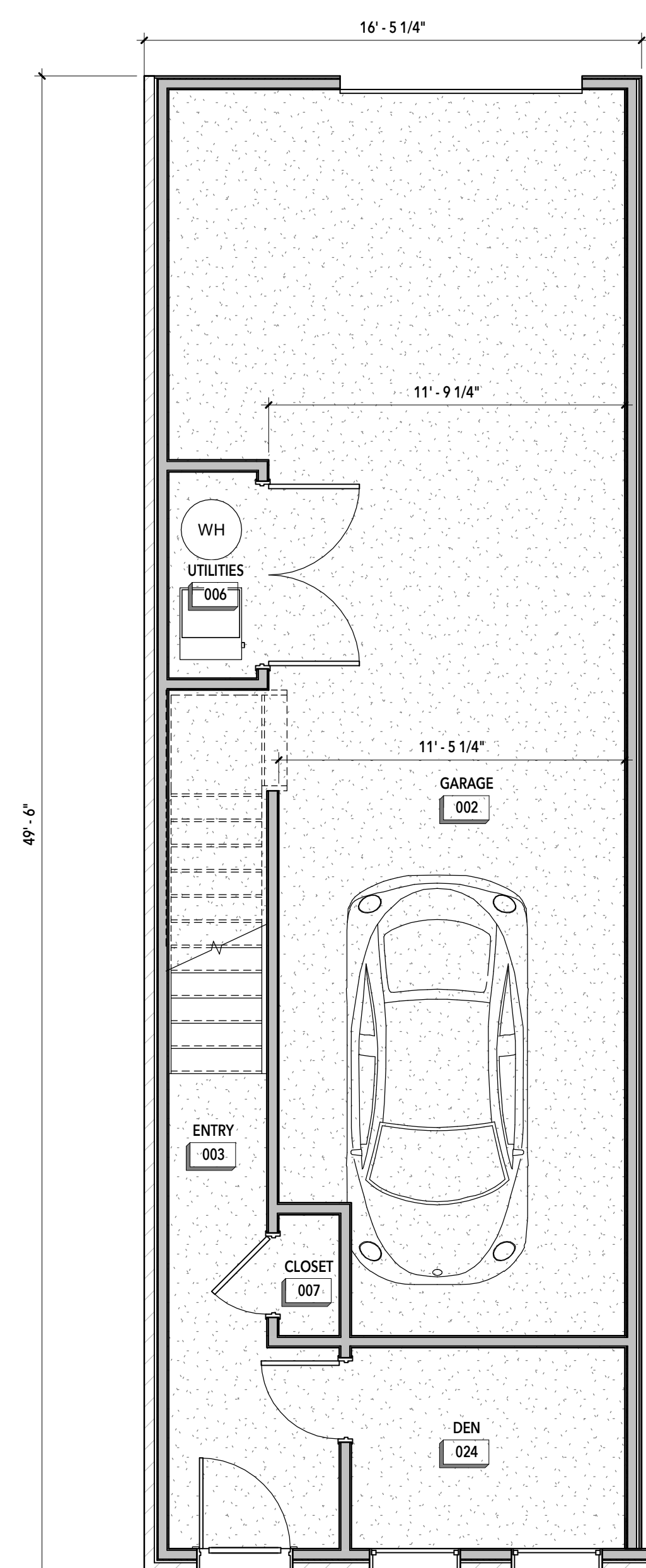



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**SINGLE UNIT
FLOOR PLAN**

SHEET

P902



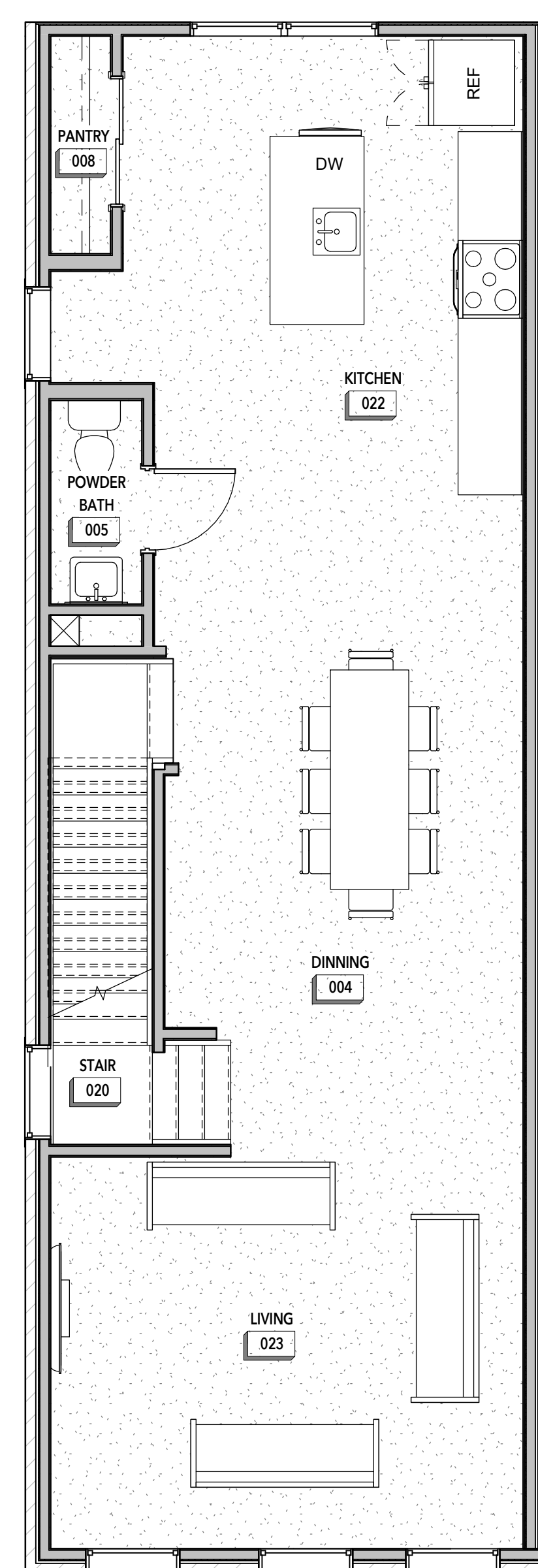
 NORTH


 A1
P902


LEVEL 1 FLOOR PLAN

$1/4" = 1'-0"$

***2 TOTAL BUILDINGS**



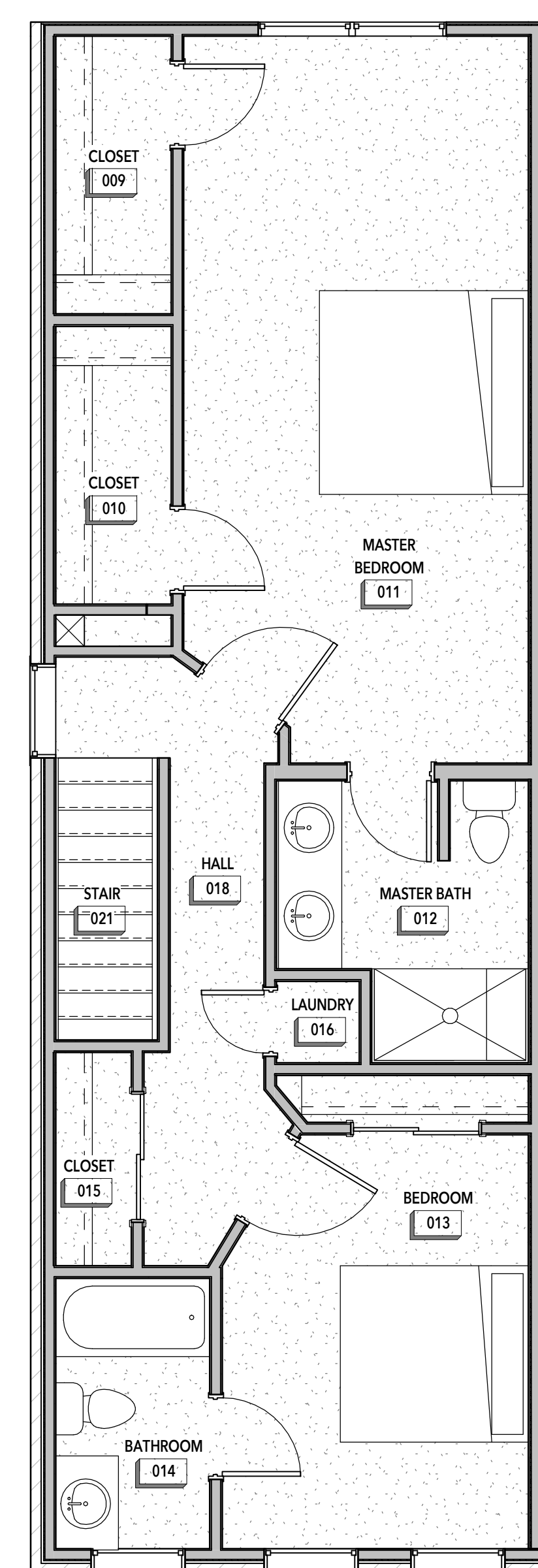
 NORTH

 A3
P902

LEVEL 2 FLOOR PLAN

$1/4" = 1'-0"$

	LEVEL 2
2	$1/4" = 1'0"$



LEVEL 3 FLOOR PLAN

NORTH	A5	LEVEL 3
	P902	1/4" = 1'-0"

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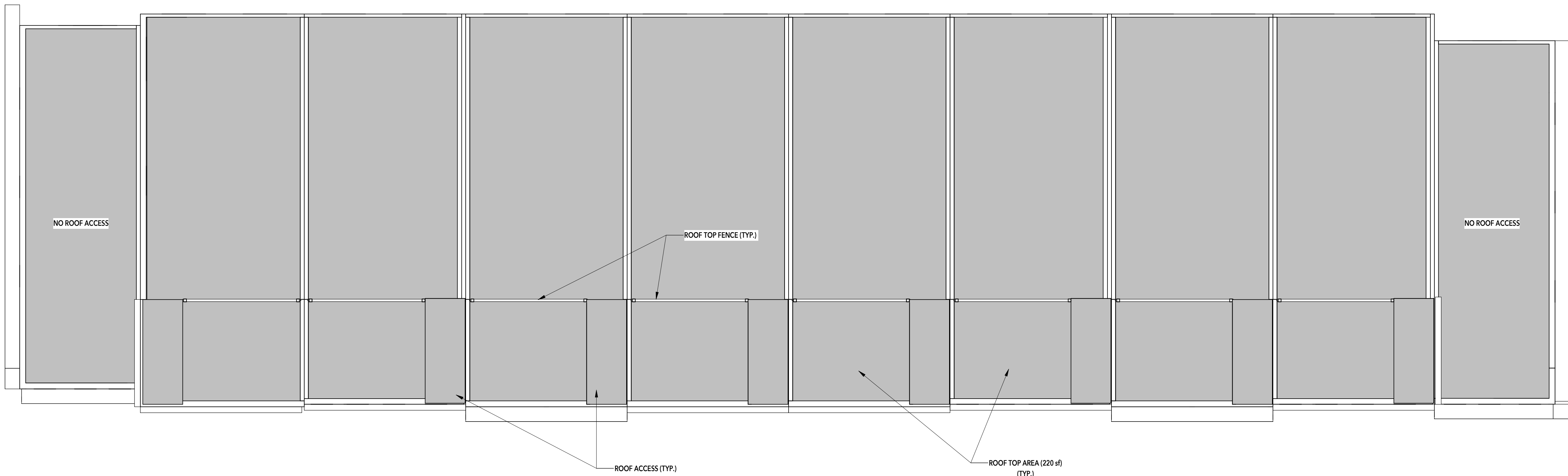
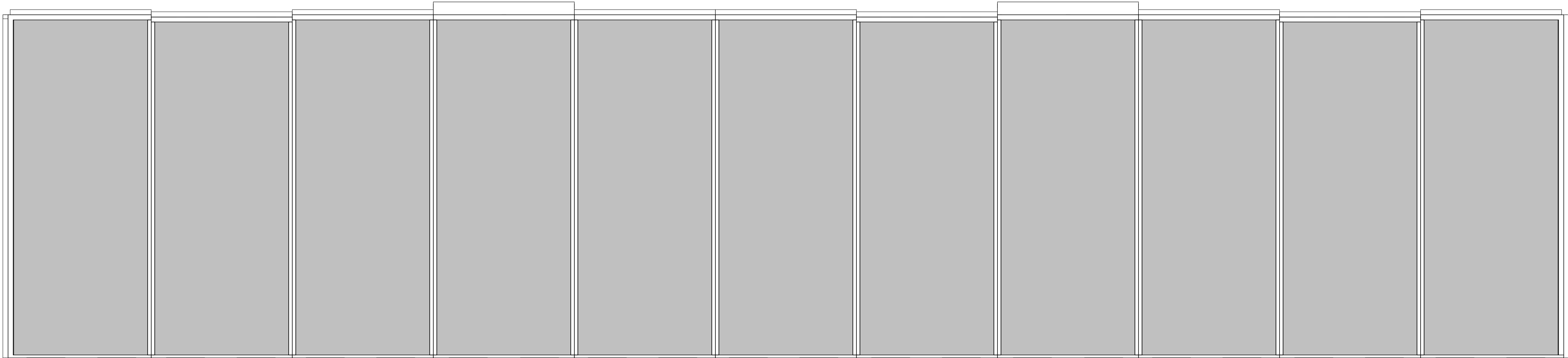
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A1

P003

ROOF TOP ACCESS PLAN

1/8" = 1'-0"



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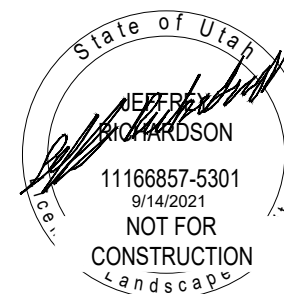
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ROOF TOP AREA

SHEET

P903



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GABBOTT'S ROW TOWNHOMES
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

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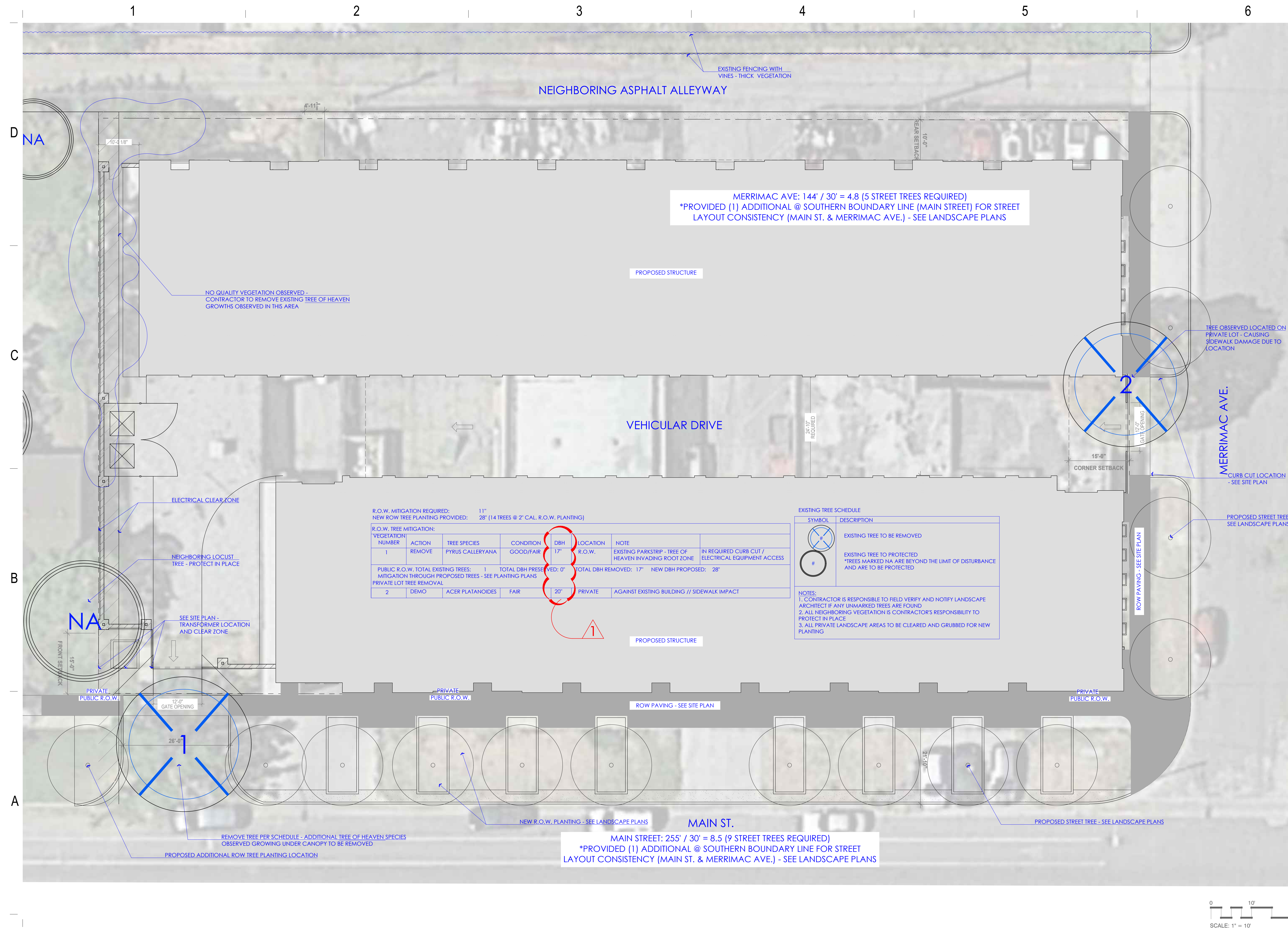
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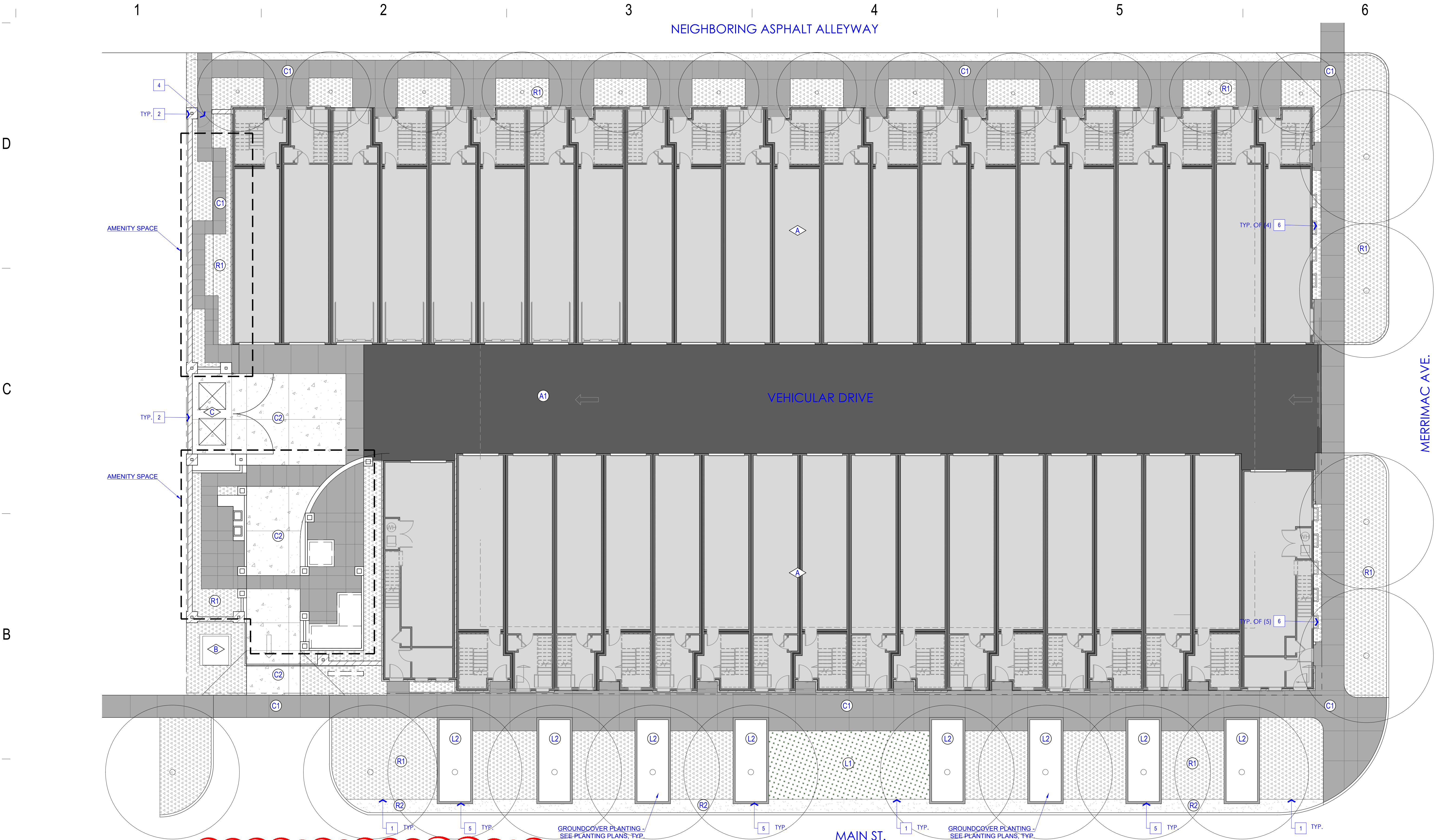
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TREE REMOVAL AND MITIGATION PLAN

SHEET

L0-01





SITE ITEMS	
TAG	DESCRIPTION
A	PROPOSED STRUCTURE - SEE ARCHITECTURAL SITE PLAN
B	UTILITIES - FINAL LOCATION PER CIVIL PLANS
C	TRASH & REFUSE AREA - SEE ARCHITECTURAL SITE PLAN

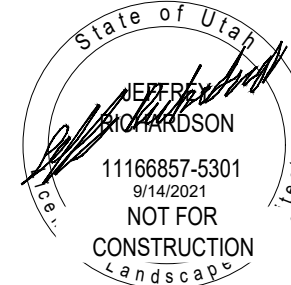
KEYNOTES	
TAG	DESCRIPTION
1	STEEL EDGING IN BLACK - 1/4"x6" DEPTH.
2	6' PERIMETER WALL
3	UNASSIGNED
4	ACCESS GATE
5	TREE WELL - CONCRETE CURB
6	WINDOW PLANTER BOX - ATTACHED TO ARCHITECTURAL FACADE
7	UNASSIGNED

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
C1	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH	5,655
C2	CONCRETE PAVING - OPTIONAL COLOR T.B.D. / LIGHT ETCH FINISH	1,220
R1	DECORATIVE ROCK MULCH - 3" DEPTH OF 'PERMA-BARK' ROCK MULCH W/ WEED BARRIER	5,590
R2	CRUSHER FINES - 3" DEPTH OF GRAY CRUSHER FINES WITH WEED BARRIER / NO PLANTING	510
L1	SODDED TURF	595
L2	GROUNDCOVER AREA PER PLANTING PLANS	1,105
A1	ASPHALT	5,335

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS. *QUANTITIES TO BE VERIFIED BY CONTRACTOR



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1	9/9/2021	ISS.
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3		PO RESUBMITTAL

GABBOTT'S ROW TOWNHOMES
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

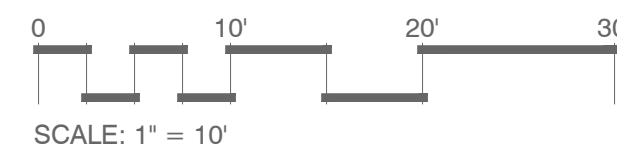
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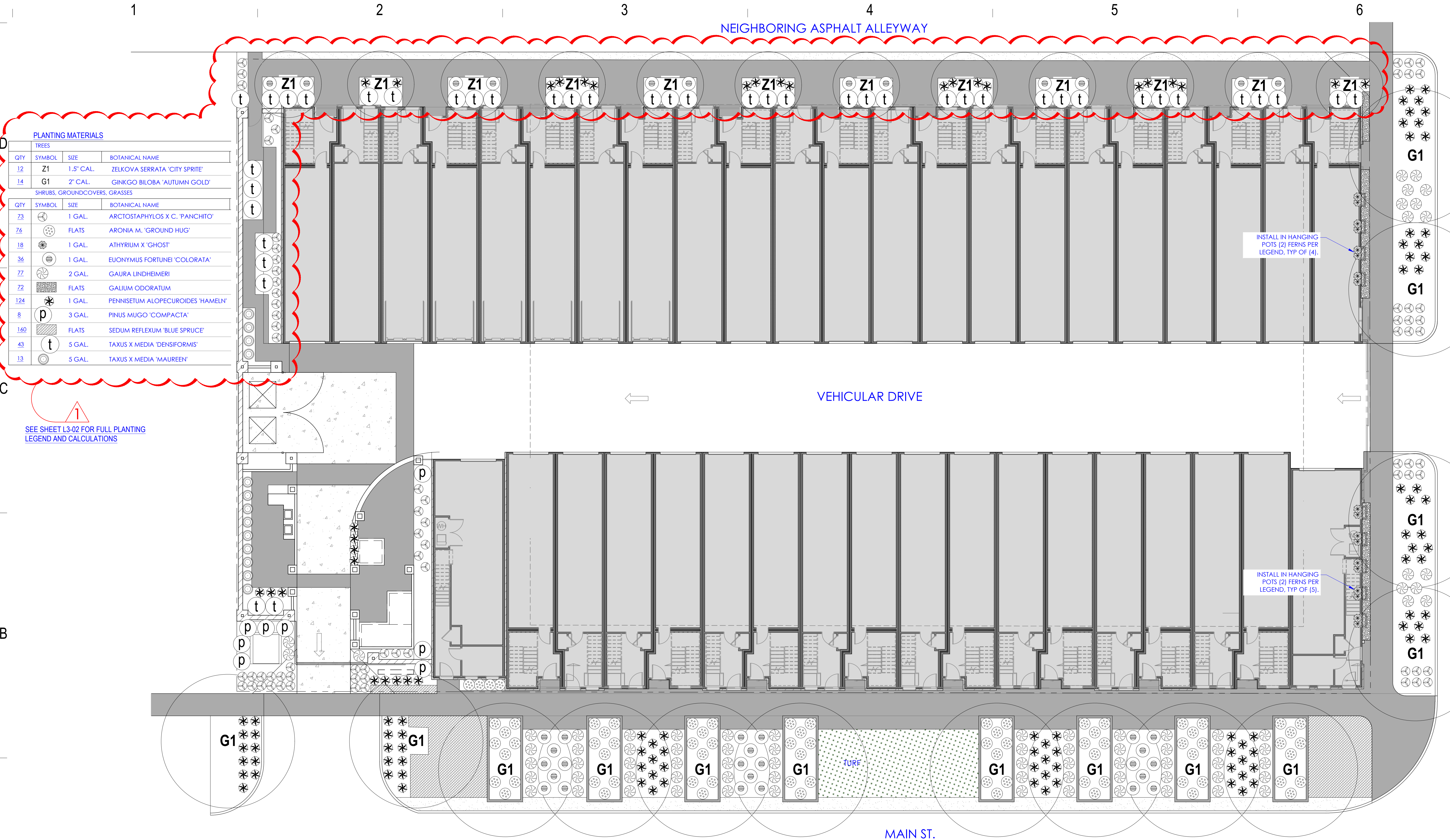
ISSUE DATE
Issue Date

LANDSCAPE
LAYOUT PLAN

SHEET

L1-01



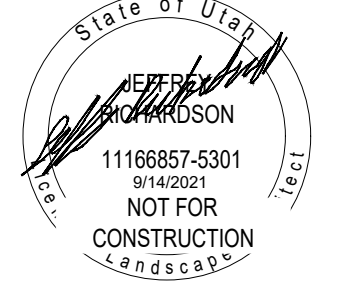


PLANTING MATERIALS			
TREES			
QTY	SYMBOL	SIZE	BOTANICAL NAME
12	Z1	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'
14	G1	2" CAL.	GINKGO BILOBA 'AUTUMN GOLD'
SHRUBS, GROUNDCOVERS, GRASSES			
QTY	SYMBOL	SIZE	BOTANICAL NAME
73		1 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'
76		FLATS	ARONIA M. 'GROUND HUG'
18		1 GAL.	ATHYRIUM X 'GHOST'
36		1 GAL.	EUONYMUS FORTUNEI 'COLORATA'
77		2 GAL.	GAURA LINDHEIMERI
72		FLATS	GALIUM ODORATUM
124	*	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'
8	p	3 GAL.	PINUS MUGO 'COMPACTA'
160		FLATS	SEDUM REFLEXUM 'BLUE SPRUCE'
43	t	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'
13		5 GAL.	TAXUS X MEDIA 'MAUREEN'

SEE SHEET L3-02 FOR FULL PLANTING
LEGEND AND CALCULATIONS



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	PO RESUBMITTAL				

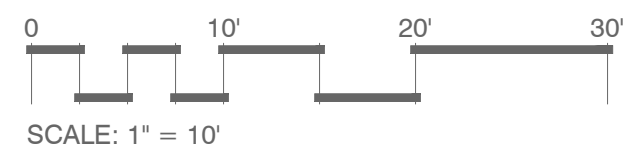
GABBOTT'S ROW TOWNHOMES
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

NOT FOR CONSTRUCTION

ISSUE DATE
Issue Date

PLANTING PLAN
SHEET

L3-01



1

D

C

B

A

2

3

4

5

6

CITY OF SALT LAKE LANDSCAPE CALCULATIONS:

SITE LANDSCAPE AREAS:		WATER WISE PLANTS FOR SALT LAKE CITY DROUGHT TOLERANT SHRUBS REQUIRED: 80% PROVIDED: 97% (682/700)
R.O.W. LANDSCAPING: (MIN 33% COVERAGE PROVIDED)	5,428 S.F.	
PRIVATE LANDSCAPING:	550 TURF (10.13%)	
TOTAL:	1,900 S.F. 7,328 S.F.	
TOTAL SITE (PRIVATE):	36,100 S.F. (100%)	DROUGHT TOLERANT TREES REQUIRED: 80% PROVIDED: 100%
LANDSCAPE AREA:	1,900 S.F. (5.26%)	
TOTAL TURF AREA:	0 S.F. (6.5%)	

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:
5' from water meter and/or utility box
10' from fire hydrant
5-10' from residential driveway
5-10' from property line of adjoining parcel
5-10' from non-traffic conducting signage
5-10' from utility pole and/or light
20' from an unregulated intersection (20' back from intersecting sidewalks)
30' from stop signs
30' from commercial driveway and/or alley
40' from an intersection with traffic lights (40' back from intersecting sidewalks)
20-30' from a tree that is medium in size at maturity (30 to 50' tall)

LANDSCAPE GENERAL NOTES

REGULATIONS:

- ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS
 - CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS
- EXISTING CONDITIONS:
- CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
 - ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

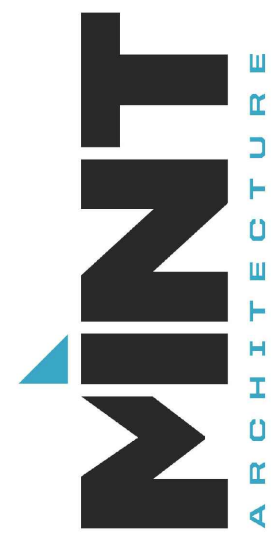
SITE PREPARATION:

- ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
 - APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
 - POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
 - ENGINEERING PLANS SHALL TAKE PRECEDENCE
- SOIL
- MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
 - MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
 - PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
 - BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
 - SOILS REPORT SHALL TAKE PRECEDENCE
 - TOPSOIL STANDARDS
 - SAND - 20%-70%
 - CLAY - 20%-70%
 - #10 SIEVE @ 15% MAXIMUM
 - PH 6 TO 8.5

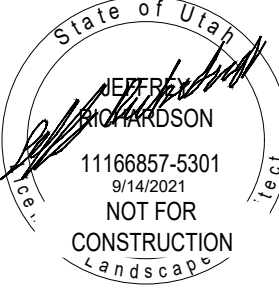
PLANTING MATERIALS

TREES							
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
12	Z1	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	TD4	20'x15'	SHADE/BUFFER
14	G1	2" CAL.	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	TD2	50'x30'	STREET TREE
SHRUBS, GROUNDCOVERS, GRASSES							
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
73		1 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	GV3	1.5'x3'	EVERGREEN
76		FLATS	ARONIA M. 'GROUND HUG'	GROUNDCOVER CHOKEBERRY	SD3	1'x3'	IN TREE WELL
18		1 GAL.	ATHYRIUM X 'GHOST'	GHOST PAINTED FERN	*MED	3'x2'	IN PLANTER POT
36		1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	GROUNDCOVER WINTERCREEPER	SD4	2'x3-5'	GROUNDCOVER
77		2 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	P1	3'x2.5'	
130 SF	72		FLATS	GALIUM ODORATUM	GV4	.5'x1'	GROUNDCOVER
124		1 GAL.	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	TW2	2.5'x2'	
8		3 GAL.	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	SE2	4'x4'	EVERGREEN
572 SF	160		FLATS	SEDUM REFLEXUM 'BLUE SPRUCE'	GV1	.5'x1.5'	GROUNDCOVER
43		5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	SE3	5'x4'	EVERGREEN
13		5 GAL.	TAXUS X MEDIA 'MAUREEN'	COLUMNAR YEW	SE3	2'x10'	EVERGREEN

PLANTS MARKED WITH (*) NOT PER SLC BMP PLANT LIST
ALL PLANT SUBSTITUTIONS AND ADDITIONS SHALL BE FROM SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013



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SANDY, UT 84047
PHONE: 801.906.3546
www.buildwithmint.com



DRAWN BY

Author

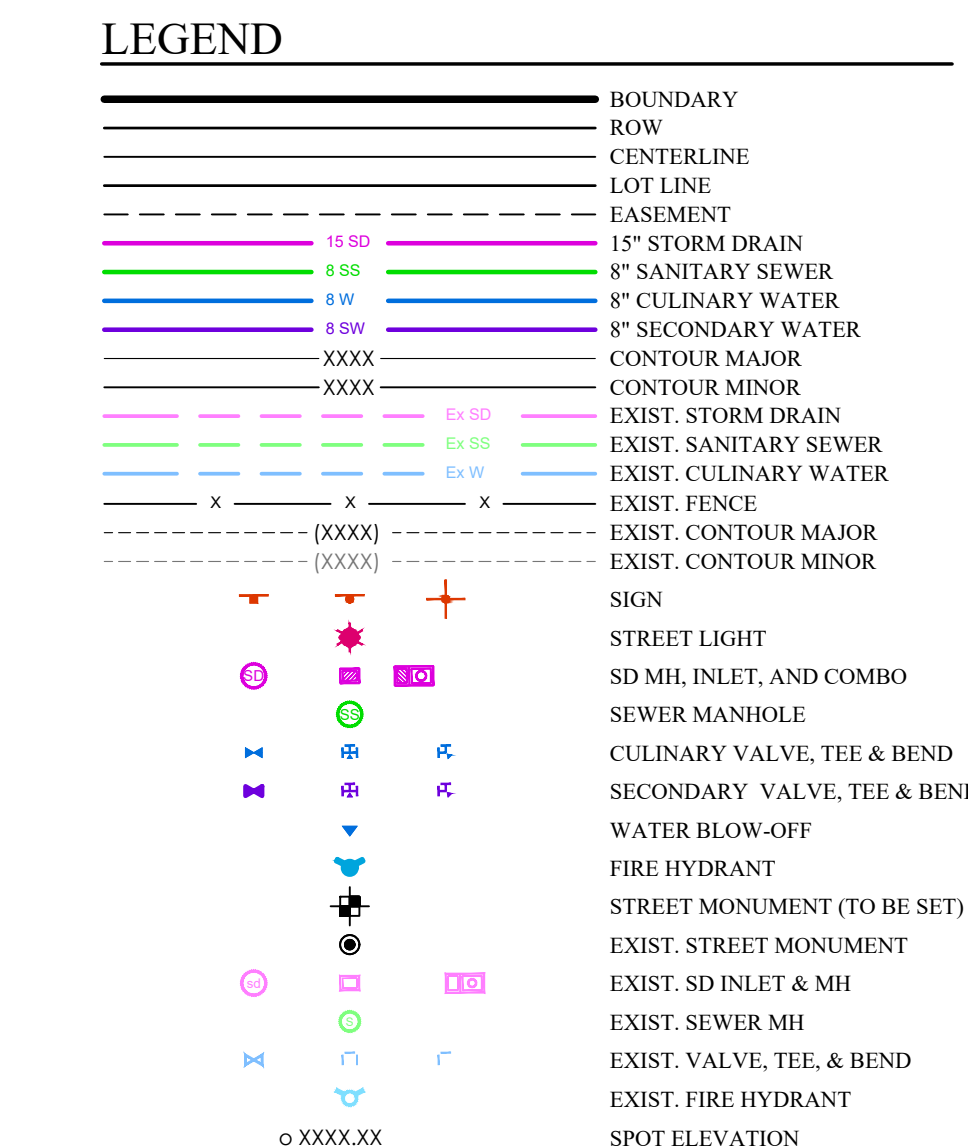
MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
	PD RESUBMITTAL	9/9/2021			
	PD RESUBMITTAL	9/14/2021			

GABBOTT'S ROW TOWNHOMES
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

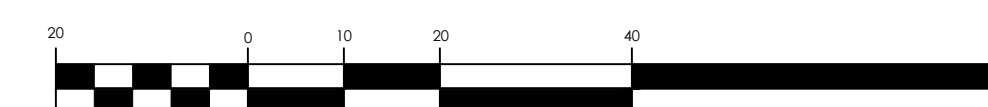
NOT FOR CONSTRUCTION

ISSUE DATE
Issue Date
PLANTING SCHEDULE
SHEET

L3-02



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Know what's below.
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FOR
REVIEW
ONLY

POET'S ROW TOWNS

SALT LAKE CITY

UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	00000	000000
2	00000	000000
3	00000	000000
4	00000	000000
5	00000	000000
6	00000	000000

UTILITY PLAN

Scale: 1"=20'	Drawn: EW
Date: 08/11/2021	Job #: 21-0041
Sheet:	

C6

**ATTACHMENT E: Applicant Narrative and
Additional Applicant
Provided Information**



Poet Row

1448 South Main Street
Salt Lake City, Ut 84115

Project Description

Here are the Planned Development objectives that Poet Row satisfies and how:

- A.** Poet Row is a 41 unit (attached unit) single family residential housing development. 19 units facing Main Street and 22 facing West separated by a drive aisle. The site plan shows the building pushed up to the property line so that 1) we can engage the public street and 2) maximizing the number of units on site and have the proper drive access.
- B.** A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:
 - a.** A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)
 - b.** Poet Row helps implement the Central City Master Plan through the following ways:
 - i.** Creating a variety of residential housing options and increasing the affordability of the housing stock.
 - ii.** Increasing the housing stock in a sensitive way that is well designed and focused on walkability and urban interaction, while maintaining neighborhood character.
- C.** Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:
 - a.** 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. Poet Row provides attainable, missing middle housing to the Ballpark neighborhood. The floor plans incorporate a 2-bedroom stacked unit floor plan that reduces the size of the unit, creating more affordability than typical townhome products while still providing secure two car garages for each unit.
 - b.** Street facing facades engage the pedestrian's interest and interaction, while providing private amenities and landscaping around the structures.
- D.** Native landscaping is proposed throughout the entire project.

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- E. Private drive access and private off-street parking is proposed.
- F. Poet Row provides and opportunity to improve the existing community and neighborhood, while provide opportunity for that community to grow.
- G. Existing utilities will with be maintained or improved with the development of the project.

 P E R F E C T S P A C E S M A T T E R

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ROCKY MOUNTAIN
CONSULTING ENGINEERS



2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 • www.rmceut.com

September 13, 2021

Riley Young
Mint Architecture

RE: Poets Row City Review Comments

Riley:

Due to the confined site layout, transformer working clearances, and clearances between the transformer and gas metering equipment, we were limited to locating the transformer along the southern property line. The intent was to locate the transformer behind the fence in the south-west corner of the property, however at Rocky Mountain Power's request, the transformer was relocated to the location where it is now shown to allow for RMP access to the transformer and to limit the possibility of the transformer being struck by vehicular traffic.

Thank you

Rocky Mountain Consulting Engineers, Inc.
Eric Smith
Electrical Engineer

September 13th, 2021

To Whom It May Concern,

We are requesting a modification as part of the planned development request due the limited space that property already has, we need to have drivable access to our pad mounted equipment and after looking over the site plan the current location will meet Rocky Mountain Powers Safe working clearances for our equipment.

Thanks,

Please feel free to contact me if you have any questions.

Sheldon Stone
Estimator/Metro
801-220-7242

ATTACHMENT F: Property & Vicinity Photographs



View of the north side of the site, looking west from Main Street



View of the full site from across the street, looking west on Main Street. The south-most property is slightly obscured by a trailer parked on the subject property.



View of the west side of the site (left metal fence), showing the adjacent alley. The single-family zoned property is on the right, buffered by vegetation and a 6' fence in addition to the alley.



View of the alley located behind the property on the west of the site, looking south from Merrimac Avenue. Single-family zoned properties are located on the right, behind the ivy-covered fence.



View of the south-most property line of the development. The red building on the right is part of the development. The property line is located on the left end of the metal fence.



View of the property directly to the north of the site across Merrimac Ave (~1430 S) , looking north. An alley and townhomes are located on the west.



View of the properties directly across from the site on the east, these include a parking lot with a mostly window-less State owned building (left) and a financial institutional (right).



View of the townhome development on the south end of the block face opposite the development, located at Main Street and Kensington Ave (1500 S). All development on that block face can be built up to the property line by-right.



View of the development site, looking south-west, as viewed from the north-east corner opposite the site.



*View down Main Street looking north-west at the corner of Main Street and Merrimac Ave..
Development site is on the left.*

ATTACHMENT G: Existing Conditions, Master Plan Policies, and Zoning Standards

Existing Conditions

Adjacent Uses

North: Merrimac Avenue. Across the street is a commercial building that varies from 1 to 2/3 stories

South: Commercial building in a traditional single-family home type structure

East: Main Street. Across the street is a parking lot and small window-less State-owned building, and a 1 story financial institution

West: 16.5' wide alley and single-family home structures on the west side of the alley

Adjacent Zoning

North: (Across Merrimac) Corridor Commercial (CC)

South: Corridor Commercial (CC)

East: (Across Main Street) Corridor Commercial (CC) + South State Street Corridor Overlay (SSSC).

- SSSC overrides parts of the CC zone. It allows for 0' front/corner side setbacks (as opposed to the CC 15') and includes some design controls. That code can be accessed [from this link to City Code 21A.34.090](#).

West: R-1/5,000 Single Family Residential

City Master Plan Policies

Central Community Master Plan

The development is located in the “People’s Freeway Neighborhood” area of the Central Community Master Plan. There generally aren’t location specific design considerations for development in this area of the Master Plan; however, the plan includes the following policies related to the proposal:

Policy RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community

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.

Staff Discussion: In relation to the above, proposal is utilizing the Planned Development process, which is allowing for some design flexibility, while also maintaining compatibility with the surrounding neighborhood. The development is also providing housing for an income level and family size that isn’t necessarily provided in the existing housing stock in the area, which is generally large lot single-family residential, as opposed to the proposed townhome style units.

The plan also includes the following urban design related policies:

Policy UD-1.0 Support establishment of guidelines, and regulations for urban design to improve the quality of living in the Central Community.

UD-1.2 Support zoning regulations that provide opportunities for unique and creative urban design solutions.

UD-1.3 Ensure that the design of infill development is compatible with the aesthetic appearance of neighborhoods.

UD-1.4 Administer urban design through zoning regulations where possible.

Staff Discussion: In relation to the above, the Planned Development process allows Staff to consider the design and appearance of this in-fill development and allows for zoning ordinance flexibility to support creative design solutions. Further, compatibility considerations make up a large part of the Planned Development standards.

The City's Housing Plan ("Growing SLC") also includes policies that relate to the proposal, including:

GOAL 1: INCREASE HOUSING OPTIONS: REFORM CITY PRACTICES TO PROMOTE A RESPONSIVE, AFFORDABLE, HIGH-OPPORTUNITY HOUSING MARKET

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.

Objective 3: Lead in the construction of innovative housing solutions

GOAL 3: EQUITABLE & FAIR HOUSING: BUILD A MORE EQUITABLE CITY

Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city

3.3.1 Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

Staff Discussion: In relation to the above, the proposal utilizes the Planned Development process as an in-fill tool to provide a unique style of housing and help provide more housing options overall. Additionally, the style of housing helps support "life cycle housing", providing a smaller unit than the larger single-family homes generally found in the neighborhood, and accommodating people in a different stage of their life than the existing housing stock currently accommodates.

The City's general citywide plan "Plan Salt Lake" also includes policies related to the proposal, including:

2/ Growth (Policies)

- 3. Promote in fill and redevelopment of underutilized land.
- 6. Accommodate and promote an increase in the City's population

3/ Housing (Policies)

- 2. Increase the number of medium density housing types and options.
- 3. Encourage housing options that accommodate aging in place

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
5. Enable moderate density increases within existing neighborhoods where appropriate

Staff Discussion: In relation to the above policies, the proposal is a medium density housing type located in an area with existing infrastructure and services (businesses serving daily needs) and the potential for more such services in the future. The proposal introduces moderate density housing along an arterial where such density is generally appropriate and does not result in significant compatibility concerns. It also provides in-fill development on existing under-utilized lower scale used property that helps accommodate a growing City population.

Applicable Major Zoning/Design Standards

Corridor Commercial Zoning District

The below include both CC zone specific standards as well as general zoning standards. Not all applicable standards are listed here.

Requirement	Standard	Development Proposal	Compliance/Impact on Development
Front/Corner Side Yard	Min 15'	~0.5' front setback (Main Street) ~1.5' corner side setback (Merrimac Ave)	Does not comply. Seeking modification through Planned Development. See discussion under Consideration 1 . Staff recommends approval of the modification.
Side/Rear Yard	0'/10'	10' (side) 10' (rear)	Complies
Lot Area	No lot area requirement	36,238 sq ft	Complies
Lot Width	No minimum	254' (Main Street), 141' (Merrimac Ave)	Complies
Maximum Height	30'	<p>Building 1 (Main Street):</p> <p>29' top of main roof, 30' to main parapet wall.</p> <p>33' to top of rooftop deck parapet wall,</p> <p>37'7" to top of stairway bulkhead (bulkhead allowed to exceed zone height by up to 16')</p> <p>Building 2 (Alley Facing):</p> <p>29' to top of roof, 30' to parapet.</p>	<p>Building 1: Rooftop deck parapet wall does not comply, modification being requested.</p> <p>Building 2: Complies</p>

Ground Floor Glass	No requirement.	Not required, however for design context, staff measurements show ~30% between 3' and 8', including doors, along the Main Street frontage.	Not Applicable
Entrances	1 per street facing façade	Building 1: 18 entrances on Main Street Façade, 1 on Merrimac Building 2: 1 on Merrimac, 22 on alley face	Complies
Other Design Requirements	The CC zone has no other façade design requirements besides door entrances.	-	-
Mechanical Equipment	Must be on roof or in rear yard/must be screened	Located in the rear of the development	Complies
Parking	The use is considered multi-family and as each unit has two bedrooms, it has the following requirement: 2 parking stalls for 2-bedroom units	2 stalls provided in a private garage for each unit	Complies
Vehicle Access Gates (21a.40.120.E.9)	Vehicle gates must be setback at least 17'6" from the back edge of sidewalk.	Vehicle gates are approximately 1.5 - 2' from the north back edge of sidewalk and approximately 5' from the east (Main Street) sidewalk.	Does not comply, requested for modification. See discussion under Consideration 1 .
Ground Mounted Utility Boxes	Ground mounted utility boxes are required to be on private property, except for smaller boxes that are allowed in the public right of way. Boxes on private property are allowed below grade, in the buildable area or side/rear yards, behind front/corner side yard or within 5' of a building when yards are not required, or within a utility easement.	The transformer is being proposed along Main Street in what would normally be the front yard. However, the yard requirement is being modified through this proposal. The transformer will be located behind the front line of the building in what would be considered a buildable area with the yard modification. RMP and the electrical consultant	Does not comply, being modified through Planned Development as part of front setback modification. A condition of approval to screen the transformer with vegetation with a mature height of at least 4' to reduce its visual impact is included on page 1 of the report.

		considered other areas of the site, but this was selected due to RMP access and maintenance requirements. See further discussion in Planned Development standard G in Attachment H and letters from RMP and the electrical consultant in Attachment E .	
Landscape Buffer (21A.48.080)	Next to a single-family residential zone, a 7' landscape buffer is required, including one shade tree for every 30', shrubs with a mature height of 4', and a solid fence unless waived by the Zoning Administrator.	The west property line includes a landscape buffer with trees every 21' (12 trees provided, 8 required) and shrubs with a mature height of 4' (Taxus Densiformis) along the entire area where not interrupted by a sidewalk. The Zoning Administrator can waive the fence requirement if not warranted by the site condition. In this case, a fence would not provide any additional buffering to the residential homes to the west (fences already in place across the alley) and is being waived.	Complies, Zoning Administrator is waiving the fence requirement as part of this Planned Development, due to the context. Waiving the fence requirement provides better visibility of activity in the alley from the proposed townhomes, which is a potential crime deterrent.
Landscape Yards/Special Landscaping Requirement	The CC zone requires special landscaping for front yards. That yard could be on either the east or north sides of the property. The requirement includes: 1. Yard to be a landscaped. 2. One tree for every 25' of lot width 2. One shrub per every two feet of lot width. Trees provided for every 25 feet of lot width.	As the front yard requirement is being modified, the requirement is not being met. Landscaping is being provided in all areas available in the south-east corner where there will be a yard area, with 25 plants provided in that area. Additional shrubs and grasses (not normally required) are being provided in the park strip in lieu of this	Does not comply. Requirement is being modified through this process as the front setback requirement is being modified. Additional landscaping is being provided in other areas of the site in lieu of the vegetation required for the front yard.

	<p>3. Irrigation shall be installed.</p> <p>The requirement would result in 10 trees and 127 shrubs.</p>	<p>front yard landscaping, totaling approximately 220 plants along Main Street, which exceeds the minimum 127 shrubs that would be required in the front yard. Additional trees are also being provided on site in lieu of this requirement, including 4 additional trees in the rear and 2 additional trees in the park strip.</p>	
Encroachments (Not a Zoning Requirement)	<p>Buildings or other structures located in or projecting into City right of way must get an encroachment permit/agreement from the City.</p>	<p>Architectural details of the building's rooftop parapets project slightly into City right of way along Main Street. Those projections will require an encroachment agreement/permit from the City.</p>	<p>Although the projections show on the plans, any Planning Commission approval of the plans does not grant approval for the encroachments themselves. An encroachment agreement with the City is required and is noted as a condition of approval. If the applicant does not receive an encroachment permit, the parapets may need to be revised.</p>

ATTACHMENT H: Analysis of Standards – Planned Development

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

Standard	Finding	Rationale
<p>A. The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p>Complies</p>	<p>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility with regard to the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD purpose statement, developments should also incorporate characteristics that help achieve City goals.</p> <p>Development proposals are required to meet at least one of six possible objectives to qualify for the Planned Development review process. The applicant has noted in their narrative that their development meets objectives F and C. Those objectives are copied below along with “strategies that are intended to be used to determine if an objective has been accomplished” as noted in the ordinance:</p> <p><i>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i></p> <p><i>1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</i></p> <p><i>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i></p> <p><i>1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.</i></p> <p><i>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.</i></p>

		<p>As discussed in Attachment H, the Central Community Master Plan includes policies that are generally related to flexibility for in-fill development while, supporting the use of using the Planned Development process for such developments to help ensure compatibility with the neighborhood. Although the plan doesn't include policies regarding what specific developments should look like in this particular area of the community, Staff believes that due to the direct reference to the Planned Development process, flexibility, and compatibility for in-fill developments, that the applicant has to an extent met this objective.</p> <p>With regard to item C, the proposal does help achieve the City's housing supply goals by providing a housing type that isn't generally supplied in the City. It additionally helps to meet those by providing a more affordable product through a creative stacked townhome design, rather than a traditional townhome design that would generally entail much larger units and a smaller number of units. Beyond that, the proposal also provides a type of housing that isn't currently commonly found in the neighborhood, considering the "neighborhood" in this context as a mix of both the commercial Main Street/State Street areas and single-family residences to the west. However, the scale is somewhat common in the Main Street/State Street areas of the neighborhood, being a mix of lower scale and 2-3 story structures with similar heights as the proposal. These include three 2 to 3 story commercial buildings on the block directly north and north-east of the site, as well as a 3-story townhome development on the block face directly east of the site. For context, all development along Main Street in this area is allowed up to 30 feet in height.</p> <p>With regard to the modifications resulting in a more enhanced product, the applicant's requested setback modifications are directly related to proposed façade designs that will result in a better product than would normally result from strict adherence to the zoning code. As an example, Staff worked with the applicant to enhance their Merrimac Avenue façades with additional design details that would not be required except through this process. If the yard was not modified through this process, that yard could be fenced off and the</p>
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			façade could be completely blank except for two doors.
B. The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.		Complies	As noted in Attachment G , the proposed development aligns with policies related to compatible in-fill development and housing.
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:		Complies	The proposed development is generally compatible with the area and provides a more enhanced product than would be achieved through strict application of the land use regulations.
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	<p>The development is located on the edge of two different neighborhood contexts, one being the single-family residential neighborhood on the west and the other being the more commercial context along Main Street on the east. The development is sufficiently buffered from the lower-scale residential uses on the west by a 16.5' wide alley, a 10' rear yard with a 7' landscape buffer, as well as the rear yard setbacks of the residential homes themselves. The other buildings both adjacent to the development along Main Street and across Main Street are generally commercial or multi-family uses and due to their intensity of use do not generally trigger compatibility concerns.</p> <p>As noted in Attachment G, the Master Plan doesn't have specific design policies or this specific area of the community except as it relates to allowing flexibility for in-fill development, while also considering compatibility with the surrounding neighborhood.</p>
C2	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;	Complies	The building faces and main entrances are oriented both to Main Street and Merrimac Avenue, as well as toward the adjacent alley. This is in-line with the right-of-way facing/orientation of other buildings along Main Street. The proposal uses a mix of stucco and brick that are compatible with the wide range of materials used on nearby buildings along Main Street. The Master Plan does not speak to specific building orientation or materials.
C3	Whether building setbacks along the perimeter of the development:	Complies	a. The proposal is located on Main Street, which includes a mix of building designs and types. The building directly to the south of the development

	<ul style="list-style-type: none"> 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 streets, driveways and sidewalks. e. Provide sufficient space for maintenance. 		<p>is setback further than required by the zoning and the proposed development is setback away from the building so as to be compatible with that existing setback.</p> <p>b. The development is including both rooftop decks and additional open space on the south and west sides of the development for private recreational use.</p> <p>c. The development is buffered from lower intensity uses on the west by a 16.5' wide alley, landscape buffering, and the rear yards of the residential uses themselves. There are also large mature trees on the residential properties themselves that provide additional buffering.</p> <p>d. The developer has designed their driveways to ensure adequate pedestrian visibility, including specifically complying with City require sight lines for adequate pedestrian and driver visibility. These are indicated on the plans. Further, the driveways were designed for one-way in (Merrimac Ave) and one-way out (Main Street) so as not to provide adequate sight lines as each location.</p> <p>e. The development includes setbacks that provide sufficient room for building maintenance as well as sufficient access to utilities and trash service.</p>
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	<p>Although there are no ground floor transparency or detailing requirements for this zone, the building goes above and beyond by including multiple entrances and high level of ground floor glass for a residential use (~30% on the Main Street facade.) Further, the building includes various architectural details to facilitate pedestrian interest and interaction, including multiple material and color changes, façade articulation/modulation (units walls stepped in and stepped out), window and door trim detailing, and pedestrian level lighting.</p>
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	The building includes ground floor exterior lighting near doorways, providing lighting for pedestrian safety at a pedestrian level. No light poles are proposed.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	The development includes dumpsters and recycling in the side yard area of the site (not adjacent to single-family zoning) that are screened with a solid wall.

C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	Parking is accessed primarily through the center of the site and all stalls are internal, screened from view by the buildings themselves.
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:		Generally Complies	The development generally complies with these considerations as noted below.
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Partially Complies	There is one existing mature street tree within the site and one in the park strip. Please see the Urban Forester's comment on the tree in Attachment J . There are no other mature trees on the site. The development will result in a substantial net increase in overall trees on the property and also in the park strip. See the landscape plan in Attachment D .
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	The existing trees on the site do not provide buffering to abutting properties.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The development includes buffering landscaping along the west property line, including more trees than would normally be required by the City's landscape buffer requirement.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The Urban Forester reviewed the tree selection and noted that the alley adjacent trees and street trees were both appropriate for their context. The Urban Forester specifically required large trees for the park strips.
E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:		Complies	The proposal includes direct connections for each residence to the sidewalk and implements design features to comply with the mobility considerations.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	This is a generally low-intensity multi-family development that will have limited traffic impacts. Peak traffic will generally be during mornings and evenings associated with work commutes and will have limited impact on adjacent commercial uses.
E2	Whether the site design considers safe circulation for a range of transportation options including:	Complies	The site is designed so that there is direct pedestrian access to each door and each unit of the development. A walkway is provided through the site and along the west property boundary. Residents can store bicycles in garages or in their

	<ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 		units. Conflicts were evaluated between pedestrians and cars in regard to sight lines and city required “sight distance triangles” where driveways intersect with sidewalks. There is adequate visibility between transportation modes.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	As noted above, each unit has direct ground level walkway access to the sidewalk. The layout of the development includes direct access to the public sidewalk to access nearby adjacent uses and amenities.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	The buildings are directly adjacent to a public street, which allows for direct emergency access.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	As this is a small residential development there are no loading bays. Garbage/recycling service will be provided from the shared driveway, where there is an expectation for such services to be provided.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	There are no natural or built features on the site, such as historically significant buildings, that significantly contribute to the character of the neighborhood or environment.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies, with a condition	Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades, if necessary, will be required by that department to serve the property so that there will not be any detrimental impact on other property utility services. The electrical equipment is proposed to be located on the property facing Main Street, setback about 5' into the property from the sidewalk. As the front setback is being modified it is allowed in this location. Other locations were considered on the site, including behind the wall on the property, however, Rocky Mountain Power requested the proposed location so that it could be freely accessed by their service vehicles, meet their working clearance requirements, and limit the possibility of on-site vehicle impacts. Staff believes the location is reasonable based on these factors and are additionally satisfied that the equipment will be on their private property and not require placement in the City park-strip. However, to reduce the visual impact of the equipment, Staff is requiring that it be screened by vegetation with

		a minimum mature height of 4'. This could be met with the inclusion of ornamental grasses.
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Additional Applicable Planned Development Standards

Section 21A.55.170 (Disclosure of Private Infrastructure for Planned Developments) requires Planned Developments with private infrastructure (in this case driveways, walkways, and shared private utility lines) to disclose the expected cost for maintenance of that infrastructure to owners of property in the development.

It also requires owners to be collectively and individually responsible for maintenance of those facilities. As this is proposed as a multi-family development owned by one entity, the requirements in this section do not apply. If the development is ever broken up into condominium ownership, City and State condominium requirements would apply that generally require the same disclosures and maintenance responsibility as the above.

ATTACHMENT I: Public Process and Comments

Public Notice, Meetings, Comments

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

- **Early Notification and Planning Division Online Open House – June 10, 2021**
 - Early notification regarding the project with a link to the open house was mailed out June 10, 2021
 - Notices were mailed to property owners/residents within ~300 feet of the proposal and sent out on the City's Planning listserv and e-mailed directly to the local community council contact (Ballpark Community Council).
 - Signs were also posted on the property
- **Community Council Engagement**
 - The developer reached out to the Ballpark Community Council prior to the application being formally noticed to that Community Council. Staff attended the BCC meeting on May 6th.
 - Community members had questions regarding the proposed modifications and any City requirements to improve/repave the alley, and they brought up general concerns with the current safety and condition of the alley.
 - Regarding the alley, unless the applicant digs into the alley or otherwise modifies the alley pavement, they are not obligated to do any improvements to the alley. If the property is ever condominium-ized or subdivided, the City may have the ability to require upgrades to the half of the alley adjacent to it. If the property was utilizing the alley for their vehicle access, that could also trigger improvement requirements to the portion that they would be utilizing.
- **Additional Public Noticing**
 - During the review process the applicant modified their plans to request 5' of height along Main Street. As a result, Staff sent out additional public notices to both residents/property owners and the community council informing them of the change.
- **Public Hearing Notices for Planning Commission Meeting**
 - Public hearing notice mailed on September 30, 2021
 - Public hearing notice posted on September 30, 2021
 - Public notice posted on City and State websites and Planning Division list serve on September 30, 2021

Public Input:

Staff received two letters from residents in support of the proposal. Those letters are attached. No other formal input was received.

Staff also informally received inquiries regarding whether the applicant is proposing to improve/repave the alley. The applicant is not proposing to modify the alley pavement and the proposal does not trigger requirements to repave the alley.

Echeverria, Daniel

From: Megan Townsend [REDACTED]
Sent: Tuesday, July 13, 2021 9:42 AM
To: Echeverria, Daniel
Subject: (EXTERNAL) Support for Poet Row Townhomes

Daniel,

I am writing in support of this development. This will bring much-needed housing units to an area that has the infrastructure to support them. The additional eyes on the street may help to improve what is frankly a very scary stretch of main street as a pedestrian due to criminal activity at the motel south of the property. This neighborhood will not see real improvement until this motel is gone.

I live on Van Buren Avenue between Main and West Temple, and very much support this project.

Thank you,

Megan Townsend

Echeverria, Daniel

From: Richelle Nelson [REDACTED]
Sent: Thursday, October 7, 2021 2:31 PM
To: Echeverria, Daniel
Subject: (EXTERNAL) Planned Development 1448/1470 S Main St.

To Whom It May Concern,

I am writing to give my support to this proposed development even with the additional 5' of building height. I actually live/work from home @ 24 W Merrimac Ave., whereas the project site is almost directly South of my home. I am overjoyed with this development as the **current junk yard, pretend car repair, ghetto, constant car idling, annoying current tenants** will finally be gone! Plus I along with all my neighbors feel it will help with criminal activity within both alley ways (One directly behind proposed development, and the other one continuing North, next to my residence) However I will say I am not looking forward to the construction noise as I work from home, but it will be *Well Worth It* to get rid of the current tenant occupied buildings.

Thanks for hearing my two cents!

Richelle Nelson



Richelle Nelson
Principal Broker

[REDACTED]
www.utahrandiproperties.com

ATTACHMENT J: Department Review Comments

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

No objections.

Planning Staff Note: Staff also discussed with Engineering in what scenarios alleyway improvements could be required by the City. If the applicant modifies any of the existing pavement, they will have to restore it to a new condition. If the applicant was utilizing the alley for vehicle access for this project, they would also need to improve it to adequately provide vehicle access. Further if the applicant was going through a subdivision or condominium plat process those standards could trigger improvement of the half of the alley directly adjacent to the property.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

This is not a building permit review, but a review provided to make sure that the reduced setbacks don't cause a problem with utility installation. Meter sizing, main capacity, fire flows and offsite utilities are not evaluated yet.

The 2" water meter as shown does not meet standards because it is directly over sewer and communication lines. The vault needs to be 5 feet from the sewer and 3 feet from the communications and any other utility lines. I also don't see power or gas on this plan in main street. There also needs to be 3 feet of pipe before and after the meter box before connections or turns. Dimensions need to be provided in the plan.

The vault can be placed partially under the sidewalk as long as the access lid is not in the sidewalk. There is a cutback of the foundation on the south end - does this area work for the water meter? Will this building be fire sprinkled and if so, where is the proposed fire connection? If a new hydrant is needed there may be offsite improvements required.

Planning Staff Note: The above are preliminary comments from public utilities regarding the proposed utility lines. There were concerns from Public Utilities that the reduced setback may limit the ability to adequately provide the private utility connections. The applicant will need to resolve all utility concerns prior to building permit issuance.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

Planning Staff Note: Transportation reviewed the proposal to ensure that it met parking and vehicle access standards. Staff also asked Transportation for clarification regarding certain aspects of the proposal as noted below with Transportation's responses.

Regarding the one-way drive configuration:

The one-way drive aisle is acceptable.

Regarding the vehicle access gates:

There are two things in play with the gates; (1) the required setback from the sidewalk to prevent staging of vehicles in the R/W (21A.40.120.E.9) while entering the parking area and (2) the required ten foot sight distance triangles behind the sidewalk for pedestrian safety (21A.40.120.E.4 and 21A.62.050, Illustration I). If the gates are

automatically activated, then we can waive the required seventeen feet six inch (17' 6") setback from the sidewalk; if not, they will need to pull the gate back. It does not appear that the gate has the required ten foot sight distance triangle from the back of the sidewalk; reiterating, this is a matter of pedestrian safety.

Fire (Ted Itchon at edward.itchon@slcgov.com)

The plans look good and will meet the requirements for aerial access as long as there are no utility lines or cables between the street and the structure.

Planning Staff Note: Fire reviewed the development for adequate “aerial fire apparatus access” (sufficient area for fire truck access to fight building fires) due to the building exceeding 30' in height. There are no utility lines or cables on the north façade where the aerial fire access is proposed.

Building Code (Will Warlick at William.warlick@slcgov.com)

Planning Staff Note: Building Code provided building code considerations for the building, in particular the rooftop decks, which will require more building code details to be provided at the building permit stage. If the code requirements result in substantive changes to the proposal, it may need to come back to the Planning Commission for re-review. The Building Code reviewer’s comments are below:

Regardless of the rooftop access for some units, this design would likely be governed by the International Building Code. One of the implications of that is that automatic fire sprinklers would be required. IBC 903.2.8. Another implication is that the building would need to comply with IBC Chapter 5 for heights and areas, and this design looks like it would exceed allowable area per Table 506.2 (depending on the type of construction, which is not shown).

The proposed rooftop access with its penthouse-type structure presents other issues.

The height above 30 feet is not likely a concern for building code.

The treatment of the penthouse-type structure above the 3rd story would depend on the applicable code and the construction of the stairway.

- If governed by the IRC (unlikely, but possible), this would not be allowed. The IRC is limited in its application to building of 3 stories or less. The penthouse-type stairway structure is not covered by the IRC, so it would be considered a 4th story. IRC R101.2.
- If governed by the IBC, the height of the building would likely be limited to 3 stories per Table 504.4, depending on the type of construction. Even if limited to 3 stories, a *penthouse* complying with IBC 1510.2 would be allowed. However, the plans show construction that would not defined as a penthouse (a distinction that hinges on the way the stairway is constructed).

Urban Forestry (Rick Nelson at rick.nelson@slcgov.com)

The following are my notes from my site visit. Feel free to contact me again if anything is unclear.

Private Maple is fenced and inaccessible Approx. 20" DBH with minor structural issues. This tree does not qualify for specimen tree status and can be removed by property owner if desired.

The Flowering Pear in the parkstrip along Main St. has poor multistem structure with a 17" DBH at \$200/inch would be a \$3400 Street Tree Removal Mitigation fee minus the total inches of proposed replacement trees, which is greater than that being lost. No mitigation fee.

The developer must hire an ISA Certified Arborist to do the removal work and that arborist must get the required Removal permit from us for \$15.00.

Summer Sprite Zelkovas (provided along the alley) are a good choice for the area along the alley with powerlines above.

Ginko (tree provided in the park strips) is a great large species tree that we will love having more in the city.